**Agenda**

**Regular Meeting of the Historic Districts Review Board**
**April 14, 2026 at 5:30 PM**
**Council Chambers, City Hall**
**200 Lincoln Avenue**

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

9. New Business

   a. 2026-012103-HDRB. 1121 & 1123 Paseo de Peralta, Downtown & Eastside Historic District, contributing, Architectural Alliance, agent for KCS Oil and Gas LLC, owner, requests status review and primary façade designation, if applicable, for two structures, yard walls, and a shed. (Lani McCulley)

   b. 2026-012125-HDRB. 216 Maynard Unit A & B. Westside-Guadalupe Historic District, non-contributing, Green Image Construction, agent for Jennica Kilbride, owner, requests status review with primary façade designation, if applicable, for two structures. (Amanda Romero, alromero@santafenm.gov)

   c. 2026-012128-HDRB. 640 Camino de la Luz., Downtown & Eastside Historic District, non-contributing, Jeffrey Seres, agent for Debbie Utley, owner, requests status review with primary façade designation, if applicable, (Amanda Romero)

   d. 2026-012104-HDRB. 728 Agua Fria St. Unit F, Westside-Guadalupe Historic District, non-contributing, Jason Herrera, agent for Chris Corbett, owner, requests status review with primary façade designation, if applicable. (Lani McCulley)

   e. 2026-012105-HDRB. 1103 Canyon Rd., Downtown & Eastside Historic District, contributing, Thomas Gifford Architect LLC, agent for GypHills, LLC, owner, requests status review with primary façade designation, if applicable. (Lani McCulley)

   f. 2026-012127-HDRB. 1379 Cerro Gordo Rd., Downtown & Eastside Historic District, non-contributing, Steve McCormick, agent for Wendy Lau, owner, proposes to construct a 1,240 sq. ft. casita and 225 sq. ft. carport addition to a height of 11'-4" where the maximum allowable height is 21'-6". (Amanda Romero)

   g. 2026-012106-HDRB. 423, 431 & 435 Arroyo Tenorio. Downtown & Eastside Historic District, contributing, Gayla Bechtol, agent for Klinefelter/Feliz Properties, owner, requests status review with primary façade designation, if applicable, for three structures. (Lani McCulley)

   h. 2026-012107-HDRB. 425 Camino Don Miguel, Downtown & Eastside Historic District, Archaeo Architects, agent for Gerald and Kris Ronningen-Fenrich, owners, proposes to construct a 2,479 sq. ft. residence to the maximum allowable height of 14'-0" with a connected 316 sq. ft. pergola on a vacant lot. (Lani McCulley)

   i. 2026-012126-HDRB. 515 Paseo de Peralta. Downtown & Eastside Historic District, Significant, Rebecca Wood, agent for George and Tina Feghali, owner, proposes to construct a 3,470 sq. ft. addition to a height of 24'-0" where the maximum allowable is 23'-0". Exceptions are requested to 14-4.6(E)(2)(III)(a) to exceed the maximum allowable height. 14-4.6 (E)(4)(II) for removal of historic materials, 14-4.6(E)(2)(II)(a) for constructing an addition on a primary façade and 14-4.6(E)(2)(II)(c) for an addition exceeding 50% of the historic footprint. (Amanda Romero)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

a. April 28, 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:** April 14, 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 LgM

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

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: previous case documents and previous design documents

**APPLICANT SUBMITTALS**

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

**STAFF RECOMMENDATION:**

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

**Sample motions:**

One motion will be required in this case. One motion is required for approval or denial of the remodel application to construct an attached carport.

a. In case 2025-011228-HDRB, for 927 Canyon Road, approve or deny the application as submitted.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Property Location

**BACKGROUND & SUMMARY:**

**Streetscape:**

The streetscape for the property is defined as extending from the intersection at Acequia Madre to just past Palace, approximately halfway to Camino del Monte Sol. The streetscape consists of a park and a combination of residential and commercial properties. The street has a sidewalk on the north side of the road at the eastern end, and a walking path at the side of the road through the remaining streetscape. There is no walking area on the south side of the road. Fencing is a combination of styles with a wood fence at the park, rock walls, stucco walls, combinations of stone and stucco, wire, and non-stuccoed CMU walls, coyote fencing, and some walls with latillas on top. There are some taller walls and fences at 88" in height, as well as some very low walls and fences at 35" to 40". The street average is 60".

The lots in the subject streetscape vary in size. The buildings are set back from the street by three to ten feet, with most of them within five feet of the street. The commercial structures are located at the western end of the streetscape, with the residential at the eastern and central. The south side of the road is mostly Spanish Pueblo Revival style buildings with a few Territorial style buildings. The north side is characterized by primarily vernacular buildings with a few pitched roofs and a few Spanish Pueblo Revival style.



Figure 2: Street View of Residence

**Site Description:**
The residence at 927 Canyon Road is a non-contributing vernacular style two-story structure in the Downtown and Eastside Historic District. The 2,368 sq. ft. home that was constructed in 1967 is located on 0.18 acres surrounded by non-historic yard walls that were constructed as part of a 2015 (case H-15-086) approval.

The residence faces south and contains an enclosed portal with large windows and an outdoor roofed room on the southwest corner. The east elevation has the primary entrance with sidelights on either side of the door. Each window varies in size. The eastern elevation is under a portal. The north elevation has a second floor with various windows. The only two matching windows on this façade are on the upper floor, on either side of the chimney bump out on the eastern end. The residence is stuccoed in Parex "buffalo," which is a light tan. The windows are trimmed in beige, and the wood stain on the property is a light walnut color.

**PREVIOUS CASE SUMMARIES:**

**ARC:**

No Archaeological clearance has been issued for this property.

**HDRB:**

In case H-15-086, the residence was approved for several window and door replacements including adding additional openings and changing sizes of others, demolition of the portals and construction of the new entry portal on the east façade wrapping around to the south, construction of the stucco yard wall at 61" maximum allowable at the east side of the front courtyard, new stone walkway, create the outdoor room at the southwest corner from the existing lean-to shed, replace HVAC units, demolish and rebuild exterior wooden staircase a the west elevation, and stucco.

In case H-13-074, the residence was approved to demolish a non-contributing garage that was located in the rear of the site, which is now addressed as 929 Canyon Road.

In case H-02-040, the residence was approved for the work that was red-tagged on March 12, 2002, for raising an existing 6'-0" masonry wall with wood fencing to a height of 8'-0" without a permit. The applicant chose to request an exception to have the fence at a height of 5'-9", which is the maximum allowable height.

**ADMINISTRATIVE:**

In case 2021-004197-ADMIN, the residence was approved for the wrought iron and wood vehicular gate at the driveway entrance.

In case 2021-003507-ADMIN, the residence was issued an extension for the work listed under case H-15-086 with design changes to seven windows, removal of the demolition of the porches, and replacement of the roof on the porches.

In an approval issued on November 9, 2016, the residence was approved for fencing and exterior lights.

In an approval issued on June 6, 2016, the residence was approved to construct an 875 sq. ft. concrete parking pad. The color of the concrete is "San Diego buff".

**APPLICANT'S REQUEST:**

The applicant proposes to:

1. Construct a 576 sq. ft. carport addition to a height of 10'-0", where the maximum allowable is 18'-1". The carport will be located on the existing concrete parking pad and attached to the existing north portal roof in the southeast corner and will be open on all four sides. The framing will be painted light brown, and the roof will be TPO in a tan color.

The applicant came before the board on October 28, 2025, and the decision of the Board was to postpone the case for a redesign that takes into consideration the character of the streetscape and the prominent placement of the publicly visible structure. They also recommended that the applicant meet with the building division to make sure that the design will meet the engineering requirements, meet with the Terrain Management team to ensure that the slope of the roof meets

the drainage requirements, and see if any ponding is required for the additional roof coverage. The applicant is currently discussing the design with both the Terrain Management team and the Building Division. The applicant has submitted a new design as recommended by the Board.

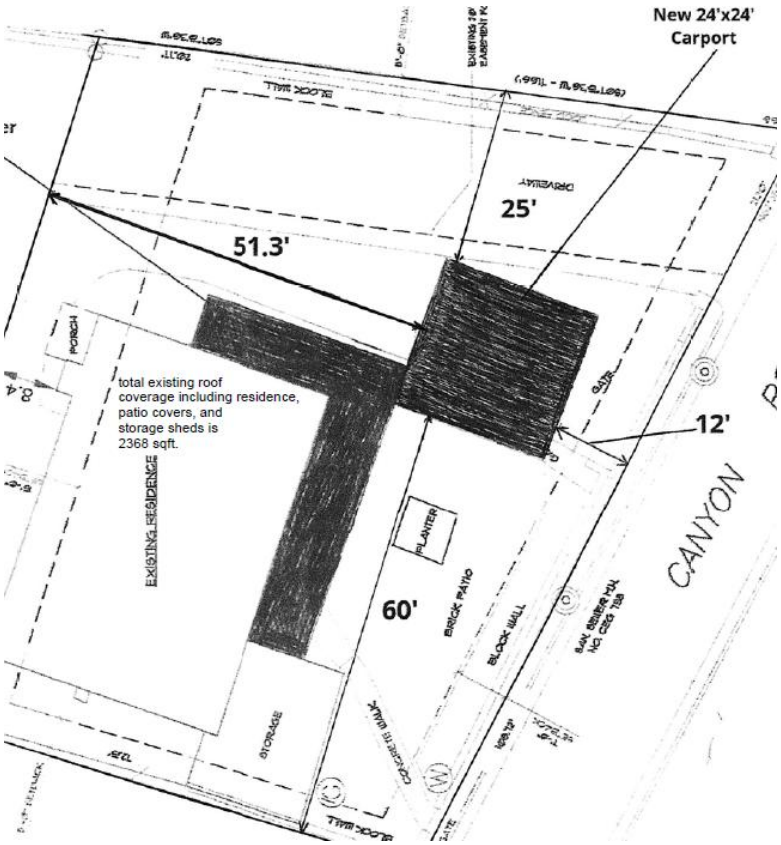


Figure 3: Carport Location



Figure 4: Carport Design

**RELEVANT CODE CITATIONS:**

**14-5.2 HISTORIC DISTRICTS**

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

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

(1) General

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

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

(2) Additions

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

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

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

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

(e) The height of additions:

(i) For significant and *landmark structures, there* 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, there* 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 above 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 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.

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1118

| building threatened? yes | surveyed date 7-XI-84 by mb | county Santa Fe | ID no. 05161396 |
|---|---|---|---|
| field map SFHD-6-1396 | number B | UTM reference zone 12 13 easting | northing |

location description: 927 CANYON

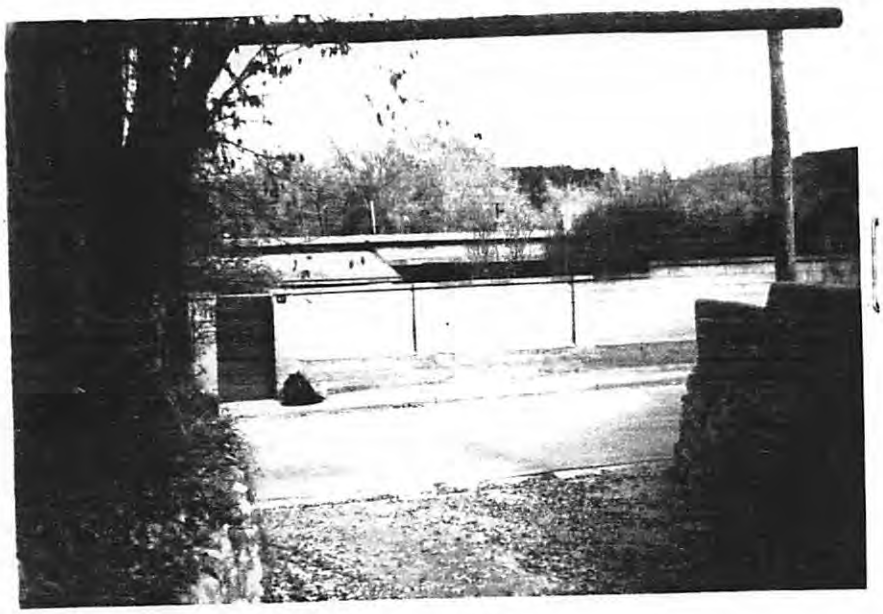
city/town: Santa Fe

land grant/reservation:

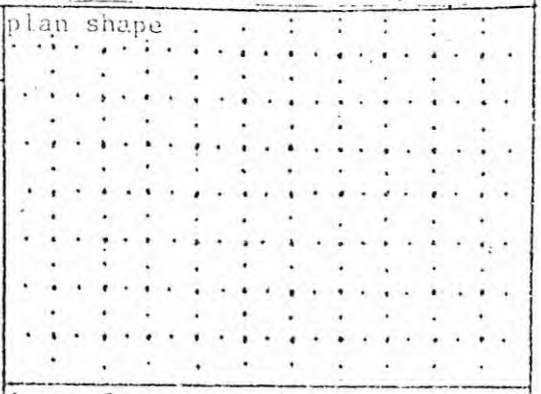
building name:

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

| film roll by mb no. 15 | negative nos. 26 | loc. of neg. (HPB) |
|---|---|---|



plan shape:



date of construction: P ___ estimate 1967 actual

source: (owner)

use
present: residential
other: ___
historic: residential
other: ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style:

foundation material:

wall material/surface:

architectural features:

surroundings: Res/Com

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

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

comments:

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

927 Cayon Road

CITY OF SANTA FE

# HISTORIC PRELIMINARY ZONING REVIEW

PLUD-20

## PURPOSE AND INSTRUCTIONS

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

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

## PROJECT INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| Date 06/02/2025 | Property Owner of Record Joseph Gonzales | | | | |
| Applicant/Agent Contact | Innovative Design Construction Chris Welch | | | | |
| Site Address | 927 Cayon Rd Santa Fe NM 87501 | | | | |
| Suite or Space # | Subdivision Name | | | | |
| Lot # 2 | Block # | | Total Roof Area (square feet) 576 sqf | | |
| Lot Coverage % | Lot Size (square feet) 8,028 sqf | | | | |
| Proposed Construction Description | Wooden Carport attached to the front of the house. | | | | |
| The following documents are required for review as applicable: | ✔ Legal Lot of Record ✔ Building Plans ✔ Existing site plan w/ setbacks ✔ Proposed site plan w/ setbacks ✔ Existing & Proposed Elevations ✔ Development Plan | | | | |
| Zoning District RAC | Overlay Districts Escarpment Flood Plain Other | | | | |
| Proposed Setbacks | Front 25" | Rear 60' | Left Side 12' | Right Side 51.3' | |
| Required Setbacks | Front 25' | Rear 5' | Left Side 7' | Right Side 15' | |
| Proposed Height 9' | Max Height 9' | Parking Required | Provided | Bike Parking | Provided |

Historic Planning Case Manager Lani McCulley

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

## ADDITIONAL SUBMITALS (IF APPLICABLE)

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

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

Chris Welch Owner ✔ Applicant Agent

To Be Completed by Land Use Department Staff

## PRELIMINARY REVIEW STATUS

| | | |
|---|---|---|
| Preliminarily Reviewed X | Reviewed w/ conditions | Denied |
| Comments/Conditions | Legal lot of record provided Lot coverage 36.7%. Carport meets setbacks as side-entrance rather than front entrance Per Ch.14-7(F)(4) | |
| Preliminary Zoning Review completed by Rachael Hamilton | Date 08/15/2025 | |
| Preliminary Zoning Review # 2025-011020-PAR | | |

Revised 5/21/2024

Page 1 of 1

927 Canyon Rd
Bldg Height Calc
8/12/2025




Total 209
Count 13
Avg 16.08
Max 18'1"


E PALACE AVE
CANYON RD
ACEQUIA MADRE
GONZALES RD
MARTINEZ LN
E ALAMEDA ST
wall height
8/6/15
927 Canyon Rd
34 | 2057
60.5
Max = 61"
927

03/04/2026

To: Historic Preservation, Lani McCulley

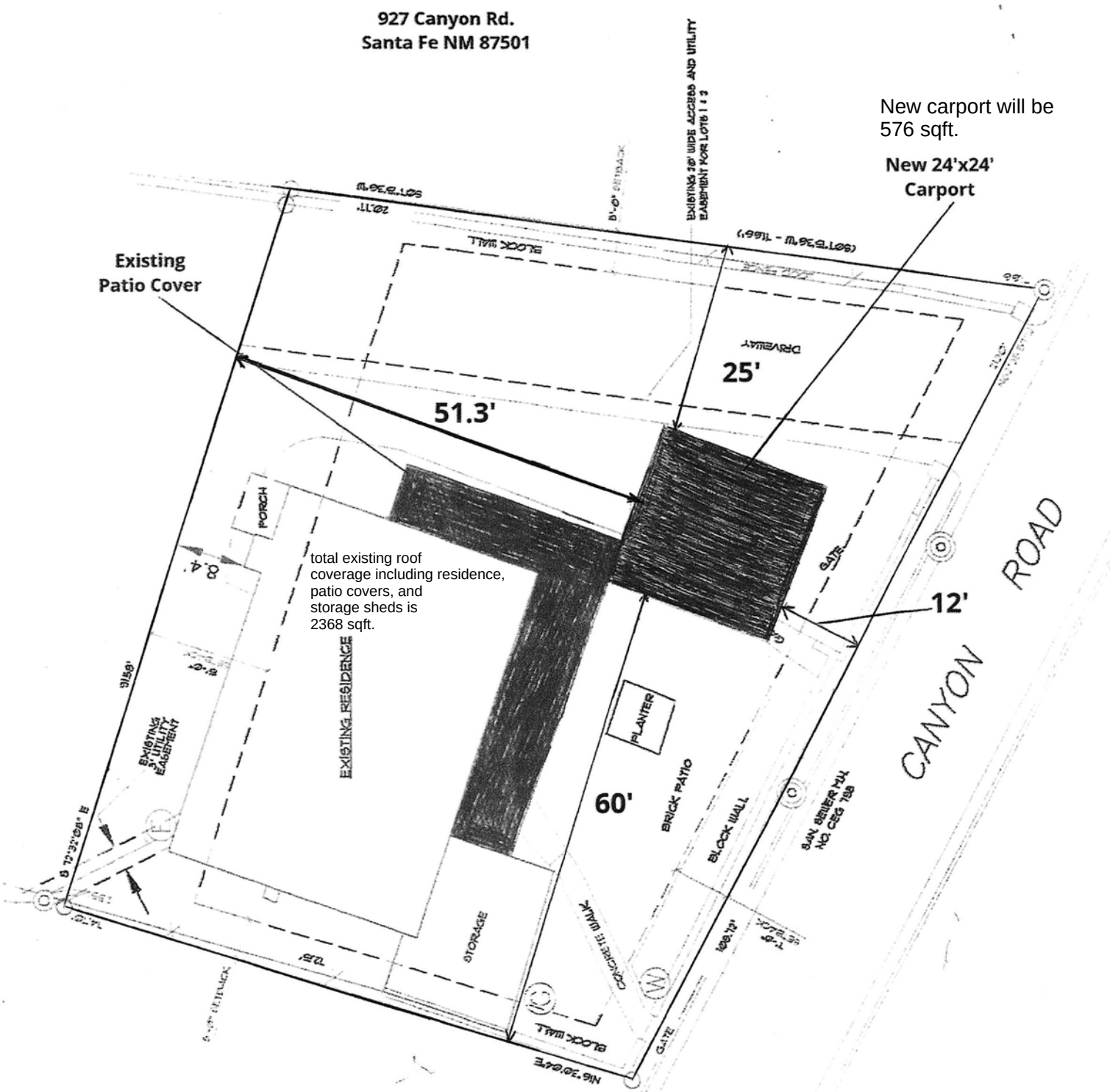
From: Joseph D. Gonzales, 927 Canyon Road, Santa Fe NM 87501

Re: New 24’x 24’ Carport

To Whom it may concern,

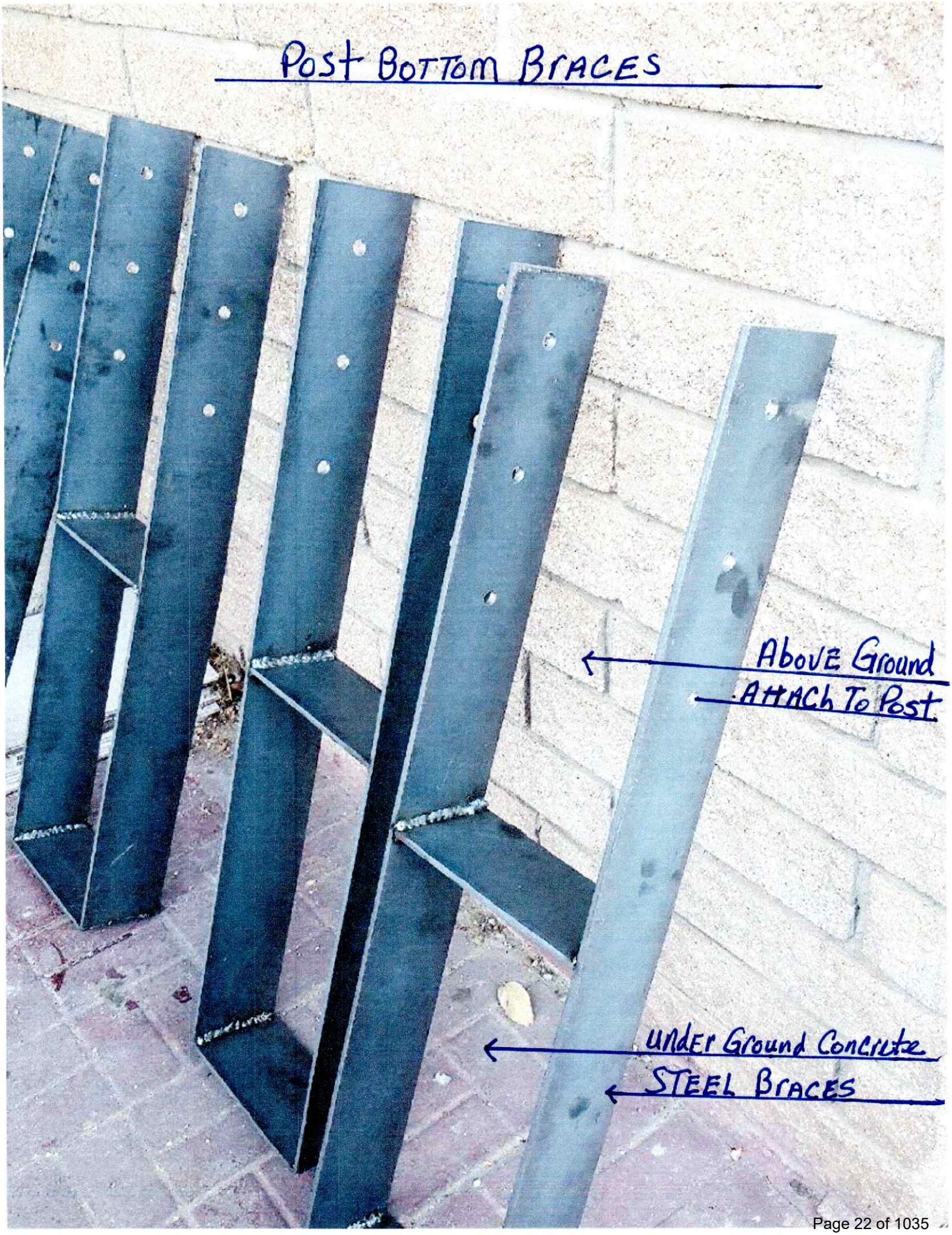
I am writing this proposal letter for Historical Preservation approval to build a new 24’x24’ flat roof carport located at 927 Canyon Road, Santa Fe, NM 87501. We are sending a new design that we would like to build, the last design was considered “to simple”, so we have found another builder that can build a more Santa Fe Style Carport for a lower cost. The color we like is called **Mission Brown**. We are also going to use **Pro-Panel Roofing** that matches the pro-panel on our existing house. Thank you for your consideration!

Joseph D. Gonzales


927 Canyon Rd.
Santa Fe NM 87501
New carport will be 576 sqft.
New 24'x24' Carport
Existing Patio Cover
51.3'
25'
12'
60'
total existing roof coverage including residence, patio covers, and storage sheds is 2368 sqft.
CANYON ROAD
EXISTING RESIDENCE
PORCH
PLANTER
BRICK PATIO
BLOCK WALL
STORAGE
GATE
DRIVEWAY


24'
24'
Roof Pro
PANEL (Same Color AS on House)
CORBELS (4)
CARVED POSTS (4)
STEEL BRACES (4)
COLOR: Mission Brown Oil STAIN

# Post Bottom Braces










VICINITY MAP

## NOTES:

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTED FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14 LAND DEVELOPMENT CODE AND SUBSEQUENT AMENDMENTS.

BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.

PRIOR TO NEW CONSTRUCTION, PLAT WILL BE SUBMITTED TO FIRE DEPARTMENT FOR COMPLIANCE OF INTERNATIONAL FIRE CODE.

THIS PROPERTY IS ZONED RAC (RESIDENTIAL ARTS & CRAFTS).

A PORTION OF THIS TRACT LIES WITHIN ZONE AE, AS SHOWN ON FEMA LETTER OF AMENDMENT TO FLOOD INSURANCE MAP 350490416E, CASE NO. 14-06-0853A, DATED MARCH 06, 2014.

ALL FIRE DEPARTMENT ACCESS SHALL BE NO GREATER THAN 10% GRADE THROUGHOUT AND MAINTAIN 20 FOOT MINIMUM WIDTH.

FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20 FEET WIDE TO ANY NEW CONSTRUCTION, WHICH INCLUDES DISTANCE BETWEEN EXISTING AND PROPOSED GARAGES.

SHALL HAVE A DRIVABLE SURFACE THAT WILL BEAR THE WEIGHT OF A FIRE ENGINE AND KEPT MAINTAINED IN ALL-WEATHER LIKE CONDITIONS.

FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.

SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC.

EACH LOT SHALL BE SERVED BY SEPARATE WATER AND SEWER SERVICE LINES.

AT THE TIME OF DEVELOPMENT OF EITHER LOT, THE EXISTING DRIVEWAY SHALL BE ABANDONED AND THE EXISTING CURB CUT SHALL BE RESTORED TO A TYPICAL VERTICAL CURB SECTION.

## REFERENCE:

1. WARRANTY DEED FROM ALFREDO AND NELLIE O. VIGIL TO JOE R. AND ISABEL V. BACA, RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 132, PAGE 395, ON MARCH 20, 1957, AS INSTRUMENT NO. 229695.
2. PLAT OF SURVEY FOR TOMMY JOEL RIGGS PREPARED BY ROBERT L. BENAVIDES N.M.L.S. No. 5824, DATED JULY 1984, HIS PROJECT NO. A-403.
3. PLAT ENTITLED "LOT LINE ADJUSTMENT SURVEY PLAT PREPARED FOR ROBERT WARLEY & RANDY FAUK OF TRACT "A"-945 CANYON RD. AND RICHARD AND PATRICIA KENDLER OF TRACT 1-1010 E. ALAMEDA", PREPARED BY JEFFERY LUDING N.M.L.S. No. 13054 AS FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 523, PAGE 35 ON FEBRUARY 14, 2003. DATA IN PARENTHESIS "( )" FROM SAID PLAT.
4. PLAT ENTITLED "AMENDED PLAT OF SURVEY FOR JACOBO VIGIL", PREPARED BY SALVADOR E. VIGIL N.M.L.S. No. 4405 AS FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 192, PAGE 50 ON NOVEMBER 14, 1998. DATA WITH AND ASTERISK "*" FROM SAID PLAT.
5. PLAT ENTITLED "PLAT OF SURVEY FOR JOE R. BACA, 927 CANYON RD. IN PROJECTED SECTION 30, T.17 N., R.10 E., N.M.P.M., SANTA FE, SANTA FE COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN PLAT BOOK 731, PAGE 011, AS INSTRUMENT NO. 1633491.
6. PLAT ENTITLED "LOT SPLIT FOR JOE R. BACA, 927 CANYON RD. IN PROJECTED SECTION 30, T.17 N., R.10 E., N.M.P.M., SANTA FE, SANTA FE COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN PLAT BOOK 757, PAGE 050, AS INSTRUMENT NO. 1633481.

## BASIS OF BEARINGS:

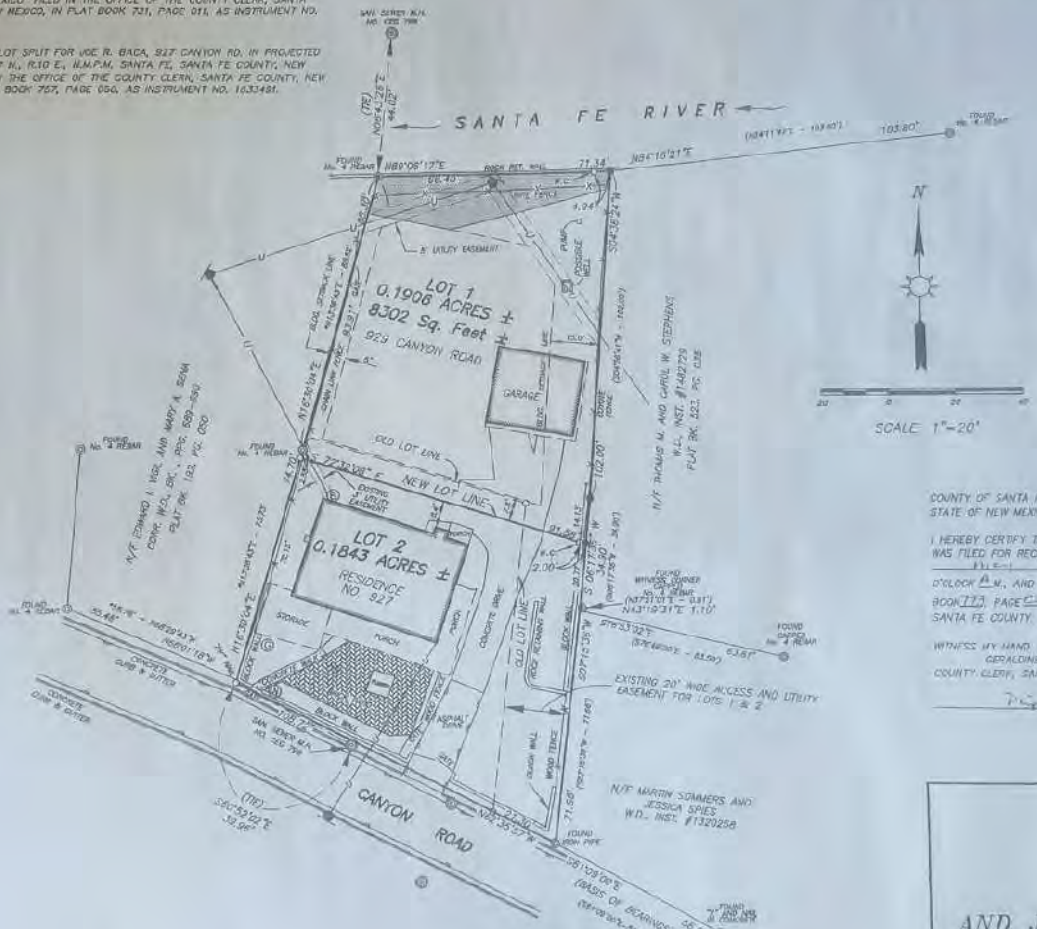
BASIS OF BEARINGS IS SOUTH LINE OF THE EAST ADJOINER ALONG CANYON ROAD BETWEEN AN IRON PIPE MARKING THE SOUTHEAST PROPERTY CORNER AND A NAIL FOUND IN CONCRETE AS SHOWN IN REFERENCE DOCUMENT 3. S61°09'00"E

## REFERENCE:

7. PLAT ENTITLED "LOT LINE ADJUSTMENT FOR JOE R. BACA, 927 CANYON RD. IN PROJECTED SECTION 30, T.17 N., R.10 E., N.M.P.M. SANTA FE, SANTA FE COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN PLAT BOOK 753, PAGE 035, AS INSTRUMENT NO. 1713204.
8. WARRANTY DEED FROM JOE R. BACA TO JOSEPH D. GONZALES AND MARY L. HIS WIFE, RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO CLERK, ON JANUARY 13, 2014, AS INSTRUMENT NO. 2127433.
9. PLAT ENTITLED "LOT LINE ADJUSTMENT PREPARED FOR JOE R. BACA, 927 CANYON RD..." IN PROJECTED SECTION 30, T.17 N., R.10 E., N.M.P.M., SANTA FE, SANTA FE COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN PLAT BOOK 772, PAGE 040, AS INSTRUMENT NO. 1735187.

## LEGEND

- "PK" NAIL WITH MARKED BRASS TAG "5217"
- CAPPED REBAR "5217" (WITNESS CORNER) SET THIS SURVEY.
- CAPPED REBAR FOUND UNLESS OTHERWISE SHOWN.
- CALCULATED CORNER NOT SET.
- UTILITY POLE WITH OVERHEAD UTILITY LINE.
- GAS METER.
- ELECTRIC METER.
- WATER METER.
- SANITARY SEWER MANHOLE.
- 100 YEAR FLOOD LIMITS.




## DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS:

THAT JOE R. BACA, JOSEPH D. GONZALES AND MARY L. GONZALES, HIS WIFE, ARE THE OWNERS OF THIS LAND, AND THAT THE LOT LINE ADJUSTMENT IS MADE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND IS LYING AND BEING SITUATE IN PROJECTED SECTION 30, T. 17 N., R. 10 E., N.M.P.M., SANTA FE COUNTY, NEW MEXICO. THIS PROPERTY LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

Joseph D. Gonzales P.O.A.

JOSEPH D. GONZALES, POWER OF ATTORNEY FOR JOE R. BACA-LOT 2

Joseph D. Gonzales (JOSEPH D. GONZALES, LOT 1)

Mary L. Gonzales (MARY L. GONZALES, LOT 2)

STATE OF NEW MEXICO )
) SS
COUNTY OF SANTA FE )

773021

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 13th DAY OF May, 2014.

Celia Medrano
NOTARY PUBLIC

OFFICIAL SEAL
CELIA MEDRANO
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 04-03-2016

CASE #2014-11
JOE R. BACA AND JOSEPH D. GONZALES AND MARY L. GONZALES
927 AND 929 CANYON ROAD

REVIEWED BY:

Risana Zaxus — 05/13/14
CITY ENGINEER FOR LAND USE — DATE

5/13/14
CITY PLANNER — DATE

5-19-14
SANTA FE COUNTY TREASURER — DATE

COUNTY OF SANTA FE )
STATE OF NEW MEXICO ) SS

1736760

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 14th DAY OF May A.D. 2014, AT 12:35 P.M. O'CLOCK P.M. AND WAS DULY RECORDED IN BOOK 777 PAGE 031 OF THE RECORDS OF SANTA FE COUNTY.

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

DEPUTY

U.P.C. NO. 1-055-098-232-449
INDEXING INFORMATION FOR COUNTY CLERK 1 of 2 ORIGINALS

## SURVEYOR'S CERTIFICATE

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF A SURVEY COMPLETED UNDER MY DIRECTION ON MARCH 14, 2011. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, ADOPTED BY THE NEW MEXICO STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS.

James J. Medrano
JAMES J. MEDRANO
N.M.P.S. No. 5217

LANDMARK SURVEYS
P.O. BOX 6714
SANTA FE, NEW MEXICO 87502
TEL. NO. (505) 471-1511
FAX. NO. (505) 473-0984
EMAIL: landmarknm@gmail.com

REGISTERED PROFESSIONAL SURVEYOR STATE OF NEW MEXICO 5217 JAMES J. MEDRANO

# AMENDED LOT LINE ADJUSTMENT PREPARED FOR JOE R. BACA 927 CANYON ROAD (LOT 2) AND JOSEPH D. GONZALES & MARY L. GONZALES 929 CANYON ROAD (LOT 1)

IN PROJECTED SECTION 30, T.17N., R.10E., N.M.P.M.
SANTA FE, SANTA FE COUNTY, NEW MEXICO

PROJECT NO. 13-030 PLAT No. 1-82M

## WARRANTY DEED (Joint Tenants)

Joseph D. Gonzales, a married man, whose address is 485 Calle Volver, for consideration paid, grant to Joseph D. Gonzales, whose address is 485 Calle Volver, Santa Fe, New Mexico 87505, and Mary L. Gonzales, his wife, whose address is also 485 Calle Volver, Santa Fe, New Mexico, as joint tenants the following described real estate in Santa Fe County, New Mexico:

Lot Two as shown on that plat of survey entitled " Amended Lot Line Adjustment", recorded in the Office of the County Clerk, Santa Fe County, New Mexico, on May 14, 2014, in Plat Book 773, Page 021, as Instrument # 1736,760.

with warranty covenants.

WITNESS my hand and seal this 22nd day of May, 2014.

Joseph D. Gonzales (Seal)
Joseph D. Gonzales

SFC CLERK RECORDED 05/27/2014

## ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO )
) ss.
COUNTY OF SANTA FE )

The foregoing instrument was acknowledged before me this 22nd day of May, 2014 by Joseph D. Gonzales.

Ralph M. Montez
NOTARY PUBLIC

My Commission Expires:

September 16, 2016

RALPH M. MONTEZ NOTARY PUBLIC STATE OF NEW MEXICO

COUNTY CLERK SANTA FE COUNTY GERALDINE SALAZAR NEW MEXICO

COUNTY OF SANTA FE )
STATE OF NEW MEXICO ) ss

WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was Filed for Record On The 27TH Day Of May, 2014 at 10:06:11 AM And Was Duly Recorded as Instrument # 1737576 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy County Clerk, Santa Fe, NM

ITEM # 15-1069

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

**Case #H-15-086**
**Address-927 Canyon Road**
**Agent's Name- Eric Enfield**
**Owner/Applicant's Name- Joseph Gonzales**

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 22, 2015.

**BACKGROUND & SUMMARY:**

927 Canyon Road is a 2,934 square foot two story residence with 586 square feet of existing portal and unheated space. The residence was constructed in 1967 in a vernacular manner and is listed as non-contributing to the Downtown and Eastside Historic District.

The applicant proposes to remodel the property with the following:

1) Window and door replacements, utilizing divided lites and existing openings;
2) Enlargement of one window opening and reduction of another;
3) Addition of 2 windows and 4 doors;
4) Demolition of existing portals and construction of a new entry portal on the east façade, wrapping around to the south;
5) Construction of a new stuccoed yard wall to the maximum allowable height of 61" at the east side of the front courtyard;
6) Installation of a new stone walkway;
7) Re-stucco of all exterior walls and new stucco on the "outdoor room" at the southwest corner of the residence;
8) Replacement of HVAC units;
9) Demolish and rebuild the exterior wooden staircase at the west elevation.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff recommends approval of this application, which complies with Section 14-5.2 (D)(9) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code: Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing. The property is located in the following district:
   ___x_ Downtown and Eastside Historic District

____ Historic Review District
____ Historic Transition District
____ Don Gaspar Area Historic District
____ Westside-Guadalupe Historic District

5. An Exception Request was Applicable to this Application:
   __x___ No Exception Request Applicable
   _____ Exception Request Applicable:
   ____ Exception criteria were met
   ____ Exception criteria were not met
6. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
8. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements have been met.

## CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as recommended by Staff.
   a. _____ No additional conditions.
   b. __x_____Additional Conditions, which are:
   No visible rooftop appurtenances.

**IT IS SO ORDERED ON THIS 13th DAY OF October 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

Cecilia Rios — 10·13·15
Date:

Chairperson

FILED:
Yolanda Y. Vigil — 10/14/15
Yolanda Y Vigil
City Clerk
Date:

APPROVED AS TO FORM — 10-13-15
Assistant City Attorney
Date:

# City of Santa Fe, New Mexico

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

*Javier M. Gonzales, Mayor*

Councilors:
Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4


Project description: Eric Enfield, agent for Joseph Gonzales, owner, proposes to remodel a non-contributing residential structure including window and door alterations, construction of two portals totaling approximately 484 sq. ft. and a yardwall to the maximum allowable height of 61", and other minor alterations.

Case number: H-15-086
Project Type: HDRB

**PROJECT LOCATION (S): 927 Canyon Road**

**PROJECT NAMES:**

OW – Joseph Gonzales
Santa Fe, NM 87505

485 Calle Volver
505-660-8007

AP – Eric Enfield
Santa Fe, NM 87505

612 Old Santa Fe Trail
505-988-5269

**BOARD ACTION**

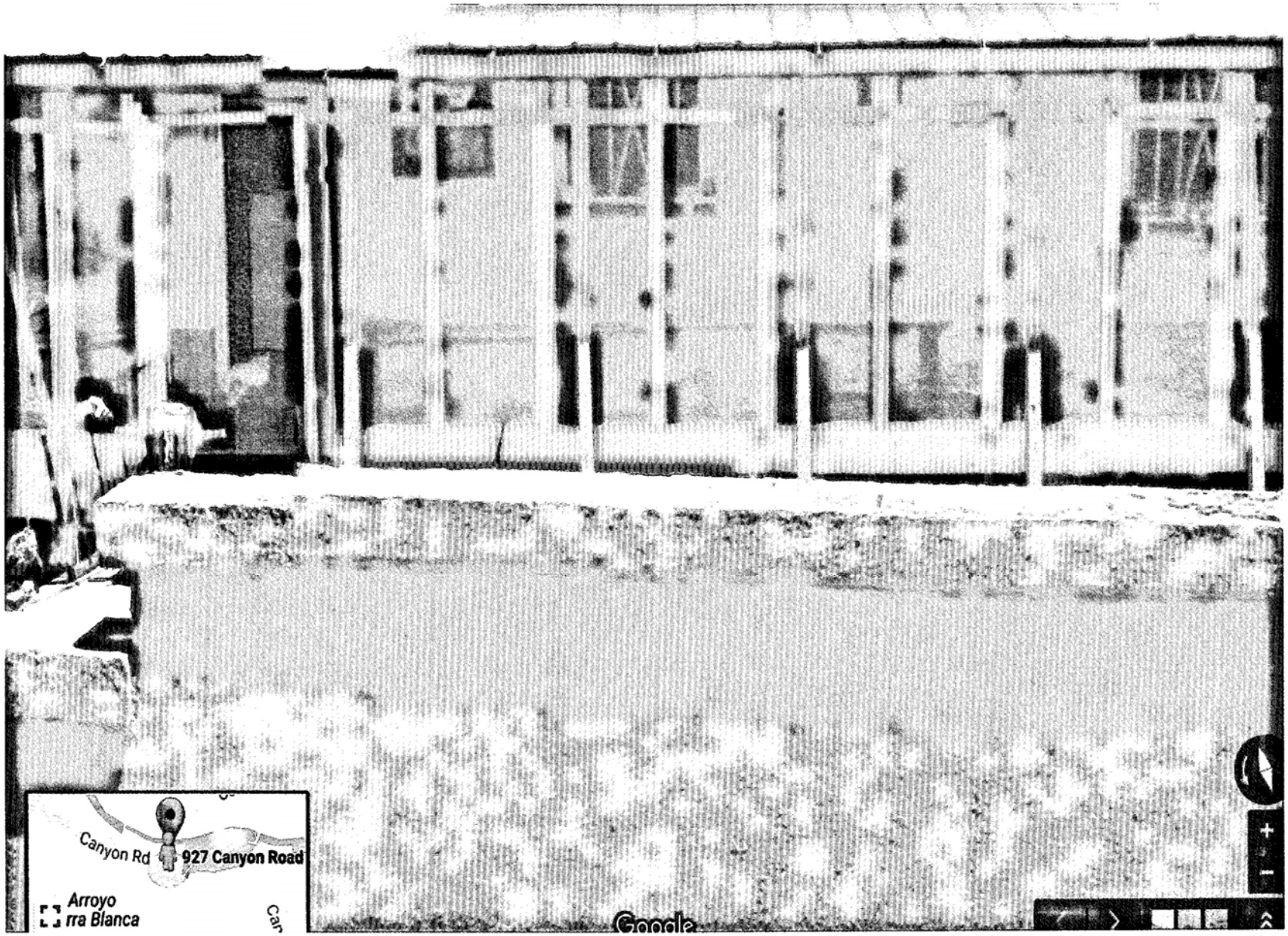
This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on September 22, 2015. The decision of the Board was to approve the proposal as submitted, with the condition that there shall be no publicly visible rooftop appurtenances. For further information please call 955-6605.

Sincerely,

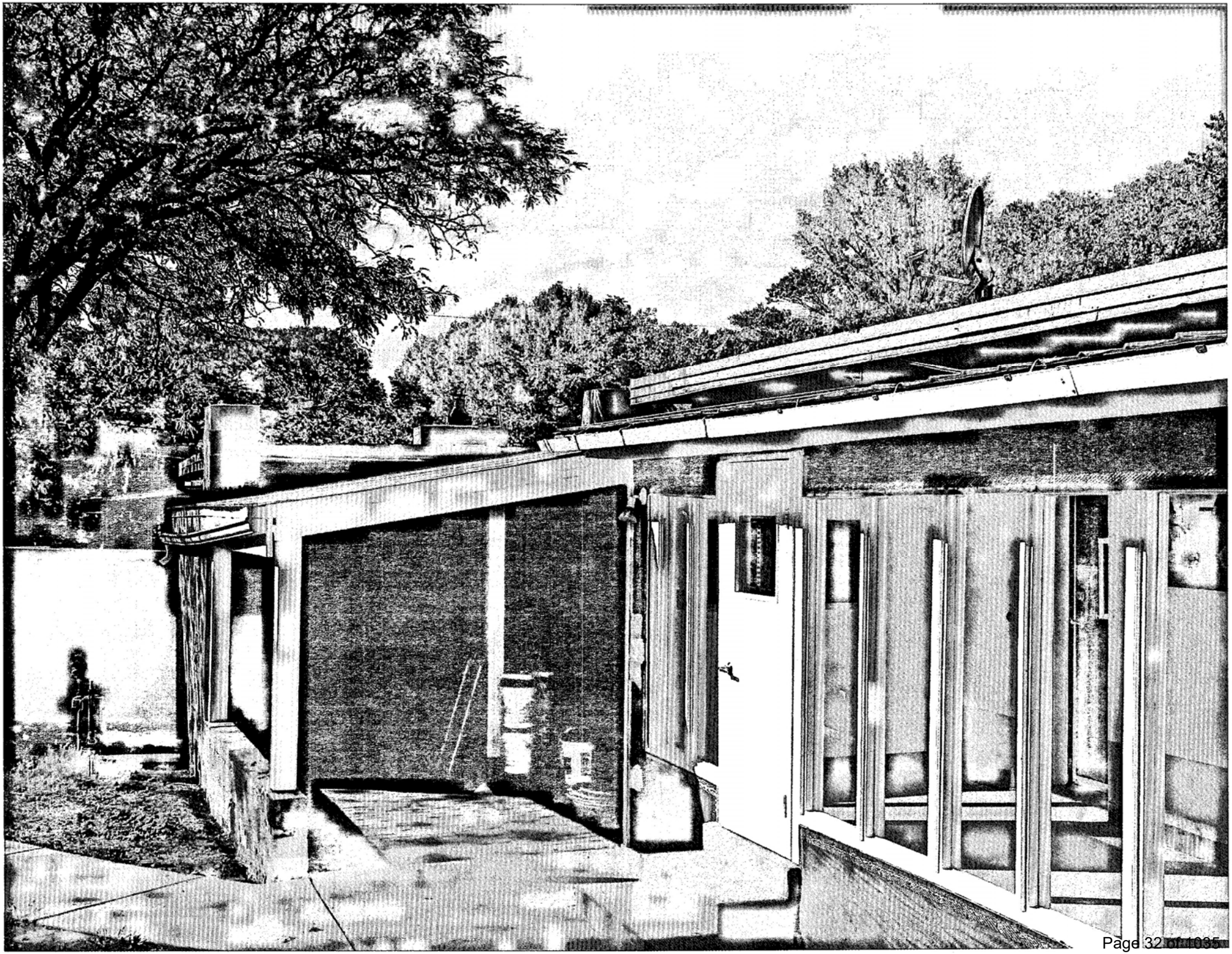
Lisa Roach

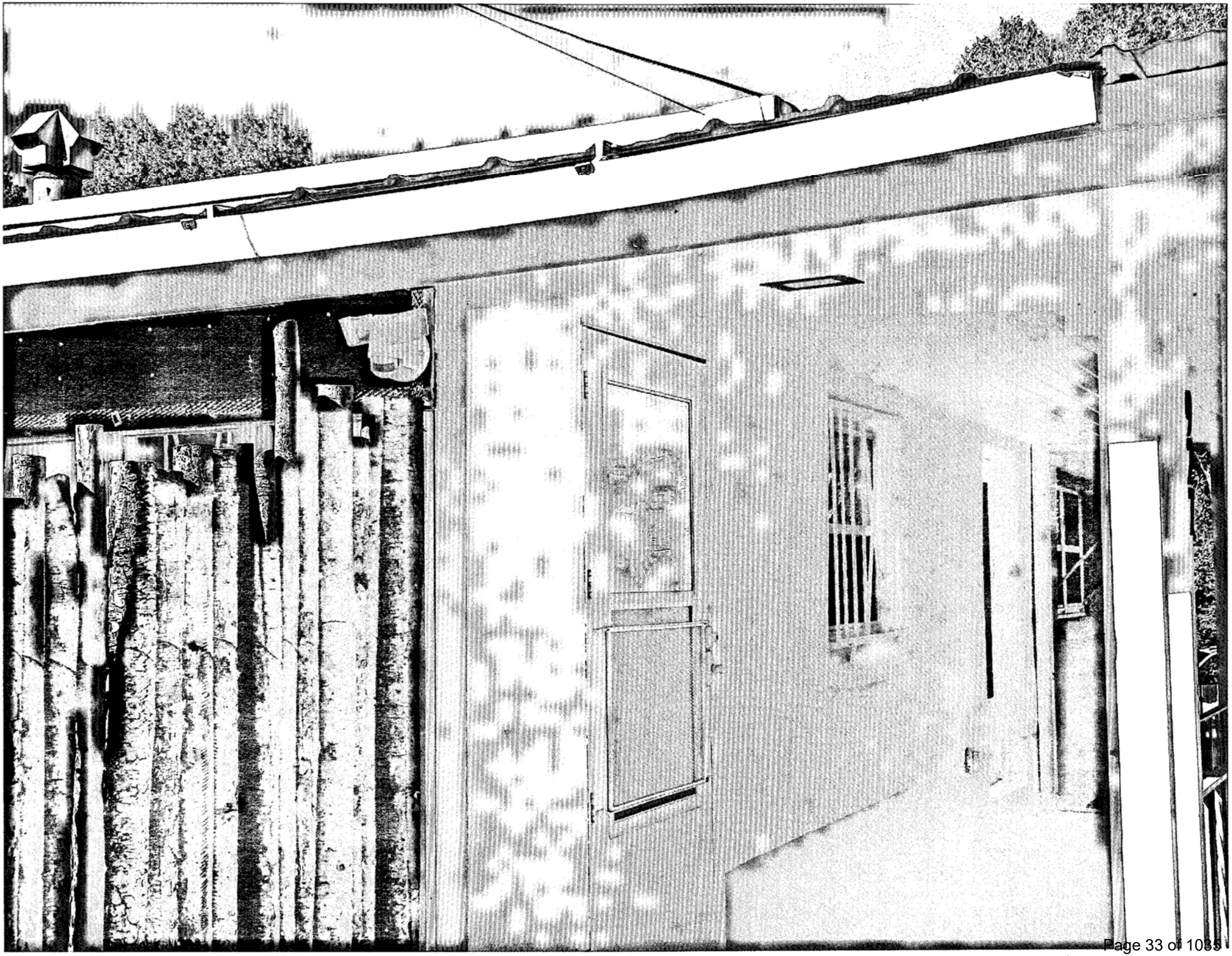
Lisa Roach
Senior Planner, Historic Preservation Division

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


Canyon Rd
927 Canyon Road
Arroyo
rra Blanca
Google


916 Canyon Rd
Santa Fe, New Mexico
Street View - Jul 2016

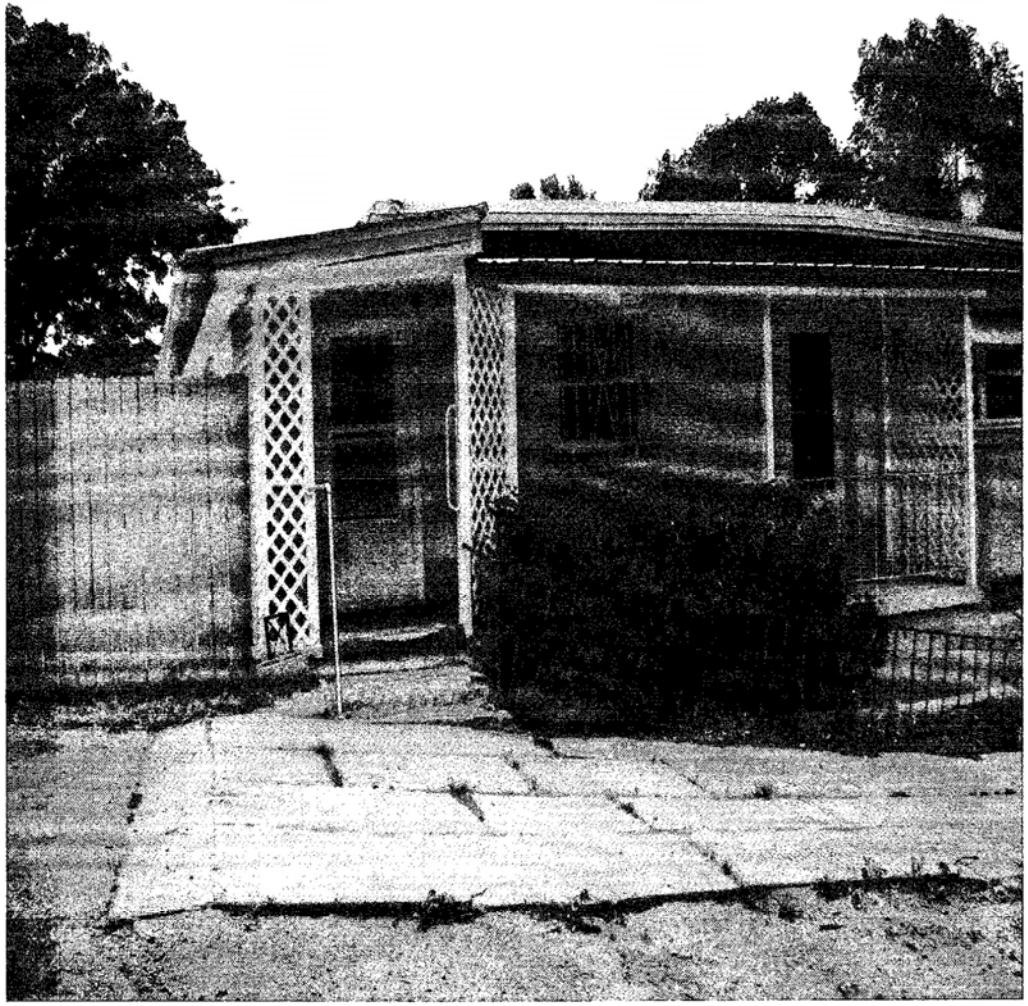






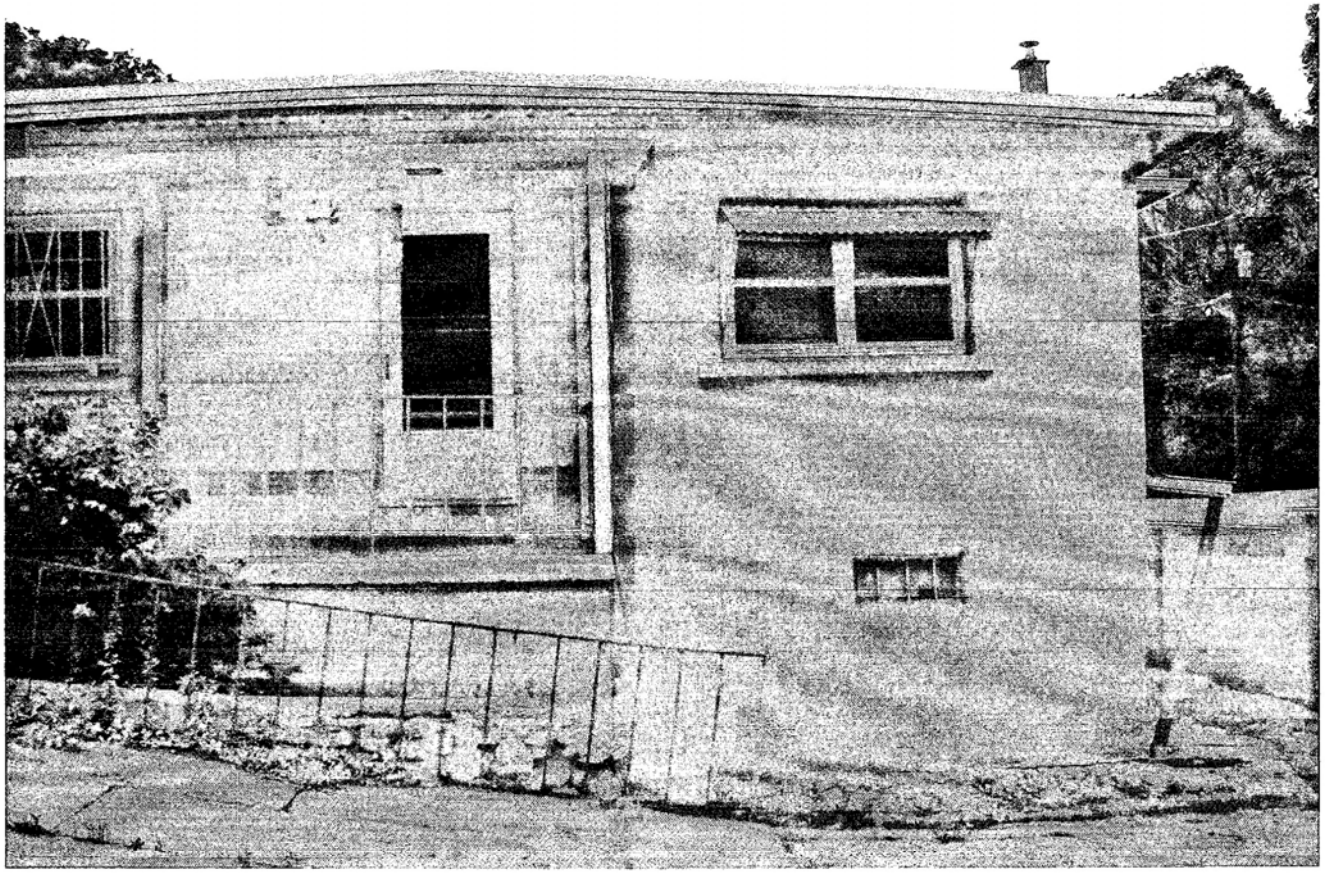


# 927 Canyon Road Photographs



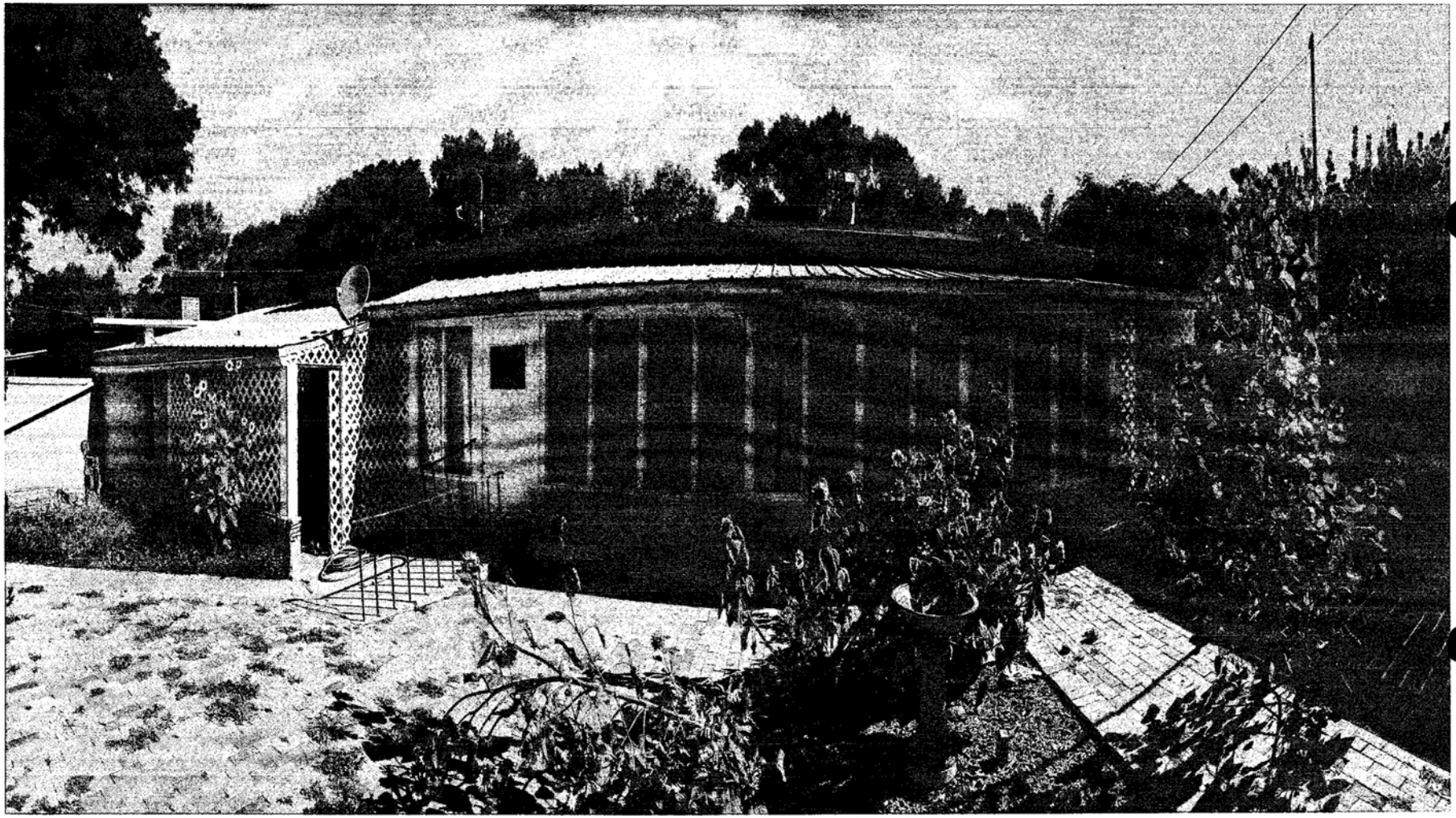
East Elevation

# 927 Canyon Road Photographs



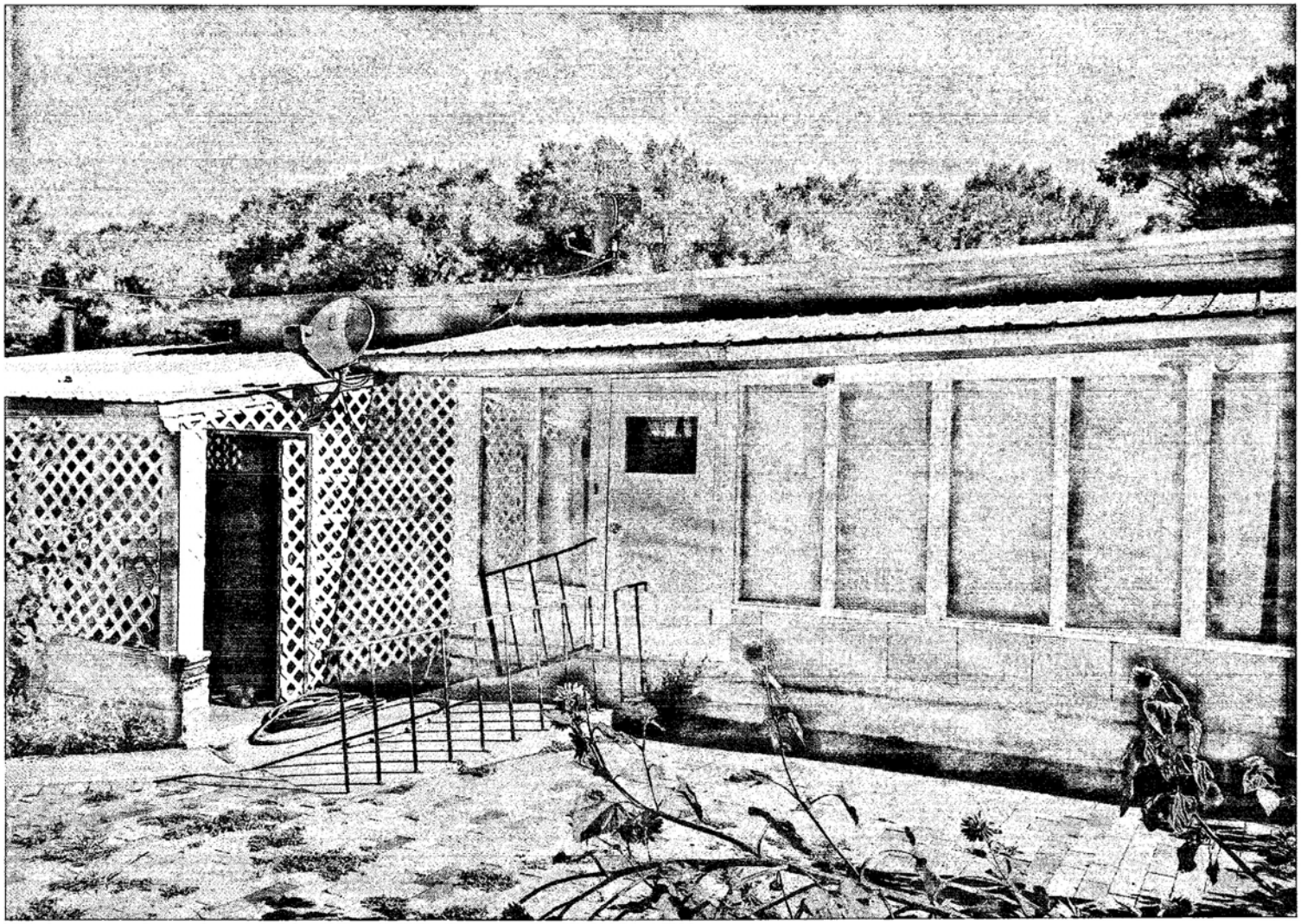
East Elevation

# 927 Canyon Road Photographs



South Elevation

# 927 Canyon Road Photographs



South Elevation

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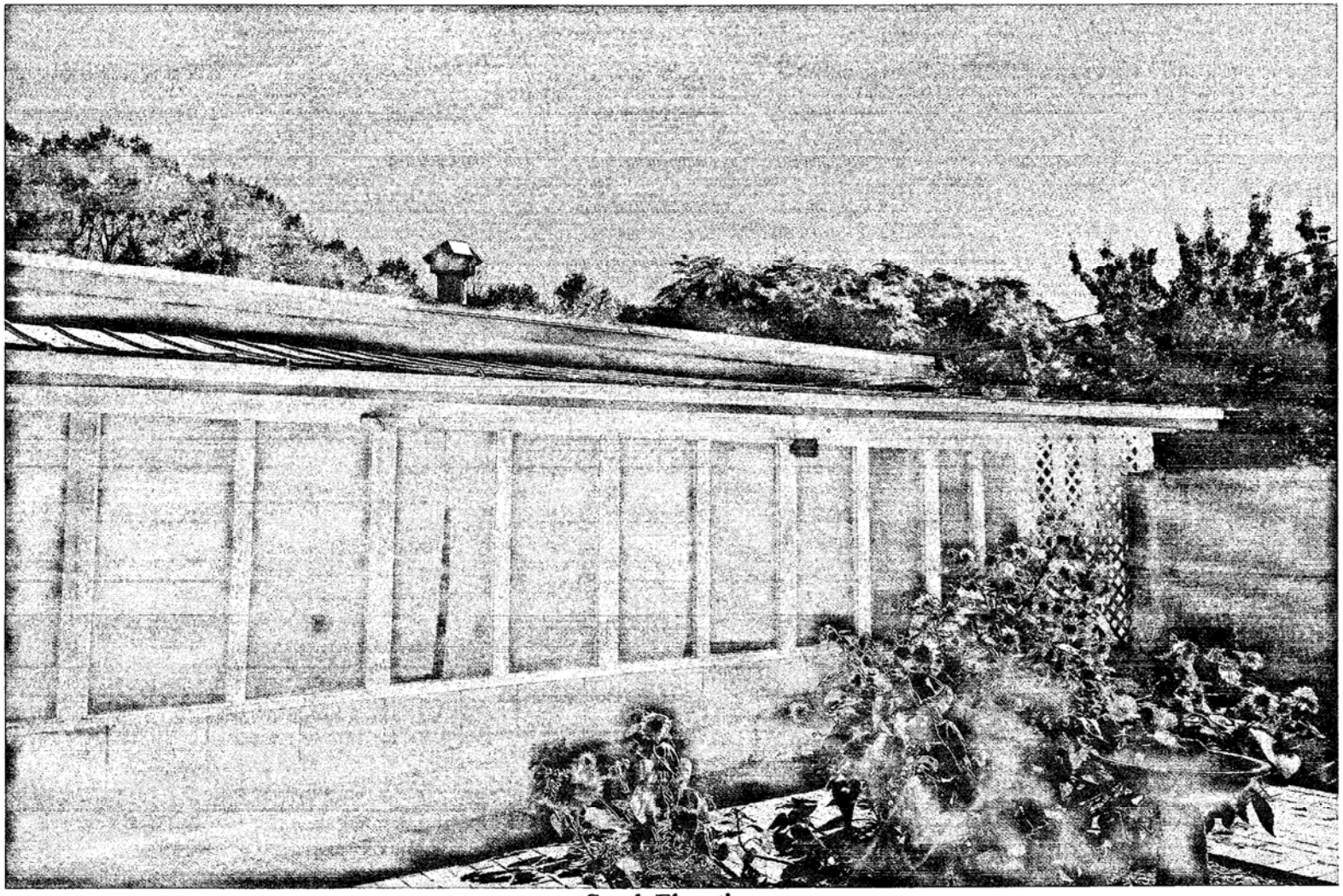
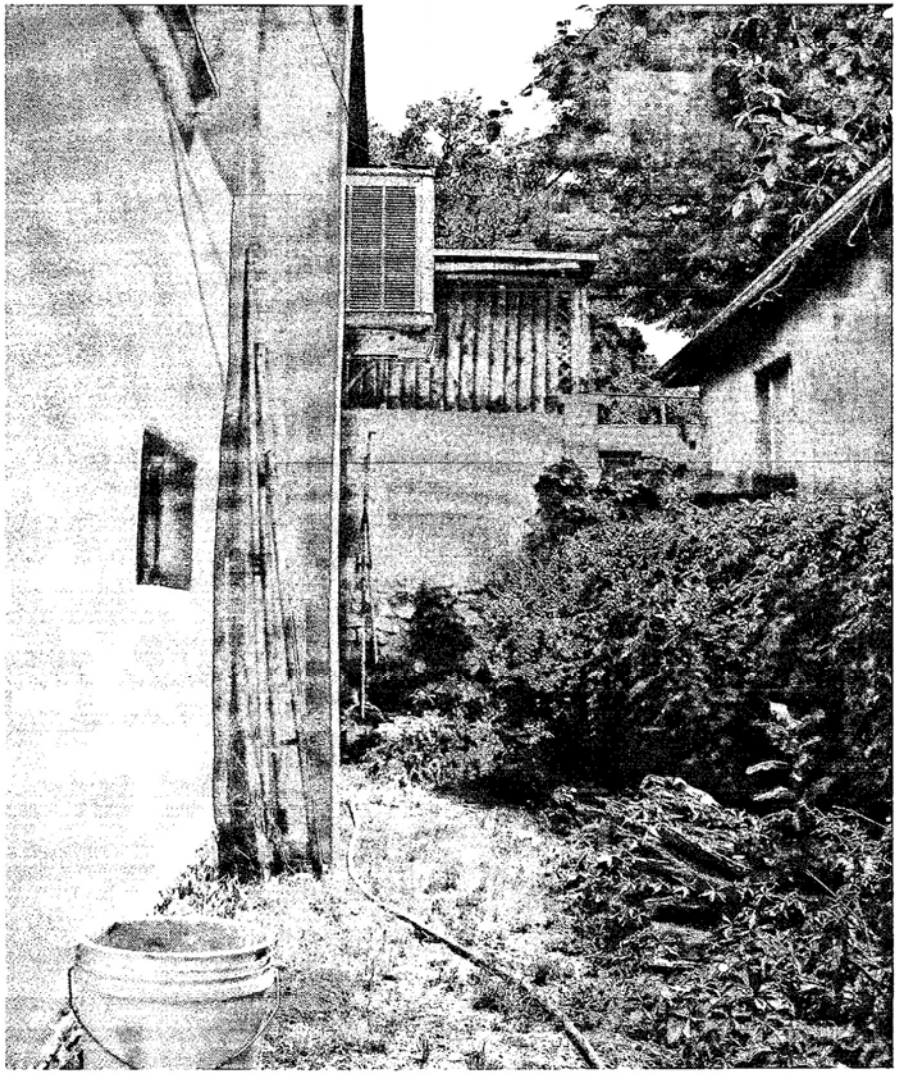


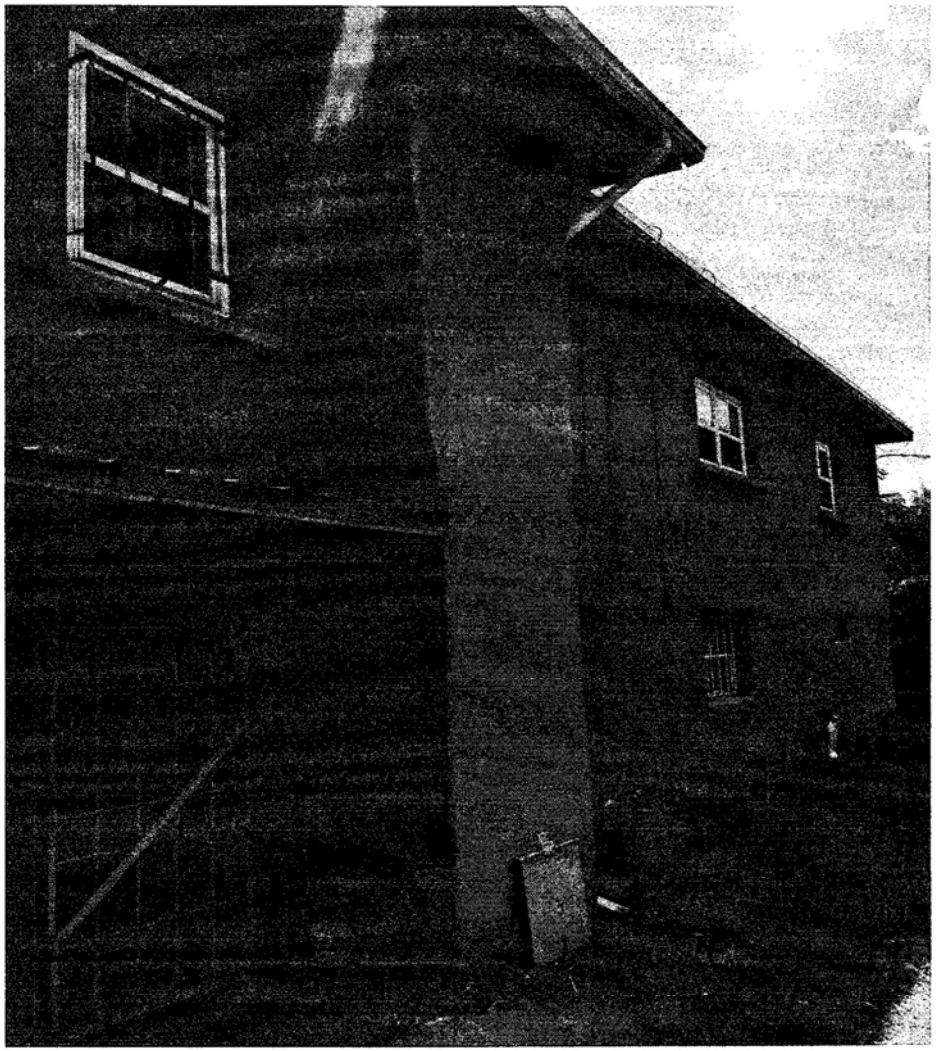
South Elevation

# 927 Canyon Road Photographs



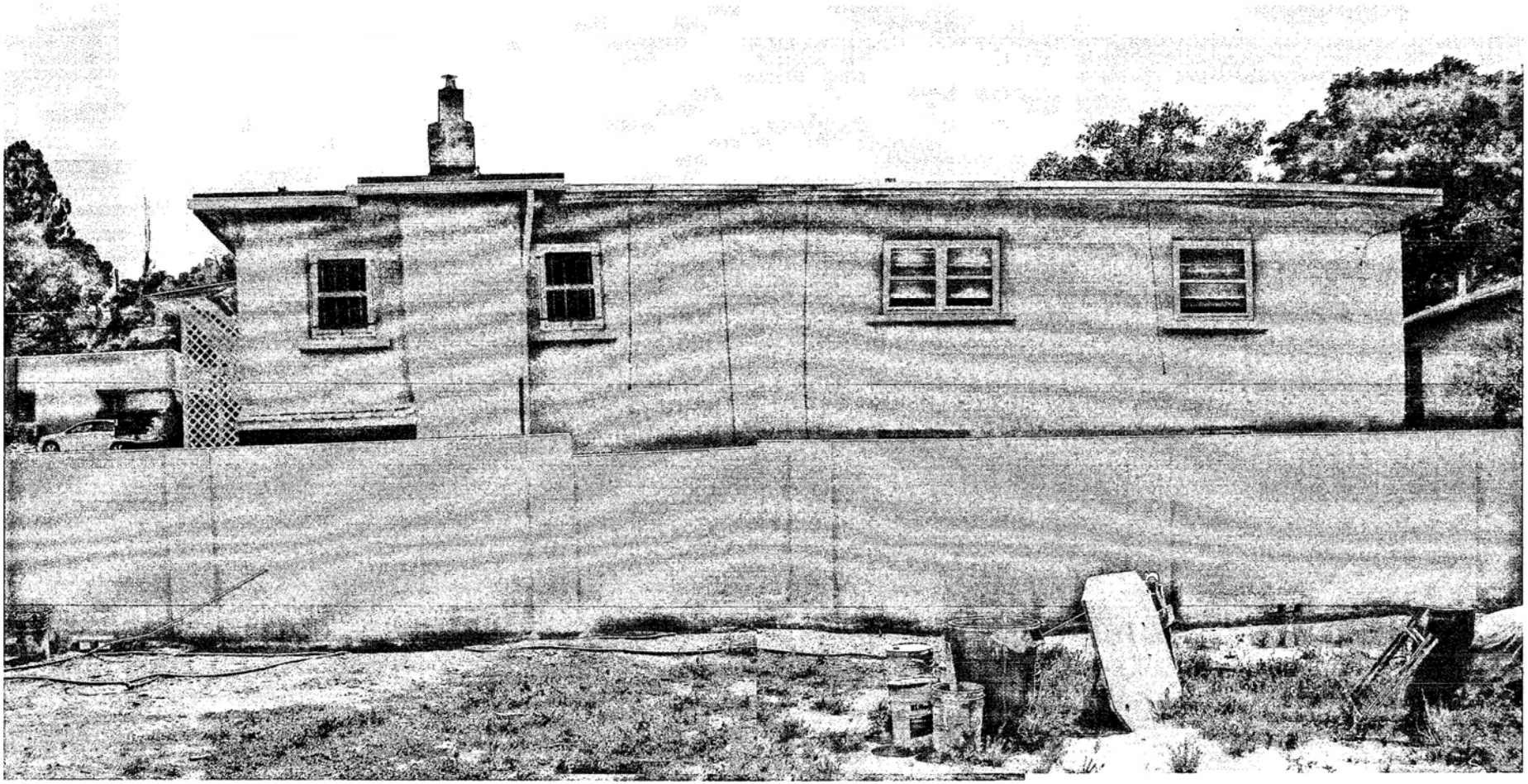
West Elevation

# 927 Canyon Road Photographs



North Elevation

# 927 Canyon Road Photographs



North Elevation

# Preliminary Zoning Review Worksheet

**City of Santa Fe Land Use Department**

| **To Be Completed By Applicant:** | **Site Address:** |
|---|---|
| **Date Submitted:** 8/17/15 | 927 Canyon Rd |
| **Property Owner of Record:** Joseph Gonzales | **Proposed Construction Description:** Remodel & Partial Addition to (E) Residence |
| **Applicant/Agent Name:** Eric Enfield | |
| **Contact Person Phone Number:** 505 988-5269 | **TOTAL ROOF AREA:** 3,725 sf |

**Zoning District:** ~~R-2~~ RAC

**Overlay:** ☐ Escarpment NA
☐ Flood Zone* NA
☒ Other: Historic / Downtown

**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:** 28 % 40% allowed
☐ Open Space Required: _____

**Setbacks:** No changes
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: N/A
Proposed Sides: L___ R___ Minimum: _____

**Height:** Proposed _____ except portal to be approx. 3½ ft. closer to front prop. line. DW
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

**Parking Spaces:**
Proposed 2 Accessible 0
Minimum: 2

**Bicycle Parking**:**
Proposed: 0 Minimum: 0
** Commercial Requirement

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

Architectural Alliance Inc. [☐OWNER ☒APPLICANT ☐AGENT]
PRINT NAME

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

[signature] 8/24/15
**SIGNATURE** **DATE**

**To Be Completed By City Staff:**

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

**Zoning Approval:**
☒ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**
Comments/Conditions: subject to Legal Lot of Record at time of Bldg. permit. Lot split on lot has been approved for north portion of lot

**REVIEWER:** [signature] **DATE:** 8/21/15

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

*Revised 1-14-13*

# City of Santa Fe, New Mexico

# memo

DATE: September 22, 2015

TO: Historic Districts Review Board Members
David Rasch, Supervising Planner in Historic Preservation

FROM: Lisa Roach, Senior Planner in Historic Preservation LR

---

**CASE # H-15-086**

**ADDRESS: 927 Canyon Road**
**Historic Status: Non-contributing**
**Historic District: Downtown and Eastside**

**REFERENCE ATTACHMENTS (Sequentially):**

| CITY SUBMITTALS | APPLICANT SUBMITTALS |
|---|---|
| _X_ Case Synopsis | _X_ Proposal Letter |
| ___ District Standards & Yard wall & fence standards. | ___ Vicinity Map |
| _X_ Historic Inventory Form | _X_ Site Plan/Floor Plan |
| _X_ Zoning Review Sheet | _X_ Elevations |
| _X_ Other: wall/fence height calculation | _X_ Photographs |
| | ___ Other: |

**STAFF RECOMMENDATION:**

Staff recommends approval of this application, which complies with Section 14-5.2 (D)(9) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.

**BACKGROUND & SUMMARY:**

927 Canyon Road is a 2,934 square foot two story residence with 586 square feet of existing portal and unheated space. The residence was constructed in 1967 in a vernacular manner and is listed as non-contributing to the Downtown and Eastside Historic District.

The applicant proposes to remodel the property with the following:

1) Window and door replacements, utilizing divided lites and existing openings;
2) Enlargement of one window opening and reduction of another;
3) Addition of 2 windows and 4 doors;
4) Demolition of existing portals and construction of a new entry portal on the east façade, wrapping around to the south;
5) Construction of a new stuccoed yard wall to the maximum allowable height of 61" at the east side of the front courtyard;
6) Installation of a new stone walkway;
7) Re-stucco of all exterior walls and new stucco on the "outdoor room" at the southwest corner of the residence;
8) Replacement of HVAC units;
9) Demolish and rebuild the exterior wooden staircase at the west elevation.

ARCHITECTURAL ALLIANCE INC

August 21, 2015

**VIA HAND DELIVERY**

David Rasch
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: 927 Canyon Rd

Dear David:

Enclosed you will find our submittal documentation and drawings for the existing residence located at 927 Canyon Rd. We propose the following renovations and additions:

- Replace all windows in existing openings.
- Enlarge an existing opening and install a new window.
- Add new high window with frosted glass.
- Add (2) new windows.
- Replace (2) exterior doors.
- Add (2) new exterior French doors with new concrete landing.
- New entry door in existing opening and new wood gate.
- New entry portal and new south portal. The existing portals will be removed and rebuilt.
- Add a new yard wall. ~~to~~ 61" high
- New stone walkway.
- Restucco the existing exterior walls and new stucco at outdoor room.
- The HWH and Boiler and HVAC units will be replaced.
- The existing basement stair will be rebuilt.

Thank you for your time and consideration. Please contact us if you have any questions.

Sincerely,

Eric P. Enfield, AIA
ARCHITECTURAL ALLIANCE, INC.

Cc: Joseph and Louise Gonzales
File

612 Old Santa Fe Trail Santa Fe, New Mexico 87505 505.988.5269 Fax 505.986.1270
email: architecturalalliance@archallinc.com website: www.archallinc.com

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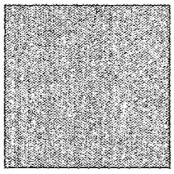
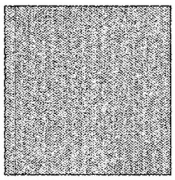
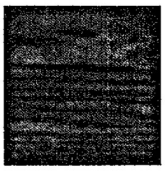
# 927 Canyon Rd
# Exterior Colors



Buffalo
806L
Stucco Color – Parex "Buffalo"



Exterior Window Color – "Beige"



Wood Stain Color – "Light Walnut"

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email: architecturalalliance@archallinc.com www.archallinc.com

# *HISTORIC DISTRICTS REVIEW BOARD APPLICATION*

**PROJECT LOCATION:** 927 Canyon Road

**HISTORIC DISTRICT:** (from attached map) Downtown & Eastside [ ✓ ] Don Gaspar Area [ ] Westside-Guadalupe [ ] Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

**PROJECT PROPOSAL:** Remodel & Partial Addition to (e) Residence

**CONSTRUCTION COST:** $ 200,000 #

**BASE FEE:** $ 1,000 + **EXCEPTION:** $ - + **POSTER:** $ 25 = **TOTAL:** $ 1,025

**(base fee = ½ of 1% of construction cost, not to exceed $2,000 and not less than $250)**

**(each exception has an additional fee of $350)** **($25 per poster with one (1) poster per street frontage)**

---

**OWNER:** Joseph Gonzales **PHONE #:** (505) 660-8007

**OWNER MAILING ADDRESS:** 485 Calle Volver

**CITY, STATE, ZIP CODE:** Santa Fe, NM 87505

**EMAIL:**

---

**APPLICANT:** Eric Enfield **PHONE #:** 505-988-5261

**MAILING ADDRESS:** 612 Old Santa Fe Trail

**CITY, STATE, ZIP CODE:** Santa Fe, NM 87505

**EMAIL:** eric@archallinc.com

---

**PREAPPLICATION MEETING:** Date: 8/13/2015 Case Planner: Lisa Roach

**PRELIMINARY ZONING REVIEW:** Date: 9/21/15 Planner:

**(You must schedule a meeting with Zoning Planner prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)**

---

**AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)**

I am,/We are the owner(s) and record title holder(s) of the property located at: 927 Canyon Rd

I/We authorize Architectural Alliance Inc. to act as my/our agent to execute this application.

Signed: Joseph D. Gonzales Date: 8-24-15

Signed: Date:

****ALL signatures on this page must be original signatures (no copies, no digital signatures)**

# Remodel of Existing Residence

*927 Canyon Rd.*
*Santa Fe NM, 87501*

AUG 24 2015

## Building Criteria

SITE: 927 Canyon Road, Santa Fe, NM 87501

CONSTRUCTION STYLE: Adobe/frame

BUILDING AREA

| | |
|---|---|
| EXISTING HEATED FIRST FLOOR: | 1,461 SQ. FT. |
| EXISTING HEATED BASEMENT: | 1,473 SQ. FT. |
| EXISTING PORTALS & OUTDOOR ROOM: | 586 SQ. FT. |
| PROPOSED PORTAL ADDITION: | 205 SQ. FT. |
| TOTAL ROOFED: | 3,725 SQ. FT. |
| (TOTAL FOOTPRINT: | 2,264 SQ. FT.) |

## Building Code Information 2009 IBC

ZONING: RAC

OCCUPANCY: Type V-A

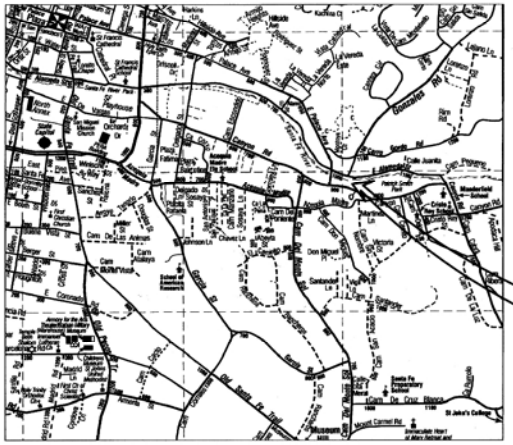
HISTORIC DISTRICT: DOWNTOWN & EASTSIDE

LOT SIZE: 0.1843 ACRES (8,028 SQ.FT.)

EXISTING LOT COVERAGE: 26%
PROPOSED LOT COVERAGE: 28% (40% ALLOWED)

SETBACKS: FRONT= 7'-0" (20'-0" @ GARAGE)
SIDE: SINGLE STORY= 5'-0"
REAR= 15'-0"

PARKING REQUIREMENTS: (2) PER RESIDENCE, (2 PROVIDED)




Vicinity Map

NORTH
N.T.S.

## Drawing Index


| | |
|---|---|
| C-O | COVER SHEET |
| C-1 | EXISTING SITE PLAN |
| C-2 | PROPOSED SITE PLAN |
| A-1 | EXISTING FLOOR PLAN |
| A-2 | PROPOSED FLOOR PLAN |
| A-3 | EXISTING & PROPOSED BASEMENT PLANS |
| A-4 | EXISTING & PROPOSED ELEVATIONS |
| A-5 | EXISTING & PROPOSED ELEVATIONS |



ARCHITECTURAL ALLIANCE INC
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SANTA FE NEW MEXICO 87501
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E-MAIL: architecturalalliance@archallinc.com
WEBSITE: www.archallinc.com



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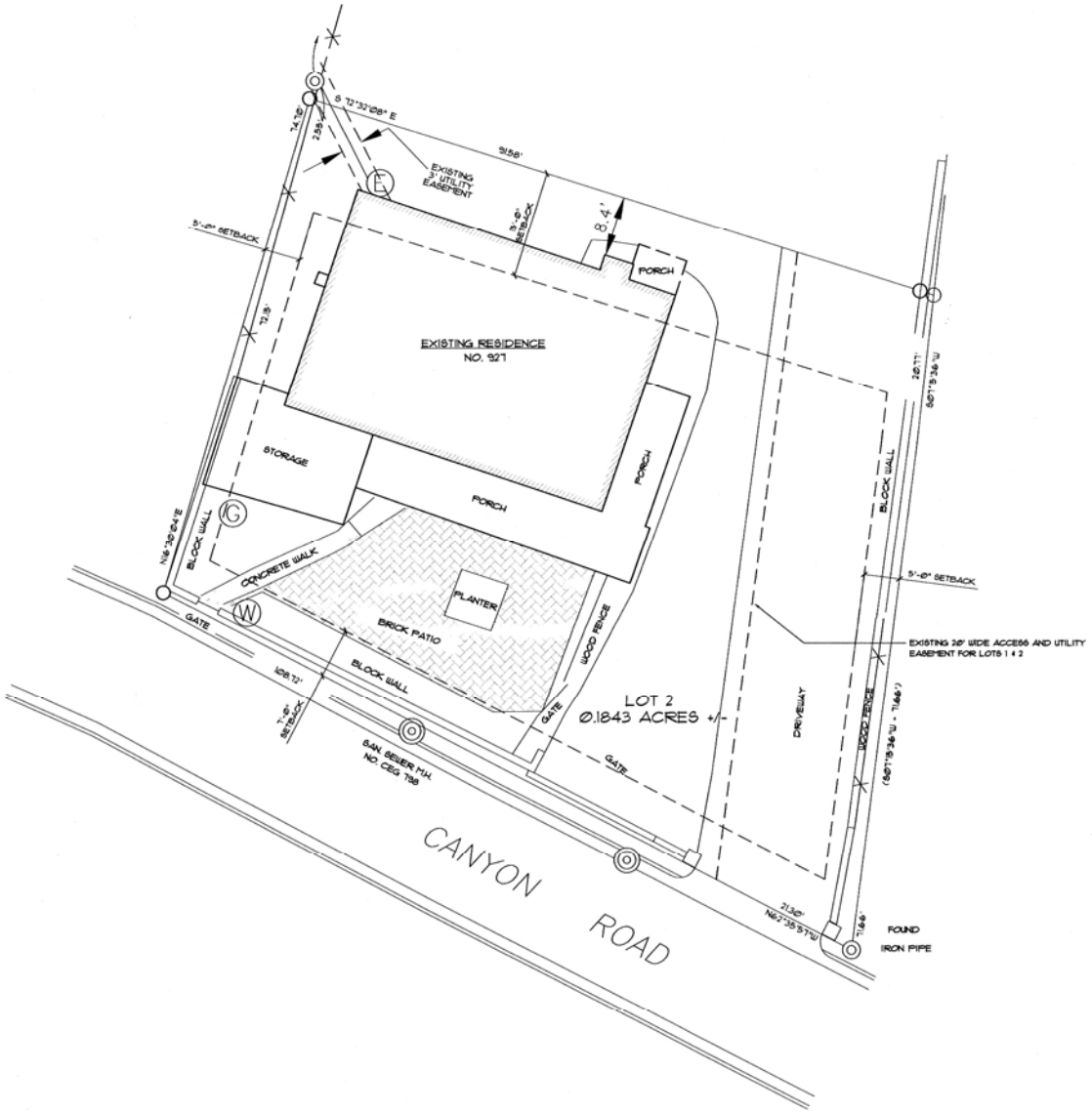
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

HISTORIC DESIGN REVIEW BOARD DRAWINGS
DRAWINGS DATED: AUGUST 3, 2015
ARCHITECT'S PROJECT NUMBER 15-16

927 CANYON ROAD - REMODEL




EXISTING SITE PLAN

SCALE: 1/8" = 1'-Ø"

32'-0"

0' 5' 16'

NORTH

AUG 24 2015

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|---|---|---|

STAMP

PROJECT TITLE

GONZALES RESIDENCE

927 Canyon Road
Santa Fe, NM 87501

| | | | |
|---|---|---|---|
| PROJECT NO. | 15-16 | | |
| CHECKED BY | EE | DATE | 7/17/15 |
| DRAWN BY | HR | DATE | 7/17/15 |

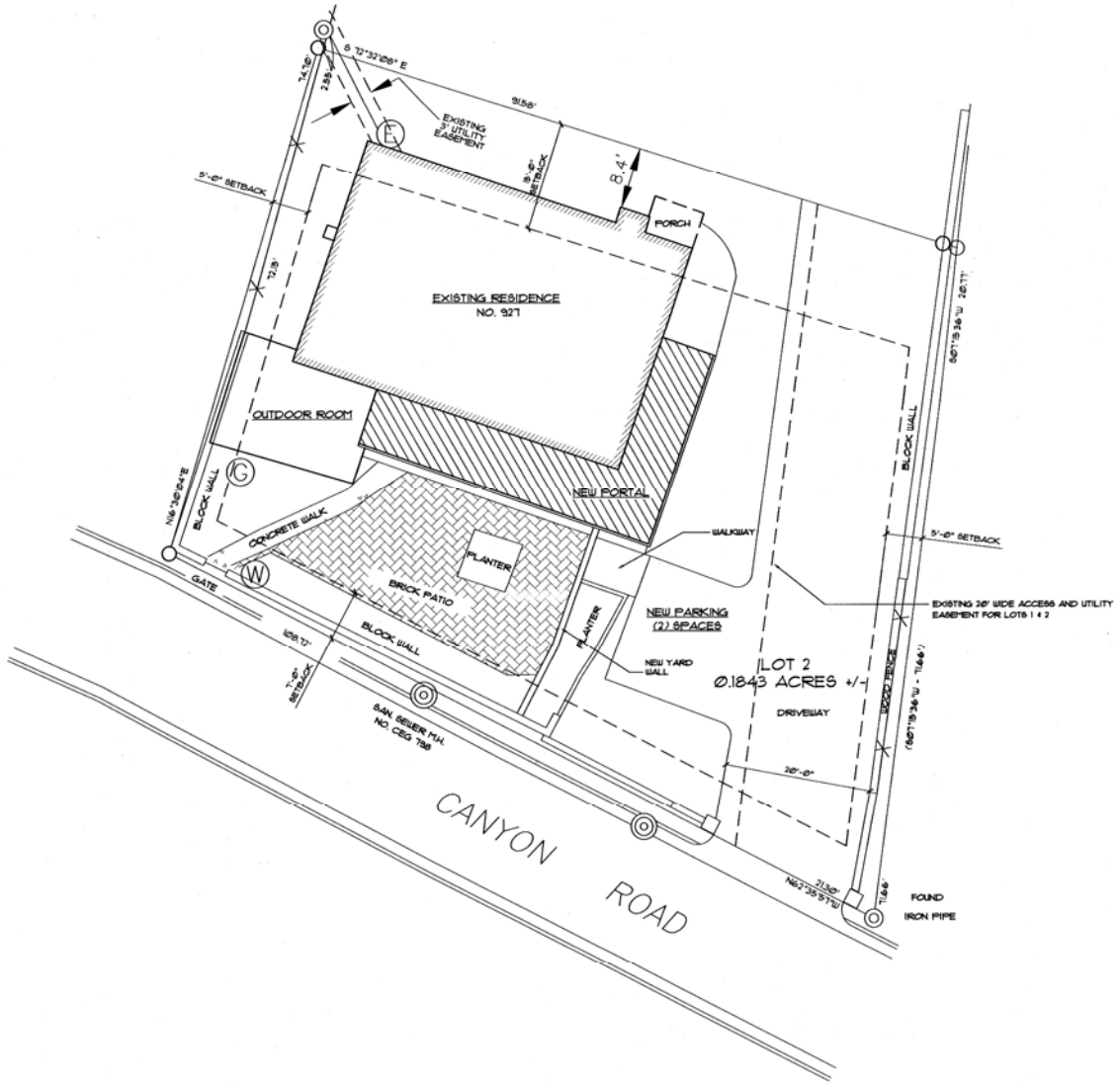
SHEET TITLE

EXISTING SITE PLAN

SHEET NO.

C-1

AUG 24 2015




## PROPOSED SITE PLAN

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

0' 5' 10' NORTH

RECEIVED
AUG 21 2015
Land Use Dept.


AUG 24 2015

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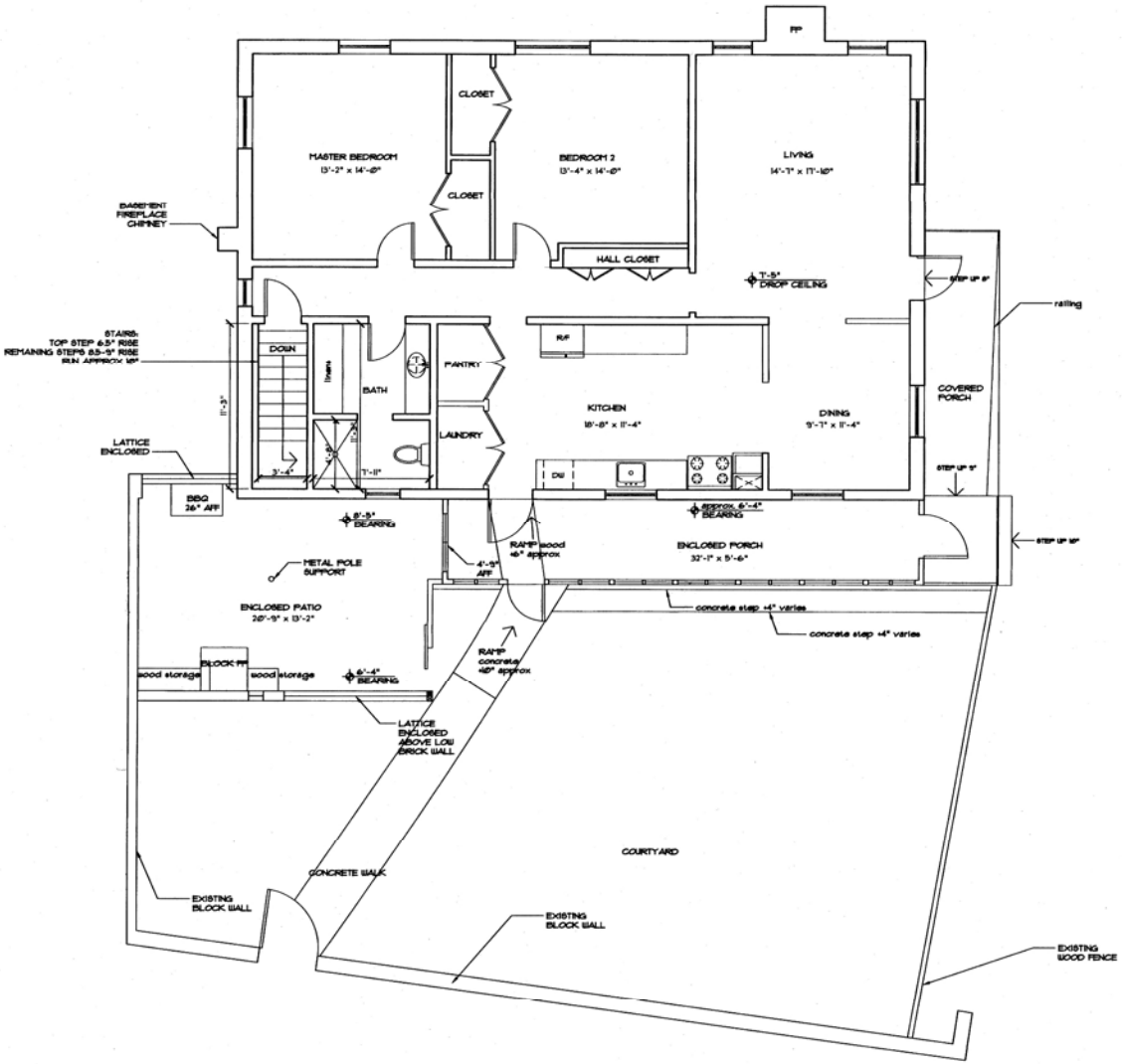
|---|---|---|---|
| PROJECT NO. | 15-16 | | |
| CHECKED BY | EE | DATE | 7/17/15 |
| DRAWN BY | HR | DATE | 7/17/15 |

SHEET TITLE

**PROPOSED SITE PLAN**

SHEET NO.

**C-2**




## EXISTING FIRST FLOOR PLAN

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

16'-0"

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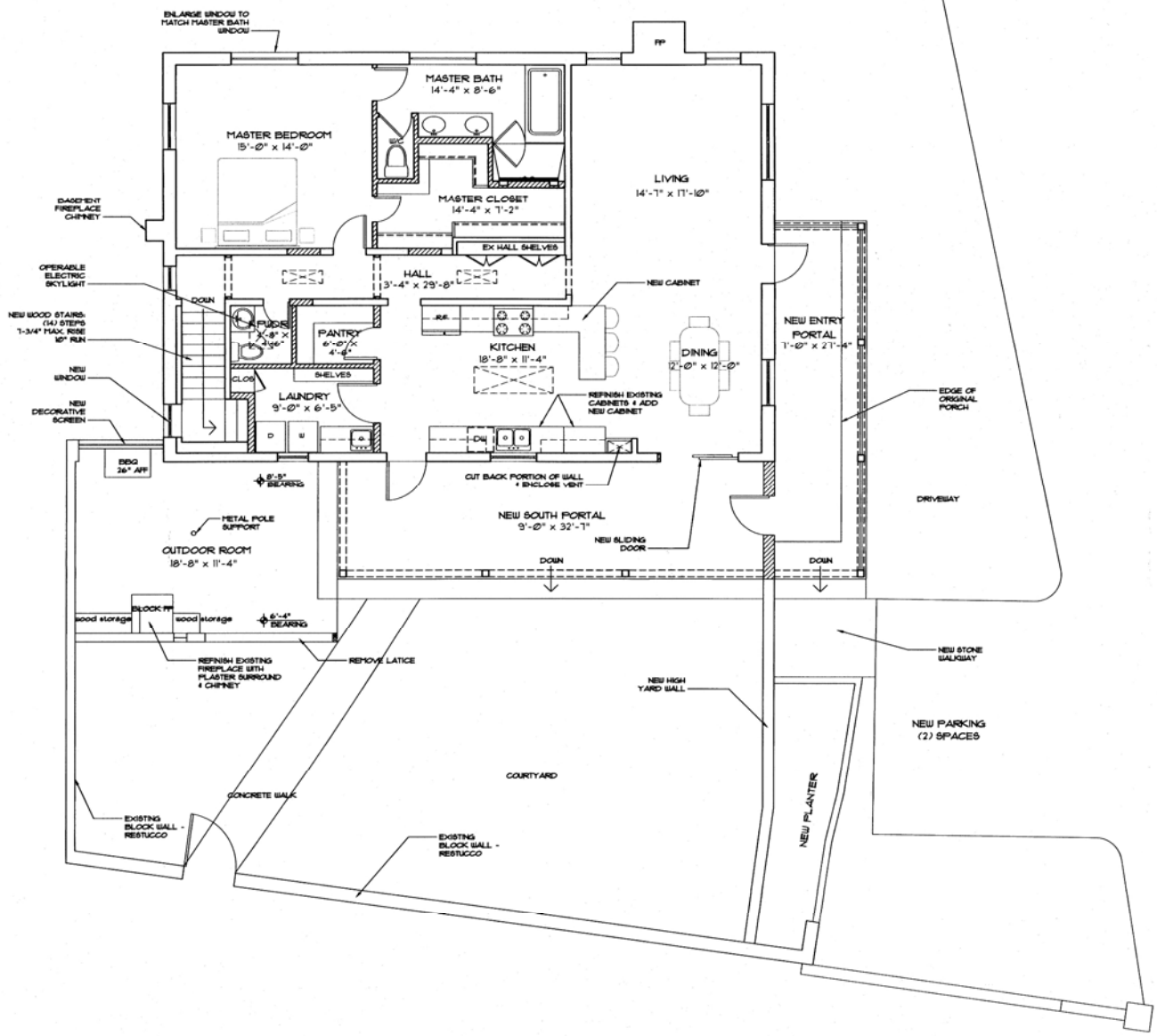
|---|---|---|---|
| PROJECT NO. | 15-16 | | |
| CHECKED BY | EE | DATE | 7/13/15 |
| DRAWN BY | BB | DATE | 7/13/15 |

SHEET TITLE

**EXISTING FLOOR PLAN**

SHEET NO.

**A-1**




## PROPOSED FIRST FLOOR PLAN

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

0' 5' 10' NORTH

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PROJECT TITLE

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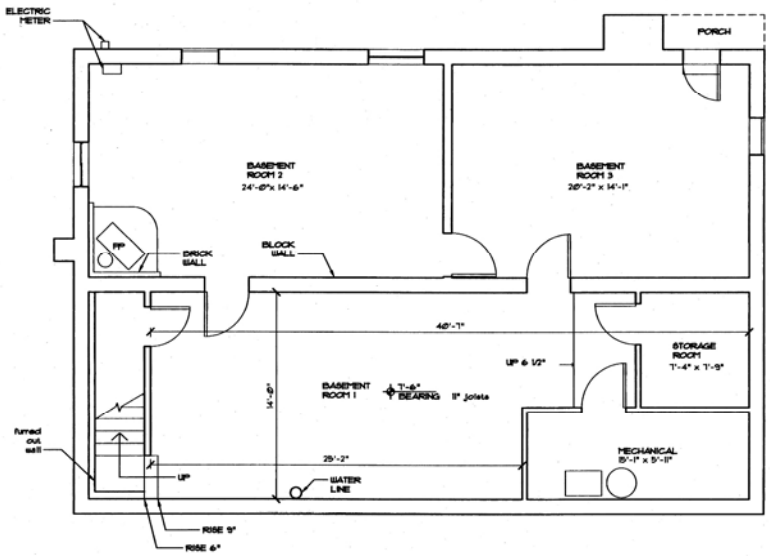
|---|---|---|---|
| PROJECT NO. | 15-16 | | |
| CHECKED BY | EE | DATE | 7/17/15 |
| DRAWN BY | BB/HR | DATE | 8/3/15 |

SHEET TITLE

PROPOSED FLOOR PLAN

SHEET NO.

A-2




## EXISTING BASEMENT FLOOR PLAN

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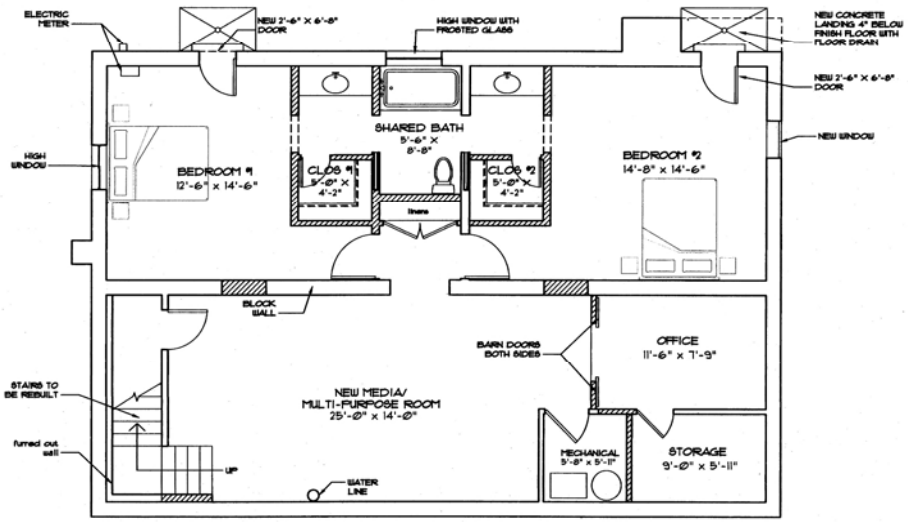


## PROPOSED BASEMENT FLOOR PLAN

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

16'-0"

NORTH

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PROJECT TITLE
**GONZALES RESIDENCE**

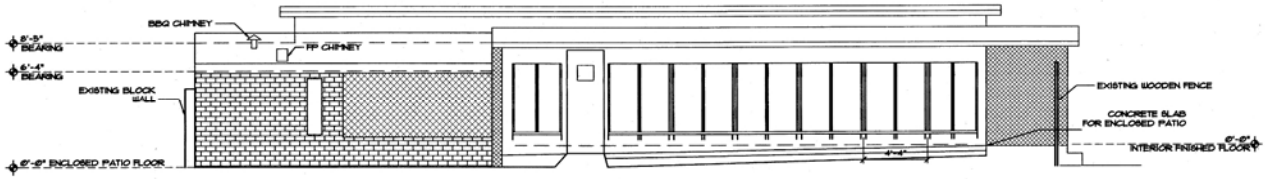
927 Canyon Road
Santa Fe, NM 87501

PROJECT NO. 15-16

| | | | |
|---|---|---|---|
| CHECKED BY | EE | DATE | 7/17/15 |
| DRAWN BY | BB/HB | DATE | 8/3/15 |

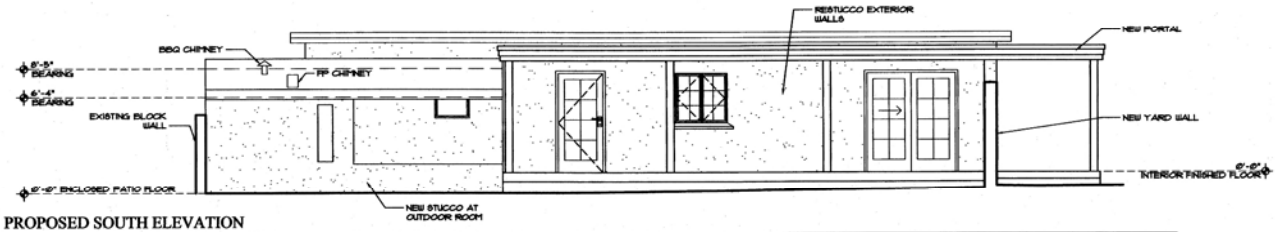
SHEET TITLE
**EXISTING & PROPOSED BASEMENT FLOOR PLANS**

SHEET NO.
**A-3**




EXISTING SOUTH ELEVATION

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



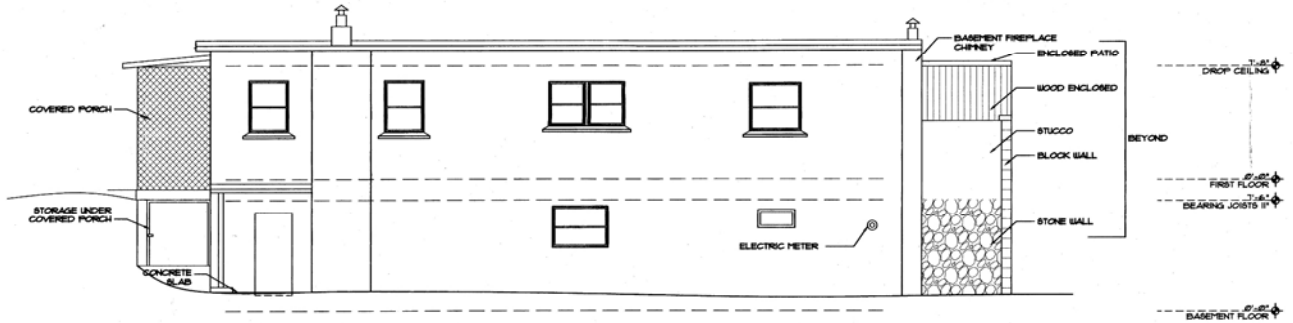

PROPOSED SOUTH ELEVATION

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

GENERAL NOTES:

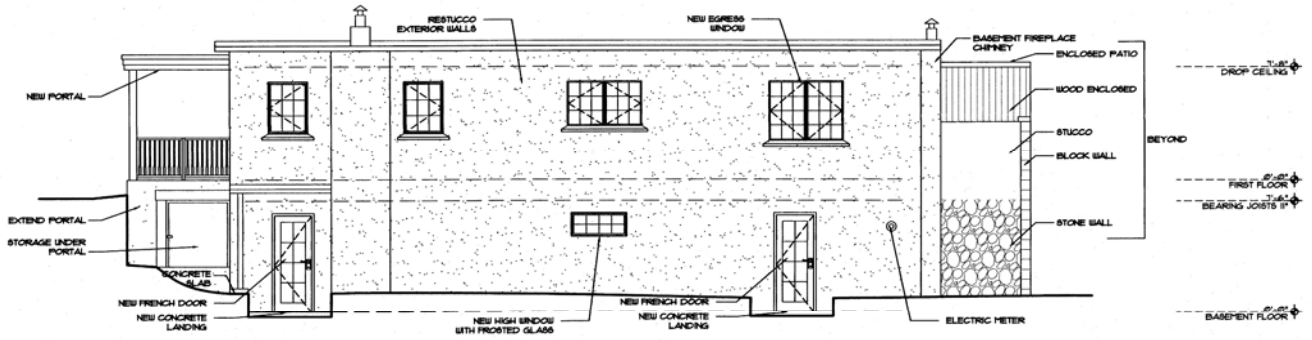
1) REPLACE ALL WINDOWS IN EXISTING OPENINGS. ENLARGE BEDROOM WINDOWS TO MEET EGRESS AS NOTED.

2) RESTUCCO EXTERIOR WALLS WITH SYNTHETIC STUCCO.




EXISTING NORTH ELEVATION

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




PROPSOSED NORTH ELEVATION

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

16'-0"

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KEY PLAN

PROJECT TITLE

# GONZALES RESIDENCE

927 Canyon Road
Santa Fe, NM 87501

PROJECT NO. 15-16

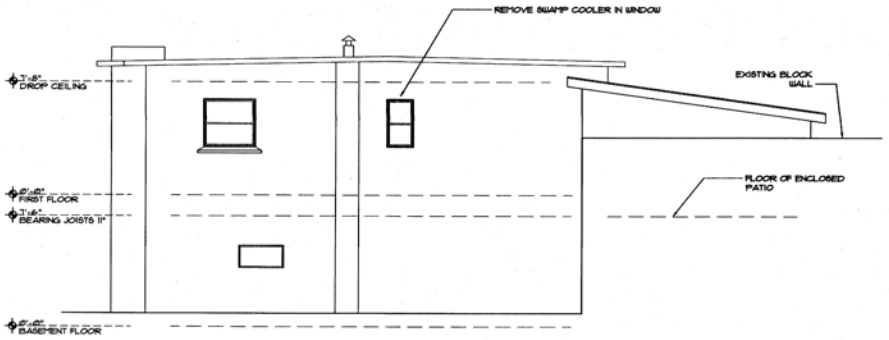
| | | | |
|---|---|---|---|
| CHECKED BY | EE | DATE | 8/3/15 |
| DRAWN BY | BB/HR | DATE | 8/3/15 |

SHEET TITLE

EXISTING & PROPOSED ELEVATIONS

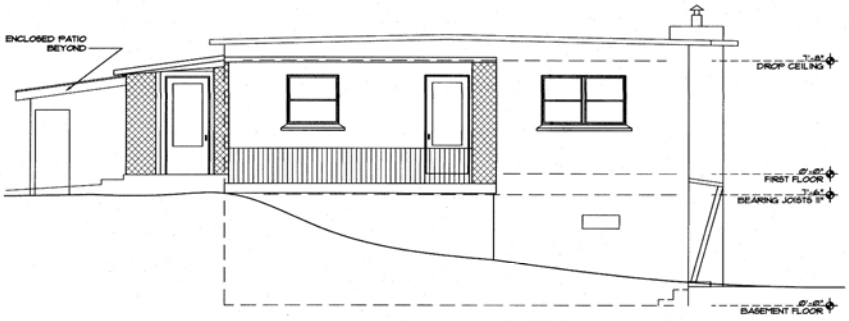
SHEET NO.

A-4



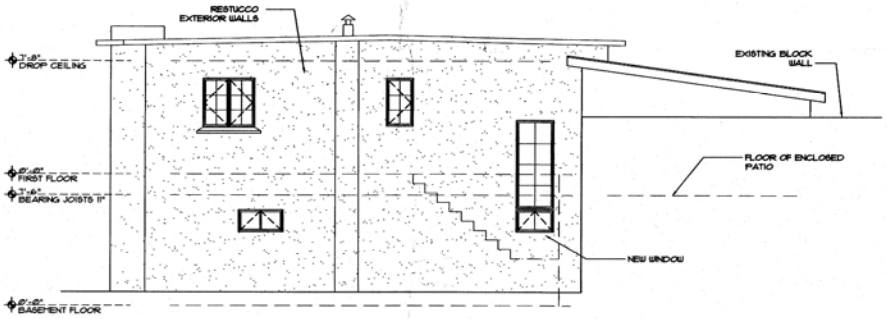

EXISTING WEST ELEVATION

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



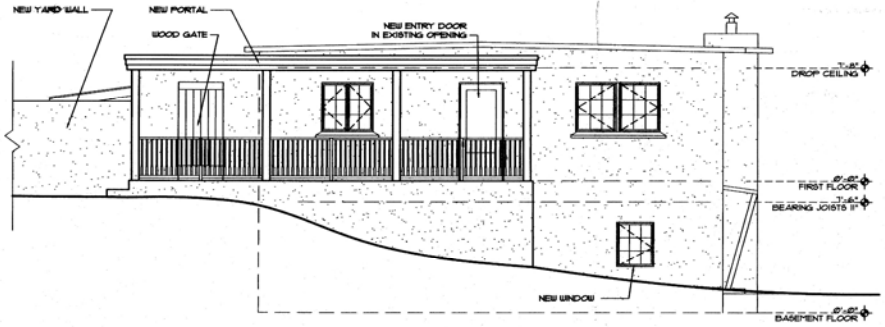

EXISTING EAST ELEVATION

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




PROPOSED WEST ELEVATION

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




PROPOSED EAST ELEVATION

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

16'-0"

GENERAL NOTES:

1) REPLACE ALL WINDOWS IN EXISTING OPENINGS. ENLARGE BEDROOM WINDOWS TO MEET EGRESS AS NOTED.

2) RESTUCCO EXTERIOR WALLS WITH SYNTHETIC STUCCO.

HISTORIC PRESERVATION & LAND USE - HISTORIC DISTRICTS REVIEW
- APPROVAL
- CONDITIONAL APPROVAL
- OBJECT

REMARKS: no publicly visible rooftop appurtenances

SIGNED: Cecilia Rios-Chair DATE: 7/27/15

RECEIVED
AUG 21 2015
Land Use Dept.

AUG 24 2015

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CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

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| NO. | REVISION/SUBMISSIONS | DATE |
|---|---|---|

KEY PLAN

PROJECT TITLE

# GONZALES RESIDENCE

927 Canyon Road
Santa Fe, NM 87501

PROJECT NO. 15-16

| | | | |
|---|---|---|---|
| CHECKED BY | EE | DATE | 7/17/15 |
| DRAWN BY | BB/HR | DATE | 7/17/15 |

SHEET TITLE

EXISTING & PROPOSED ELEVATIONS

SHEET NO.

# A-5

# City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4


Project description: Proposes to demolish a non-contributing garage.

Project Number: 13-130074
Case number: H-13-074
Project Type: HDRB

**PROJECT LOCATION (S):** **927 & 929 Canyon Road**

**PROJECT NAMES:**

OW – Joe R. Baca
Santa Fe, NM 87507

2400 Legacy Court, #285

AP – Joseph D. Gonzales
Santa Fe, NM 87505

485 Calle Volver
505-983-5697

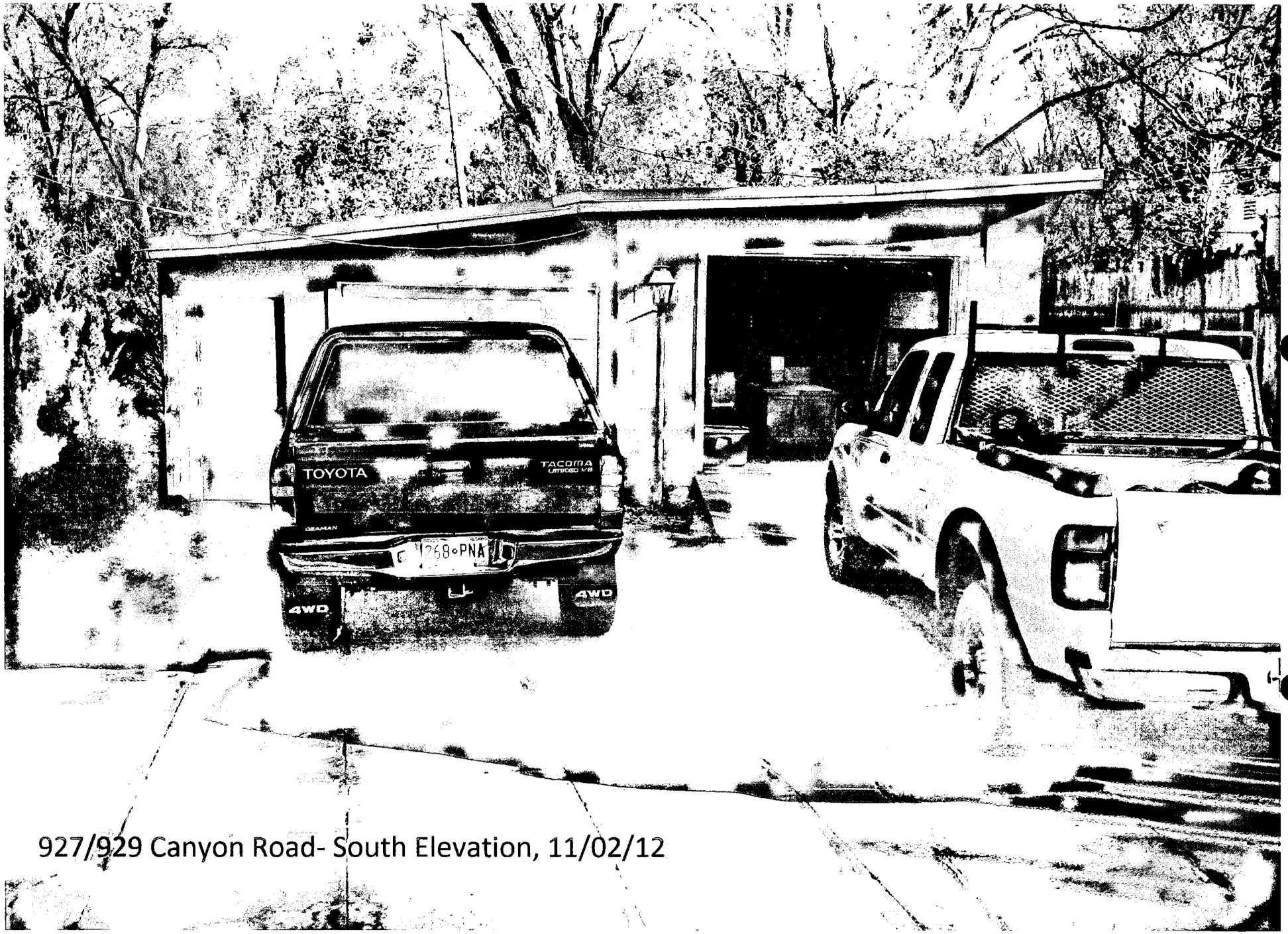
**BOARD ACTION**

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on August 27, 2013, the decision of the Board was to approve the application as submitted, permitting the demolition of the non-contributing garage. For further information please call 955-6605.

Sincerely,

John Murphey
Senior Planner, Preservation Division

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




927/929 Canyon Road- South Elevation, 11/02/12

927/929 Canyon Road-South and East Elevations, 11/02/12

927/929 Canyon Road-North Elevation, 11/02/12

# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

**To Be Completed By Applicant:**

Date Submitted: 7-29-13

Property Owner of Record: Joe R. Bach

Applicant/Agent Name: Joseph D. Gonzales P.O.A.

Contact Person Phone Number: 505 983 5697

Site Address: 929 Canyon Road

Proposed Construction Description: Demolition of Concrete block Garage

TOTAL ROOF AREA:

Zoning District: RAC

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

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

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

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

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

Terrain: ☐ 30% slopes_____

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

Lot Coverage :_____%
☐Open Space Required:_____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___R___ Minimum:____

Height: Proposed _____
Maximum Height: _____ or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed_____ Accessible_____
Minimum:_____

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

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

Joseph D. Gonzales P.O.A. [☐OWNER ☐APPLICANT ☒AGENT]
PRINT NAME

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

Joseph D. Gonzales P.O.A. 7-29-13
SIGNATURE DATE

**To Be Completed By City Staff:**

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

Zoning Approval:
☒ Preliminary Approval ☐ with conditions ☐ Rejected
Comments/Conditions: garage demolition

REVIEWER: Tamara Baer DATE: 7/30/13

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

# City of Santa Fe, New Mexico

# memo

**DATE:** August 27, 2013

**TO:** Historic Districts Review Board

**FROM:** John Murphey, Senior Planner, Historic Preservation Division

David Rasch, Supervisor Planner, Historic Preservation Division DR

---

**CASE # H-13-074**

**Address: 927/929 Canyon Road**
**Historic Status: Noncontributing**
**Historic District: Downtown and Eastside**

**REFERENCE ATTACHMENTS (sequentially):**

| CITY SUBMITTALS | APPLICANT SUBMITTALS |
|---|---|
| x Case Synopsis | x Proposal Letter |
| ___ District Standards and Yard Wall and Fence Standards | ___ Vicinity Map |
| x Historic Inventory Form | ___ Site Plan/Floor Plan |
| x Zoning Review Sheet | ___ Elevations |
| ___ Other: Letter from City building inspector | x Photographs |
| | ___ Other: |

**STAFF RECOMMENDATION:**

Staff recommends approval to demolish the garage, as the request meets Section 14-13.4, "Demolition of Landmark or Historic Structure," (C) and (G).

**BACKGROUND AND SUMMARY:**

Located near the back of the property, down a concrete driveway, the structure is an approximatey 750 sq. ft., two-bay, single-story garage made of concrete masonry units. It is noncontributing to the Downtown and Eastside Historic District

**Historical Overview**

The east block-built bay was most likely erected prior to 1960, and appears on aerials as a north-south oriented rectangle. Added at some point after 1966, by owner Joe R. Baca, is a second, stuccoed-block bay and storage closet to the west. This was built at a lower height, giving the garage its west-sloping roof. A relative of Baca asserts the addition was made around the same time the main house was constructed in 1967. The garage has doubled in size since 1963. Whatever contributing eligibility the original building may have once had was compromised with the addition. In this regard, does not believe the garage meets the criteria of a Contributing Structure.

**Project**

The applicant requests a review to demolish the structure.

Before granting approval or denial of a requested demolition, City staff shall provide information on the structure under consideration. This information includes 1) the historic or architectural significance of the structure; 2) a report from the City Building Inspector on the state of repair and structural stability of the structure; and 3) a report from the Archaeological Review Committee on whether the demolition would damage possible archaeological artifacts (14-13.4 (C)).

For Item 1, staff asks the Board to refer to the brief statement above and the attached HCPI form. For Item 2, staff asks the Board to review the August 5, 2013 letter from City of Santa Fe building inspector Mike Purdy, who determined the garage "to be in good condition." In regard to Item 3, an archaeological permit is not required, as the structure is less than 75 years old.

The Board's decision is premised on the application of three standards (14-13.4 (G)(1)):

(a) Whether the structure is of historical importance;

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

(c) The state of repair and structural stability of the structure under consideration

In consideration of the subject structure, it is not of historical importance, nor forms an essential part of a unique streetscape. The garage, however, according to the building inspector is in good condition.

Staff, therefore, recommends demolition.

# City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

August 5, 2013

927 Canyon Road

Demolition request for two car garage

On August 5, 2013 I performed an inspection at the above referenced address on a two car garage approximately seven hundred square feet. The garage has a concrete foundation with masonry block walls and wood frame shed roof. My inspection was a visual observation only. The structure appears to be in good condition structurally and no code violations were present at the time of my inspection.

If you have any questions or if I can be of further assistance I can be reached at 955-6560.

Michael Purdy, Building Official

Land Use Department / Inspections and Enforcement Division

City of Santa Fe

7/30/13.

City of Santa Fe
Historic Preservation Div.
c/o John W. Murphey

Sir:

The reason for the demolition of Block garage that is now located on 929 Canyon Road is for the purpose to construct a single family Home, now in the Planning stages.

Thank you,
Joseph D. Gonzales P.O.A.

c. 1967

# POWER OF ATTORNEY

I, Joseph Ramon Baca, reside at 2400 Legacy Ct. #285, Santa Fe, New Mexico 87505.

I appoint Joseph D. Gonzales, residing at 485 Calle Volver, Santa Fe, New Mexico, 87505 to serve as my attorney-in-fact.

This power of attorney shall not be affected by my incapacity but will terminate upon my death unless I have revoked it prior to my death. I intend by this power of attorney to avoid a court supervised guardianship or conservatorship.

Should my attempt be defeated, I ask that my attorney in fact be appointed as guardian or conservator of my person or estate.

My attorney-in-fact shall have the power to act in my name, place and stead in any way which I myself could do with respect to the following matters to the extent permitted by law:

___ 1. real estate transactions.
___ 2. stock and bond transactions.
___ 3. commodity and option transactions.
___ 4. tangible personal property transactions.
___ 5. banking an other financial institution transactions.
___ 6. business operating transactions.
___ 7. insurance and annuity transactions.
___ 8. estate, trust and other beneficiary transactions.
___ 9. claims and litigation.
___ 10. personal and family maintenance.
___ 11. benefits from social security, medicare, medicaid or other government programs or civil or military service.
___ 12. retirement plan transactions.
___ 13. tax matters, including any transactions with the Internal Revenue Service.
___ 14. decisions regarding lifesaving and life prolonging medical treatment.
___ 15. decisions relating to medical treatment, surgical treatment, nursing care, medication, hospitalization, institutionalization in a nursing home or other facility and home health care.
___ 16. transfer of property or income as a gift to my children for the

purpose of qualifying the principal for governmental medical assistance.

JRB 17. ALL OF THE ABOVE POWERS, INCLUDING FINANCIAL AND HEALTH CARE DECISIONS.

JRB This Power of Attorney shall become effective immediately.

This power of attorney shall not be affected by lapse of time. I agree that any third party who receives a copy of this power of attorney may act under it.

Joe R Baca — 525-28-6038

Joseph Ramon Baca — Social Security Number

Dated: 11/10/10

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )
ss.
COUNTY OF SANTA FE )

The foregoing instrument was acknowledged before me this 10th day of November, 2010 by Joseph Ramon Baca.

NOTARY PUBLIC

My Commission Expires:

September 16, 2010

# CITY OF SANTA FE, NEW MEXICO

Project description: RS 6'WL TO 8'/WD FNC MX HGT 5'9"
Project number: 02-10100040
Case number: H-02-40
Project type: HISTORIC DESIGN REVIEW BOARD

**PROJECT LOCATION (S): 927 CANYON RD**

**PROJECT NAMES:**

OW - Joe R. Baca
Santa Fe, NM 87501-6121

927 Canyon Rd
505-988-2914

**PROJECT DATA:**

| | |
|---|---|
| HISTORIC DISTRICT | DOWNTOWN & EASTSIDE |
| HISTORIC BUILDING STATUS | NON-CONTRIBUTING |
| PUBLICLY VISIBLE FACADE-EAST | NO |
| PUBLICLY VISIBLE FACADE-NORTH | NO |
| PUBLICLY VISIBLE FACADE-SOUTH | YES |
| PUBLICLY VISIBLE FACADE-WEST | NO |
| HISTORIC DISTRICT SURVEY NUMBER | H-1118 |
| YEAR OF CONSTRUCTION | 1967 |
| PROJECT TYPE (NEW, ADD, ETC.) | FENCE |
| USE, EXISTING | RESIDENTIAL |
| USE, PROPOSE | RESIDENTIAL |
| HISTORIC BUILDING NAME | |

# City of Santa Fe, New Mexico

# memo

**DATE:** April 30th, 2002

**TO:** Historic Design Review Board Members

**VIA:** Cyrus Samii, Planning Team Leader CS

**FROM:** James M. Hewat, Supervisor Planner JMH

---

CASES #H-02-40

ADDRESS : 927 Canyon Road
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

_x_ District Standards & Yard wall & Fence standards.

_x_ State Historic Survey Sheets

_x_ Other: Wall Height Calculation

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Vicinity Map

_x_ Site Plan

_x_ Elevations

_x_ Photographs

___Other

## STAFF RECOMMENDATION:

Staff considers the applicant to have demonstrated that a positive finding for each of the six criteria under Section 14-5.2c(5)c of the Code is warranted. As such, staff recommends approval of the requested height exception.

**BACKGROUND & SUMMARY:**

The applicant was red-tagged on March 12th, 2002 for raising an existing 6' masonry wall with wood fencing to a height of 8' without a permit. After meeting with staff, the applicant has chosen to apply for an exception to the 5',9" high maximum allowable wall and fence height calculated for the streetscape.

As per section 14-5.2 c(5)c (1-6) of the Ordinance, the applicant is applying for an exception to the allowable height of the wall. In order for the exception to be granted, a positive finding must be made for each of the points:

i) *The exception will not damage the character of the Streetscape.*
*Response*:
The added height and limited span of the wood fencing will not damage the streetscape, or the District as a whole.

ii) *The exception will prevent a hardship to the applicant or an injury to the public welfare.*
*Response:*
The applicant asserts that allowing the exception will prevent a hardship to the owner by blocking the new construction across the street's view down into the applicant's house; thus improving the privacy the owner has had since he built the house in 1967.

iii) *Allowing the exception will strengthen the heterogeneous by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.*
Response:
Allowing the exception will help ensure the privacy the property has enjoyed for the past 35 years and continued residential use of the property by the applicant.

iv) *The request for the exception is due to special circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape.*
Response:
The higher grade on the south side of Canyon Road has resulted in the new building directly across the Road looking down onto the applicant's house.

v) *The request is due to special conditions and circumstances that are not a result of the actions of the applicant.*

Response:
The difference in grade and construction of a house across the road are circumstance that are not a result of the actions of the applicant.

vi) *The requested exception will provide the least negative impact with respect to the purposes of this section a set forth in 14-5.2(A)(1).*
Response:
The applicant asserts that the exception is generally consistent with Section 14-5.2(A)(1) of the Code.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1118

| | | | |
|---|---|---|---|
| building threatened? yes | surveyed date 7-XI-84 by mb | county Santa Fe | ID no. 05161396 |
| field map SFHD-6-1396 | number B | UTM reference zone 12 13 | easting northing |

location description: 927 CANYON

city/town: Santa Fe

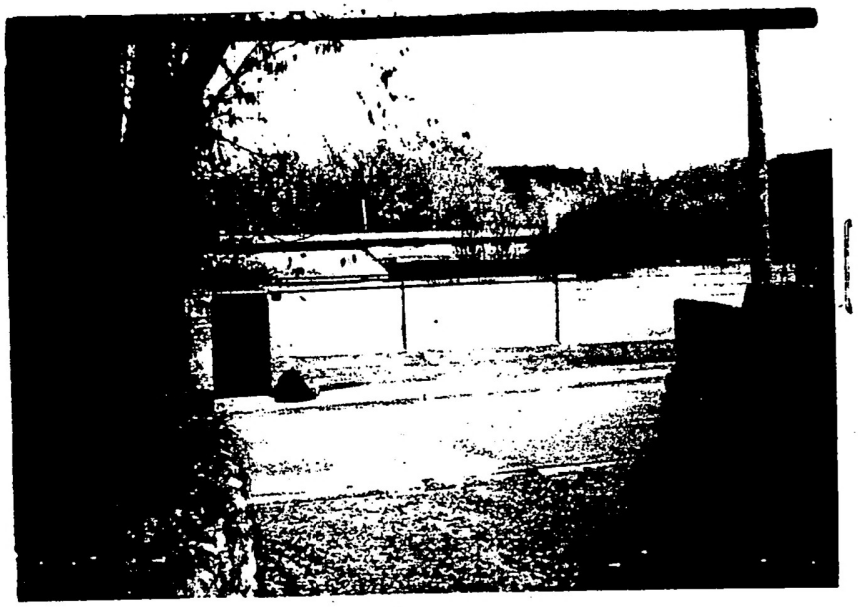
land grant/reservation:

building name:

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

film roll by mb no. 15 | negative nos. 26 | loc. of neg. HPB

plan shape:



date of construction: P ___ estimate 1967 actual

source: (owner)

use
present: residential
other:
historic: residential
other:

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style:

foundation material:

wall material/surface:

architectural features:

surroundings: Res/Com

relationship to surroundings
x similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest x none

if eligible, why?

comments:

associated buildings? ___ yes.
what type?

if inventoried, list ID nos..

see back? ___ yes

# WALL AND FENCE GUIDELINES
# SANTA FE HISTORIC DISTRICTS

## [ADOPTED 24 AUGUST 1999]

**Purpose and Intent.** **These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structure(s) on the property and the physical character of the street or public façade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].**

**SCALE:**

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one-foot. ✓

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

Walls should include openings such as gates, windows and nichos at appropriate intervals.

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail.. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a viewshed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

**SETBACK:**

Unfenestrated walls and fences (eg. Cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with stepbacks as outlined above.

Open fences (eg. Wire and post, picket) or fenestrated fences (eg. Coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means (eg. Landscaping). These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

**MATERIAL, TEXTURE AND COLOR:**

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be of the material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District or streetscape.

**GATES:**

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited (see City of Santa Fe 1999 General Plan).

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

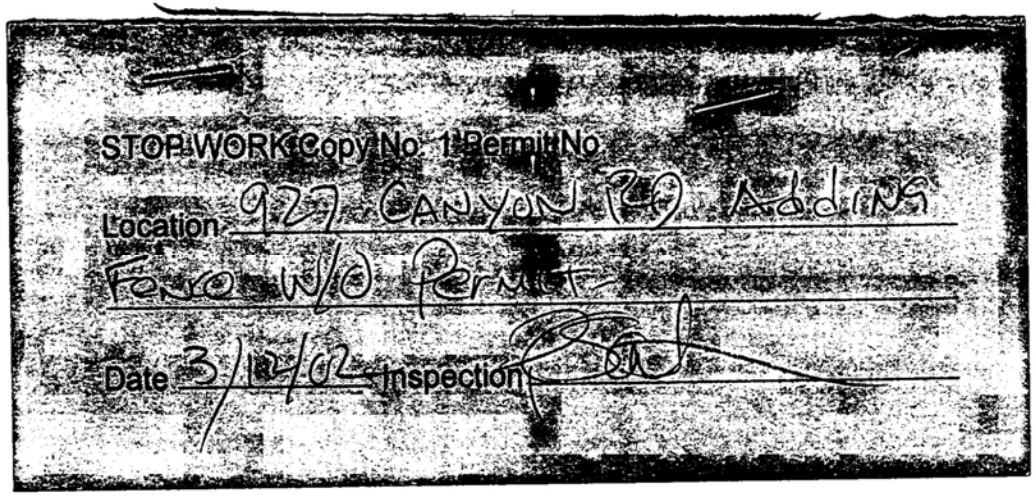
**LANDSCAPING (Suggested Options)**

Walls and fences in excess of 50' in length should install landscaping along the exterior façade within the suggested setback or stepback.

Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged, and should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.

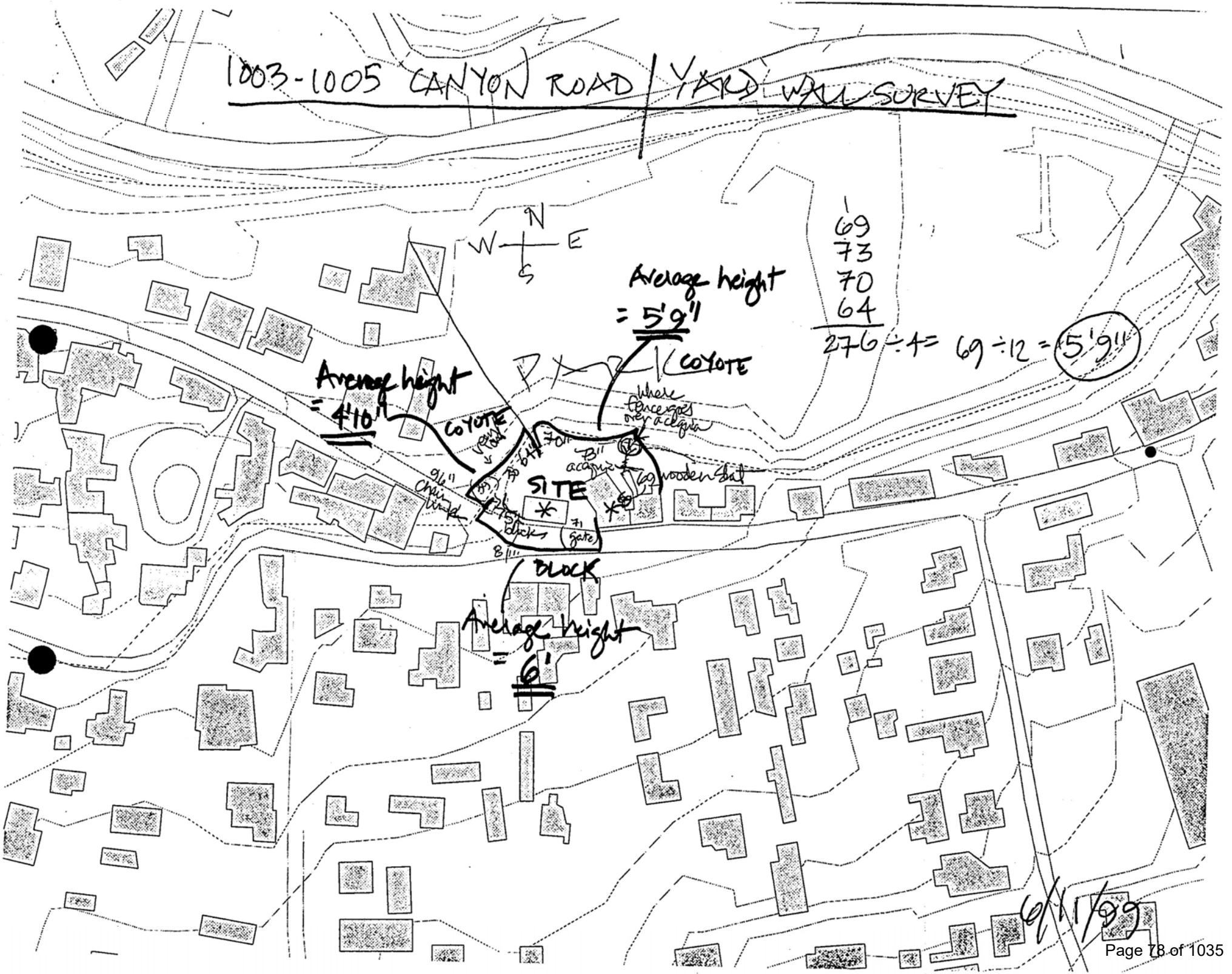


STOP WORK Copy No. 1 Permit No.

Location 927 CANYON RD Adding

Fence W/O Permit

Date 3/12/02 Inspection [signature]


1003-1005 CANYON ROAD / YARD WALL SURVEY
N
W
E
S
Average height = 5'9"
COYOTE
Average height = 4'10"
COYOTE
where fence goes over acequia
70"
73" acequia
69 wooden slat
96" chain link
SITE
71 gate
BLOCK
Average height = 6'
69
73
70
64
276 ÷ 4 = 69 ÷ 12 = 5'9"
6/11/99

# PRELIMINARY ZONING REVIEW WORKSHEET

***TO BE COMPLETED BY APPLICANT:***

Date Submitted 3/20/02

Property Owner of Record JOE R BACA

Applicant Name _____ Phone _____

Site Address 927 CANYON RD - SANTA FE - 87501-61-21

Proposed Construction 21' x 18" WOOD FENCE OVER EXISTING CONCRETE BLOCK WALL - TOTAL HEIGHT EAST END 8' WEST END 8'4"

***TO BE COMPLETED BY STAFF:***

Zoning District RAC Subdivision _____ Lot ____ Block ____

Permitted Use : ☐ Section # _____
Accessory Use : ☒ Section # 14-8.5
Special Exception: ☐ Case # _____
Variance: ☐ Case # _____
Prohibited Use: ☐ Section # _____

Setbacks:
(Front) Provided N/A Minimum _____ (Rear) Provided _____ Minimum _____
(Left Side) Provided _____ Minimum _____ (Right Side) Provided _____ Minimum _____
(Special Yard ) Provided N/A Minimum _____
Density: _____ Open Space: _____

Lot Size: _____ Total Roof Area: _____ Lot Coverage: _____
Height: _____ Wall Requirement: 14-8.5(B) walls outside H 6' max ht

Parking: # Required _____ # Provided _____ Maneuverability _____

Other District Requirements: walls in excess of 6' require approval of a variance by H Board and Board of Adjustment

Preliminary Approved ☐
Preliminary Approval w/ Conditions ☒ additional ht may be authorized with approval of Variance only
Preliminary Rejection ☐

Comments: _____

Reviewer PHIL SHAFFER Date 3/19/02 Phil Shaffer

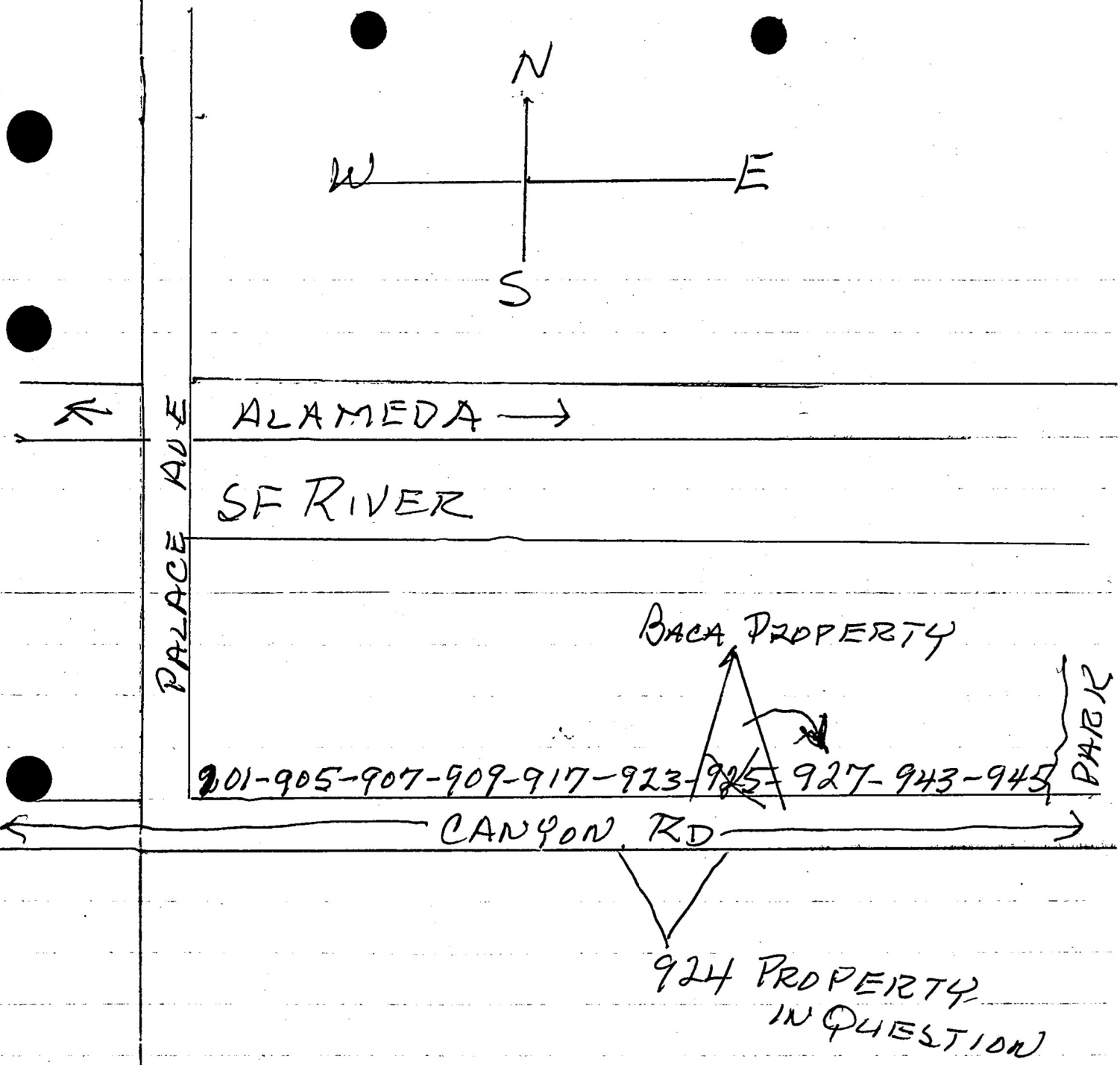
Prepared by: Mmontoya 12/99
Revised 4/3/2001

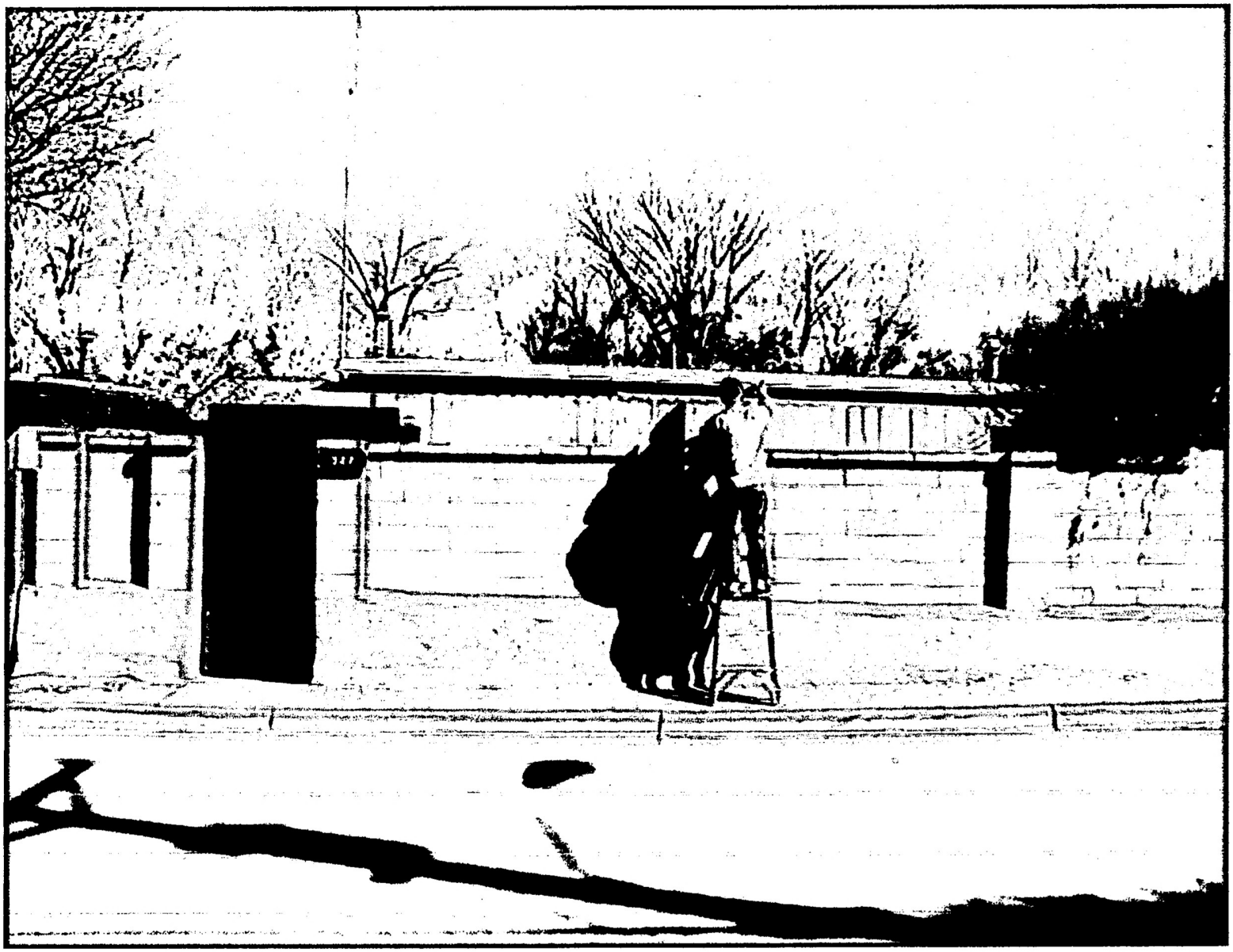
To. BOARD OF ADJUSTMENT MEMBERS

APPLICATION FOR VARIANCE REQUEST

1. CONSTRUCTION OF A WOOD FENCE 21'ft LONG BY 16"-18" HIGH
2. ANCHORED TO AN EXISTING CONCRETE BLOCK WALL - OVERALL HEIGHT EASTEND 8FT W.END 8'4"
3. REASON FOR VARIANCE REQUEST.
FOR PRIVACY FROM ~~ACCROSS~~ ACROSS THE STREET (924 CANYON RD). BUILDING CONSTRUCTED ON PROPERTY LINE ON TOP OF STONE WALL, WHICH WAS ILLEGALLY CONSTRUCTED AT ~~#~~ THAT TIME AND WAS FINED $50^{00}$. THE CONSTRUCTION IS HIGH ENOUGH TO LOOK OVER MY EXISTING WALL FROM TWO LARGE WINDOWS.
THE OWNER OF THE PROPERTY AT ~~#~~ THAT TIME WAS THE GEN. MGR OF LA POSADA - MAY OR OWNER OF LAPOSADA ON PALACE AVE
4. PICTURES OF MY FENCE ARE ENCLOSED
5. WHEN I WAS ENCOSING MY PORTAL WITH GLASS IN 1996 RUDY GALLEOS ~~CAME TO SEE~~ FORMER EMPLOYEE OF THE PERMIT OFFICE I TALKED TO HIM ABOUT THE PROBLEM AND ASKED HIM ABOUT WHAT I WANTED TO DO ~~A~~ HE AGREED THAT I ~~SHOULD~~ COULD DO IT.
THE REASON I DID THE WORK AT ~~#~~ THIS TIME IS BECAUSE I HAD TO HAVE TWO

MAJOR BACK SURGERIES & A TOTAL HIP REPLACEMENT. INJURIES DO TO WW II

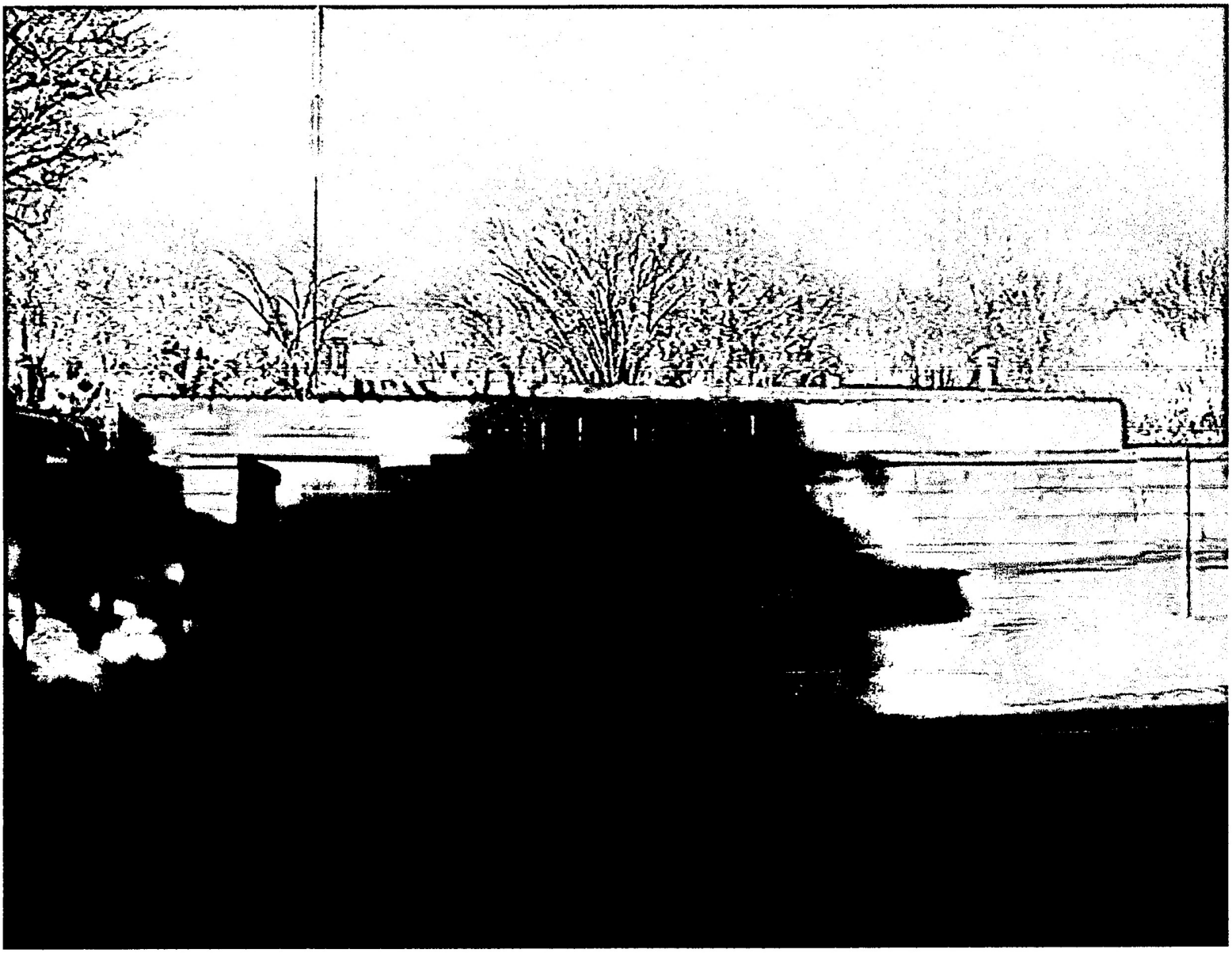

N
W
E
S
ALAMEDA →
SF RIVER
PALACE AVE
BACA PROPERTY
901-905-907-909-917-923-925-927-943-945
PARK
CANYON RD
924 PROPERTY IN QUESTION



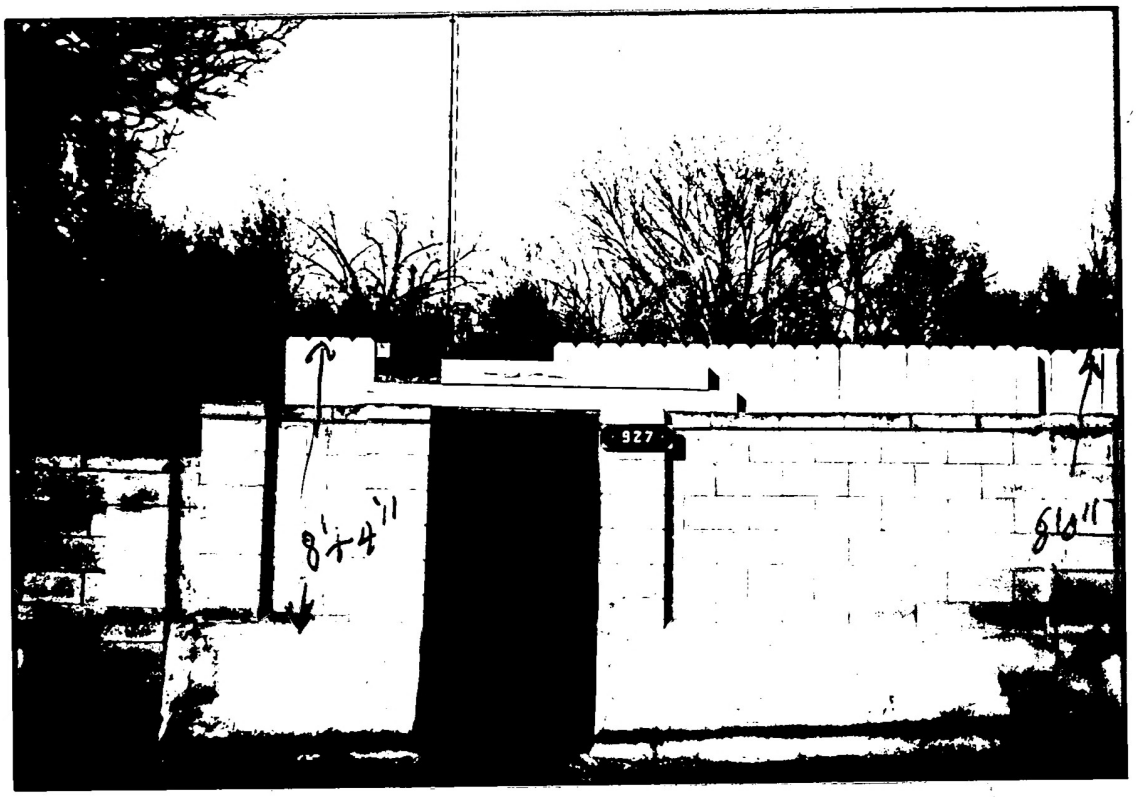
927 CANYON ROAD

MARCH 10, 2002

(NOTE NO FENCE TO LEFT OF GATE)

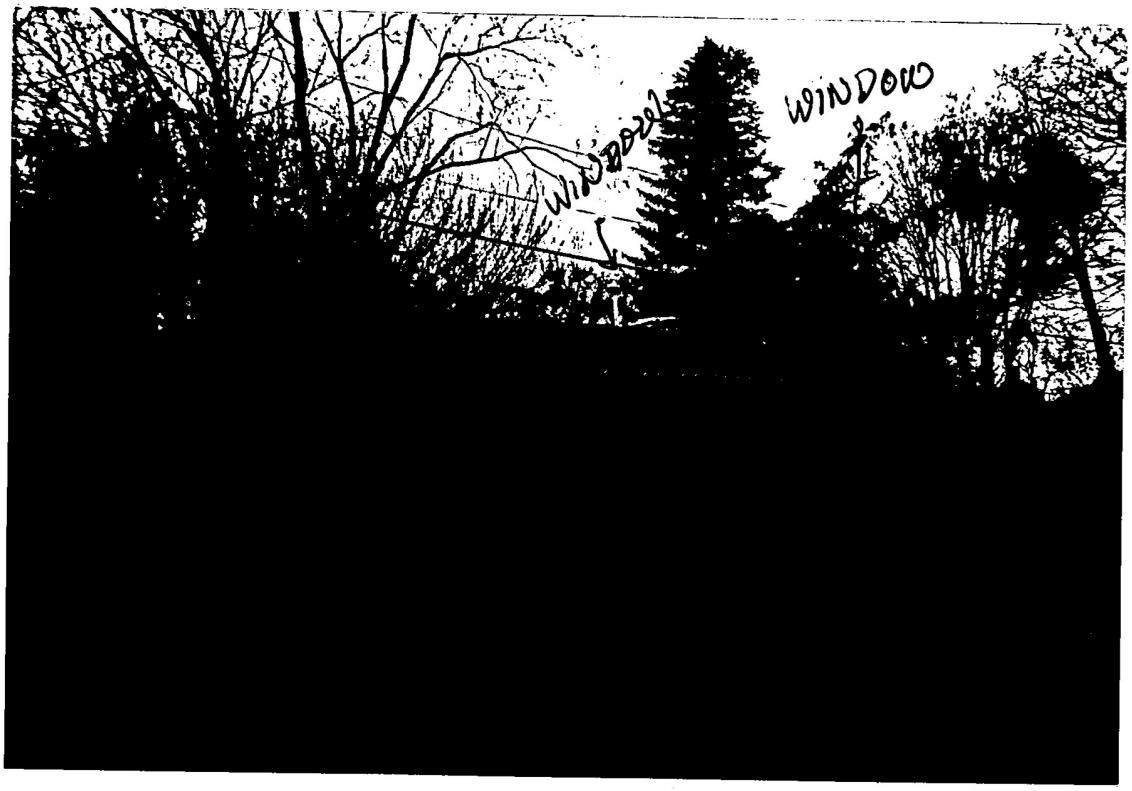


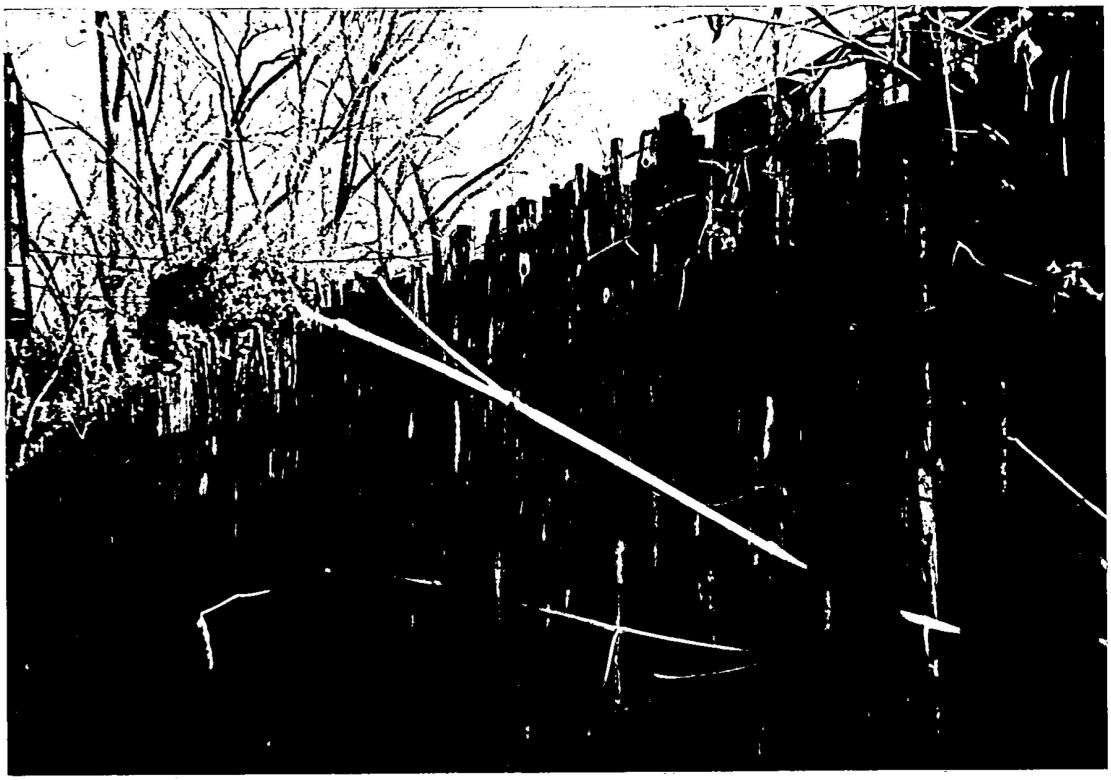
927 CANYON ROAD
MARCH 11, 2002
(NOTE FENCE added above and to left of gate)


927
8'+4"
8'6"






WINDOW





# CASE OVERVIEW

Project# H-02 -40

Project Address 927 Canyon Rd

Proposal TO RAISE AN EXISTING 6' WALL TO 8' IN HEIGHT USING WOOD FENCING. MAXIMUM ALLOWABLE HEIGHT = 5'9". APPLICANT IS REQUESTING AN EXCEPTION TO THE HEIGHT AS PER SECTION 14-5.2C5C of The Code.

PROJECT DATA

Historic District: Downtown & Eastside Historic Status: N

Historic Visible Façade: E W N (S)

Historic District Survey Number: H-1118

Year of Construction: 1967

Project Type (New, Add, Etc.) FENCE

Use, Existing: RESIDENTIAL

Use, Proposed: RESIDENTIAL

Historic Building Name:

Project #: 02-10100040 Date of Appl: 3/02

Project Description:

Owner: Joe R. Baca Phone: 505-988-2914

Address: 927 Canyon Rd

City,State,Zip: Santa Fe, NM 87501-6121

Applicant: Phone:

Address:

City,State,Zip:

COVER LETTER
ASK FOR A HEIGHT
EXCEPTION
SECTION 14-70.22.

# HISTORIC DESIGN REVIEW BOARD
# APPLICATION PACKET

In an effort to assist you with your application and to ensure a more timely and efficient case review for your submittal to the Historic Design Review Board please follow the directions below:

- **PRE-APPLICATION MEETING**

Applicants are requested to have a preliminary on-site review meeting with a Historic Preservation Case Planner. Discussion with the case planner should include all aspects of the proposed work.

For appointments please call:

Alysia Abbott
Historic Preservation Planner
(505) 955-6577

James Hewat
Historic Preservation Planner
(505) 955-6657

**CALL 1 – 2 WEEKS PRIOR TO THE DATE YOU WOULD LIKE TO MEET WITH A CASE PLANNER**

- **PRELIMINARY ZONING REVIEW**

All applications must include confirmation by the zoning officials in the Permit and Development Review Division regarding outstanding zoning issues for your project. The enclosed Preliminary Zoning Review Worksheet must be filled out and signed by one of the following zoning officials:

***ALL NEW CONSTRUCTION***
Residential and Commercial: Phil Shafer, Planner – (505) 955-6654

***ADDITIONS/REMODELS/FENCES OR YARD WALLS***
**Residential:** Andy Sandoval, Building Plan Reviewer – (505) 955-6507
**Commercial:** Gilbert Catanach, Building Plan Reviewer – (505) 955-6516

*The Preliminary Zoning Review Worksheet is not intended to assign final zoning clearance to a project. Rather, it is intended to identify potential zoning issues early in the design phase. Preliminary zoning review is based on information provided by the*

*applicant. It does not constitute a thorough review of official records for: conditions of safeguards, building permit, or certificate of occupancy. Applicants are advised to pursue an independent search of official documents to verify property restrictions and applicable codes.*

- **SUBMITTAL REQUIREMENTS FOR ZONING REVIEW**

- Vicinity map.
- Scaled site plan/improvement survey depicting bearings and distances of property lines, width and type of easements, street location, property access, existing and proposed improvements, parking, walls, fences, window locations, existing and proposed roof area, and lot square footage.
- Existing and proposed floor plan with all improvements indicated.
- Dimensioned building elevations.

**The following items are included in this packet:**

***ATTACHMENTS (included in this packet):***

- ***SCHEDULE*** indicating the Historic Design Review Board meeting dates and respective submittal deadlines.
- ***HDRB APPLICATION FORM.***
- ***PRELIMINARY ZONING REVIEW FORM.*** Must be submitted with proposal.
- ***VICINITY MAP*** for you to indicate where the project site is located.
- ***SITE PLAN, FLOOR PLAN, AND ELEVATION PLAN.*** Samples.

**THE FOLLOWING ITEMS ARE REQUIRED IN YOUR SUBMITTAL PACKAGE:**

- ***APPLICATION FORM***

- ***PRELIMINARY ZONING REIVEW WORKSHEET***

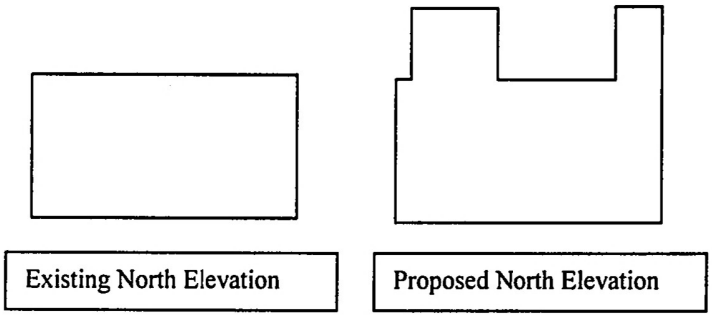
- ***PROPOSAL LETTER*** explaining the proposed project. Include details about colors and finishes, type of windows, etc., and a brief paragraph that explains the architectural history of all modifications for proposed building(s). (i.e. date of construction, chronology of alterations it has received, etc.)

- ***SITE PLAN.*** One (1) copy to scale, Two (2) copies reduced to 8 ½" X 11" size. Submit site plan so as to show relationship to street. Include a **graphic** scale.

- ***FLOOR PLAN.*** One (1) copy ¼" scale, Two (2) copies, reduced to 8 ½ " X 11" size. Floor plan(s) must be adequately dimensioned and clearly indicate (label) the existing construction, if any, and the new construction. Include a **graphic** scale.

- ***ELEVATIONS.*** One (1) copy ¼" scale, Two (2) copies, reduced to 8 ½ " X 11" size. Elevations of the existing construction must be submitted. The elevations must clearly show the new construction and/or proposed alterations. Drawings must also indicate all window/door openings, distances of separation between such features, and distances of such features from building corners. Please label new and/or proposed alterations or construction as appropriate. Include a **graphic** scale. Please place existing and proposed elevations on the same page.

***i.e.***




- ***PHOTOGRAPHS.*** Photographs illustrating the project site (in the case of new construction) and all existing elevations of the building undergoing renovation should be submitted. We also request a context view of the building from the street be included that illustrates the building and its immediate vicinity. **PLEASE ATTACH TO 8 ½ " X 11" PAPER AND LABEL EACH PHOTOGRAPH.**

***NOTE:*** **Please submit Site Plan, Floor Plan and Elevations drawn to one-quarter inch (1/4" = 1'0") scale for all projects except large commercial projects which may be drawn to one-eighth inch 1/8" = 1'0") scale.**

***THE APPLICANT/OWNER MUST ATTEND OR BE REPRESENTED AT THE SCHEDULED PUBLIC HISTORIC DESIGN REVIEW BOARD MEETING.***

***IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE PLANNING DIVISION OFFICE (505) 955-6605***

# City of Santa Fe

Land Use Department | Historic Preservation Division

## Administrative Approval

***THIS IS NOT A CONSTRUCTION PERMIT***

***DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB***

**Date:** October 18, 2021

**To:** Building Permit Division

**From:** Daniel Schwab

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

**Project Address:** 927 CANYON RD, Santa Fe, NM 87501

**Case Number:** 2021-004197--ADMIN

**Contact Name:** Joseph Gonzales

**Phone Number:** **Email:**

**Approved Scope of Work:** *iron gate with wood slats, 4 feet high, 20 feet long.*

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

**FINAL HISTORIC INSPECTION**

# City of Santa Fe

Land Use Department | Historic Preservation Division

## Administrative Approval

***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:** May 03, 2021

**To:** Building Permit Division

**From:** Nicole A. Ramey Thomas

Nicole Thomas, Contractor

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

**Project Address:** 927 CANYON RD, Santa Fe, NM 87501

**Case Number:** 2021-003507--ADMIN

**Contact Name:** Joseph Gonzales

**Phone Number:** 505-660-8007 **Email:** joedwight@comcast.net

**Approved Scope of Work:** *Extension of HDRB approval from 2015 (H-15-086). Applicant has made no changes to the design that was approved. Refer to approved plans from 2015.*
*East Elevation*
*Replace basement window (L)*
*West Elevation*
*Replace basement window (N) and add window (K)*
*North elevation*
*Replace existing door with a French door, replace window (M), instead of French door (15) replace with a window to match window style of (M).*

*Demolition of porches will no longer take place. The only change to the porches on the west and south will be to replace the existing pro-panel roof with new propanel (gavanized metal) and the posts on the west porch.*

*Re-stucco the north, east, and west walls of the house. Stucco will be El Rey "Buffalo."*

*If other changes occur then the applicant will need to apply for administrative or HDRB approval for redesign.*

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

**FINAL HISTORIC INSPECTION**

~~Original~~ Amended 11/14/16 Full Scale

# City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

# ADMINISTRATIVE APPROVAL

***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:** November 9, 2016

**To:** BUILDING PERMIT DIVISION

**From:** David Rasch, HPD Planner Supervisor: DR (STAFF INITIALS)

Nicole Ramirez Thomas, HPD Planner Senior NRT (STAFF INITIALS)

**Date Submitted:** November 8, 2016

**Contact Name:** Joseph Bienzobas

**Phone Number:** 660-8007

**Project Address:** 927 Canyon Road

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

**Description of Proposed Work:**

-> Coyote fence to a height of 61" instead of the CMU wall that was approved by the Board. Fence will have irregular latilla tops. Also, fence at NE corner of property will be no higher than 6 feet tall.)

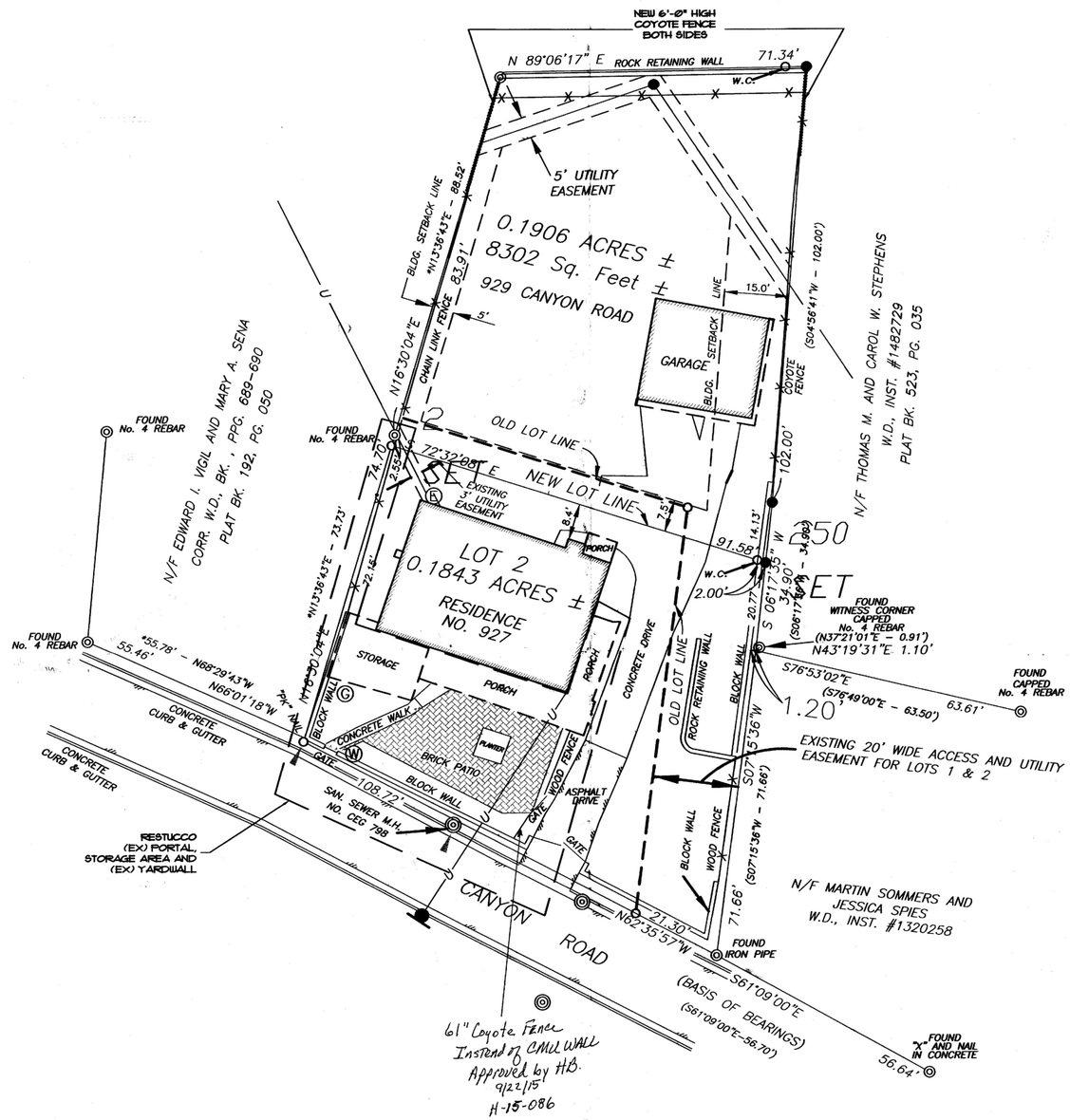
-> Exterior light next to the sunroom entry door and an exterior motion sensor light on the SE corner of the sunroom.

-> Installation of 6 recessed lights in outside porch.

**PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS**

| | | |
|---|---|---|
| ☑ Yes ☐ No | PERMIT or PERMIT REVISION REQUIRED | DR |
| ☑ Yes ☐ No | ROUTE TO HISTORIC DIVISION | DR |
| ☐ Yes ☑ No | INTERIM HISTORIC INSPECTION | DR |
| ☑ Yes ☐ No | FINAL HISTORIC INSPECTION | DR |

927 Canyon Rd
11.9.16




## SITE PLAN

SCALE: 1/16" = 1'-0"

64'-0"

NORTH

0' 5' 10' 20'

927 Canyon Rd
11.9.16


ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
E-MAIL architecturalalliance@archallinc.com
WEBSITE www.archallinc.com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| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|

STAMP

PROJECT TITLE

# GONZALES RESIDENCE

927 Canyon Road
Santa Fe, NM 87501

PROJECT NO. 15-16

| | | | |
|---|---|---|---|
| CHECKED BY | EE | DATE | 10/18/16 |
| DRAWN BY | HR | DATE | 10/18/16 |

SHEET TITLE

EXISTING AND PROPOSED SITE PLAN

SHEET NO.

C-1

927 Canyon Rd
11.9.16

Full scale

# City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

# ADMINISTRATIVE APPROVAL

***THIS IS NOT A CONSTRUCTION PERMIT***

***DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.***

**Date:** June 14, 2016

**To:** BUILDING PERMIT DIVISION

**From:** David Rasch, HPD Planner Supervisor: DR (STAFF INITIALS)

Nicole Ramirez Thomas, HPD Planner Senior NRT (STAFF INITIALS)

**Date Submitted:** June 14, 2016

**Contact Name:** Steve Rivera

**Phone Number:** 505-690-0819

**Project Address:** 927 Canyon Road

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

**Description of Proposed Work:**

Construction of an 875 sq ft concrete parking pad; color of concrete will be "San Diego Buff."

**PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS**

| | | |
|---|---|---|
| ☐ Yes | ☑ No | ROUTE TO HISTORIC DIVISION DR |
| ☐ Yes | ☑ No | INTERIM HISTORIC INSPECTION DR |
| ☑ Yes | ☐ No | FINAL HISTORIC INSPECTION DR |

**June 7, 2016**

**To:**
City of Santa Fe Historic Preservation Division

**From Owners:**
Joseph D. and Mary L. Gonzales
485 Calle Volver
Santa Fe, NM 87505

**Project Location:**
927 Canyon Road

To whom it may concern,

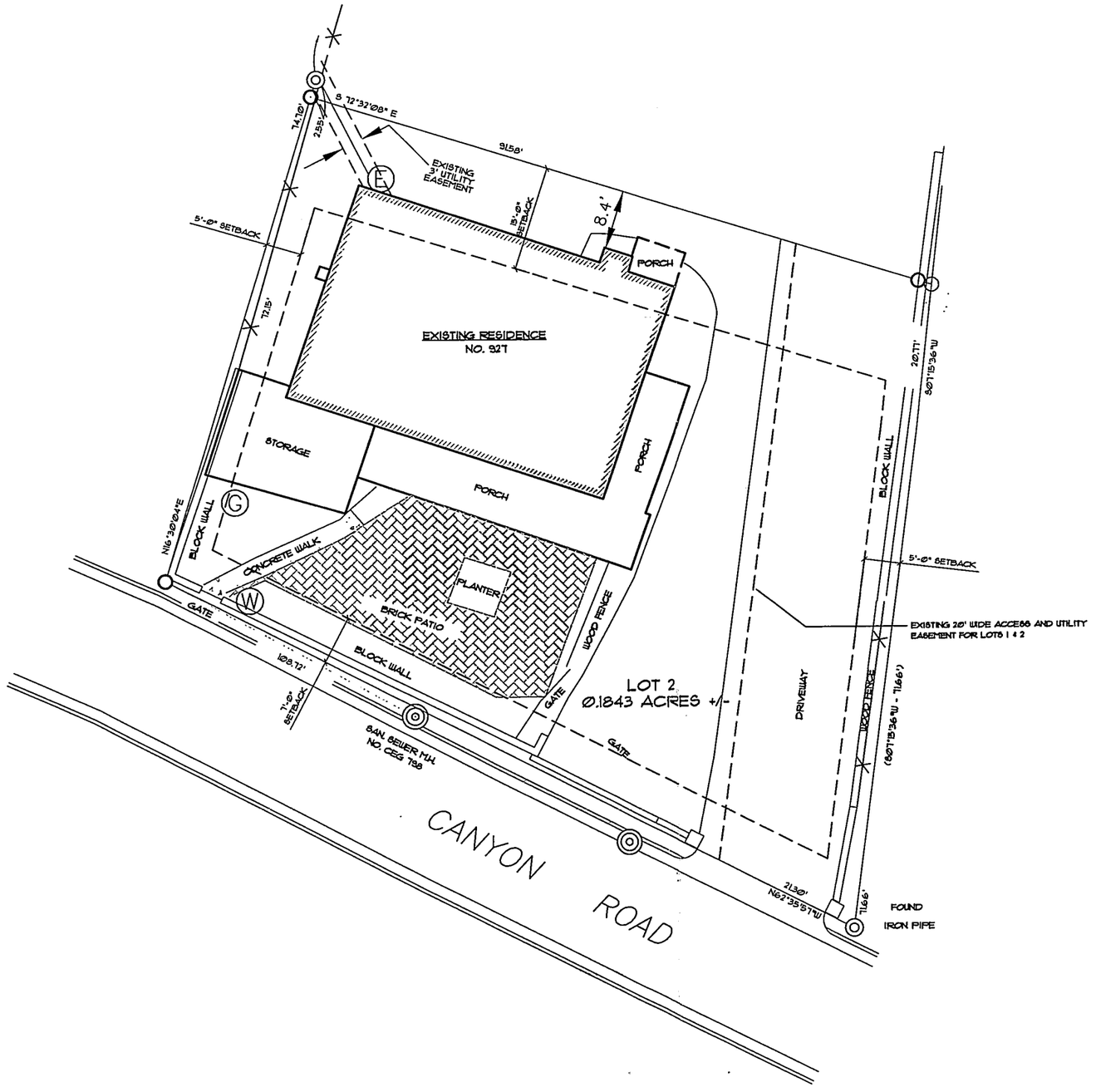
We the owners of the property located at 927 Canyon Road would like to request the approval from the Historic Preservation Division, to construct approximately 875 sq. ft. concrete pad for parking, as described by our contractor Green Desert Builders (Steve Rivera).

Thank You,

Joseph D. Gonzales

Joseph D. Gonzales

RECEIVED
JUN 14 2016




EXISTING SITE PLAN

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

0' 5' 10' NORTH

AUG 24 2015

JUN 14 2016

AUG 21 2015

Land Use


ARCHITECTURAL ALLIANCE INC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

E-MAIL architecturalalliance@archallinc.com
WEBSITE www.archallinc.com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|---|---|---|
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STAMP

PROJECT TITLE

GONZALES RESIDENCE

927 Canyon Road
Santa Fe, NM 87501

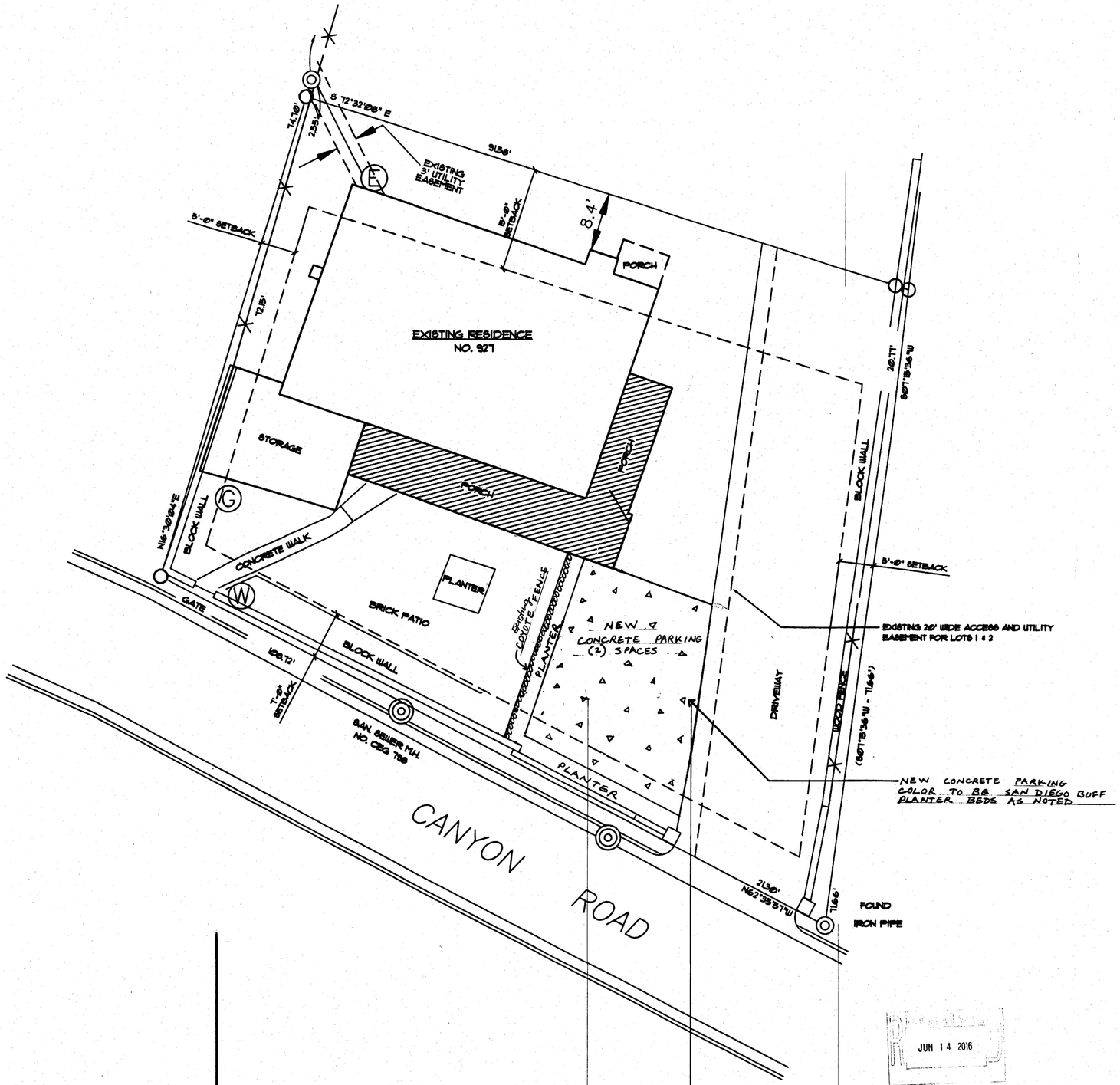
| | | | |
|---|---|---|---|
| PROJECT NO. | 15-16 | | |
| CHECKED BY | EE | DATE | 7/17/15 |
| DRAWN BY | HR | DATE | 7/17/15 |

SHEET TITLE

EXISTING SITE PLAN

SHEET NO.

C-1




## PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"
32'-0"

6.14.16
927 Canyon Rd


ARCHITECTURAL ALLIANCE INC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

E-MAIL architecturalallianc@archallinc.com
WEBSITE www.archallinc.com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| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|
| | | |

STAMP

PROJECT TITLE

**GONZALES RESIDENCE**

927 Canyon Road
Santa Fe, NM 87501

| | | | |
|---|---|---|---|
| PROJECT NO. | 15-16 | | |
| CHECKED BY | EE | DATE | 10/14/15 |
| DRAWN BY | HR | DATE | 10/14/15 |

SHEET TITLE

PROPOSED SITE PLAN

SHEET NO.

C-1.1

# City of Santa Fe, New Mexico

# memo

**DATE:** April 14, 2026

**TO:** Historic Districts Review Board Members

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

**FROM:** Lani McCulley, Senior Planner, Historic Preservation Division LJM

---

**2026-012103-HDRB, 1121 and 1123 Paseo de Peralta,** Downtown & Eastside Historic District, contributing, Architectural Alliance, agent for KCS Oil and Gas LLC, owner, requests status review and primary façade designation, if applicable, for two non-residential structures, yard walls, and a shed.

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

**APPLICANT SUBMITTALS**

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: [2026 HCPI, window assessments]

**STAFF RECOMMENDATION:**

Staff recommends the historic status of the 1121 Paseo de Peralta structure be maintained as contributing with the north and west facades, including the portal, pony walls, and excluding the non-historic windows and doors as the primary façade (see Figure 8 Facade Diagram, R1, R2, R3, and R8), and the yard walls along the street be designated as contributing. Staff recommends the historic status of the 1123 Paseo de Peralta structure be maintained as contributing with the north facade including the portal and the east of the 1931 addition up to the chimney feature and excluding the non-historic windows and doors as the primary façade (C1 and C2), and the shed and yard walls at the rear of the property be designated as non-contributing per 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

**Sample motions:**

Up to two motions may be required for this case.

a. In case 2026-012103-HDRB, for 1121 Paseo de Peralta, retain/designate the 1121 structure, as contributing and designate facades (numbers from façade diagram) as primary façade(s).
b. In case 2026-012103-HDRB, for 1123 Paseo de Peralta, retain/designate the 1123 structure as contributing and designate facades (numbers from façade diagram) as primary façade(s).
c. In case 2026-012103-HDRB, for 1121 Paseo de Peralta, downgrade/designate the 1121 structure to non-contributing.
d. In case 2026-012103-HDRB, for 1123 Paseo de Peralta, downgrade/designate the 1123 structure to non-contributing.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-2.2(G) and 14-4.2. There may be archaeological concerns associated with this project, and archaeological clearance may be required.

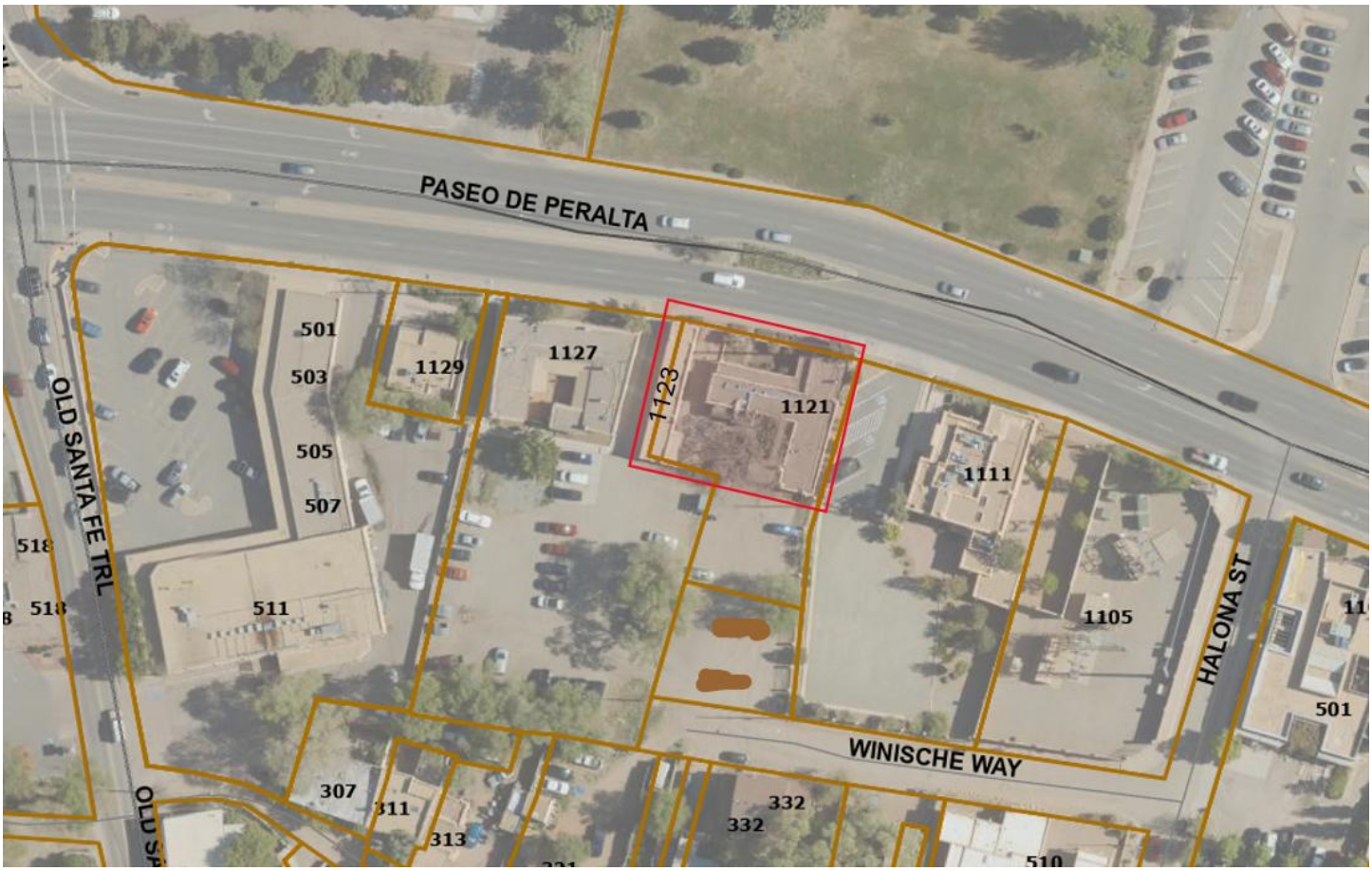


Figure 1: Location 1121 and 1123 Paseo de Peralta

## BACKGROUND & SUMMARY:

**Streetscape:**
This section of Paseo de Peralta is located in the Downtown and Eastside Historic District. The subject property sits across Paseo de Peralta from the New Mexico State building complex and is adjacent to other non-residential uses. While the streetscape is now non-residential, the area was once residential with agricultural properties. As the area developed into the non-residential area that it is currently, the agricultural lands became parking areas. The streetscape today consists of office suites, government facilities, and other businesses along the paved street with sidewalks on either side, an eclectic mix of architectural styles, parking areas, and parcels with vegetation.



Figure 2: 1121 and 1123 Paseo de Peralta

**Site Description:**
The Alarid-Cisneros Property, located at 1121 and 1123 Paseo de Peralta, was formerly a residential compound that has been converted into an office complex. While there are two separate addresses, the property is a single lot. Both structures are listed as contributing to the Downtown and Eastside Historic District, though neither structure has primary façade designations. The yard walls and shed on the property are not statused.

**1121 Paseo de Peralta**
The building at 1121 Paseo de Peralta was constructed of adobe in an "L" shape in 1912. The original structure had no portals or projecting exterior features. An "L" shaped portal was constructed on the north façade after 1912. An adobe addition on the east end of the north elevation was constructed after 1930. The portal is supported by wood posts and has corbels and vigas with rough-sawn board decking on the interior. Several supports on the north elevation have been stuccoed. The connecting plate for the portal partially obscures a window opening on the southeast corner. The west wall of the building has no fenestrations. The southwest corner of the south elevation includes a post-1958 addition that has a lower roof, which may be an earlier enclosed porch area, a lower pony wall topped with wood windows, and an older raised-panel Dutch door. Going east, the south elevation transitions to a pre-1958 addition characterized by a rounded parapet and a line of sawn-off vigas. This leads to a west-facing portal, which was introduced between 1948 and 1958. As the building turns south, it incorporates a low, rectangular shed-roofed section that was constructed between 1912 and 1930. The wall of this section has a slight projection near the roofline, which accommodates a chimney. The stepped stucco chimney thickens as it rises above the parapet with a metal stovepipe flue at the top. As the wall proceeds eastward, it increases in height, and the wall plane returns to what may be the original building or an apartment constructed before 1930. Two non-historic chimneys rise above the parapet on the west. The east elevation is limited to fenestration of a mix of older wood sash windows; most are set close to the ground. The windows are obscured by brush, one is partially infilled with stucco, and one window has only one part of the sash elements remaining. The east post-1912 projection holds a stuccoed chimney.

The structure's window in the 1930 addition is a deep-inset 12-lite steel combination window. Under the north portal, the west wall holds a 16-lite steel window, a 32-panel door in the southeast corner, and several openings with segmental-arched heads suggesting an earlier configuration. The north elevation holds two non-historic doors and three ten-over-one wood double-hung windows with metal security bars. On the south elevation, under the south elevation portal, are a mix of earlier and replacement fenestrations, including three 15-lite wood doors. The west wall holds a single opening with a six-lite wood sash window. The eastern end of the south elevation holds a single low-set opening wood sash window, the placement of which suggests this may have originally been a door. All of the exterior doors appear to be replacements.

Low yard walls are located on the north side of 1121 Paseo de Peralta. They were constructed of concrete masonry units and stuccoed to match the residence by 1958. The yard walls speak to how the building was previously a residence.

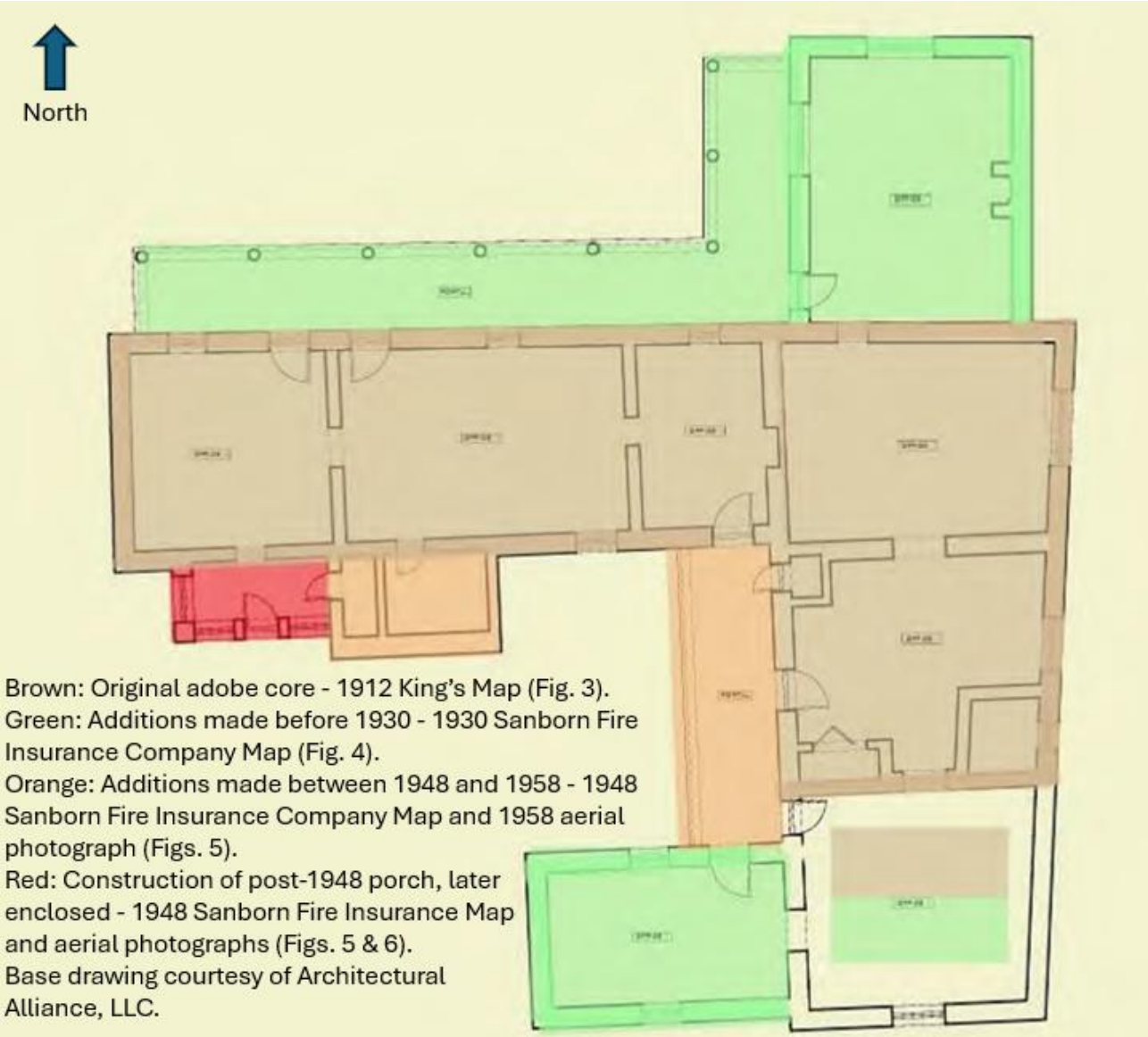


Figure 3: 1121 Paseo de Peralta footprint growth.

**1123 Paseo de Peralta**

The building at 1123 Paseo de Peralta was constructed in 1931 on the west side of the property. It appears to have either replaced or incorporated an older adobe outbuilding. The north elevation front porch holds a unique mushroom-shaped opening reflecting a vernacular expression of Mission Revival Design. Either side of the portal has keyhole-shaped openings, which are a form rooted in Mission Revival style. The porch interior holds a plastered ceiling and a concrete floor.

To the west of the north pedestrian door is a three-over-one wood sash window with sloped bricks for a sill beneath the window. The opening is inset, with straight, squared reveals that lack evidence of adobe shaping. The

long east elevation overlooks a narrow driveway. Beginning at the north end are two window openings containing three-over-one wood sash units like the window on the porch; these rest on darker brick sills. Near the center of the elevation is an entry fitted with a modern raised five-panel wood door. To the south is another three-over-one wood sash window, followed by a one-over-one wood window. Beyond this point stands a small, multi-hued brick chimney stack and an adjacent entry obscured by a steel security door. This doorway appears to mark a transition between the 1931 house and an earlier structure incorporated into the building. The wall then steps outward slightly beneath a shallow overhang, forming a small bump-out section that represents a non-historic addition. The canales are older galvanized metal troughs.

The post-1978 block constructed addition's short north elevation contains a small opening fitted with a six-light wood sash. The window is framed with simple wood casings, and its sill appears partially. An entry on the east side is concealed by a second steel security door.

The short south elevation presents a transitional Mission-Pueblo silhouette, but of a much later date, and contains no fenestration. The long west façade continues the transitional Mission-Pueblo parapet profile and contains a limited number of openings. At the south end, there are two small openings containing paired four-light wood casement windows. Moving north, the elevation transitions to an extended stretch of non-fenestrated wall. Near the north end, adjacent to the porch, is a single opening fitted with paired three-light steel casement windows. Based on the straight reveals and the positioning of the opening, the casement units appear to be replacements for earlier wood windows.

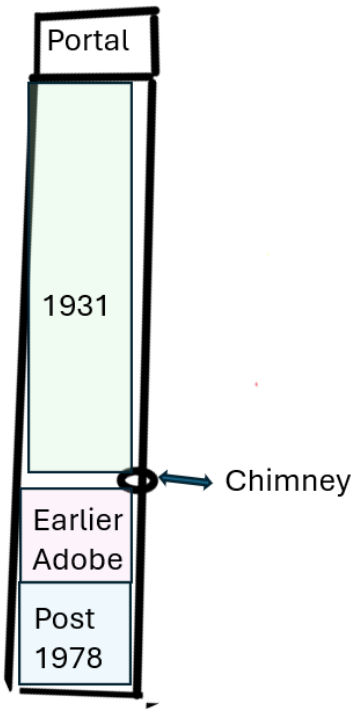


Figure 4: 1123 Paseo de Peralta footprint growth



Figure 5: Shed in 1978 aerial

The shed located at the rear of the lot appears in the 1978 aerial, but is not on the 1958 aerial. The small shed is constructed of wood with a corrugated metal roof and a single door on the east elevation. Due to its age, it does need to be reviewed for status. Staff finds the shed to be non-contributing due to its lack of character and location in the parking area.



Figure 6: Shed Structure

There is a higher yard wall connected to the southeast corner of the 123 Paseo de Peralta structure. These yard walls are present in the 1958 aerial, making them historic. The yard walls are constructed of concrete masonry units with stucco, with steps between height changes. The yard walls are not visible from the street but are publicly visible from the parking area. They appear to be a separation of the property line between the subject property and the western neighbor's parking lots. The walls previously continued beyond the shed and wrapped around the rear of the lot, but that section of the wall has been removed. No information regarding the construction or alteration of the yard wall is available; therefore, staff would recommend the yard wall as non-contributing.

## PREVIOUS CASE SUMMARIES:

**ARC:**
No archaeological clearance has been issued for this property.

**HDRB:**
HDRB approval was issued in 1991 under case H-91-033 for a business sign for "Andiamo Santa Fe" at 1121 Paseo de Peralta.

**ADMINISTRATIVE:**
Administrative approval was issued in 2016 to replace the roof at 1123 Paseo de Peralta with the condition that the canales would not be altered.

## APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Status Review with primary façade designation, if applicable, for two commercial structures.
2) Status Review with primary façade designation, if applicable, for the accessory structure (shed) in the rear.
3) Status Review for yard walls.

1121 Paseo de Peralta was constructed and expanded from 1912 through 1958. The entire structure is historic and is currently listed as contributing. Staff finds that the historic integrity of the structure is retained, and the structure should remain a contributing structure. Staff further finds that the north elevation and the west elevation, including the portal, clearly convey the character of the structure. The recommended primary façade should exclude the non-historic doors and windows and other materials or design elements that detract from the historic character.

The low walls at the property show that the building was once a residence and help to define its character and charm; therefore, staff would recommend that they be statused as contributing.

1123 Paseo de Peralta – contributing with the north, including the portal as primary and the portion of the east elevation reflecting the 1931 construction phase, excluding the non-historic doors and windows, along with other material or designs that detract from the historic character of these elevations.

The shed at the rear of the structure does not have historic character or integrity, and staff finds it to be a non-contributing structure.

The yard walls connected to the southeast corner of the structure at 1123 Paseo de Peralta do not match the historic character of the small compound. Therefore, the staff recommends that they be designated as non-contributing.

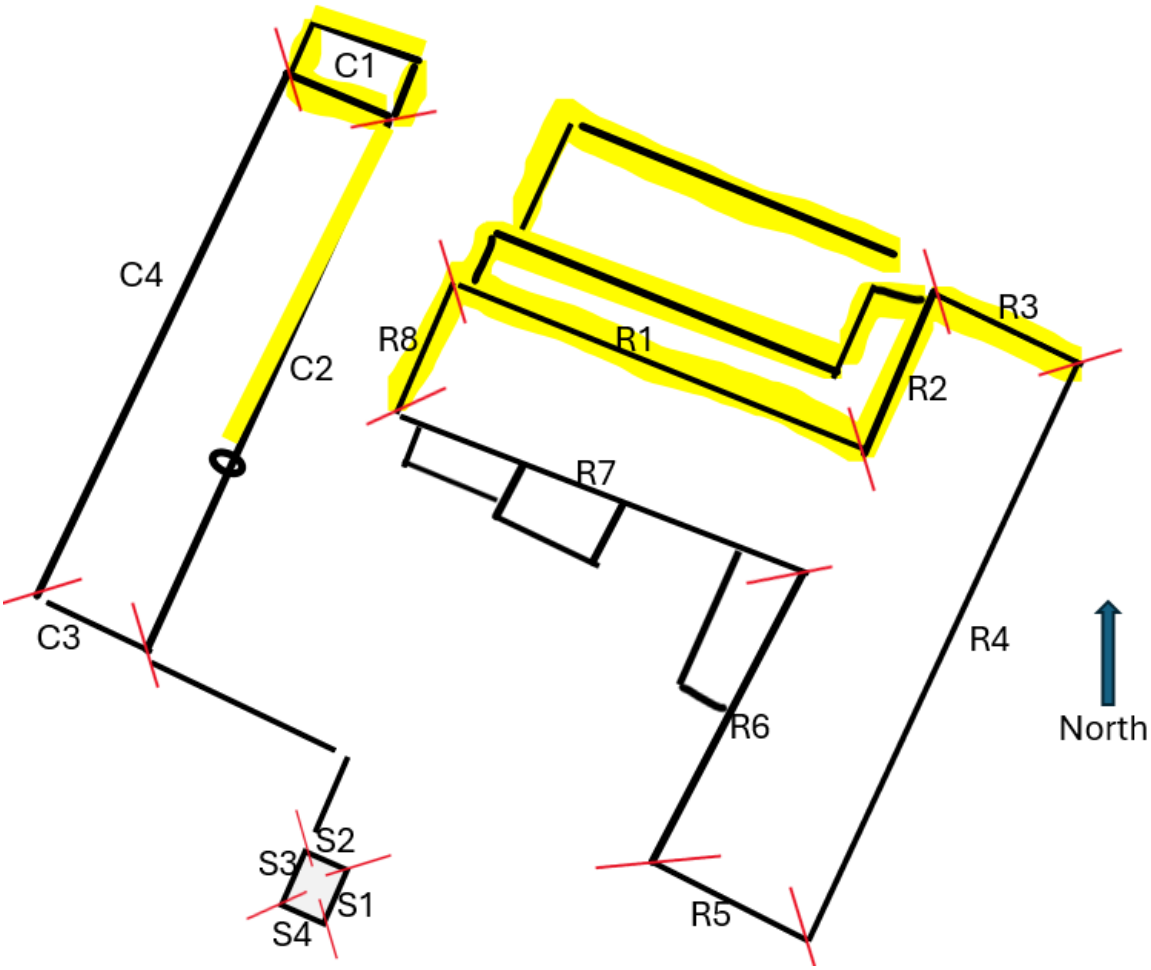


Figure 8: Façade Diagram

**RELEVANT CODE CITATIONS:**

**14-4.6 HISTORIC DISTRICTS**

**A. General Provisions**

l. 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 in order 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.

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions.* Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or to designate a status for a structure that has no status designated.

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

c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

III. Initiation of Review of Status Designation

The Board may review the status designation in response to the following:

a. An application for construction or demolition as set forth in Section 14-5.2 as follows:

1. Prior to the application being placed on a board agenda or prior to issuance of a construction permit, if Board approval is not required, staff shall determine whether the board should review the status of the

structure. Staff's determination shall be made within thirty days of submitting the application. If the staff's determination is not completed within thirty days, the application shall be forwarded to the board. Review by the board as to the structure's status shall be made at the earliest practicable date. The board or staff (as applicable) may consider the application immediately following the determination of status. The application shall be reviewed based upon the status of the structure following the determination of status.

2. Prior to action by the board on the application, the board itself may decide to review the status of the structure. The board's determination as to the status shall be made within forty-five days of the decision of the board to review the status. The board or staff (as applicable) may consider the application immediately following the determination of the status. The application shall be reviewed based upon the status of the structure following the determination of status.

b. Request from the property owner;

c. A request initiated by the city. Staff shall notify the property owner prior to initiating the request.

IV. Notice of HDRB's Review of Status

a. Unless the review is requested by the property owner, staff shall mail notice to the property owner of the subject property no less than 15 days prior to the HDRB's review of a change in or designation of status.

b. In addition, staff shall send notice, by first-class mail, to all property owners within one hundred (100) feet of the subject property no less than fifteen days prior to the board's review of a change in or designation of status if the review may result in the lowering of the structure's status. Staff shall retain an affidavit of mailing.

c. With the consent of the property owner, the city shall have posted on the property a poster obtained from the planning land use department. Otherwise, the city shall post the poster on the nearest place available to the city. Such poster shall be securely posted, prominently displayed, visible from a public street, at least fourteen days prior to the scheduled board hearing. The posting shall indicate the nature of the application, identification of the property affected, and the time, date, and place of the hearing. The poster shall be removed within thirty days of final action. Failure to do so may result in the city removing the sign at the applicant's expense. A civil fee of fifty dollars ($50.00) will be charged.

## NONCONTRIBUTING STRUCTURE

A structure, located in a historic district, that is less than 50 years old, or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic district.

## CONTRIBUTING STRUCTURE

A structure, located in a historic district, approximately 50 years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

## SIGNIFICANT STRUCTURE

A structure located in a historic district that is approximately 50 years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant for its association with events or persons that are important on a local, regional, national, or global level, or if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

## PRIMARY FACADE

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

### 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 to be that of adobe construction, prescribed as follows:

a. No building shall be over two stories in height in any facade 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 facade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
c. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
d. No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
e. The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complementary colors. Windows, doors, and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles, except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic, and
f. Flat roofs shall have not more than thirty (30) inches overhang.

NEW MEXICO HISTORIC BUILDINGS INVENTORY FORM

#3032

| building threatened? yes | surveyed date 28-9-84 by mb | county Santa Fe | ID no. 051611120 |
|---|---|---|---|
| field map SFHD | number 3-1120 | UTM reference easting zone 12 13 | northing |

location description: 1121 Peralta

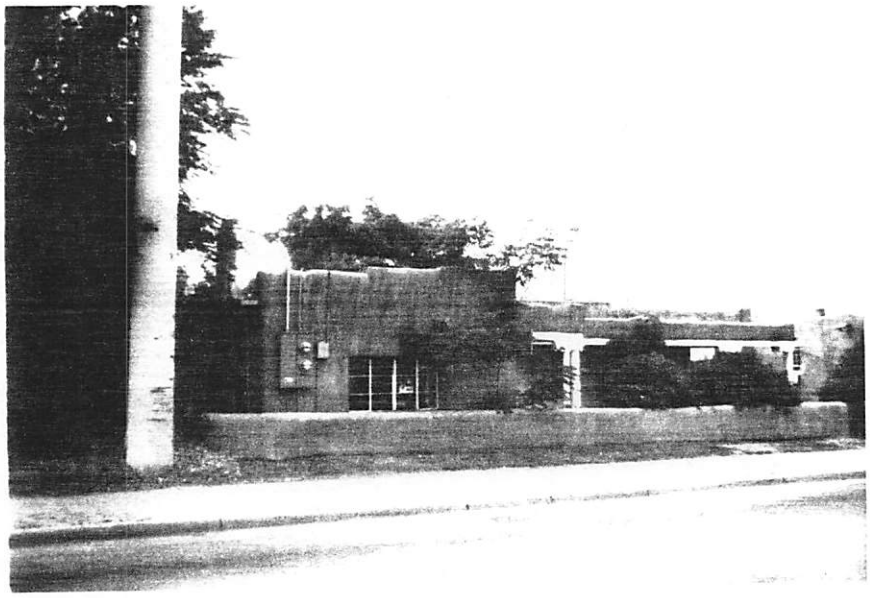
city/town: Santa Fe

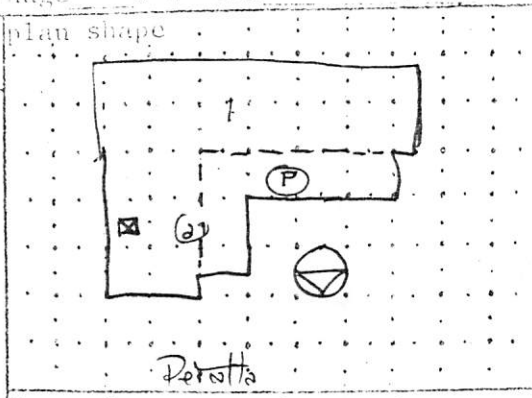
land grant/reservation:

building name:

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

film roll by FG no. 6 | negative nos. 10 | loc. of neg. HPB






date of construction: 1920-30 estimate ____ actual

source:

use: present Comm residential; other ____; historic residential; other ____

condition: ___excellent X good ___fair ___deteriorating

degree of remodeling: ✓minor ___moderate ___major

describe:

style: Pueblo Rev

foundation material: Brick?

wall material/surface: Adobe/Stucco

architectural features: Roof - flat, Undulating parapet w horns, metal scuppers, 1 chimney, 2 flues, brick coping at ② stuccoed over. Windows - 10/1, 4 lite mtl casement (E Wing), trim white. Doors - post war panel. Portal - post, zapatas + beam (white), low wall (stucco), posts (6), show at rear of portal half imbedded in wall.

surroundings: Res/Com

relationship to surroundings: X similar ___not similar

district potential: ___yes ___no

significance: ___eligible X of interest ___none

if eligible, why? CONTRIB.

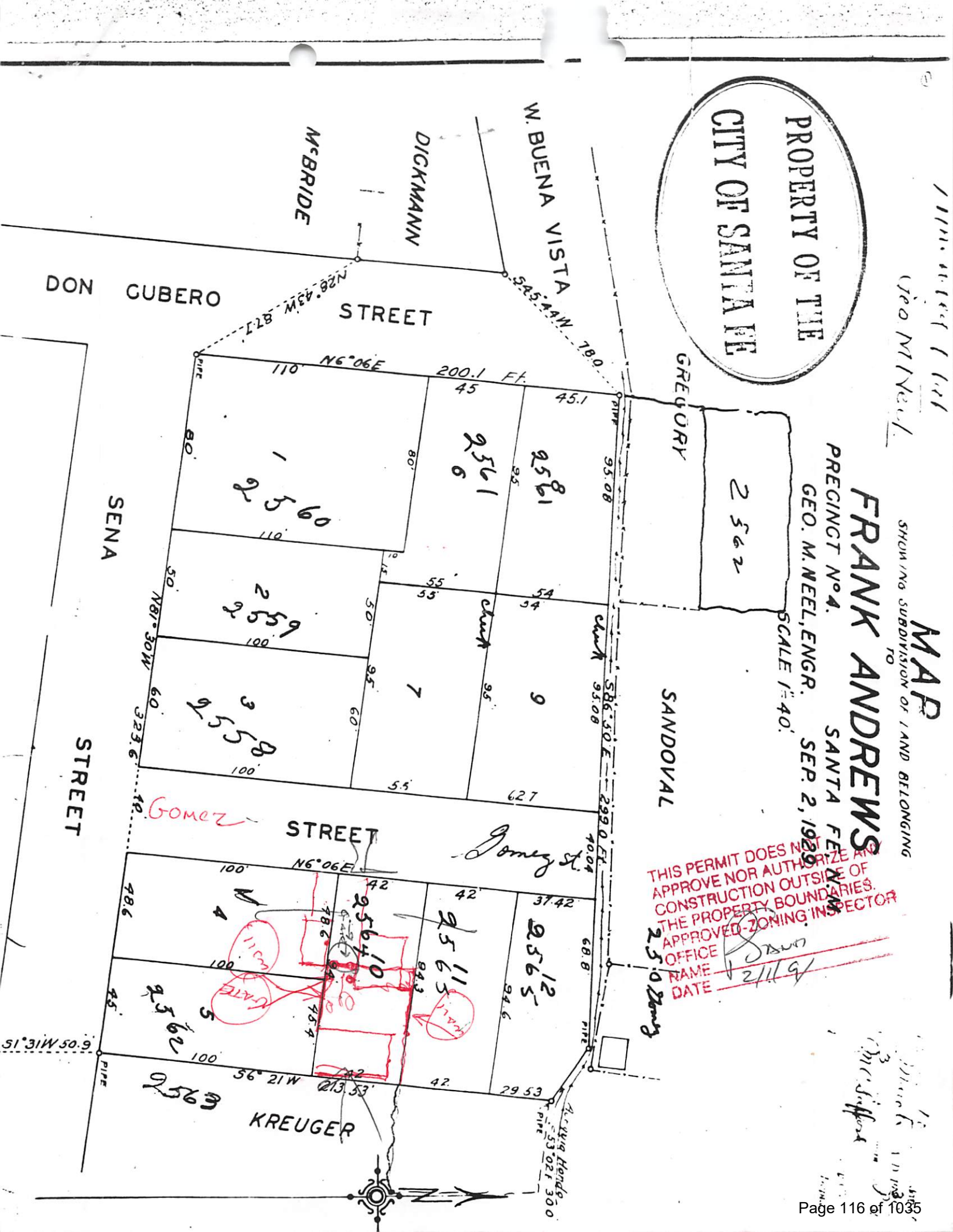
comments:

associated buildings? ___yes

what type?

if inventoried, list ID nos.

see back? ___yes


PROPERTY OF THE
CITY OF SANTA FE
MAP
SHOWING SUBDIVISION OF LAND BELONGING
TO
FRANK ANDREWS
PRECINCT No 4.
SANTA FE, N.M.
GEO. M. NEEL, ENGR.
SEP. 2, 1929
SCALE 1" = 40'
W. BUENA VISTA
DICKMANN
McBRIDE
DON CUBERO
STREET
SENA
STREET
GREGORY
SANDOVAL
STREET
KREUGER
N6°06E
200.1 Ft.
S45°44W 78.0
N28°43W 87.7
N81°30W 323.6
S86°50'E 299.0 Ft.
S1°31W 50.9
S6°21W 213.53
Gomez
Gomez St.
Acacia Hondo
THIS PERMIT DOES NOT APPROVE NOR AUTHORIZE ANY CONSTRUCTION OUTSIDE OF THE PROPERTY BOUNDARIES.
APPROVED-ZONING INSPECTOR
OFFICE
NAME
DATE 2/11/91

H-91-33
1121-A
Paseo de
Peralta



NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3033 *

| building threatened? yes | surveyed date 28-9-84 by mb | county Santa Fe | ID no. 0516 1119 |
|---|---|---|---|
| field map SFHD | number 3-1119 | UTM reference zone 12 13 | easting northing |

location description: 1123 Peralta

city/town: Santa Fe

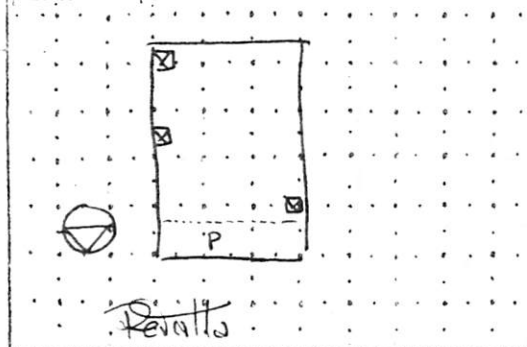
land grant/reservation:

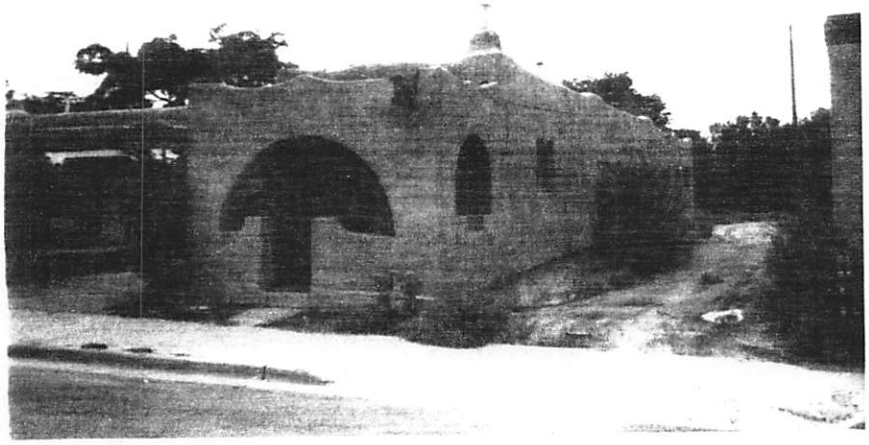
building name:

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

film roll by mb no. 6 | negative nos. 9 | loc. of neg. HPB

plan shape



date of construction: 1920s. estimate ____ actual

source:

use: present Comm residential other ____

historic residential other ____

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: X minor ___ moderate ___ major

describe:

style: SW Vern.*

foundation material: NV

wall material/surface: Adobe

architectural features: Roof - flat, parapet undulating w horns, (1) wood canal. (2) mtl canales

Windows - 3 lite steel csmt, 3/1 3 chimneys 6 mtl flue

brick sills, white trim

Door - wd multi panel, modern mfr.

Mail box under portal has brick sill & appears closed off

Porch - arches front & side, ½ wall ~~w simila~~

comments: on each side w scalloped cutouts.

*The undulating parapet, the canales, and the shape of the chimney relate to Pueblo Revival. The arches and the lack of vigas etc are not congruent. This is an example of a possible subspecies.

surroundings: Res/Com

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why? CONTRIB.

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

February 26, 2026

**VIA EMAIL**

ljmcculley@santafenm.gov

City of Santa Fe
Historic District Review Board
200 Lincoln
Santa Fe, NM 87501
Attn: Lani McCulley

RE: 1123 Paseo de Peralta Santa Fe, NM 87501 Status Review

Dear Lani,

Enclosed you will find our submittal documentation and drawings for historic status review as requested per our site meeting.

List of changes include:

- Existing Drawings
- HCPI Report
- Window & Door Assessment

We look forward to working with you on this project located at 1123 Paseo de Peralta.

Thank you for your time and review. Please contact us if you have any questions.

Sincerely,

Hunter Redman, AIA
Architectural Alliance LLC

612 Old Santa Fe Trail Santa Fe, New Mexico 87505 505.988.5269 Fax 505.986.1270
website: www.archallinc.com

# *Interior Alteration*

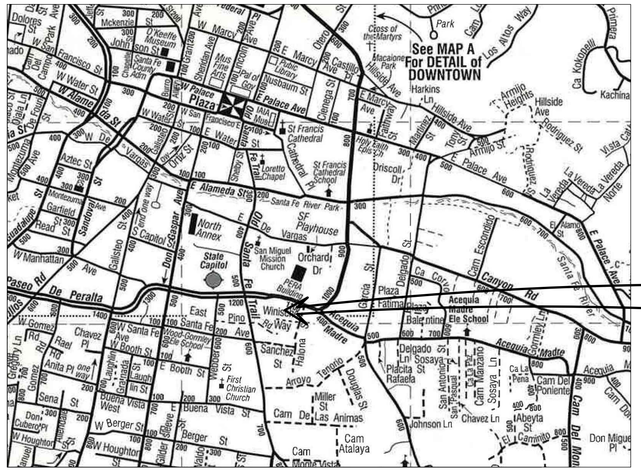
*1123 Paseo de Peralta, Santa Fe, NM 87507*

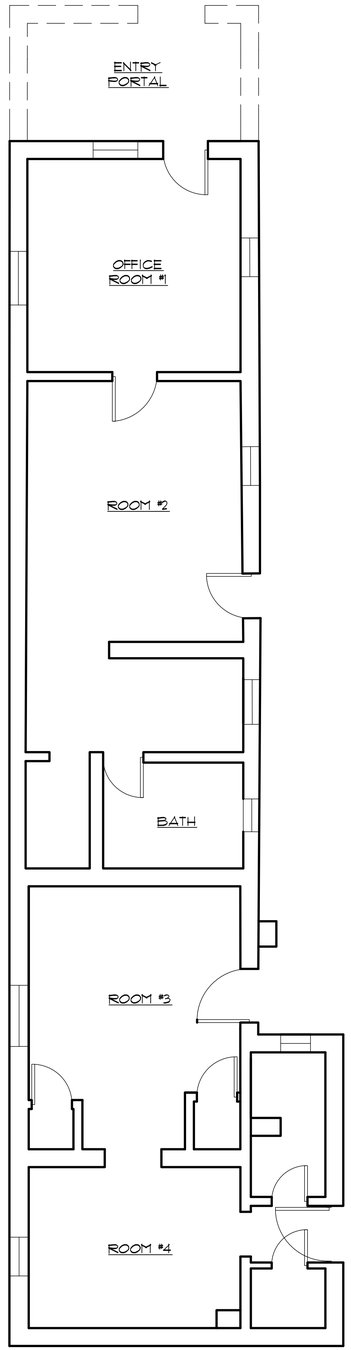
## Building Criteria

OWNER: Cheryl Sommer

SITE:
1123 Paseo de Peralta
Santa Fe, NM 87505

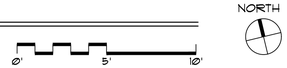
UTILITIES:
Water: Existing Water
Sewer: Existing sewer
Gas: Existing Gas
Electricity: Existing Electricity


See MAP A
For DETAIL of
DOWNTOWN
SITE
Plaza
Palace Ave
Alameda St
Paseo De Peralta
Acequia
Canyon Rd
Cam De Las Animas
Johnson Ln
Chavez Ln
Cam Atalaya
Cam Del Monte Sol
Cam Del Poniente
Cam Escondido
Cam Sosaya
Delgado St
Sosaya Ln
Placita Rafaela
Abeyta St
Don Miguel Pl
Ca La Pena
Ca Kokopelli
Kachina
Hillside Ave
Armijo Heights
Armijo St
Rodriguez St
La Vereda
La Vereda North
Driscoll Dr
Harkins
Class of the Martyrs
Mucalonis Park
Mucalonis Rd
Los Altos Way
City Hall
Plaza
Fatima
Ballentine
Ele School
Middle
Orchard Dr
Fire Station
Fire Dept
Fire Training
Fire Museum
Police Station
Police Dept
Police Training
Police Academy
Police Range
Police Substation
Police Dept Parking
Police Dept Evidence
Police Dept Impound
Police Dept Records
Police Dept Training
Police Dept Range
Police Dept




FLOOR PLAN

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




ARCHITECTURAL ALLIANCE LLC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

WEBSITE www.archallinc.com

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE LLC AND ARE NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECTURAL ALLIANCE LLC 2026

| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|
| | | |

STAMP




PROJECT TITLE

1123 Paseo de Peralta, Santa Fe, NM 87507

PROJECT NO. 25-29

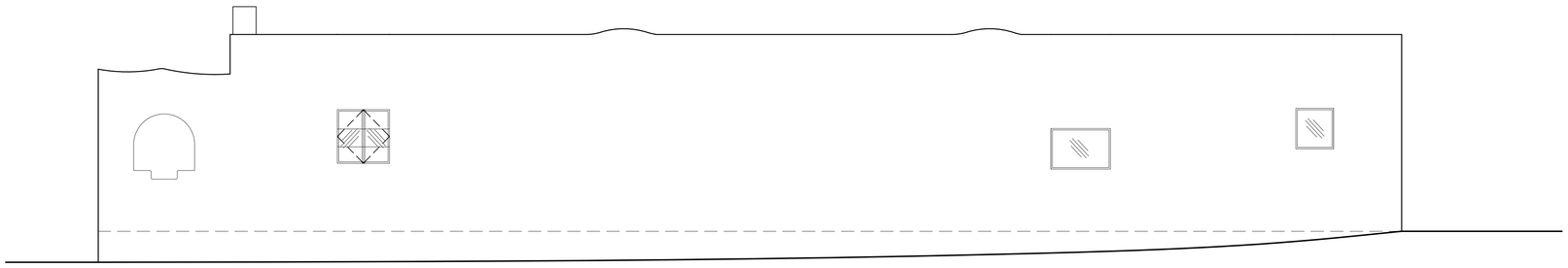
| | | | |
|---|---|---|---|
| CHECKED BY | HR | DATE | 01/26/26 |
| DRAWN BY | PD | DATE | 01/20/26 |

SHEET TITLE

EXISTING FLOOR PLAN

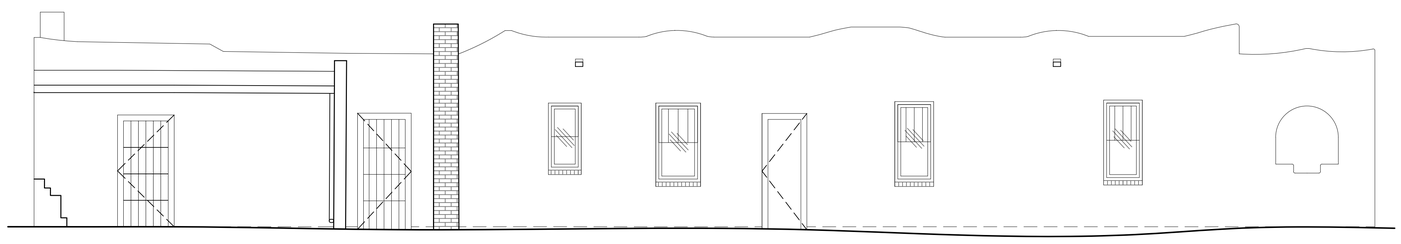
SHEET NO.

A-1



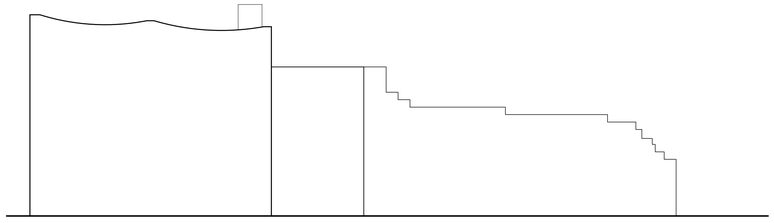
## WEST ELEVATION

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



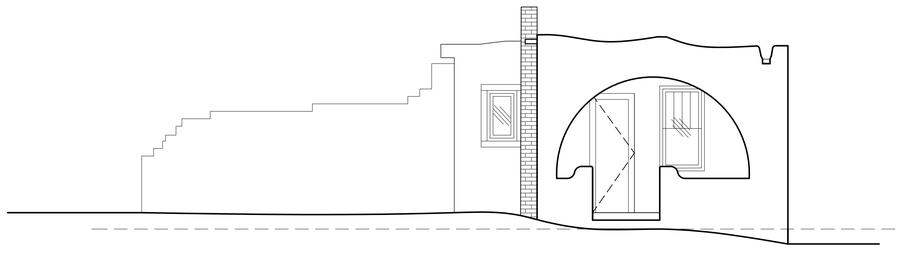

## EAST ELEVATION

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




## SOUTH ELEVATION

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




## NORTH ELEVATION

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

0' 5' 10'

ARCHITECTURAL ALLIANCE LLC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

WEBSITE www.archallinc.com

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

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| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|
| | | |

STAMP

STATE OF NEW MEXICO
REGISTERED ARCHITECT
01/19/25

PROJECT TITLE

# Interior Remodel

1123 Paseo De Peralta, Santa Fe, NM 87505

PROJECT NO. 25-29

| | | | |
|---|---|---|---|
| CHECKED BY | HR | DATE | 01/16/26 |
| DRAWN BY | PD | DATE | 01/16/26 |

SHEET TITLE

EXISTING EXTERIOR ELEVATIONS

SHEET NO.

A-1

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

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

**Date of Form: February 21, 2026**

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

| | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033<br><br>4. County: Santa Fe<br>Parcel # 12899330 |

5. Property Type:
_x Buildings: 2
_x_Structures: low site and landscape walls, 1121
__ Site __ Object




6. Date of Survey:
January 27, 2026

7. Previous Survey Date(s):
_x_Yes: Michael Belshaw, September 28, 1984
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6812077,-105.9392107

10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of north side of 1121 Paseo de Peralta. Camera facing southeast.

11. Brief Description of the Property:

Located on the south side of Paseo de Peralta, the Alarid-Cisneros Property is a former residential compound with two surviving dwellings that have since been converted to office use. The older of the two buildings, 1121 Paseo de Peralta, was constructed prior to 1912 as a simple L-plan adobe dwelling, originally without *portales* or other projecting exterior features. Over time, the building evolved through a series of incremental additions and extensions that enlarged the structure and produced its present irregular footprint.

The second dwelling, 1123 Paseo de Peralta, was constructed in 1931 at the west edge of the property and appears to have incorporated or replaced an earlier adobe outbuilding. The two buildings are Contributing structures within the Downtown and Eastside Historic District.

*Continued on Page 5.*

12. Who uses the property? Offices

13. Construction Date:
Date: 1121 Paseo de Peralta, between 1884 and 1912, with subsequent additions; 1123 Paseo de Peralta, 1932, with subsequent additions

_ x Known _x_ Estimated Source: historic maps; Sanborn Fire Insurance Company maps; newspaper account

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: x Commercial __ Industrial __ 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
w/ Giulia Caporuscio

For: Current owner, via Architectural Alliance, LLC.

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

Current owner: KCS Oil & Gas Company, LLC

Pamela Downes

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing: 1121 and 1123 Paseo de Peralta __ Non-contributing _x_ No Status: low yard walls (1121)
Per City of Santa Fe official designation map

**If 'yes', what is th**e 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-3032 & H-3033 |
|---|---|---|
| Alarid-Cisneros Property | 1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types: 1121

| Operation | Material | Glazing | Number |
|---|---|---|---|
| Casement | Wood | 2-arched | 1 |
| Casement | Wood | 4 | 2 |
| Combination | Steel | 3C-6F-3C | 1 |
| Combination | Steel | 3C-6F-3C I FT | 1 |
| Double-Hung | Wood | 1/1 | 1 |
| Double-Hung | Wood | 10/1 | 3 |
| Fixed – barn | Wood | 4 | 3 (grouped) |
| Fixed – sash | Wood | 6 | 1 |
| Fixed – mulled | Wood | 4 | 3 |
| ? | Wood | ? | 1 |

Window Types: 1123

| Operation | Material | Glazing | Number |
|---|---|---|---|
| Casement | Wood | 2-4 | 2 |
| Casement | Steel | 2-6 | 1 |
| Double-Hung | Wood | 1/1 | 1 |
| Double-Hung | Wood | 3/1 | 4 |
| Fixed (sash) | Wood | 6 | 1 |

11. Door Types: 1121

| Type | Style | Material | Number |
|---|---|---|---|
| Single-Leaf | 5-panel | Wood | 1 |
| Single-Leaf | 8-panel | Wood | 1 |
| Single-Leaf | 14-panel | Wood | 2 |
| Single-Leaf | 32-panel | Wood | 1 |
| Single-Leaf | ½ light & panel | Wood | 1 |
| Single-Leaf | 15-light | Wood | 3 |

Door Types: 1123

| Type | Style | Material | Number |
|---|---|---|---|
| Single-Leaf | 5-panel | Wood | 1 |
| Single-Leaf | 24-panel | Wood | 1 |
| Single-Leaf | ? | Wood | 2 |

| 12. Chimneys _x_ Multiple, several along 1121 are non-historic | 13. Porches __ N/A<br>Type: _x_ Entry _x_Partial-Width __ Full-Width __ Wrap |
|---|---|

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Multiple periods; additions and extensions; see Architectural Description.
#3 Date: c.1950s-1990s; replacement of doors and windows; see Architectural Description.

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

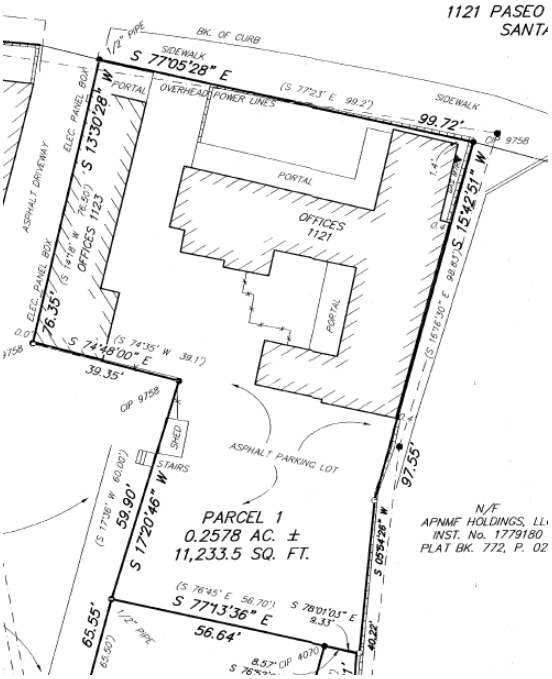
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

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

**S I T E:**

18. Attached or Associated Properties Are associated properties eligible for listing: NA

19.Site Plan: Portion of 2018 survey plat. Courtesy of Del Rio Surveys, Inc.



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|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |

## 1121 Paseo de Peralta

### North Elevation (Front Façade)

The building faces north onto Paseo de Peralta and features an L-shaped portal or porch reflecting a modification made after 1912 (Photos 1 & 2). At the east end of the façade is a cubic projection that, based on Sanborn Fire Insurance Company maps, was added after 1930 (Photo 3) (Figs. 1 & 4). Like most of the building, this projection is constructed of adobe. A 12-light steel combination window penetrates its façade; the unit incorporates crank-out end casements and is set deep within the wall with bullnose stucco reveals.

### Portal

The shading structure is supported by heavy, painted wood posts. The plates are dimensioned lumber, while the corbels are sawn and scroll-cut (Photo 4). The portal ceiling incorporates older vigas and rough-sawn board decking (Photo 5). These have been shorn off on the exterior of the structure.

The west wall contains a 16-light steel combination window of the same general vintage as the unit on the north façade (Photo 16). A 32-panel door is located at the southeast corner (Photo 17). This door, along with the remaining doors along the north façade, is a replacement unit. Several openings have a segmental-arched head, suggesting an earlier configuration.

The north façade is uniformly painted white from ground to ceiling (Photos 8–10). It includes two non-historic doors and three earlier ten-over-one wood double-hung windows (Photo 8). The windows are set slightly back from the wall plane and are protected by metal security bars.

Several upright supports along this façade have been stuccoed. These supports, together with the plate above, indicate structural reinforcement associated with the added portal. In one location, the plate partially obscures a window opening (Photo 7). The portal terminates at the west end with the final ten-over-ten hung-sash window (Photo 10).

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The west wall of the original building at this position has no fenestration (Photo 11).

**South and Southwest Elevations**

The south elevation, beginning at the west corner, includes a bumped-out section that postdates 1958 (Photo 12). This lower-roofed volume, possibly representing the enclosure of an earlier porch, incorporates a low pony wall topped by a series of mulled wood windows (Photo 13). An older raised-panel Dutch wood door opens into what may have functioned as a mudroom or service entry.

Moving east, the elevation transitions to a historic addition erected before 1958. The addition is characterized by a rounded, Pueblo-like parapet and a line of sawn-off vigas (Photo 12).

**Portal**

Beyond this section, and largely concealed by a tall fence, is a garden courtyard planted in front of a west-facing portal. Based on Sanborn maps and aerial imagery, this structure was introduced between 1948 and 1958 (Figs. 5 & 6). This area was not accessible at the time of survey; however, views over the fence indicate a mix of earlier and replacement fenestration, including three modern 15-light wood doors (Photos 14 & 15).

**Historic Addition**

Turning south, the building incorporates a lower rectangular shed-roofed section that, according to period maps, was built between 1912 and 1930 (Photos 16 & 17). The west wall of this section is largely solid, with a slight projection near the roofline accommodating a chimney (Photo 16). The stuccoed chimney forms a stepped mass that thickens as it rises above the parapet, with a metal stovepipe flue at the top. The wall has a single opening with a six-light wood sash. At this point, the stucco finish shifts to a heavier, slurry-like application that continues along the east elevation.

Proceeding eastward and increasing in height, the wall plane returns to what may be the original building or an apartment erected before 1930 (Photo 17). This section contains a single low-set opening with a wood sash window positioned close to grade. The window's placement, together with a small adjacent step, suggests the opening may originally have functioned as a doorway. Two non-historic chimneys rise above the parapet on the west (Photo 16).

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**East Elevation**

The long east elevation forms a backdrop to the neighboring property's asphalt parking lot (Photo 18). Much of the wall is bordered by a narrow planting bed with overgrown juniper obscuring several window openings (Photo 19).

Fenestration is limited and consists of a mix of older wood sash windows, most set close to grade (Photo 20). One opening retains only partial sash elements (Photo 21), while another appears to have been partially filled in with stucco (Photo 22). The elevation terminates at the north with the post-1912 projection discussed above. Its east wall contains no fenestration but includes an exterior stuccoed chimney (Photo 23).

**Interior**

The interior was not accessible at the time of survey. Historic records indicate that the building originally contained multiple bedrooms and at least one apartment. Based on the construction of the original core, the cultural context, and the current floor plan, these appear to have been arranged as separate roomblocks, likely accessed only from the exterior. By the 1980s, the building had been converted to commercial use with the rooms adapted as offices or support spaces.

**Front Walls**

The building's front yard is defined by a system of low, connected stuccoed walls (Photos 1 & 2). The walls appear on a 1958 aerial photograph and communicate the site's former use as a residence.

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## 1123 Paseo de Peralta

### North Elevation (Front Façade)

This building faces Paseo de Peralta with a shallow front porch distinguished by a series of uniquely shaped openings that reflect a vernacular expression of Mission Revival design. The central entry is articulated by an asymmetrical, mushroom-shaped opening with softened, rounded contours (Photo 24). Flanking the porch façade are more disciplined keyhole-shaped openings—a form also rooted in Mission Revival and related architectural modes influenced by Spanish and Moorish precedents (Photos 28 & 34).

### Porch

The porch interior features a plastered ceiling and a concrete floor. Historically, the floor incorporated decorative swastika motifs cast into the concrete, reflecting pre-World War II ornamental usage of the symbol.[1] These features were later intentionally removed or covered, likely in response to the symbol's postwar associations. Interior access is provided through a non-historic 24-panel wood door (Photo 25). Near it is a *nicho* that once worked as a mailbox.

West of the entry is an opening containing a three-over-one wood hung-sash window (Photo 26). This window appears consistent in age with other original or early fenestration units associated with the 1931 construction. The opening is set several inches back from the wall plane, with straight, squared reveals lacking evidence of adobe shaping. A course of sloped bricks forms a sill beneath the window.

### East Elevation

The long east elevation overlooks a narrow driveway separating the two former residences (Photo 27). Beginning at the north end are two window openings containing three-over-one wood sash units like the window on the porch; these rest on darker brick sills (Photo 28). An older galvanized metal trough *canale* penetrates the parapet above, one of several such drainage features found along the building.

[1] Pamela A. Downey, "East Manhattan Avenue: Visions of a Changing Neighborhood," unpublished student paper, American Studies 360, "Visions of Santa Fe: A History of the City's Form," instructor Harry Moul, University of New Mexico, 1997, 4.

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Near the center of the elevation is an entry fitted with a modern raised five-panel wood door (Photo 29). Immediately to the south is another three-over-one wood sash window, followed by a one-over-one wood window associated with a restroom. Beyond this point stands a small, multi-hued brick chimney stack and an adjacent entry obscured by a steel security door with applied scrollwork (Photo 30). This doorway appears to mark a transition between the 1931 house and an earlier structure incorporated into the building.

**Addition**

The wall then steps outward slightly beneath a shallow overhang, forming a small bump-out section that represents a non-historic addition.

The addition's short north elevation contains a small opening fitted with a six-light wood sash. The window is framed with simple wood casings and its sill appears partially disengaged (Photo 30). Subtle telegraphing lines at the top of the wall indicate that the addition is constructed of block.

An entry on the east side is concealed by a second steel security door (Photo 31).

Based on aerial imagery, the addition postdates 1978 and occupies the approximate location of a former garage (Fig. 7).

**South Elevation**

The short south elevation presents a transitional Mission-Pueblo silhouette, but of a much later date, and contains no fenestration (Photo 32). A wall attaches along the east side of this elevation and steps down along an eastward axis.

**West Elevation**

The west elevation faces an adjacent building under the same ownership. This long façade continues the transitional Mission-Pueblo parapet profile and contains a limited number of openings. It functions as the working side of the building and is marked by later surface-mounted electrical conduits and service equipment running both horizontally and vertically across the stucco walls. These installations suggest the original structure was underwired, with the exposed conduit representing mid- to late-20th-century electrical upgrades.

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At the south end there are two small openings containing paired four-light wood casement windows (Photo 33). Their reduced size and elevated placement above grade suggest specialized or service-related interior uses. Moving north, the elevation transitions to an extended stretch of unfenestrated wall. Near the north end, adjacent to the porch, is a single opening fitted with paired three-light steel casement windows (Photo 34). Based on the straight reveals and the positioning of the opening, the casement units appear to be replacements for an earlier wood window.

**Interior**

The interior was not accessible at the time of survey. Archival sources indicate that the building historically contained a small dwelling and a separate apartment. The interior is currently in use as an office.

## Historical Overview

**Albino and Refugio's Home**

Albino Alarid was born during the Civil War. He grew up and was educated in Santa Fe. He was likely raised in the vicinity of the subject property; his father, Felipe Alarid, appears on the 1884 Hartmann map as the owner of a large tract of land that included part of the present parcel and extended southward to the Acequia de los Pinos (Fig. 2). This acequia supported irrigated fields and orchards associated with scattered residences along what was then Manhattan Road.

Albino Alarid was a stonemason. He is identified in contemporary records as a plasterer— a term commonly used at the time to describe craftsmen responsible for finishing both exterior and interior wall surfaces (and in some cases involved more broadly in residential construction). Given his trade and the documented family ownership of the land, it is plausible that Albino Alarid constructed his own residence on the property now known as 1121 Paseo de Peralta.

In 1887, while in his early twenties, Albino married Refugio Griego. The couple ultimately had nine children. The 1900 federal census recorded the family living on Manhattan Avenue, as the street was then known, although no specific street address

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was given.[2] If the census enumeration was taken sequentially, the Alarid household was adjacent to that of Ramon Rodriguez, who is associated with the building immediately west of the property.

The 1920 census provides a more precise location, listing the Alarid family at 234 East Manhattan Avenue. This was an earlier address corresponding to the present property.[3] Albino Alarid headed the household, which included Refugio, four children—two of them adults—and his widowed sister, Nicolasa Alarid. A second household was also established on the property, headed by Albino's second-oldest son, Santiago Alarid, indicating early multi-household residential use of the site.

The growth of the Alarid family is reflected in changes to the built fabric of the property following its depiction on the King's map (Fig. 3). The 1930 Sanborn Fire Insurance Map shows that the formerly simple L-plan dwelling had expanded with additional volumes added to both the north and south sides of the house (Fig. 4). The map also documents a small adobe dwelling located west of the principal house along with a separate frame garage and attached shed. These indicate the development of a small residential compound accommodating multiple households and functions on the site.

**Tony and Librada's Home**

In 1932, two years after the Sanborn map was prepared, the Alarids' youngest son, Antonio ("Tony"), constructed a small three-room adobe house near the west property line.[4] The dwelling was addressed as 330 East Manhattan Avenue (now 1123 Paseo de Peralta) and appears to have incorporated or replaced the earlier adobe structure shown on the 1930 Sanborn map (Fig 4).

Tony Alarid, who was also employed as a plasterer, is understood to have built the house himself; the decorative swastika motifs stamped into the concrete of the front

[2] U.S. Census Bureau, Year: 1900; Census Place: Santa Fe Ward 1, Santa Fe, New Mexico; Roll: 1002; Page: 6; Enumeration District: 0126.
[3] Ibid., Year: 1920, Enumeration District: 0127; Description: Santa Fe City Ward 1, Precinct 3 excluding St Michael's College.
[4] "List of Building Permits," *Santa Fe New Mexican*, December 31, 1931, 4.

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porch survive as evidence of his workmanship. He occupied the house with his wife, Librada.[5]

Following their divorce in 1936,[6] the dwelling was converted to an apartment. Census and city directory records indicate that by that year it was occupied by Ramon Lopez, a clerk at the De Vargas Newsstand, and his wife, Katherine, who was employed by the J. C. Penney Company on the Plaza.[7]

**Women Run the Property**

Albino Alarid died at the house in March 1933 at the age of seventy.[8] In keeping with common practice at the time, his body lay in state in the home until funeral services were held. He was buried at Rosario Cemetery. Refugio Alarid and five of the couple's children were heirs to his estate.

Two years later, in 1935, Refugio's eldest daughter, Ramona Alarid, moved to the property. She had been living in Bernalillo with her husband, Ignacio Cisneros, who died in a lumberyard accident that same year. Known also as Ramoncita, she brought her five children to the property, further expanding the extended family and increasing the demand for residential space. That year, Albino Alarid's heirs conveyed the property by deed to Ramona Cisneros.[9]

The household occupying the L-plan dwelling, later addressed as 332 East Manhattan Avenue, was headed by Ramona. She raised five children while employed as a cook at St. Michael's College.[10] To supplement her income, she took in boarders, typically single women. Both Mrs. Tommie Sena, who lived there in 1942, and Alice Bolder, who moved in two years later, appear to have been widows.[11]

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[5] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1940* (El Paso: Hudspeth Directory Company, 1940), 333.
[6] "Suit for Divorce," *Santa Fe New Mexican*, August 27, 1936, 2.
[7] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1936* (El Paso: Hudspeth Directory Company, 1936), 120.
[8] "Albino Alarid" [obituary], *Santa Fe New Mexican*, May 8, 1933, 2.
[9] Warranty Deed, Refugio G. de Alarid et al. to Ramoncita A. Sisneros [Cisneros], recorded May 25, 1935, Book 12, Page 250, Instrument # 48740, Santa Fe County, New Mexico.
[10] Downey, "East Manhattan Avenue: Visions of a Changing Neighborhood," 10.
[11] *Hudspeth Directory Company*, *Santa Fe City Directory, 1942,* 258.

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A 1950 advertisement reflects this arrangement, seeking "a refined middle-aged lady" to share an apartment on the property.[12] Ramona's daughter Lena, who grew up in the house, later recalled that the property was known within the family as "old maid's row."[13] The smaller dwelling constructed by her brother Tony continued to be used as a rental property.

In 1941, Ramona conveyed her interest in the main house and associated land by deed to her children—Rosemarie, Viola, Lena, and Roberto.[14]

**A Neighborhood Changed**

Refugio Griego y Alarid, the family matriarch, died in 1947, at a time when the surrounding neighborhood was beginning to change. The following year, the Fraser-Kaune Corporation began acquiring land in the area for construction of a new automobile-oriented shopping center.[15]

Their efforts focused on the corner of College Street and East Manhattan Avenue, on land formerly associated with the Berardinelli property, located two lots west of the Alarid-Cisneros homes. The Berardinelli residence, along with its outbuildings and gardens, was demolished to make way for the Fraser-Kaune Corner shopping center, which opened in December 1950.[16]

The introduction of the commercial center altered the character of the neighborhood, replacing fields and domestic landscapes with concrete-block buildings, paved parking areas, and increased automobile activity. This development marked the beginning of a series of changes that would substantially transform the appearance and setting of East Manhattan Avenue in the decades that followed.

[12] "Apartments for Rent," *Santa Fe New Mexican*, May 26, 1950, 14.
[13] Quoted in Downey, "East Manhattan Avenue: Visions of a Changing Neighborhood," 11.
[14] Quitclaim Deed, Ramoncita A. Cisneros to Rosemarie Cisneros et al. recorded October 24, 1941, Book 23, Page 42, Instrument # 1941066924, Santa Fe County, New Mexico.
[15] John W. Murphey, "Andrés Sena Property / Rosina Hernández O'Dell House, 312 Pino Road, Santa Fe, Santa Fe County, New Mexico," New Mexico Historic Cultural Properties Inventory, June 7, 2024 (rev.), 8.
[16] Ibid.

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Members of the Cisneros family and their tenants continued to occupy the property through the mid-twentieth century. In the late 1950s, Ramoncita Cisneros sold the house and associated family land and relocated elsewhere in Santa Fe.[17] The purchaser was Mary Virginia Long, a Shreveport, Louisiana native and widow who arrived in Santa Fe in 1944 and operated a ranch in the Pecos area.

The subsequent chain of title is incompletely documented, but by the early 1960s the property—including Antonio's dwelling to the west and adjacent land at 1127 Paseo de Peralta—had come under ownership by individuals associated with the Kaune Food Town corporation. Their acquisition appears to have been strategic, possibly related to anticipated roadway expansion or to protect existing improvements from encroachment.

Despite the change in ownership, both former Alarid–Cisneros houses continued to be rented for residential use through the mid-1970s. One tenant, Betty MacCallum, was arrested in 1973 for cultivating marijuana on the property—an episode that contrasts sharply with the "refined middle-aged" boarders sought in the 1950s.[18]

Disruption arrived again in the mid-1970s with creation of Paseo de Peralta "loop." What was once a 24' wide roadway in front of the Alarid–Cisneros property was widened 90' to accommodate a four-lane road with a concrete median and sidewalks. The expansion took place mostly on the north side, which required the demolition of several older homes (Fig. 3). Remarkably, the Alarid-Cisneros homes and the house to the west survived, with even their yards mostly intact.

Coinciding with the development of Paseo de Peralta was the rezoning of properties along its alignment from residential (RM-1) to commercial (C-1). These included the Alarid-Cisneros property. In the late 1970s, the main house was converted to office space and held the Santa Fe Board of Realtors (Fig. 7). It later housed the Laurel Seth Gallery. Tony Alarid's house to the west underwent a similar conversion to office use.

[17] Warranty Deed, Ramoncita A. Cisneros to Mary Virginia Long, recorded April 12, 1957, Book 134, Page 48, Instrument # 222171, Santa Fe County, New Mexico.
[18] "Lt. Rick Montoya," *The New Mexican*, July 27, 1973, 1.

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By the mid-1990s, portions of the property were held by the James and Pamela Downey Revocable Trust following conveyance from Kaune Corporation. The deed was executed by James Downey in his capacity as president of the corporation. This ownership remained subject to recorded easements, encroachments, and boundary irregularities, and did not fully resolve outstanding interests derived from earlier fragmented titles, involving the larger property.

These conditions led to judicial clarification. A quiet title action concluded in 2020–2021 extinguished all competing claims and confirmed fee-simple ownership of the subject parcel.[19] The proceeding clarified the otherwise discontinuous documentary record and explained the apparent gaps in post-1950s deeds. The action was brought by KCS Oil & Gas Company, LLC, which received title from the James and Pamela Downey Revocable Trust in 2018 and is the current property owner.[20]

## Evaluation of Historical Status

Both buildings are historic resources that have survived transportation improvements and redevelopment projects that removed numerous homes along this section of Paseo de Peralta. Each is a Contributing structure within the Downtown and Eastside Historic District.

### 1121 Paseo de Peralta

The recommendation is to maintain Contributing status and to designate the north elevation, together with the west wall beneath the portal, as the primary façade. This composite elevation retains the greatest degree of historic integrity and most clearly conveys the building's architectural character as developed between the pre-1912 period and circa 1948. The designation would exclude non-historic doors and windows, as well as later material or design alterations that detract from the façade's historic character.

[19] Final Order, KCS Oil & Gas Company LLC v. Vista Investments, et al., recorded January 8, 2021, Instrument # 1939856, Santa Fe County, New Mexico.
[20] Warranty Deed, James and Pamela Downey Revocable to KCS Oil & Gas Company LLC, recorded November 30, 2018, Instrument # 1873945, Santa Fe County, New Mexico.

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**Front Walls**

The wall system defining the former front yard, documented to be at least sixty-eight years old, contributes to the historic character of the property and to the streetscape. Its retention is recommended as part of the contributing resource.

**1123 Paseo de Peralta**

The recommendation is to maintain Contributing status and to designate the north elevation, together with the portion of the east elevation reflecting the 1931 construction phase, as the primary façades. This designation would exclude non-historic doors and windows, along with other material or design alterations that detract from the historic character of those elevations.

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## Illustrations



**Figure 1: Approximation of building footprint growth for 1121 Paseo del Peralta.**

**Brown: Original adobe core - 1912 King's Map (Fig. 3).**
**Green: Additions made before 1930 - 1930 Sanborn Fire Insurance Company Map (Fig. 4).**
**Orange: Additions made between 1948 and 1958 - 1948 Sanborn Fire Insurance Company Map and 1958 aerial photograph (Figs. 5).**
**Red: Construction of post-1948 porch, later enclosed - 1948 Sanborn Fire Insurance Map and aerial photographs (Figs. 5 & 6).**
**Base drawing courtesy of Architectural Alliance, LLC.**

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**Figure 2: Hugo Hartmann, "Map of the City of Santa Fe, N.M.," 1884. Current parcel boundary approximated. Note no building present.**

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**Figure 3: N. L. King, "Official Map of the City of Santa Fe," 1912, arranged over contemporary satellite image. Current parcel boundary approximated. Note buildings that would be removed with the improvement of East Manhattan Avenue and later the development of Paseo de Peralta and the PERA building.**

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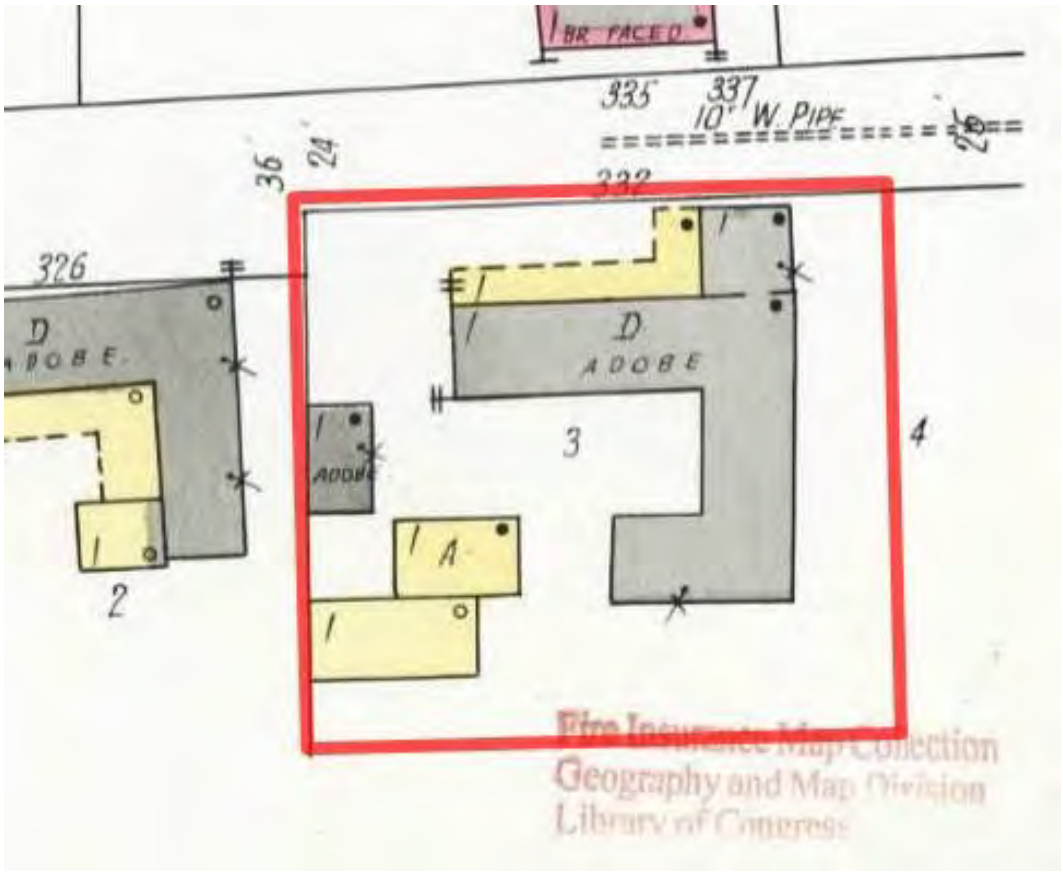


**Figure 4: 1930 Sanborn Fire Insurance Company Map. Note presence of north and south additions and portal to 1121, and existence of building and frame garage where 1123 would be erected.**

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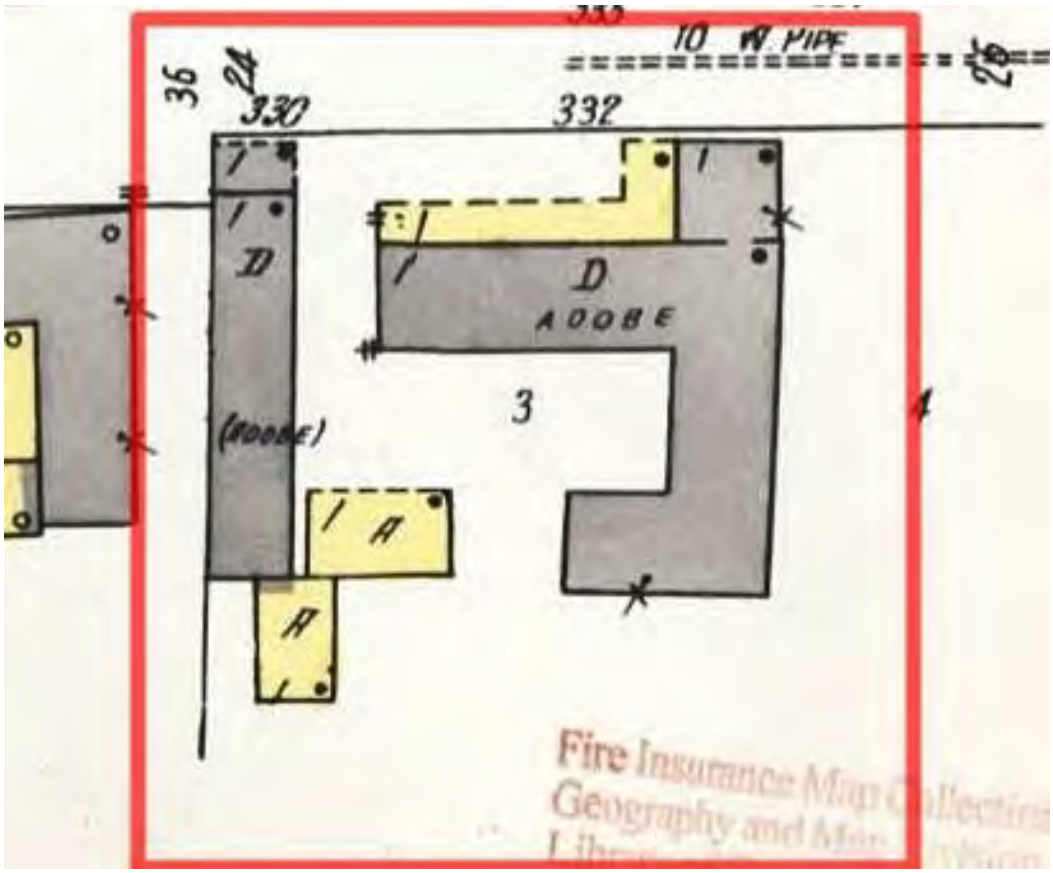


**Figure 5: 1948 Sanborn Fire Insurance Company Map. Note presence of 1123.**

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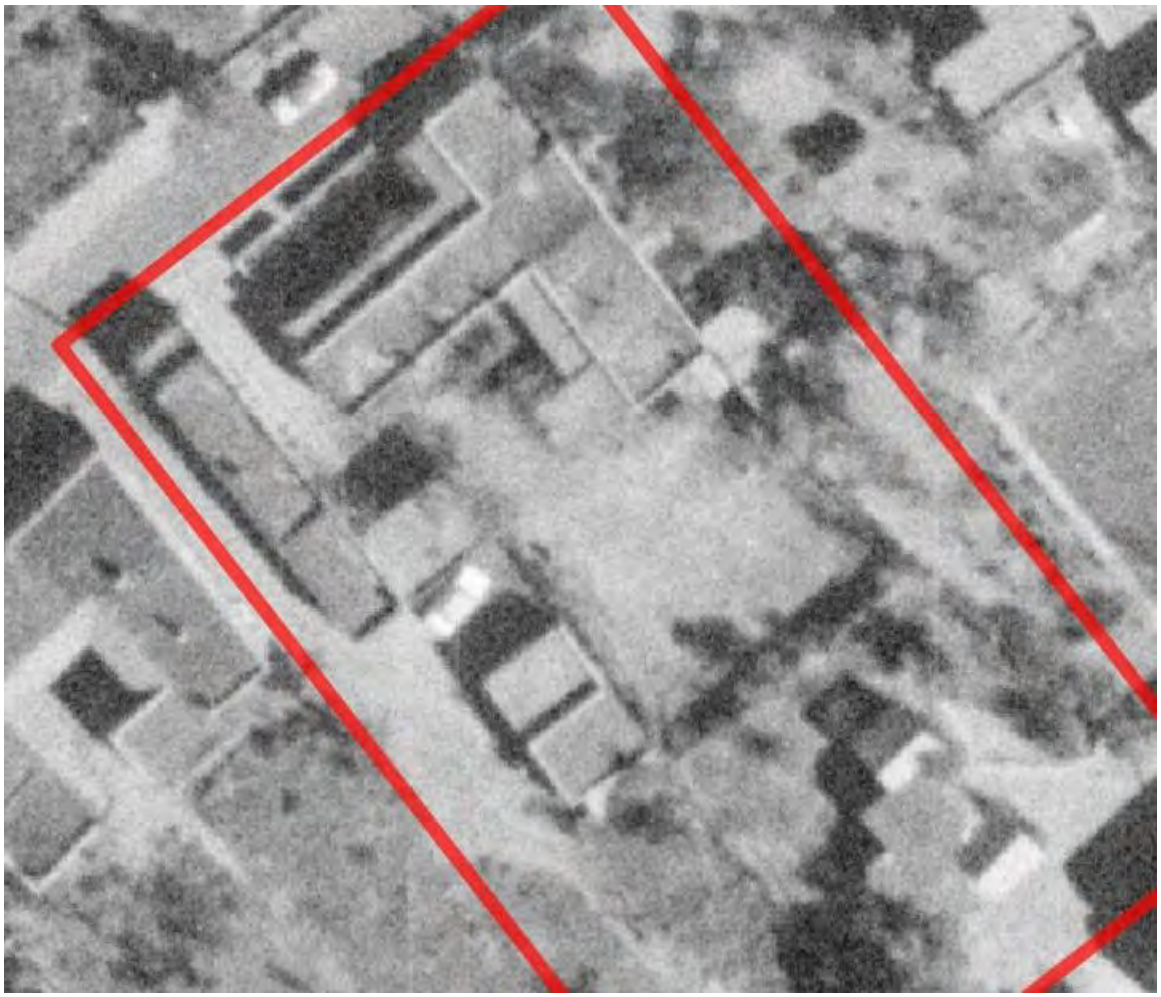

**Figure 6: November 10, 1958, aerial photograph.**
**Note presence of south portal at 1121 and continued presence of frame garage at 1123.**

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**Figure 7: September 11, 1978, aerial photograph.**
**Note likely enclosure of rear entrance at 1121 and removal of frame garage at 1123. Note addition has not been constructed on east side of 1123. Note also cleanup of site and use of back area for parking, signaling conversion to commercial use.**

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## Survey Photographs

(All images taken by Giulia Caporuscio unless otherwise noted)




**Photo 2: Setting of the Alarid Property. Google Street View, September 2022.**

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## 1121 Paseo de Peralta



**Photo 3: North elevation, east end. Camera facing south.**

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**Photo 4: North elevation, portal. Camera facing south.**

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**Photo 5: North elevation, portal decking. Camera facing up.**

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**Photo 6: North elevation, portal west wall. Camera facing east.**

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**Photo 7: North elevation, portal southeast corner. Camera facing southeast.**

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**Photo 8: North elevation, portal north wall. Camera facing south.**

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**Photo 9: North elevation, portal north wall. Camera facing south.**

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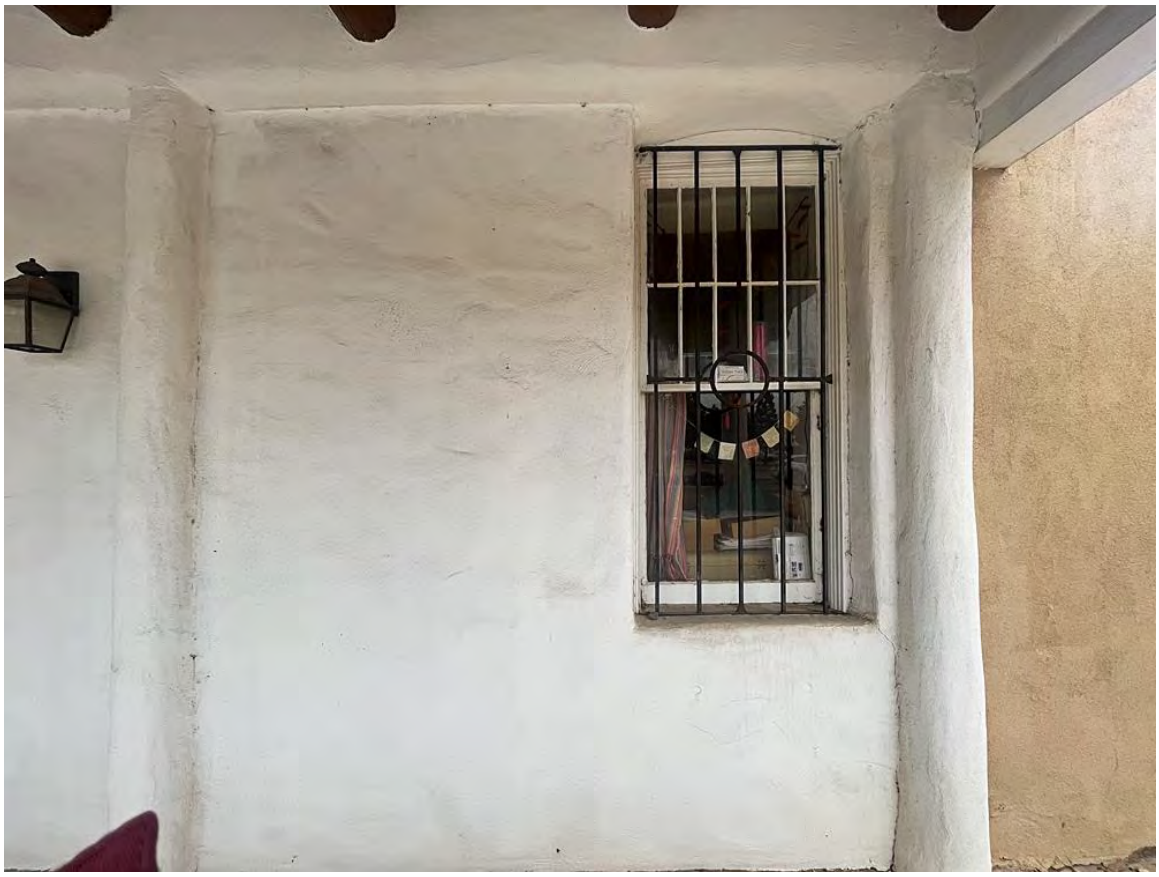

**Photo 10: North elevation, portal north wall. Camera facing south.**

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**Photo 11: West elevation. Camera facing east.**

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**Photo 12: South elevation, west end. Camera facing north.**

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**Photo 13: South elevation, west end. Closeup of enclosed porch. Camera facing north.**

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**Photo 14: South elevation, east and post-1948 portal. Camera facing northeast.**

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| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |



**Photo 15: West elevation, post-1948 portal. Camera facing east.**

# 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*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |



**Photo 16: South elevation, pre-1930 addition. Camera facing north.**

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

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

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |



**Photo 17: South elevation, original building or pre-1930 addition. Camera facing north.**

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

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

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |



**Photo 18: East elevation. Camera facing northwest.**

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

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

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |



**Photo 19: East elevation. Location of obscured windows. Camera facing west.**

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

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

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |




**Photo 20: East elevation. Window detail. Camera facing west.**

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

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

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |



**Photo 21: East elevation. Window detail. Camera facing west.**

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

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

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |



**Photo 22: East elevation. Window detail. Camera facing west.**

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

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

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |



**Photo 23: East elevation, pre-1930 addition. Camera facing west.**

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |

## 1123 Paseo de Peralta



**Photo 24: North elevation. Camera facing south.**

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

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

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |




**Photo 25: North elevation. Porch. Camera facing south.**

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

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

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |




**Photo 26: North elevation. Window detail. Camera facing south.**

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

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

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |



**Photo 27: East elevation. Camera facing northwest.**

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

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

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |



**Photo 28: East elevation. North section. Camera facing west.**

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

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

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |



**Photo 29: East elevation. Middle section. Camera facing west.**

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

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

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |



**Photo 30: East elevation. Addition and window detail. Camera facing south.**

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

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

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |



**Photo 31: East elevation. Post-1978 addition. Camera facing west.**

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

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

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |



**Photo 32: South elevation. Camera facing northeast.**

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

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

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |



**Photo 33: West elevation. South end. Camera facing east.**

# 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*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Alarid-Cisneros Property | 2. Location:<br><br>1121 and 1123 Paseo de Peralta<br>Downtown and Eastside Historic District — Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-3032 & H-3033 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: January 27, 2026 |



**Photo 34: Camera facing east. North end. Camera facing east.**

# RPA & Associates LLC

*PRESERVING OUR HISTORY*

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com




**TO** Architectural Alliance LLC
612 Old Santa Fe Trail
Santa Fe, NM 87505
hunter@archallinc.com
ATTN: Hunter Redman

| JOB | DATE |
|---|---|
| **1121 Paseo de Peralta, Santa Fe, NM 87501** | 01/22/2026 |

| LOCATION | DESCRIPTION |
|---|---|
| **NORTH** | |
| A | 72” x 36” LSSR 1W3H STEEL CASEMENT |
| **WEST** | |
| B | 68” x 49” LSSR 1W3H<br>68” x 37” LSSR/68” x 12” TRANSOM 4W1H STEEL CASEMENT |
| DR #1 | 32” x 79” LH INSWING 32-PANEL 1 ¾” FIR DOOR “SIMPSON” |
| **NORTH** | |
| C | 29” x 66” DOUBLE HUNG 5W2H/1-LT NO SILLS, BURIED IN THE STUCCO |
| D | 29” x 66” DOUBLE HUNG 5W2H/1-LT NO SILLS, BURIED IN THE STUCCO |
| DR #2 | 32” x 91” LH INSWING DOOR W/TRANSOM OA<br>32” x 80” DOOR WITH A 32” x 11” TRANSOM ABOVE 14-PANEL FIR DOOR “SIMPSON” |
| DR #3 | 32” x 91” LH INSWING DOOR W/TRANSOM OA<br>32” x 80” DOOR WITH A 32” x 11” TRANSOM ABOVE 14-PANEL FIR DOOR “SIMPSON” |
| E | 29” x 66” DOUBLE HUNG 5W2H/1-LT NO SILLS, BURIED IN THE STUCCO |
| **WEST** | |
| F | 24” x 17” – 2 FIXED/FIXED<br>24” x 27” – 2 FIXED/FIXED<br>STOPPED GLAZING W/QUARTER ROUND GLAZING BEAD W/2 ½” ROUTER CASING |
| **SOUTH** | |
| G | 24” x 27” – 2 FIXED/FIXED<br>24” x 27” – 2 FIXED/FIXED<br>STOPPED GLAZING W/QOUARTER ROUND GLAZING BEAD W/2 ½” ROUTER CASING |

| JOB | DATE |
|---|---|
| **1127 Paseo de Peralta, Santa Fe, NM 87505** | 01/22/2026 |

| LOCATION | DESCRIPTION |
|---|---|
| **SOUTH** | |
| DR #4 | 32” x 80” LH DUTCH DOOR 8-PANEL “SIMPSON” |
| H | 18” x 16” – 2 FIXED/FIXED<br>18” x 16” – 2 FIXED/FIXED<br>STOPPED GLAZING W/QOUARTER ROUND GLAZING BEAD W/2 ½” ROUTER CASING |
| I | 21” x 24” INSWING CASEMENT FIXED 2W2H<br>1 1/8” VERTICAL/ 5/8” HORIZONTAL |
| L | 34” x 28” FIXED 3W2H 5” FLAT CASING W/SILL 2” APPROXIMATELY BSRN SASH |
| M | 26” x 50” DOUBLE HUNG 1/1 2” FLAT CASING |
| **EAST** | |
| N | 76” x 30” – 3 TRIPLE SSS ALL FIXED NO SILL 2W2H BARN SASHES |
| O | 88” x 26” – 3 TRIPLE LSR 3W2H/1-PLYWOOD MISSING SASH/3W2H ALL ROTTED |
| P | 18” x 30” RIGHT INSWING CASEMENT 3W1H/1-LT<br>1 ½” HORIZONTAL 5/8” VERTICAL |
| | |
| **COURTYARD - SOUTH** | |
| J | 36” x 63” 3W2H/1-LT NOT ORIGINAL LOWER SASH |
| DR #5 | 30” x 80” RH INSWING 1-PANEL/1-LT/3-PANELS |
| **COURTYARD WEST** | |
| DR #6 | 28” x 67” RH OUTSWING DOOR 5-HORIZONTAL PANEL CUT DOWN<br>3 ½” FLAT CASING |
| DR #7 | 32” x 78” RH INSWING 3W5H GLASS DOOR CUT DOWN “SIMPSON”<br>3” FLAT CASING |
| DR #8 | 32” x 78” LH INSWING 3W5H GLASS DOOR CUT DOWN “SIMPSON”<br>3” FLAT CASING |
| **COURTYARD NORTH** | |
| DR #9 | 30” x 78” LH INSWING 3W5H DOOR “SIMPSON” CUT DOWN<br>3” FLAT CASING |
| K | 33” x 38” ARCH TOP OUTSWING HINGED LEFT CASEMENT TOP DK SASH 2W1H 3” FLAT CASING |

In closing, my professional opinion is as follows:

Windows A & B are historic.

Door #5 is historic.

Doors #1, #2, #3, #4, #6, #7, #8, and #9 are non-historic.

Windows C, D, E, and J are historic, but the units are unrestorable.

Windows F, G, H, I, K, L, M, N, O, and P are non-historic.

The windows and doors that are non-historic and unrestorable are to be replaced in "like and kind" to the windows of that era, wood divided lite (simulated or TDL), insulated Low-E glass (such as Kolbe or Weathershield manufactured). K-KRON would be a good alternative because of exterior low maintenance. K-KRON exterior has a 15-year warranty, whereas paint is approximately 3-5 years.

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 |
|---|---|---|---|
| **NORTH** | | | |
| A | 72" x 36" LSSR STEEL CASEMENT 1W3H | F | **HISTORIC** – NOT THE ORIGINAL WINDOW OF THE BUILDING ERA, SEVERE SILL DAMAGE FROM CONDENSATION, ESPECIALLY ON THE NORTH SIDE BEING THAT IT IS STEEL |
| **WEST** | | | |
| B | 68" x 49" FIXED/LSSR<br>68" x 37" LSSR 1W3H/68" x 12" TRANSOM 4W1H STEEL CASEMENT | F | **HISTORIC** – NOT ORIGINAL WINDOW OF THE BUILDING ERA, SILL DAMAGE FROM CONDENSATION OF THE STEEL SILL FRAME BURIED IN THE STUCCO |
| DR #1 | 32" x 79" LH INSWING DOOR ALL WOOD 1 ¾" 32-PANEL | F | **NON-HISTORIC** – "SIMPSON" FIR MANUFACTURED DOOR (1996) |
| **NORTH** | | | |
| C | 29" x 66" DOUBLE HUNG ALL WOOD 5W2H/1-LT | U | **HISTORIC** – WINDOW SILL IS ROTTED & STUCCOED OVER, SIGNS OF WATER PENETRATION BY EVIDENCE OF STAINING BELOW THE WINDOW, THIS UNIT WILL NEED TO BE REMOVED & REPAIRED |
| D | 29" x 66" DOUBLE HUNG ALL WOOD 5W2H/1-LT | U | **HISTORIC** – WINDOW SILL IS ROTTED & STUCCOED OVER, SIGNS OF WATER PENETRATION BY EVIDENCE OF STAINING BELOW THE WINDOW, THIS UNIT WILL NEED TO BE REMOVED & REPAIRED |

NOTES:

| LABEL | WINDOW & DOOR DESCRIPTION | CONDITION & INTEGRITY CODE | HISTORIC/NON-HISTORIC – AGE |
|---|---|---|---|
| **NORTH** | | | |
| DR #2 | 32" x 91" LH INSWING DOOR W/TRANSOM OA ALL WOOD 1 ¾" 14-PANEL<br>32" x 80" DOOR W/32" x 11" TRANSOM ABOVE | F | **NON-HISTORIC** – "SIMPSON" FIR MANUFACTURED DOOR (1996) |
| DR #3 | 32" x 91" LH INSWING DOOR W/TRANSOM OA ALL WOOD 1 ¾" 14-PANEL<br>32" x 80" DOOR W/32" x 11" TRANSOM ABOVE | F | **NON-HISTORIC** – "SIMPSON" FIR MANUFACTURED DOOR (1996) |
| E | 29" x 66" DOUBLE HUNG ALL WOOD<br>5W2H/1-LT | U | **HISTORIC** – WINDOW SILL IS ROTTED & STUCCOED OVER, SIGNS OF WATER PENETRATION BY EVIDENCE OF STAINING BELOW THE WINDOW, THIS UNIT WILL NEED TO BE REMOVED & REPAIRED |
| **WEST** | | | |
| F | 24" x 77" – 2 FIXED – ALL WOOD<br>24" x 77" – 2 FIXED – ALL WOOD<br>STOPPED IN GLAZING/MANUFACTURED QUARTER ROUND W/2 ½" MACHINE ROUTERED CASING ON EXTERIOR | F | **NON-HISTORIC** – GLASS (1988) |

NOTES:

| LABEL | WINDOW & DOOR DESCRIPTION | CONDITION & INTEGRITY CODE | HISTORIC/NON-HISTORIC – AGE |
|---|---|---|---|
| **SOUTH** | | | |
| G | 24" x 77" – 2 FIXED – ALL WOOD<br>24" x 77" – 2 FIXED – ALL WOOD<br>STOPPED IN GLAZING/MANUFACTURED QUARTER ROUND W/2 ½" MACHINE ROUTERED CASING ON EXTERIOR<br>SILL COMPLETELY ROTTED | U | **NON-HISTORIC** – GLASS (1988) |
| DR #4 | 32" x 80" LH DUTCH DOOR ALL WOOD<br>8-PANEL | F | **NON-HISTORIC** – "SIMPSON" MANUFACTURED (1992) |
| H | 18" x 16" – 2 FIXED/FIXED – ALL WOOD<br>18" x 26" – 2 FIXED/FIXED – ALL WOOD<br>STOPPED IN GLAZING/MANUFACTURED QUARTER ROUND W/2 ½" MACHINE ROUTERED CASING ON EXTERIOR | F | **NON-HISTORIC** – GLASS (1988) |
| I | 21" x 24" – 1 INSWING CASEMENT FIXED 2W2H 1 1/8" VERTICAL BAR W/5/8" HORIZONTAL BAR | U | **NON-HISTORIC** – BARN SASH (1987) EMPIRE BUILDERS SUPPLY |
| L | 34" x 28" FIXED 3W2H ALL WOOD 5" FLAT CASING W/2" FLAT CASING APRON MITERED CORNERS BARN SASH | F | **NON-HISTORIC** – BARN SASH (1994) EMPIRE BUILDERS SUPPLY<br>MITERED 45° CORNERS |

NOTES:

| LABEL | WINDOW & DOOR DESCRIPTION | CONDITION & INTEGRITY CODE | HISTORIC/NON-HISTORIC – AGE |
|---|---|---|---|
| **SOUTH** | | | |
| M | 26" x 50" DOUBLE HUNG 1/1 ALL WOOD 2" FLAT CASING | U | **NON-HISTORIC** – 1-LITE SASHES (1988) NON-DIVIDED LITE BURIED IN THE SILL AT GROUND LEVEL |
| **EAST** | | | |
| N | 76" x 30" – 3 TRIPLE ALL WOOD ALL FIXED (33" – 3) NO SILL 2W2H 1 1/8" VERTICAL DIVIDED LITE BAR/5/8" HORIZONTAL DIVIDED LITE BAR | U | **NON-HISTORIC** – BARN SASHES (1988) NO SILL, SIGNS OF WATER PENETRATION ON THE WALL |
| O | 88" x 26" – 3 TRIPLE ALL WOOD LSR 3W2H CENTER MISSING SASH – PLYWOOD ONLY NO SILL (29" – 3) | U | **NON-HISTORIC** – BARN SASHES (1988) ON TWO (2) OUTSIDE SASHES, MIDDLE SASH IS MISSING, NO SILL, SIGNS OF WATER PENETRATION ON THE WALL |
| P | 18" x 30" HINGED RIGHT INSWING CASEMENT 3W1H/1-LT 1 ½" HORIZONTAL DIVIDED LITE BAR 5/8" VERTICAL DIVIDED LITE BAR ALL WOOD | U | **NON-HISTORIC** – SASH (1994) JAMB COMPLETELY ROTTED OVER 40% |

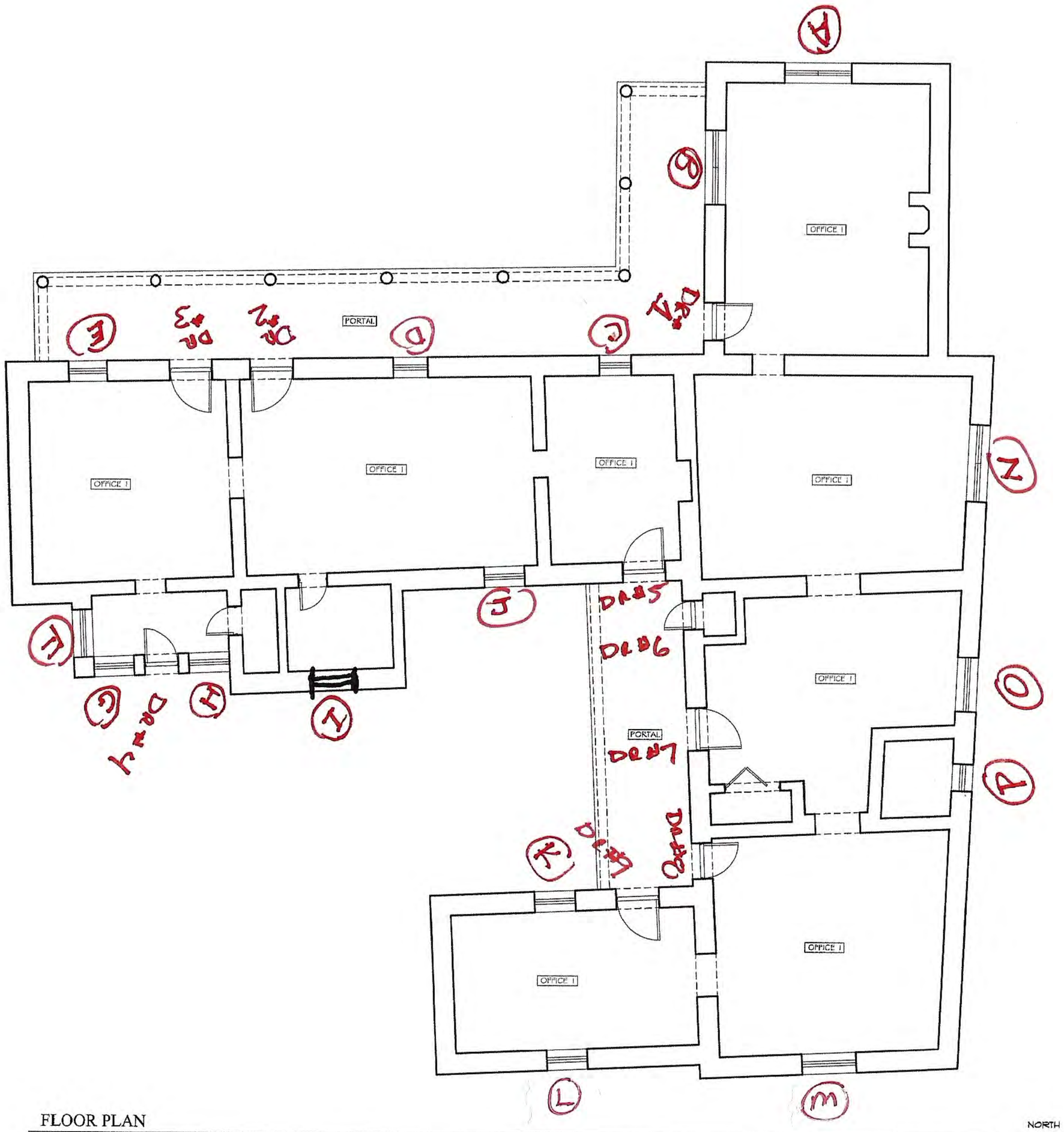
NOTES:

| LABEL | WINDOW & DOOR DESCRIPTION | CONDITION & INTEGRITY CODE | HISTORIC/NON-HISTORIC – AGE |
|---|---|---|---|
| **COURT YARD - SOUTH** | | | |
| J | 36" x 63" DOUBLE HUNG 3W2H/1-LT ALL WOOD | U | **HISTORIC** – UPPER SASH<br>**NON-HISTORIC** – LOWER SASH JAMBS & SILL MORE THAN 40% ROTTED |
| DR #5 | 30" x 80" RH INSWING DOOR 1-HORIZONTAL PANEL/1-LT/3-HORIZONTAL PANEL ALL WOOD | F | **HISTORIC** |
| **COURT YARD - WEST** | | | |
| DR #6 | 28" x 67" RH OUTSWING DOOR 5-HORIZONTAL PANELS CUT DOWN 3 ½" FLAT CASING ALL WOOD | F | **NON-HISTORIC** – "SIMPSON" FIR DOOR (1991) CUT DOWN TO FIT OPENING |
| DR #7 | 32" x 78" RH INSWING DOOR 3W5H SINGLE GLAZED GLASS CUT DOWN 2" FLAT CASING | F | **NON-HISTORIC** – "SIMPSON" FIR DOOR (1991) CUT DOWN TO FIT OPENING |

NOTES:

| LABEL | WINDOW & DOOR DESCRIPTION | CONDITION & INTEGRITY CODE | HISTORIC/NON-HISTORIC – AGE |
|---|---|---|---|
| **COURT YARD - WEST** | | | |
| DR #8 | 32" x 72" LH INSWING DOOR 3W5H SINGLE GLAZED GLASS CUT DOWN 3" FLAT CASING | F | **NON-HISTORIC** – "SIMPSON" FIR DOOR (1991) CUT DOWN TO FIT OPENING |
| **COURT YARD - NORTH** | | | |
| DR #9 | 30" x 78" LH INSWING DOOR 3W5H SINGLE GLAZED GLASS CUT DOWN 3" FLAT CASING | F | **NON-HISTORIC** – "SIMPSON" FIR DOOR (1991) CUT DOWN TO FIT OPENING |
| K | 33" x 38" ARCH TOP OUTSWING HINGED LEFT CASEMENT – USED DOUBLE HUNG TOP SASH & JOB SITE HINGED IT<br>2W1H ALL WOOD 3" FLAT CASING | F | **NON-HISTORIC** – (1996) |

NOTES:




FLOOR PLAN

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

NORTH

5' 10'

ARCHITECTURAL ALLIANCE LLC

612 OLD SANTA FE TRAIL
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Telephone 505-988-5269
FAX 505-986-1270

WEBSITE www.archalline.com

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| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|

STAMP

PROJECT TITLE

1121 Paseo de Peralta, Santa Fe, NM 87507

| | | | |
|---|---|---|---|
| PROJECT NO. | 25-29 | | |
| CHECKED BY | HR | DATE | 01/26/2 |
| DRAWN BY | PD | DATE | 01/20/2 |

SHEET TITLE

EXISTING FLOOR PLAN

SHEET NO.

A-1

North
Elevation
Window
A

West Elevation Window B

West Elevation Door #1

North Elevation Window C

North
Elevation
Window
D

North Elevation Door #2

North
Elevation
Door
#3

North
Elevation
Window
E

West Elevation
Window
F


SouthElevation
Window
G

South Elevation Door #4

South Elevation Window H



South Elevation
Window
I

South Elevation
Window
L

South Elevation
Window
M

East Elevation Window N

East Elevation
Window
O

East Elevation Window P

Courtyard
South Elevation
Window
J

Courtyard
South
Elevation
Door
#5

Courtyard West Elevation Door #6

Courtyard
West
Elevation
Door
#7

Courtyard
West
Elevation
Door
#8

Courtyard
North
Elevation
Door
#9

Courtyard
North Elevation
Window
K

1121 Paseo de Peralta North Elevation

1121 Paseo de
Peralta
West Elevation

1121 Paseo de
Peralta
East Elevation

1121 Paseo de Peralta SouthEast Elevation

1121 Paseo de Peralta South Elevation

1121 Paseo de Peralta Courtyard South Elevation

1121 Paseo de Peralta Courtyard West Elevation

1121 Paseo de Peralta
Courtyard
North Elevation

# RPA & Associates LLC

*PRESERVING OUR HISTORY*

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com




**TO** Architectural Alliance LLC
612 Old Santa Fe Trail
Santa Fe, NM 87505
hunter@archallinc.com
ATTN: Hunter Redman

| JOB | DATE |
|---|---|
| **1123 Paseo de Peralta, Santa Fe, NM 87501** | 01/22/2026 |

| LOCATION | DESCRIPTION |
|---|---|
| **NORTH** | |
| DR #1 | 32” x 80” LH INSWING DOOR ALL WOOD 24-PANEL FIR “SIMPSON” |
| A | 28” x 54” DOUBLE HUNG 3W1H/1-LT ALL WOOD |
| **WEST** | |
| B | 37” x 38” LR TWIN 1W3H STEEL CASEMENT (2 – 16 ½”) |
| C | 44” x 29” LR TWIN INSWING CASEMENT 2W2H ALL WOOD (2 – 20”) 1 1/8” VERTICAL DIVIDED LITE BAR, 5/8” HORIZONTAL DIVIDED LITE BAR |
| D | 39” x 29” LR TWIN INSWING CASEMENT 2W2H ALL WOOD (2 – 19”) 1 1/8” VERTICAL DIVIDED LITE BAR, 5/8” HORIZONTAL DIVIDED LITE BAR |
| **EAST** | |
| DR #2 | 32” x 80” RH INSWING DOOR 2W5H SINGLE GLAZED FIR “SIMPSON” |
| **NORTH** | |
| E | 16” x 28” LH INSWING CASEMENT 2W3H ALL WOOD |
| **EAST** | |
| DR #3 | 32” x 80” LH INSWING 3W5H SINGLE GLAZED FIR “SIMPSON” |
| F | 20” x 50” DOUBLE HUNG 1/1 OBSCURE ALL WOOD |
| G | 28” x 56” DOUBLE HUNG 3W1H/1-LT ALL WOOD |
| DR #4 | 32” x 80” RH INSWING DOOR ALL WOOD 6-PANEL FIR “SIMPSON” |
| H | 28” x 56” DOUBLE HUNG 3W1H/1-LT ALL WOOD |
| I | 28” x 56” DOUBLE HUNG 3W1H/1-LT ALL WOOD |

In closing, my professional opinion is as follows:

Doors #1, # 2, #3, and #4 are non-historic.

Windows B, C, D, and F are non-historic.

Windows G & H are historic.

Windows E & I are historic and non-restorable.

The windows and doors that are non-historic and unrestorable are to be replaced in "like and kind" to the windows of that era, wood divided lite (simulated or TDL), insulated Low-E glass (such as Kolbe or Weathershield manufactured). K-KRON would be a good alternative because of exterior low maintenance. K-KRON exterior has a 15-year warranty, whereas paint is approximately 3-5 years.

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. |
| | |

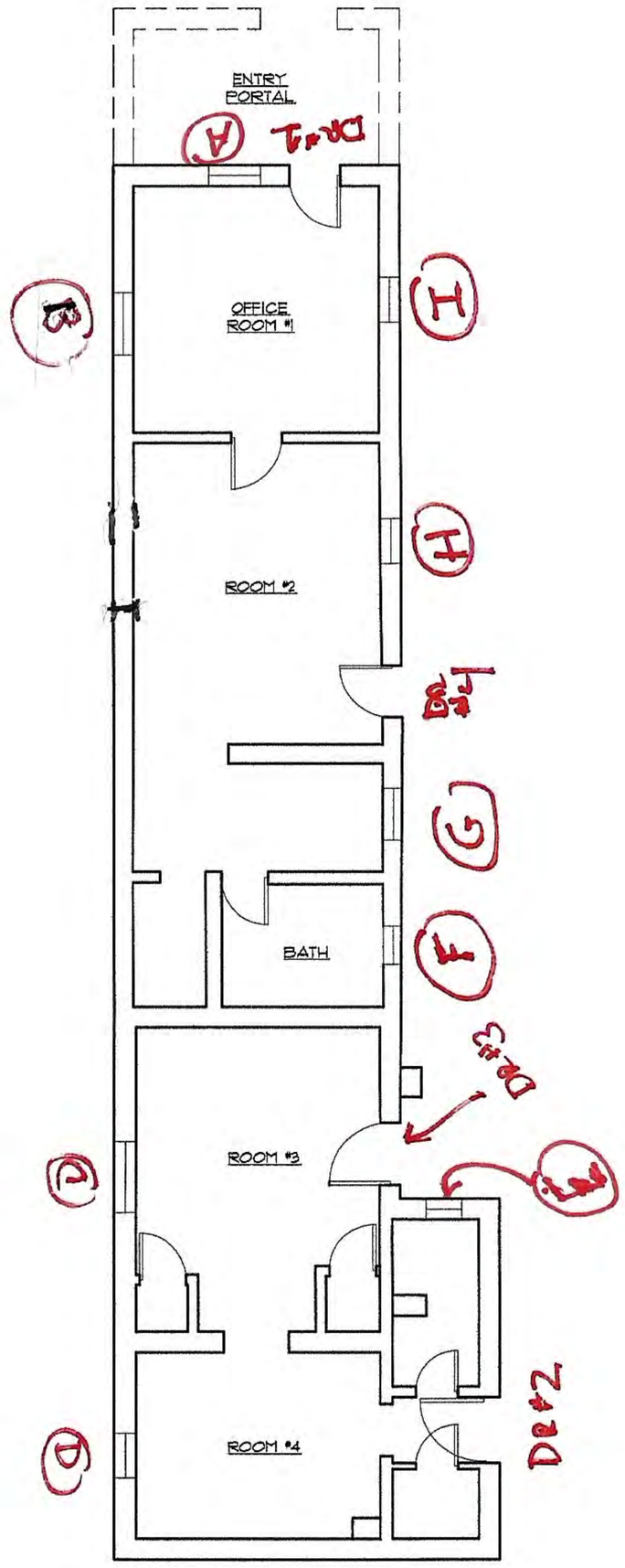
NOTES:

| LABEL | WINDOW & DOOR DESCRIPTION | CONDITION & INTEGRITY CODE | HISTORIC/NON-HISTORIC - AGE |
|---|---|---|---|
| **NORTH** | | | |
| DR #1 | 32" x 80" LH INSWING DOOR 24-PANEL | S | **NON-HISTORIC** – "SIMPSON" FIR MANUFACTURED DOOR |
| A | 28" x 54" DOUBLE HUNG 3W1H/1-LT ALL WOOD | F | **HISTORIC** |
| **WEST** | | | |
| B | 37" x 38" LR STEEL CASEMENT 1W3H | F | **NON-HISTORIC** – PUT IN THE OPENING TO REPLACE A WOOD ORIGINAL WINDOW |
| C | 44" x 29" LR INSWING CASEMENT 2W2H<br>1 1/8" – 5/8" | F | **HISTORIC** – SASHES<br>**NON-HISTORIC** – BARN SASHES EMPIRE BUIDLERS SUPPLY |
| D | 39" x 29" LR INSWING CASEMENT 2W2H<br>1 1/8" – 5/8" | F | **HISTORIC** – SASHES<br>**NON-HISTORIC** – BARN SASHES EMPIRE BUIDLERS SUPPLY |
| **EAST** | | | |
| DR #2 | 32" x 80" RH INSWING DOOR 3W5H | F | **NON-HISTORIC** – FIR "SIMPSON" DOOR<br>10-LITE (1996) |
| **NORTH** | | | |
| E | 16" x 28" LH INSWING CASEMENT 2W3H | U | **HISTORIC – JAMB, EXTERIOR COMPLETELY ROTTED CAUSING WATER PENETRATION IN THE WALL, ROTTED BEYOND 40% UNRESTORABLE** |

NOTES:

| LABEL | WINDOW & DOOR DESCRIPTION | CONDITION & INTEGRITY CODE | HISTORIC/NON-HISTORIC – AGE |
|---|---|---|---|
| **EAST** | | | |
| DR #3 | 32" x 80" LH INSWING DOOR 3W5H | F | **NON-HISTORIC** – FIR "SIMPSON" DOOR (1996) |
| F | 20" x 50" DOUBLE HUNG 1/1 OBSCURE | F | **NON-HISTORIC** – SASHES REPLACED EARLY 1980's PER GLASS, NON-DIVIDED LITES |
| G | 28" x 56" DOUBLE HUNG 3W1H/1-LT | F | **HISTORIC** |
| DR #4 | 32" x 80" RH INSWING DOOR 6-PANEL | F | **NON-HISTORIC** – FIR "SIMPSON" DOOR (1996) |
| H | 28" x 56" DOUBLE HUNG 3W1H/1-LT | F | **HISTORIC** |
| I | 28" x 56" DOUBLE HUNG 3W1H/1-LT | U | **HISTORIC** – AC UNIT HAS LEAKED/CONDENSATED CAUSING WATER DAMAGE IN THE WALL BELOW THE WINDOW, ROTTED BEYOND 40%<br>WINDOW JAMB WILL NEED TO BE REMOVED TO REPAIR WALL, THE JAMB IS THE WINDOW BUCK AND WILL BE DESTROYED UPON REMOVAL |

NOTES:




FLOOR PLAN

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

NORTH

0' 5' 10'

ARCHITECTURAL ALLIANCE LLC

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| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|
| | | |

STAMP

PROJECT TITLE

1123 Paseo de Peralta, Santa Fe, NM 87507

PROJECT NO. 25-29

| | | | |
|---|---|---|---|
| CHECKED BY | HR | DATE | 01/26/26 |
| DRAWN BY | PD | DATE | 01/20/26 |

SHEET TITLE

EXISTING FLOOR PLAN

SHEET NO.

A-1

North Elevation
Door
#1

North
Elevation
Window
A

West Elevation
Window
B

West Elevation
Window
C

West Elevation
Window
D



East Elevation
Door #2

NorthEast
Elevation
Window
E

East
Elevation
Door
#3

East Elevation
Window
F

East
Elevation
Window
G

East Elevation Door #4

East Elevation Window H

East Elevation
Window
1

1123 Paseo de Peralta
North Elevation

1123 Paseo de Peralta
West Elevation

1123 Paseo de Peralta East Elevation



1123 Paseo de Peralta
South
Elevation



1123Paseo de Peralta NorthEast Elevation

# City of Santa Fe, New Mexico

# memo

**DATE:** April 14, 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

**FROM:** Amanda L. Romero, Senior Planner, Historic Preservation Division ALR

---

2026-012125-HDRB. 216 Maynard Unit A & B. Westside-Guadalupe Historic District, non-contributing, Green Image Construction, agent for Jennica Kilbride, owner, requests status review with primary façade designation, if applicable, for two structures

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

___ Zoning Review Sheet

__x__ Other: (2) 1985 HCPI

**APPLICANT SUBMITTALS**

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

___ Elevations

__x__ Photographs

**STAFF RECOMMENDATION:**

Staff recommends the historic status of 216 Maynard Unit A be designated as contributing with the East façade #1, South façades #2,#3,#4,#5, and the North façade #11 designated as the primary façades. Staff also recommend the historic status of 216 Maynard Unit B structure be designated as contributing with the East façade #1 as the primary façade excluding non-historic materials, per 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

**Sample motions:**

Two motions will be required for this case

Status (for each structure):

a. In case 2026-012125-HDRB, for 216 Maynard Unit A, designate the residence, as contributing designating East façade #1, South façades #2,#3,#4,#5, and the North façade #11 as the primary façades.
b. In case 2025-012125-HDRB, for 216 Maynard Unit B, designate the residence as contributing and designate East #1 facade as the primary façade(s).
c. In case 2026-012125-HDRB, for 216 Maynard Unit A, to retain the residence, as non-contributing with no facades designated.
d. In case 2026-012125-HDRB, for 216 Maynard Unit B, to retain the residence, as non-contributing with no facades designated.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

**BACKGROUND & SUMMARY:**

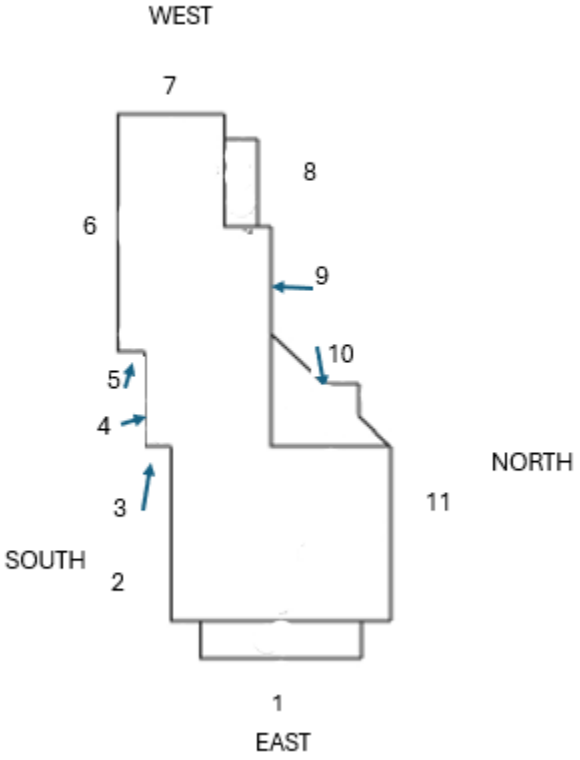
**Streetscape:**

These residential units are in Westside-Guadalupe Historic District. The streetscapes architecture is vernacular in style, primarily adobe-built homes. Like many of the short lanes in the Westside-Guadalupe district, Maynard Street began as farmland irrigated by two acequias crossing north and south of the future street. Maynard Street was originally known as Young Street, likely named for the real estate promoter Jay L. Young.**Site Description:**

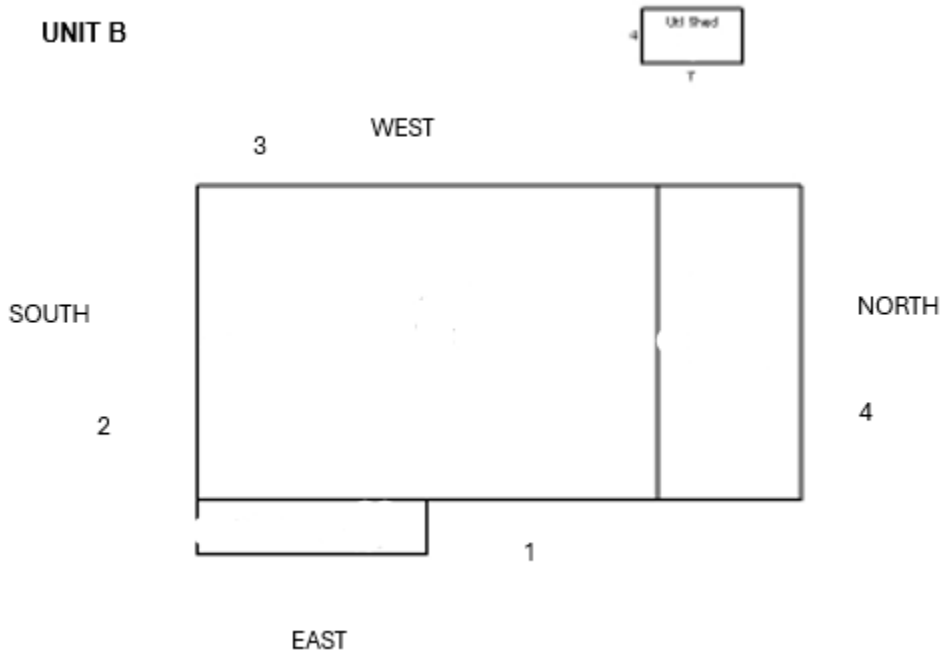
Residence A was built in 1933-1939 by the Vigil family, who built the back house (unit B) prior to 1944. Both structures are built in the Spanish Pueblo Revival style. These structures were given non-contributing status in 1985 as part of the status survey done for all historic districts.

The front residence (A) is approximately 1,957 square feet that includes a 1930s core with a rear extension added around 1950. A separate 966 square-foot dwelling was constructed in the 1940s as a rental unit which originally which originally included a garage that has since been enclosed. Ramon Vigil constructed the original residence and added two units to the property for rental income. The residences are characteristic of owner-built housing, which included individualized workmanship. Included in that workmanship is a corner steel casement window with concrete sills and an overhang.

**UNIT A**


WEST
7
8
6
9
10
5
4
NORTH
3
11
SOUTH
2
1
EAST

**UNIT B**


Utl Shed
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WEST
SOUTH
NORTH
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1
EAST

**PREVIOUS CASE SUMMARIES:**

This property was red tagged for construction without a permit by historic inspector on February 5, 2025.

No other previous cases were located for this property.

**APPLICANT'S REQUEST:**

The applicant proposes the following request.

1) Status Review with primary façade designation, if applicable, for two residential structures.

**RELEVANT CODE CITATIONS:**

**14-4.6 HISTORIC DISTRICTS**

**A. General Provisions**

l. 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 in order 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**

l. 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.

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions.* Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or to designate a status for a structure that has no status designated.

b. 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."

c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

**III.** Initiation of Review of Status Designation

The Board may review the status designation in response to the following: :

a. An application for construction or demolition as set forth in Section 14-5.2 as follows:

1. Prior to the application being placed on a board agenda or prior to issuance of a construction permit, if Board approval is not required, staff shall determine whether the board should review the status of the structure. Staff's determination shall be made within thirty days of submitting the application. If staff's determination is not completed within thirty days, the application shall be forwarded to the board. Review by the board as to the structure's status shall be made at the earliest practicable date. The board or staff (as applicable) may consider the application immediately following the determination of status. The application shall be reviewed based upon the status of the structure following the determination of status.

2. Prior to action by the board on the application, the board itself may decide to review the status of the structure. The board's determination as to the status shall be made within forty-five days of the decision of the board to review the status. The board or staff (as applicable) may consider the application immediately following the determination of the status. The application shall be reviewed based upon the status of the structure following the determination of status.

b. Request from the property owner;
c. A request initiated by the city. Staff shall notify the property owner prior to initiating the request.

IV. Notice of HDRB's Review of Status

a. Unless the review is requested by the property owner, staff shall mail notice to the property owner of the subject property no less than 15 days prior to the HDRB's review of a change in or designation of status.
b. In addition, staff shall send notice, by first class mail, to all property owners within one hundred (100) feet of the subject property no less than fifteen days prior to the board's review of a change in or designation of status if the review may result in the lowering of the structure's status. Staff shall retain an affidavit of mailing.
c. With the consent of the property owner, the city shall have posted on the property a poster obtained from the planning land use department. Otherwise, the city shall post the poster on the nearest place available to the city. Such poster shall be securely posted, prominently displayed, visible from a public street, at least fourteen days prior to the scheduled board hearing. The posting shall indicate the nature of the application, identification of the property affected and the time, date and place of the hearing. The poster shall be removed within thirty days of final action. Failure to do so may result in the city removing the sign at the applicant's expense. A civil fee of fifty dollars ($50.00) will be charged.

## NONCONTRIBUTING STRUCTURE

A structure, located in a historic district, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic district.

## CONTRIBUTING STRUCTURE

A structure, located in a historic district, approximately 50 years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

## SIGNIFICANT STRUCTURE

A structure located in a historic district that is approximately 50 years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant for its association with events or persons that are important on a local, regional, national or global level; or if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

## PRIMARY FACADE

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

2. **Westside-Guadalupe Historic District**

I. District Standards

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

a. Slump block, stucco, brick, or stone, shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal, panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;

b. The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

c. Roof form, slope, and shape. It is intended the buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;

d. The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

1. raising the parapet;
2. setting back from the edge of the roof;
3. framing the collector with wood;
4. in the case of pitched roofs, by integrating the collector into the pitch;
5. in the case of ground solar collectors by a wall or vegetation;
6. in the case of wall collectors, by enclosing or other walls;
7. other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

e. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obstructive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other

appropriate means. The equipment shall be of a low profile to minimize the screening problems;

f. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

g. Greenhouses;

h. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portals maintain the shape of the porch or portal;

i. Porches and portales are encouraged;

j. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.

II. Walls; Fences; Solar Collectors: Administration

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

March 15, 2026

Amanda Romero, Senior Planner
Santa Fe Historic Preservation Division
City Hall
200 Lincoln Avenue
Santa Fe, New Mexico 87501

**216 Maynard Street**

Ms. Romero,

Please find enclosed the historic survey documentation for the two houses located at 216 Maynard Street prepared by our consultant John Murphey.

We request that this case be scheduled for review at the April 14 hearing.

Please let me know if any additional information or documentation is needed to complete the submittal.

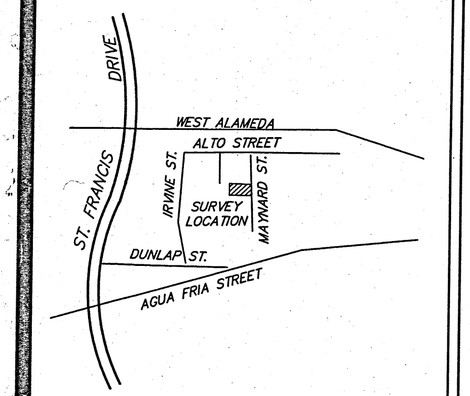
Thank you,

Sergio Nunez
sergio.an@live.com

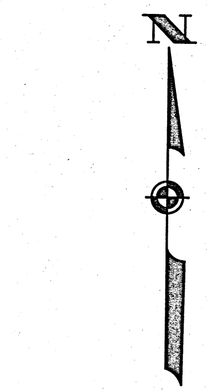
# PLAT OF BOUNDARY SURVEY
# FOR
# JENNICA KILBRIDE AND GERALD KILBRIDE

TRACT 115 OF PLAT OF SURVEY
SHOWING LANDS IN GUADALUPE NEIGHBORHOOD
PLAT H
CITY OF SANTA FE, SANTA FE COUNTY,
NEW MEXICO.

918/46




VICINITY MAP




SCALE: 1"=20'

0 20 40 60

## LEGEND

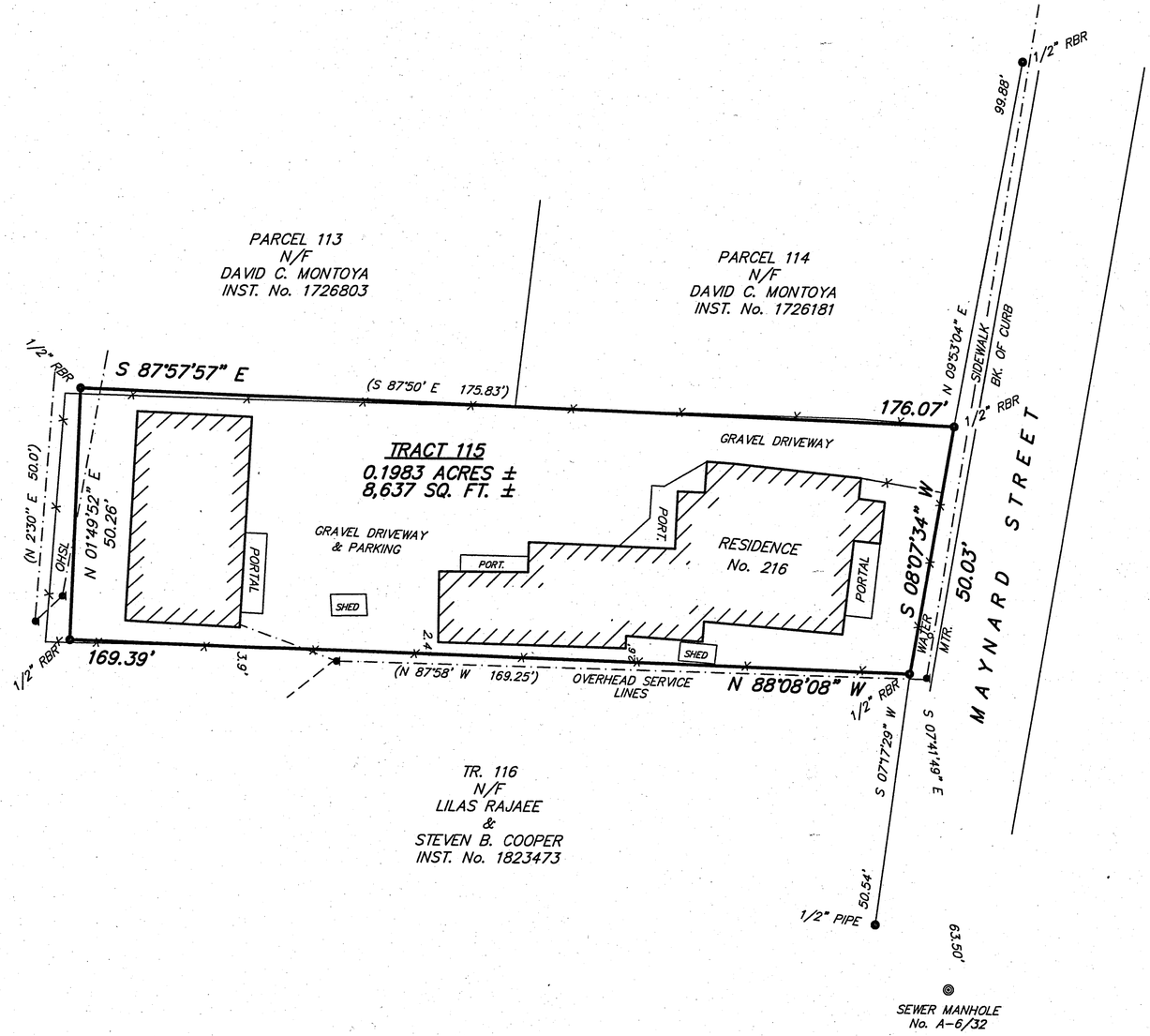
- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles w/ overhead utility lines.
- Fences.
- Walls.
- Concrete.
- Utility box.

## NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ON THE SOUTH BOUNDARY OF SUBJECT PROPERTY, (N 88°08'08" W), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.

3. THIS SURVEY IS BASED ON A "PLAT OF SURVEY FOR RAMON VIGIL, DATED DECEBER, 1976", UNRECORDED. BEARINGS AND DISTANCES IN ( ) ARE FROM SAID PLAT.

3. REFERENCE PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD", RECORDED IN PLAT BK. 68, PAGE 7, RECORDS OF SANTA FE COUNTY, NM.




## CERTIFICATE

I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

DATE OF FIELD WORK

Philip B. Wiegel 7 May, 2024

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

COUNTY CLERK SANTA FE COUNTY NEW MEXICO KATHARINE E. CLARK

INSTRUMENT No. 2046787

COUNTY OF SANTA FE )ss
STATE OF NEW MEXICO )
I hereby certify that this instrument was filed for record on the 18th day of November A.D. 2024, at 1:15 o'clock P m., and was duly recorded in Book 918 Page 46 of the records of Santa Fe County.

Witness my Hand and Seal of Office
KATHARINE E. CLARK
County Clerk, Santa Fe County, New Mexico

Deputy

### PUBLIC NOTICE

CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

### INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

OWNER: ESTATE OF CELINA V. RIVERA
LOCATION: 216 MAYNARD STREET, SANTA FE
T 17 N, R 9 E, SECTION 23
PROJECTED INTO THE SANTA FE GRANT
SUBDIVISION: GUADALUPE NEIGHBORHOOD, PLAT H
SANTA FE COUNTY, NM.
UPC No.: 1-053-099-416-193

**DEL RIO SURVEYS, INC.**

P.O. BOX 22773, SANTA FE, NM. 87502 | PH: 505-820-9200

| PROJECT No. 24040250 | Dwg. PW | Ckd. MW |
|---|---|---|
| | Date: 5/07/24 | REV: 2 |

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

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

**Date of Form: March 15, 2026**

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

| 1. Name of property: | 2. Location: | 3. Local Reference Number: |
|---|---|---|
| Ramon Vigil House and Rental Units | 216 Maynard Street<br>216 Maynard Street B<br>Westside-Guadalupe Historic District – Santa Fe | Santa Fe ID: H-2676<br>4. County: Santa Fe<br>Parcel # 12950144 |

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

**6. Date of Survey: May 23, 2025, JWM**

**7. Previous Survey Date(s):**
**_x_Yes: August 1985, Harry Weiss**
**__ No:**

**8. Name of Project:**
**HDRB Status Evaluation**

**9. Lat/Long:**
**35.68692,-105.9524795**



**10. Photo Information: John W. Murphey, photographer. Photo 1: View of east elevation. Camera facing southwest.**

**11. Brief Description of the Property:**

The two dwellings at 216 and 216 B Maynard Street are located on a rectangular lot approximately 270 feet south of Alto Street within the Westside-Guadalupe Historic District. The Front House is an approximately 1,957 square foot adobe residence that includes its original late-1930s core and a rear "panhandle" extension added around 1950, which created a bonus room and a rental apartment. Behind it, along the west side of the property, is a separate dwelling constructed in the 1940s as a rental unit. This approximately 966 square foot building originally included an attached one-car garage that has recently been converted into living space. Both structures were likely owner-built and exhibit the irregularities typical of modest, budget-conscious construction. Both buildings are currently classified as Non-contributing.

***Continued on Page 5.***

**12. Who uses the property? Residences**

**13. Construction Date:**
**Date: 216, Front House: 1930s with extensions and additions; 216 B, Back House; by 1948, with a later attached garage**
**_ _Known _x_ Estimated Source: aerial photographs and newspaper advertisements**

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

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

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

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

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

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




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

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

John W. Murphey
Architectural Historian
Architectural History Services

For: owner via Ron Winters, Archaeologist

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

Current owner: Contractor for Jennica, Gerald and Karin Arielle Kilbride

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: both structures __ No Status**
**Per City of Santa Fe official designation map**

**If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe: Westside-Guadalupe Historic District**

**24. Supplemental Forms:**

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

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

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

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

| 1. Name of property: | 2. Location: | 3. Local Reference Number: Santa Fe ID: H-2676 |
|---|---|---|
| Ramon Vigil House and Rental Units | 216 Maynard Street<br>216 Maynard Street B<br>Westside-Guadalupe Historic District – Santa Fe | 4. County: Santa Fe |
| | | 5. Date of Survey: May 23, 2025 |

**ARCHITECTURAL AND CONSTRUCTION DETAILS:**

**6. Visible Construction Material:**

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

**9. Roof:** __ N/A

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

**10. Window Types**

**Front House**

| Operation | Material | Glazing | Number |
|---|---|---|---|
| Casement | Wood | 4-4 | 1 |
| Casement | Wood | 6-6 | 1 |
| Casement | Steel | 3-3 | 1 |
| Casement | Steel | 3-3 I 2T | 1 |
| Combination | Steel | 3C-3F-3C | 1 |
| Combination | Steel | 3C-3F-3C I 3T | 2 |
| Combination | Steel | 3C-12F-3C I 5T | 1 |
| Fixed | Wood | 1 | 1 |
| Hung-Sash | Wood | 3/1 | 3 |

**Back House**

| Operation | Material | Glazing | Number |
|---|---|---|---|
| Casement | Wood | 1 | 1 |
| Combination | Steel | 3C-3F | 1 |
| Combination | Steel | 3C-3F-3C I 3T | 2 |
| Hung-Sash | Wood | 6/6 | 2 |
| Sash (In fixed position) | Wood | 4 | 1 |
| Sash (In fixed position) | Wood | 8 | 1 |

**11. Door Types**

**Front House**

| Type | Style | Material | Number |
|---|---|---|---|
| Single-Leaf | ½-light & panel | Wood | 1 |
| Single-Leaf | 6-panel | Wood | 1 |
| Single-Leaf | 6-panel | Metal | 1 |
| Single-Leaf | 15-light & sidelights | Wood | 1 |

**Back House**

| Type | Style | Material | Number |
|---|---|---|---|
| Single-Leaf | Decorative | Wood | 1 |
| Single-Leaf | 4-light/3-panel | Wood | 1 |

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

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

| 12. Chimneys _x_ N/A | 13. Porches __ N/A<br>Type: __ Entry _x_Partial-Width __ Full-Width __ Wrap |
|---|---|

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

**15. Modifications: x __ No known modifications**

**Front House**

**1 Date: post-1948; various extensions and addition, including apartment; aerial photographs and visual and material evidence.**

**#2 Date: 1978-1985; extension of front façade with portal and entry vestibule; aerial photographs and visual and material evidence.**

**Back House**

**#1 Date: post-1985; replacement of front porch; 1985 HBI and visual and material evidence.**

**#2 Date: 2025; closure of garage door opening; red tag and visual and material evidence.**

**16. Primary Architectural Style** __ Not Applicable

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

**Notes:** _x_ Other: Vernacular

**17. Documents Available and Their Locations**

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

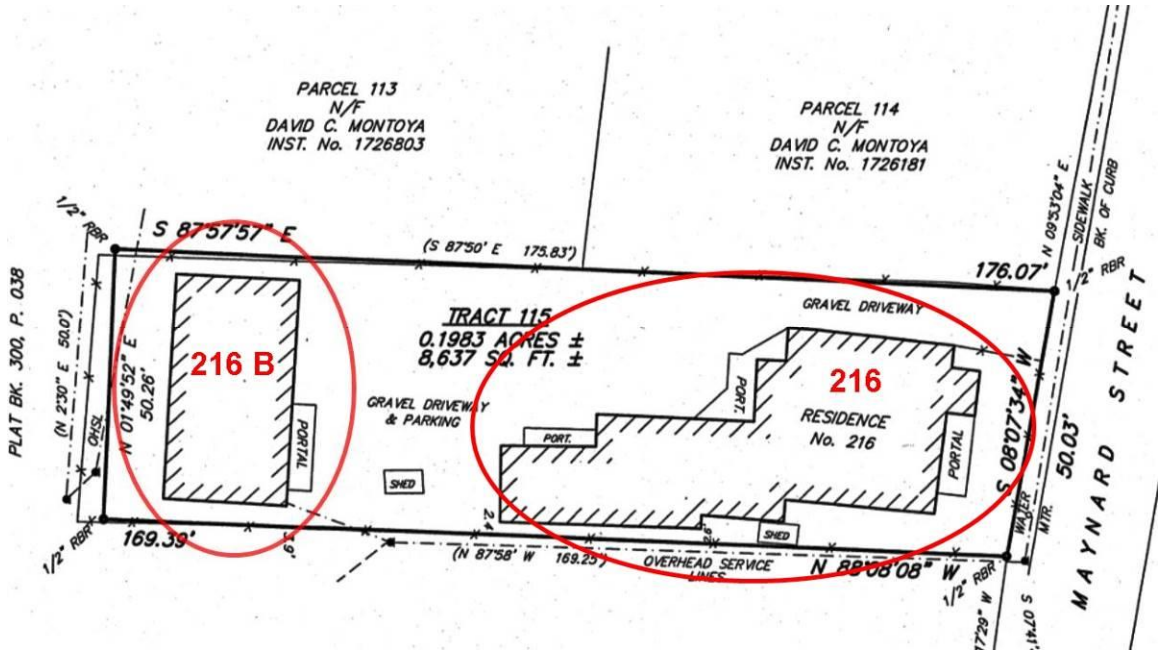
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

**SITE:**

**18. Attached or Associated Properties**

**Are associated properties eligible for listing**: N/A

**19.Site Plan: Portion of 2024 survey plat. Courtesy of Del Rio Surveys, Inc.**



| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |

**Architectural Description Continued**

## Front House

### East (Front) Elevation

The primary house faces the street with an altered façade (Photo 1). Aerial photographs indicate that the original design consisted of a flat façade. Before 1958, a portal and entry vestibule were added to this elevation (Fig. 3) (Photo 2). In the recent past, the portal was infilled with vertical boards, enclosing the space and obscuring the original windows (Photo 3). This infill now occupies the center of the façade.

The furred area contains an inset display case holding the Virgin of Guadalupe and representations of Santo Niño and other Catholic saints (Photo 4). The installation appears permanent in character, with fixed glazing and integrated framing rather than a removable shelf or temporary arrangement. At the north end is an entry vestibule with a modern metal door. Beyond it, along the east façade, is a non-historic window lighting the vestibule (Photos 5 & 6). This opening, unlike those in the historic portion of the house, lacks the stuccoed lug sill found elsewhere, further suggesting that this section represents a later addition.

The opposite end of the façade contains a steel combination window (Photo 7). This, and the adjacent windows along the south elevation, are sheltered by shallow green corrugated fiberglass shade canopies supported on triangular wood brackets with diagonal braces and painted to match the window frames. These were likely constructed by the long-term homeowner, Ramon Vigil, who was a carpenter.

Stepping back 28 feet is the final section of the east elevation, consisting of a portion of a CMU addition (a bonus room) containing a fixed wood window, also sheltered by a shading canopy (Photos 8 and 9).

### North Elevation

The long north elevation, running along the driveway, incorporates the original house, its enclosed porch, a later addition, and the apartment constructed before 1950. The older section at the east end represents the original adobe core (Photo 10). It is fenestrated with steel combination windows (Photo 11) including one serving the kitchen (Photo 12), and a pair of older wood casements.

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Turning the corner is a porch that was enclosed at some point between 1958 and 1978, based on aerial photographs (Photo 13). The original porch windows and door remain behind plywood sheathing (Photo 14).

Stepping back 18 feet is the CMU addition discussed above. It is entered through a tripartite opening consisting of a 15-light glazed wood door flanked by multi-light sidelights, each topped by an operable hopper sash (Photo 15). The assembly appears to be field-built and may have been constructed by the former owner. It leads to a bonus room within the addition (Photo 16).

Narrowing in width, the remainder of the elevation consists of a one-bedroom apartment constructed before 1950 (Photo 17). It contains several three-over-one wood sash windows with molded interior muntins (Photos 18 & 19). Both the exterior and interior views indicate the likely location of a removed door (Photo 20).

The apartment narrows further to a small entry porch with two doors (Photo 21). One, a half-light-over-wood-panel unit, appears historic; the other is a wood six-panel replacement door.

**West Elevation**

The short west elevation contains a single opening holding a three-over-one wood double-hung sash window (Photo 22).

**South Elevation**

The long south elevation, which sits close to the property line, reflects the same sequence of construction visible along the opposing north elevation, but presents a relatively flat and uniform façade. At the east end are several steel casement windows corresponding to the historic adobe core (Photos 7 & 23). Another steel casement provides light to the bonus room (Photo 24). It, like other windows on the additions, does not have a lug sill.

The façade remains low and flat, with a boxed fascia and gutter running along the parapet edge (Photo 25). A pair of small four-light wood casements serve the kitchen (Photos 26 & 27). Nearby is another small window in which a single pane has been replaced with painted plywood.

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## Back House

216 Maynard Street B, or the Back House, is located approximately 160 feet west of Maynard Street, behind the Ramon Vigil house which is the primary dwelling on the parcel. From the public right-of-way, only the former garage façade of Unit B is visible. The building is fronted by a gravel parking area and has a small rear garden containing an overgrown yellow rose. The west elevation faces the parking lot of the former Boys & Girls Club at 710 Alto Street.

### East (Front) Façade

The east façade is a flat, rectangular wall plane, with the attached garage aligned on the same plane (Photo 29). The south portion is covered by a non-historic porch (Photos 30 & 31) that shelters the primary entry. The door opening is approximately 2'-6" wide and contains a machine-fabricated paneled door with a small diamond-shaped vision lite (Photo 32).

Flanking the entry are two steel combination windows. Their casement sash open on exterior butt hinges, suggesting late 1940s or 1950s fabrication. These are different units than those found on the Front House. The windows sit slightly recessed from the wall plane and rest on splayed lug sills.

North of the porch is a smaller steel casement window, also with exterior-mounted hinges (Photo 34). At the north end of the façade is the former garage. Its approximately 8-foot-wide door opening has been infilled with OSB sheathing (Photo 35).

### North Elevation

The north elevation lies approximately 39 inches from the property line (Photo 36). This elevation corresponds to the side wall of the former garage and contains a single horizontal window opening fitted with an eight-light wood sash (Photo 37).

### West Elevation

This elevation once looked over the Boys & Girls Club playfield but now faces a parking lot enclosed by a chain-link fence, with a large antique yellow rose growing along the fence line. At the north end is the rear wall of the garage, which has no openings (Photo 38). The residential portion of the elevation (Photo 39) contains an older four-light wood panel door that historically opened into the kitchen (Photo 40). The door is

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flanked by wood-sash windows of varying sizes (Photos 41 & 42), exhibiting a mix of splayed wood and concrete lug sills.

**South Elevation**

The south elevation contains a similar mixture of window types (Photo 43). At the west end is a four-light barn sash set back approximately 6½ inches from the wall with angled reveals and a concrete lug sill (Photo 44). At the opposite end, a six-over-six sash sits only about 4 inches from the wall plane and rests on a splayed wood sill (Photo 45). The reason for the differing window placements and sill constructions is unclear.

## Historical Overview

**Maynard Street**

Like many of the short lanes branching from Alto Street, Maynard Street began as farmland irrigated by two acequias crossing north and south of the future street. Much of the surrounding acreage was historically held by Jose Ortiz y Baca and his brother Candido Ortiz y Baca (Fig. 1), extending from what is now Barela Street westward toward the future site of the Boys and Girls Club (constructed in the early 1940s). The origin of the name “Maynard” is unclear.

In the early twentieth century, investors decided these fields had relatively low agricultural value and began subdividing them into small residential lots. Maynard Street was originally known as Young Street, likely named for local real estate promoter Jay L. Young. By 1938, the street contained roughly a dozen separate houses, most owned and occupied by families with long-established Hispanic surnames.[1] One of these was 216 Young Street, owned by Ramon and Sofia Vigil.

[1] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1938* (El Paso: Hudspeth Directory Company, 1938), 231.

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**The Vigils**

Ramon Nonato Vigil (born 1912 at La Puebla, near Santa Cruz) had worked in agriculture with his father, Esquipula Vigil, before moving to Santa Fe in the mid-1930s. This was likely after his marriage to Sofia Valdez who may also have been from the Santa Cruz area.

The Vigil family acquired the lot around 1935 and constructed the original dwelling—the house at the street—soon afterward. The 1940 federal census recorded Ramon, age 28, working as a bricklayer for the Works Progress Administration; Sofia, age 33, had no listed occupation. They owned the house, which was valued at $500.[2]

Ramon registered for the draft in 1940[3] but subsequently migrated to Oakland, California, where he worked in wartime shipyards. He later continued working in California as a carpenter and cabinetmaker.[4] The Vigils had returned to Santa Fe before the end of the war and enlarged the rear of their home with an addition. A 1948 aerial photograph shows that the separate Back House was already in place at that time (Fig. 2).

The couple had no children and the expansion was likely intended to generate rental income. The new space was advertised in the Santa Fe New Mexican as an apartment. The 1944 city directory lists Agapito Herrera as a separate household at the property, without a specific address.[5] Herrera lived in the Back House with his wife Adelia and worked as a truck driver for the state highway department. The Herreras soon moved out and were replaced by other tenants, who appear to have been young couples. [6]

[2] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 9B; Enumeration District: 25-8A.
[3] National Archives at St. Louis; St. Louis, Missouri; WWI Draft Registration Cards for New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 129.
[4] "Ramon N. Vigil" [obituary], *The New Mexican*, May 17. 2003, B-2.
[5] *Hudspeth Directory Company*, *Santa Fe City Directory, 1944*, 334.
[6] "Three-Room – Unfurnished house . . .," *Santa Fe New Mexican*, August 7, 1950, 7. At various points, advertisements listed the rental house and apartment with differing room counts. This appears to be the earliest advertisement using the 216 ½ Maynard Street address.

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A separate small apartment was added to the back of the Front House around the same time. Both the Back House and attached apartment are visible on a 1958 aerial (Fig. 3). City directory evidence indicates that by the mid-1950s the Vigils had vacated the property and were leasing only the front dwelling. The 1950 census recorded Ramon living in Santa Cruz with a female cousin, where he was working as a carpenter for Larry Ward, an Española contractor.[7]

By 1960 Ramon and his second wife, Maida, were residing in the Front House on Maynard Street and renting both the attached apartment and the rear dwelling, then addressed 216½ Maynard Street. That year both rental units were occupied by employees of the state penitentiary. Abdon and Sofia Olivas resided in the attached apartment. The rear house was leased by Robert and Nellie Yardman; Nellie was employed as a service agent for the telephone company.[8]

City directories indicate that Ramon continued to reside on the property throughout the historic period. In 1964 he was living in the Front House with Maida. At that time, in his early fifties, he was employed as a carpenter with Lockwood Construction. The attached apartment was occupied by Leroy Romero, an employee of Empire Builders, and his wife Angelina. The small rear dwelling was leased by mechanic Andy Roybal and his wife Heidi.[9] In later years Nancy Kernes, a social worker, moved into the rear rental house and remained there until the early 2020s.

At some point after his retirement from carpentry, Vigil appears to have partially enclosed the front porch of the main dwelling. The wall line was furred out and clad with vertical wood boards. Near its center he installed a glazed display case containing religious statuary and devotional images, including figures of Virgin of Guadalupe, Santo Niño, St. Martin de Porres, and other Catholic saints. The installation functioned as a permanent devotional shrine visible from the porch and the street.

Ramon N. Vigil died in 2003. His estate entered probate in the First Judicial District Court (Cause No. D-0101-PB-2003-00121). On July 8, 2003, the court appointed Christopher

[7] U.S. Census Bureau, Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Upper Santa Cruz, Santa Fe, New Mexico; Roll: 3579; Page: 12; Enumeration District: 26-56.
[8] Hudspeth Directory Company, Santa Fe City Directory, 1960, 261 and 412.
[9] Ibid., 1964, 159, 412, 466, and 519.

Cullen as Special Administrator. By Special Administrator's Deed dated October 11, 2004, Cullen conveyed the property—including the main dwelling, attached apartment, and rear house—to Celina V. Rivera of Santa Fe.[10]

The property continued in rental use into the early 2020s, remaining under Rivera's ownership, and later her estate, until its acquisition by the current owner in 2024.

[10] Transaction described in Personal Representative's Deed, Celina V. Rivera Estate to Jenica and Gerald Kilbride, Instrument # 2046937, Santa Fe County, New Mexico.

# 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

**Front House**

The Front House has interest as a likely owner-built vernacular dwelling characteristic of the Westside–Guadalupe Historic District. The building reflects a pattern of budget-conscious additions and extensions that speak to the long-term occupation of the property and efforts to maximize residential use on a narrow lot. Small craft elements, such as the knee-braced shading canopies over the windows, were likely constructed by the long-term owner, a carpenter, and add a modest layer of individualized workmanship.

While the front façade has experienced alteration through the furring out of the portal with vertical boards, the change does not obscure the building's overall form, massing, or its relationship to the street. The house continues to convey the character of a modest vernacular dwelling typical of the district, and its incremental changes reflect the practical adaptations associated with long-term residential use. These qualities contribute to the district's broader pattern of owner-built and gradually modified homes.

For these reasons, the recommendation is to upgrade the building to Contributing status within the Westside–Guadalupe Historic District, recognizing the east (front) elevation—exclusive of its non-historic materials and design elements—as the building's primary façade.

**Back House**

Constructed in the late 1940s, the Back House meets the criteria for designation as a Contributing structure within the Westside–Guadalupe Historic District. Its east elevation, facing the approach to the dwelling, displays the greatest architectural interest and is therefore considered the building's primary façade, although it has experienced several alterations. Despite these changes, the building retains sufficient historic form, materials, and workmanship to convey its mid-twentieth-century construction.

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For these reasons, the recommendation is to upgrade 216 Maynard Street, Unit B, to Contributing status. This recommendation excludes non-historic materials associated with the reconstructed porch, the current front door, and other alterations made after the fifty-year mark.

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

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## Illustrations




**Figure 1: N. L. King, "Official Map of the City of Santa Fe," 1912, georeferenced and overlaid on a contemporary satellite image. The approximate position of the current parcel is indicated with a hatched rectangle.**

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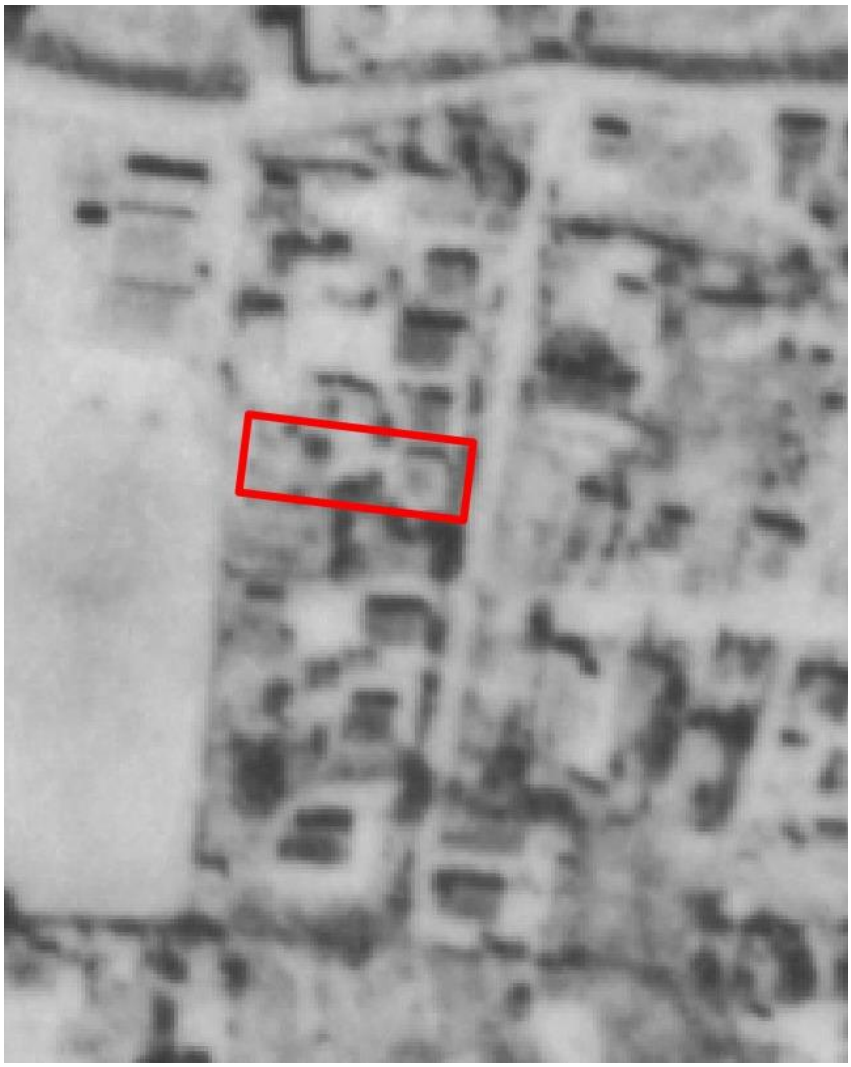

**Figure 2: October 25, 1948, aerial photograph. Front House is observable, with what appears to be its apartment addition. The Back House is also visible but does not appear to have the attached garage.**

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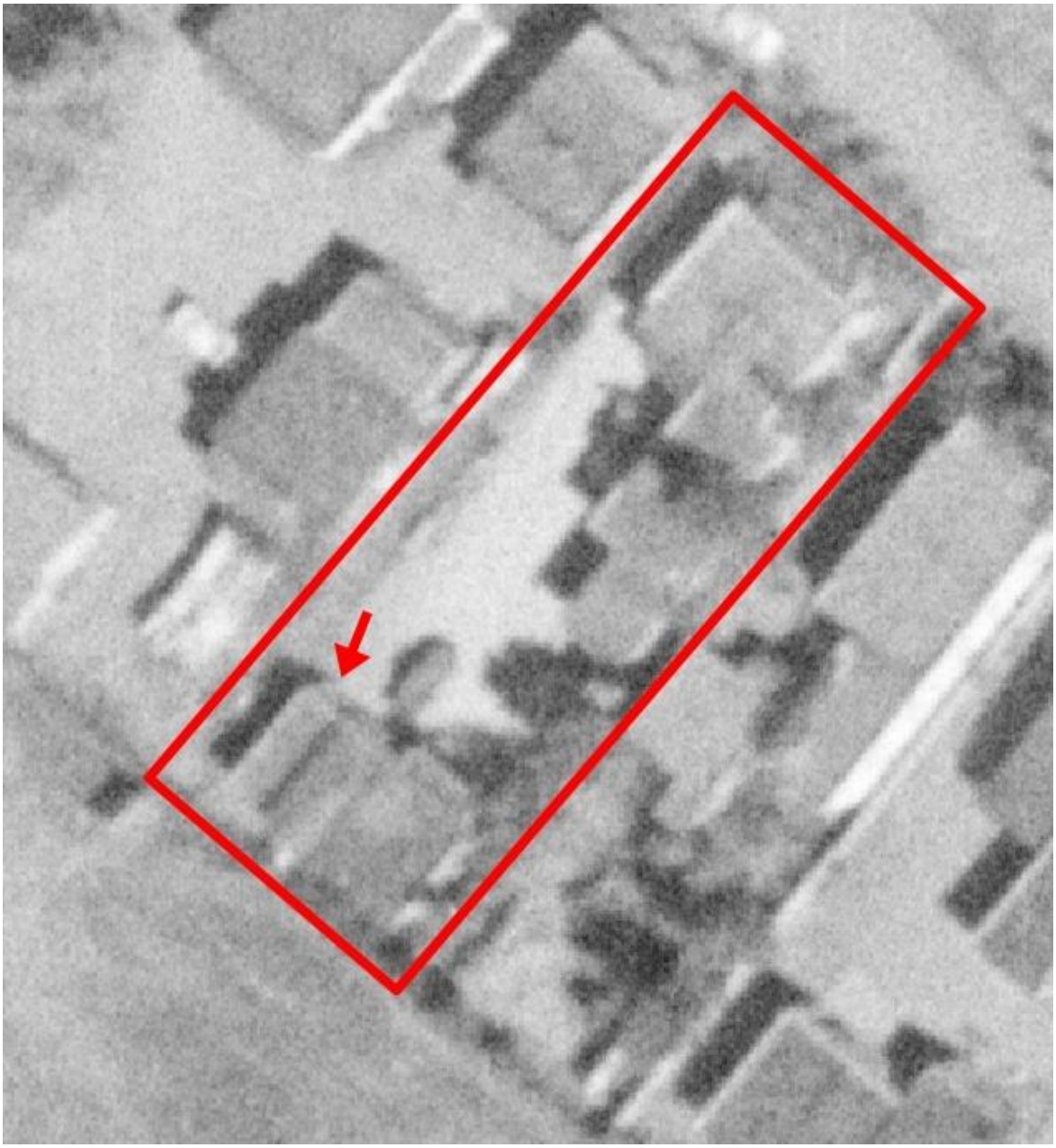

**Figure 3: November 10, 1958, aerial photograph. Attached garage observed (arrow).**

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**Figure 4: September 11, 1978, aerial photograph. Enclosed porch and porch addition observed (arrow).**

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**Figure 5: Front House - August 1985 Historic Building Inventory form. Harry Weiss, photographer.**

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**Figure 6: Back House - August 1985 Historic Building Inventory form. Harry Weiss, photographer.**

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## Survey Photographs

(All images taken by John W. Murphey on May 24, May 25, or May 30, 2025)

**216 Maynard (Front House)**



**Photo 2: East (front) and north elevations of original home. Portal and entry added later. Camera facing southwest.**

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**Photo 3: Portal and entry vestibule. Camera facing north.**

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**Photo 4: Display of saints. Camera facing west.**

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**Photo 5: Window at entry vestibule. Camera facing west.**

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**Photo 6: Entry vestibule. Camera facing east.**

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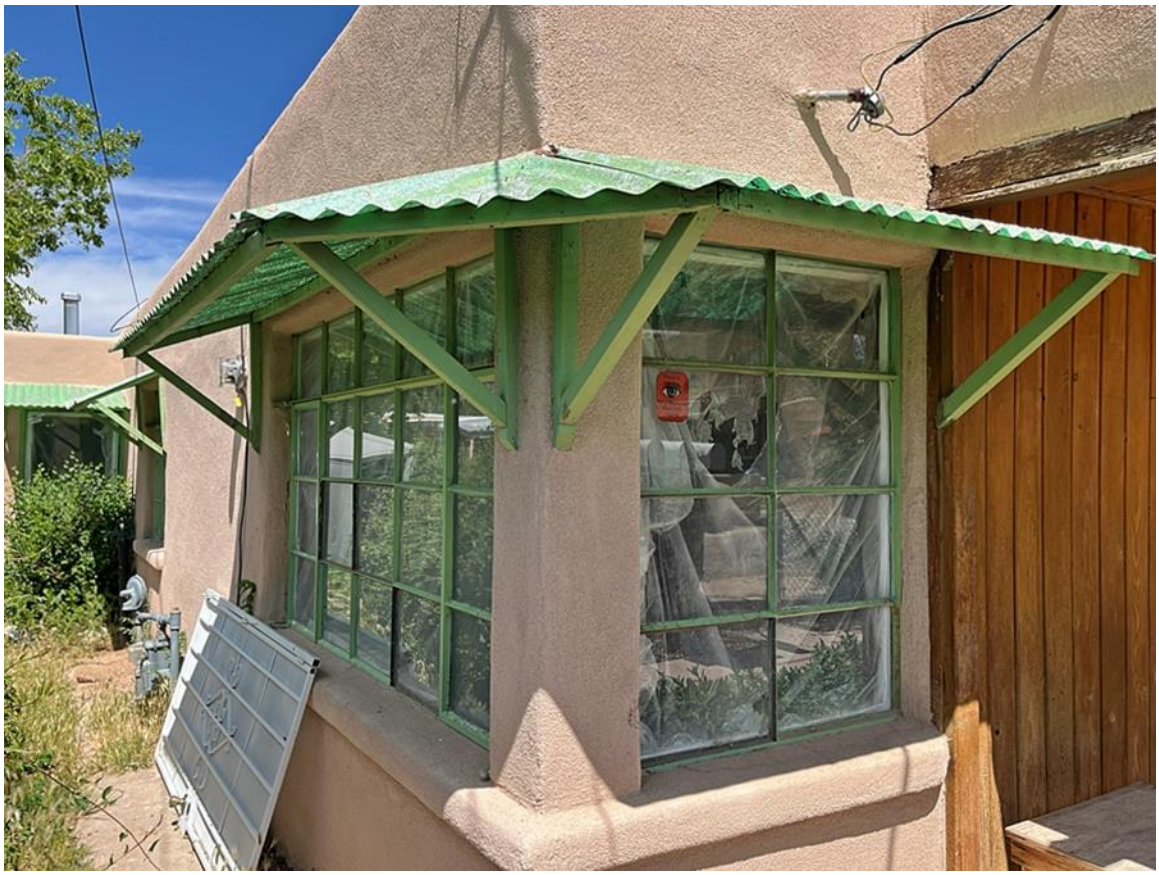

**Photo 7: Windows at southeast corner. Camera facing northwest.**

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**Photo 8: Window at CMU addition. Camera facing west.**

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**Photo 9: Windows at interior of CMU addition. Camera facing southeast.**

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**Photo 10: North elevation of historic core. Camera facing southeast.**

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**Photo 11: Window at north elevation of historic core. Camera facing south.**

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**Photo 12: Window at interior of historic core. Camera facing north.**

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**Photo 13: Enclosed porch and porch addition. Camera facing south.**

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**Photo 14: Interior of enclosed porch. Camera facing south.**

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**Photo 15: Entry to CMU addition. Camera facing south.**

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**Photo 16: Interior of entry to CMU addition. Camera facing north.**

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**Photo 17: Apartment addition at center and right. Camera facing south.**

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**Photo 18: Window of apartment. Camera facing south.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 19: Detail of widow at apartment. Camera facing northwest.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 20: Interior of apartment showing window and deleted door. Camera facing north.**

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

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

| For HPD Office use only: HCPI No._____ District No._____ | ***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 21: Entry doors to apartment. Camera facing south.**

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

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

| For HPD Office use only: HCPI No._____ District No._____ | ***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |




**Photo 22: West elevation. Camera facing east.**

# 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:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 23: South elevation, original historic core at right. Camera facing west.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 24: Interior of south elevation window. Camera facing south.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 25: Window at CMU addition. Camera facing north.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 26: South elevation of apartment addition. Camera facing northwest.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 27: Window at apartment kitchen. Camera facing north.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 28: Interior view of window and kitchen. Camera facing south.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 29: East façade and context. Camera facing west.**

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

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

| For HPD Office use only: HCPI No._____ District No._____ | ***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 30: Porch. Camera facing west.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 31: Porch ceiling. Camera facing up.**

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

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

| For HPD Office use only: HCPI No._____ District No._____ | ***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 32: Entry door. Camera facing west.**

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

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

| For HPD Office use only: HCPI No._____ District No._____ | ***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 33: Window south of entry. Camera facing west.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 34: Camera north of entry. Camera facing west.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 35: Infilled garage door. Camera facing west.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 36: North elevation. Camera facing west.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 37: Window at former garage. Camera facing south.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 38: West elevation. Former garage on the left. Camera facing southeast.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 39: West elevation. Camera facing northeast.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 40: Rear entry door. Camera facing east.**

# 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:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 41: Window north of door. Camera facing east.**

# 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:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 42: Window south of door. Camera facing east.**

# 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:**<br><br>**Ramon Vigil House and Rental Units** | **2. Location:**<br><br>**216 Maynard Street**<br>**216 Maynard Street B**<br>**Westside-Guadalupe Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-2676**<br>**4. County: Santa Fe**<br>**5. Date of Survey: May 23, 2025** |



**Photo 43: South elevation. Camera facing east.**

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

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

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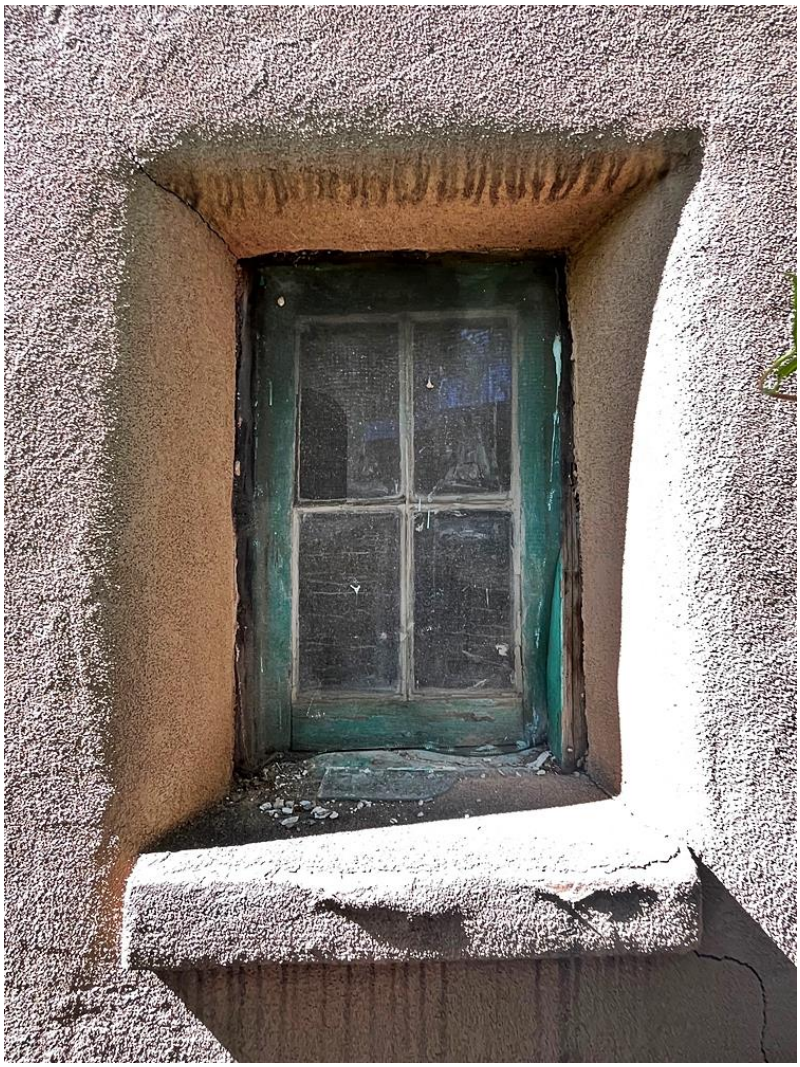

**Photo 44: West end window. Camera facing north.**

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

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

| For HPD Office use only: HCPI No._____ District No._____ | ***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D | |
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**Photo 45: East end window. Camera facing north.**

# 216 and 216 B Maynard Street

# HDRB Submittal

## Main Façade Photos

**All photos taken by John W. Murphey in May 2025.**

## 216 Maynard Street – Front House




East (front) elevation, facing west.



North elevation, east end, facing southwest.



North elevation, west end, facing south.



West elevation, facing east.



South elevation, east end, facing west.



South elevation west end, facing west.

## 216 Maynard Street B (Back House)



East (front) elevation, facing northwest.



North elevation, facing west.



West Elevation, facing northeast.



South elevation, facing east.

H2663

| building threatened? yes | surveyed date 8/85 by HMW | county SANTA FE | ID no. 051613479 |
|---|---|---|---|
| field map SFHD # 7 | number 479 | UTM reference zone 12 13 easting | northing |

location description: 216 MAYNARD

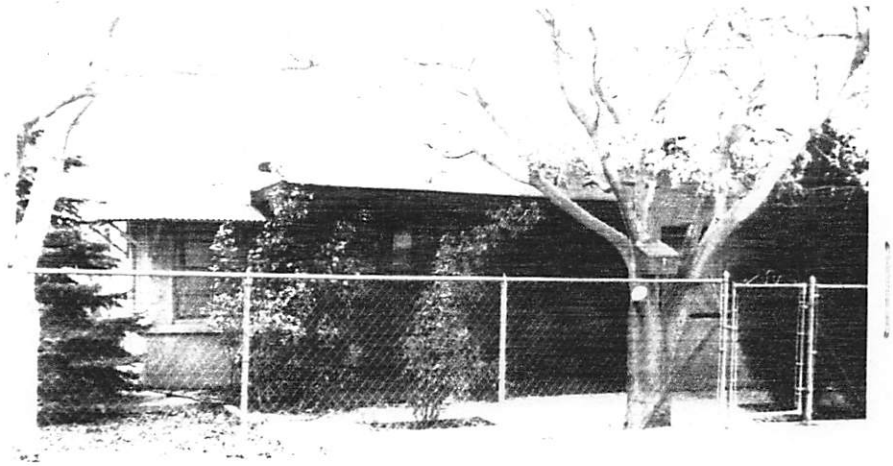
city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

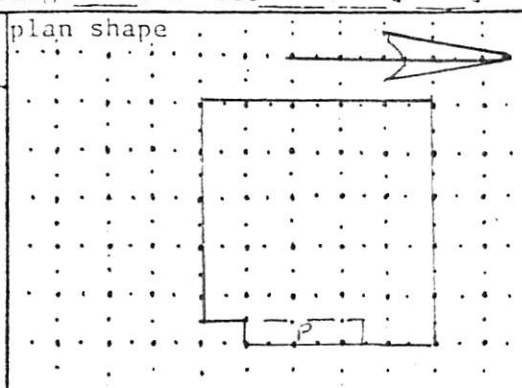
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ½ ___ ½

| film roll by SL no. SFHD #12 | negative nos. 6 | loc. of neg. HPB |
|---|---|---|



plan shape:



date of construction: 1933-39 estimate _____ actual

source: SF DIR.

use
present: residential
other: _____
historic: residential
other: _____

condition
___ excellent ✓ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ✓ major
describe: ALL WDWS/DOORS: P45.

surroundings: RES.

relationship to surroundings
× similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? NC ALTER.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

style: SP REV.

foundation material: CONC.

wall material/surface: ADOBE/STUCCO

architectural features
FLAT RF
ONLY ONE S.P. REV PORCH W/ RND POSTS, 2 BRACES SUR-
VIVES
ALL NEW FIXED PIC WDWS, MTL CASMTS.
NEW DOOR.

comments

H2676

| | | | |
|---|---|---|---|
| building threatened? yes | surveyed date 8/85 by HMW | county SANTA FE | ID no. 051613480 |
| field map SFHD # 7 | number 480 | UTM reference zone 12 13 | easting northing |

location description

216 rear MAYNARD

city/town
SANTA FE

land ~~grant~~/reservation

building name

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

| film roll | negative nos. | loc. of neg. |
|---|---|---|
| by SL no. SFHD # 12 | 8 | HPB |

plan shape



date of construction
___ estimate P45 actual

source
SF DIR

use
present residential
other ___
historic residential
other ___

condition
___ excellent ___ good
___ fair ___ deteriorating

style

foundation material

wall material/surface

degree of remodeling
___ minor ___ moderate ___ major
describe:

architectural features

surroundings
RES.

relationship to surroundings
___ similar X not similar

district potential
___ yes ___ no

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

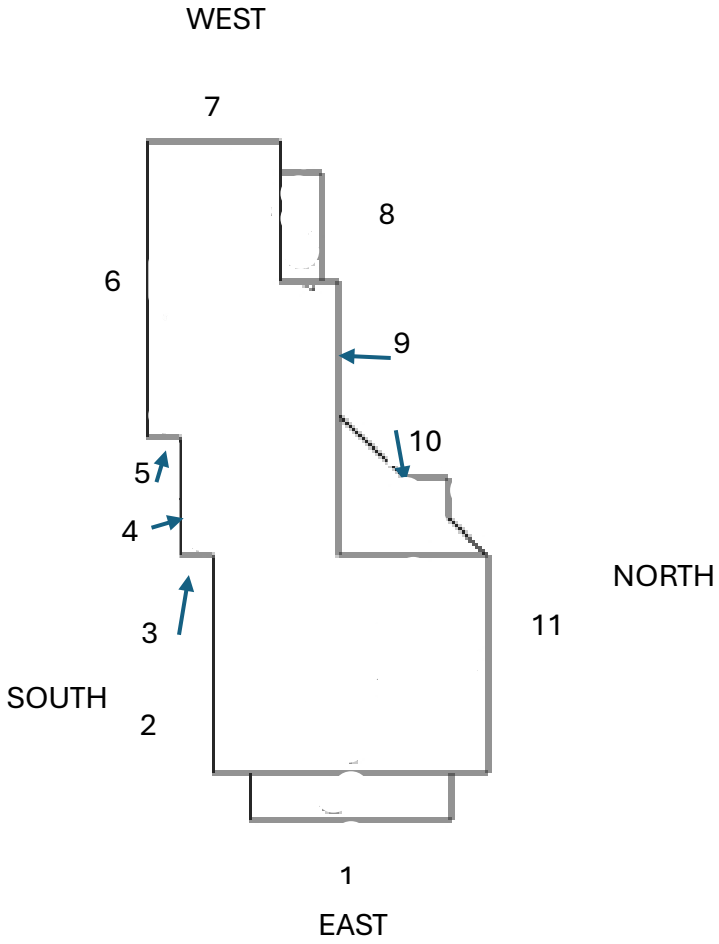
comments

associated buildings? ___ yes
what type?

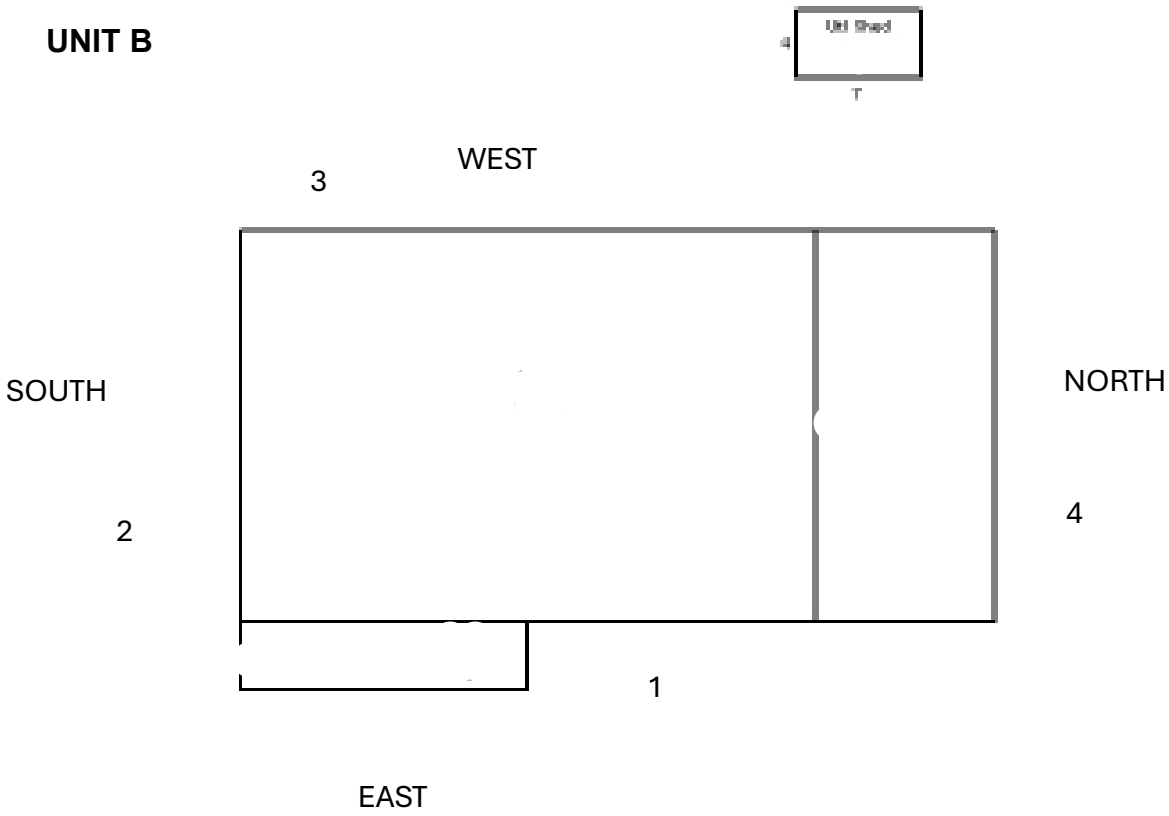
if inventoried, list ID nos.

see back? ___ yes

**UNIT A**



**UNIT B**



# City of Santa Fe, New Mexico

# memo

**DATE:** April 14, 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

**FROM:** Amanda L. Romero, Senior Planner, Historic Preservation Division ALR

---

2026-012128-HDRB. 640 Camino de la Luz., Downtown & Eastside Historic District, non-contributing, Jeffrey Seres, agent for Debbie Utley, owner, requests status review with primary façade designation, if applicable.

**CITY SUBMITTALS**

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

___ Zoning Review Sheet

__x__ Other: Façade Diagram

**APPLICANT SUBMITTALS**

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: 2026 HCPI

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

**STAFF RECOMMENDATION:**

Staff recommends the historic status of the structure be upgraded to contributing with facades # 1, #5(excludingnon-historic window), #8, #9, and #10 #11(excluding non-historic material) as primary per 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

**Sample motions:**

One motion will be required for this case

Status (for each structure):

a. In case 2025-012128-HDRB, for 640 Camino de la Luz, maintains the residence as non-contributing.
b. In case 2025-012128-HDRB for 640 Camino de la Luz, upgrade status to contributing with facades with facades # 1, #5(exculing non-historic window), #8, #9, #10 and #11(excluding non-historic material) as primary.

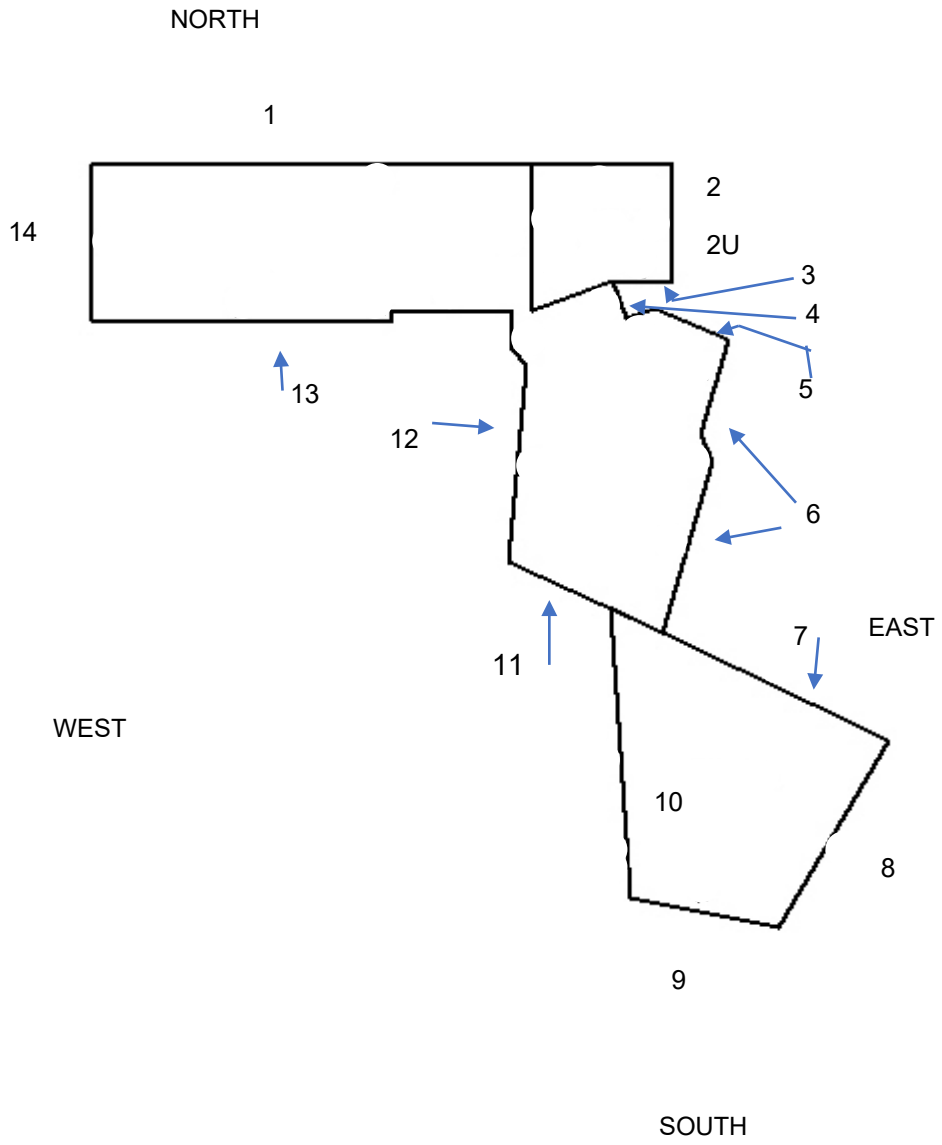
The property lies within the Suburban Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

## BACKGROUND & SUMMARY:

**Site Description:**
This property is located in the Downtown and Eastside Historic Districts. The residential structure's footprint was est. by 1960. The buildings are set back far from the street. The characteristics of the facades are as follows: The structure has 3 large housing masses, illustrating growth and evolution over time. The status of the building is currently non-contributing. Characteristics of the facades are summarized below:

Facades
1. Inset header over divided lite window, and large massing.
2. Bottom Floor, Inset header, casement window two 1/3 side lite.
2U: Upper Floor, Undulated parapet Single French door, picture window, 2/2 divided lite, facing the balcony with iron railing.
3: Large massing not fenestration
4: Massing, stone coping
5: Inset header single window, stone coping, round turret in appearance
6: Inset header, new slider window smaller than previous window open. Casement window 6/4 with 2/4 side lites, header removed. Undulated parapet. Stone chimney redesigned and stuccoed over.
7: No substantial features
8: stone buttress, and door surround double wooden door
9: Stone base, one inset window and header 2/3 true divided lite window
West 10: Outdoor living area covered with portal mixture of square and round columns and round vigas, chimney, pony stone wall.
11: No header, one 4/2 divided lite window, chimney,
12: Three windows, flat parapet, stuccoed chimney
13: Lattilla freestanding portal, stone coping, small 2/2 window, entry door with header, 5/3 casement window with two 2/3 side lites, viga bumps that have been stuccoed over. One small window in large massing. NP
14: Stone coping, rounded bullnose

# Façade Diagram




**PREVIOUS CASE SUMMARIES:**

**2005 HCPI (not adopted)**

**ADMINISTRATIVE:**

**HDRBAA-2194-(Stucco)**
**2025-011523-ADMIN (Re-roof)**

## APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

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

## RELEVANT CODE CITATIONS:

### 14-4.6 HISTORIC DISTRICTS

#### A. General Provisions

l. 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 in order 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

l. 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.

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions.* Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or to designate a status for a structure that has no status designated.

b. 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."

c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

**III.** Initiation of Review of Status Designation

The Board may review the status designation in response to the following: :

a. An application for construction or demolition as set forth in Section 14-5.2 as follows:

1. Prior to the application being placed on a board agenda or prior to issuance of a construction permit, if Board approval is not required, staff shall determine whether the board should review the status of the structure. Staff's determination shall be made within thirty days of submitting the application. If staff's determination is not completed within thirty days, the application shall be forwarded to the board. Review by the board as to the structure's status shall be made at the earliest practicable date. The board or staff (as applicable) may consider the application immediately following the determination of status. The application shall be reviewed based upon the status of the structure following the determination of status.

2. Prior to action by the board on the application, the board itself may decide to review the status of the structure. The board's determination as to the status shall be made within forty-five days of the decision of the board to review the status. The board or staff (as applicable) may consider the application immediately following the determination of the status. The application shall be reviewed based upon the status of the structure following the determination of status.

b. Request from the property owner;
c. A request initiated by the city. Staff shall notify the property owner prior to initiating the request.

IV. Notice of HDRB's Review of Status

a. Unless the review is requested by the property owner, staff shall mail notice to the property owner of the subject property no less than 15 days prior to the HDRB's review of a change in or designation of status.
b. In addition, staff shall send notice, by first class mail, to all property owners within one hundred (100) feet of the subject property no less than fifteen days prior to the board's review of a change in or designation of status if the review may result in the lowering of the structure's status. Staff shall retain an affidavit of mailing.
c. With the consent of the property owner, the city shall have posted on the property a poster obtained from the planning land use department. Otherwise, the city shall post the poster on the nearest place available to the city. Such poster shall be securely posted, prominently displayed, visible from a public street, at least fourteen days prior to the scheduled board hearing. The posting shall indicate the nature of the application, identification of the property affected and the time, date and place of the hearing. The poster shall be removed within thirty days of final action. Failure to do so may result in the city removing the sign at the applicant's expense. A civil fee of fifty dollars ($50.00) will be charged.

## NONCONTRIBUTING STRUCTURE

A structure, located in a historic district, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic district.

## CONTRIBUTING STRUCTURE

A structure, located in a historic district, approximately 50 years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

## SIGNIFICANT STRUCTURE

A structure located in a historic district that is approximately 50 years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant for its association with events or persons that are important on a local, regional, national or global level; or if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

## PRIMARY FACADE

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

### G. 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 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. 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.

March 9, 2026

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

**RE: 640 Cam de la Luz, Santa Fe NM**
**Status Review**

Dear Board Members,

On behalf of the property owners, Debbie Utley, we are pleased to submit this request for Status Review of the existing residence at 640 Cam de la Luz currently listed as Non-Contributing in the Downtown and Eastside Historic Sub-District.

A 2025 HCPI recommended Non-Contributing status in the Downtown and Eastside Historic Sub-District. This HCPI was not adopted.

A previous owner received HPD Administrative approval and a building permit in 2006 for new cementitious stucco on the entire exterior. This work was completed.

A 2025 HPD Administrative approval for re-roofing has not been completed yet.

Thank you for your consideration of this proposal.

Sincerely,

Jeffrey J. Seres, A.I.A.
Seres Architecture

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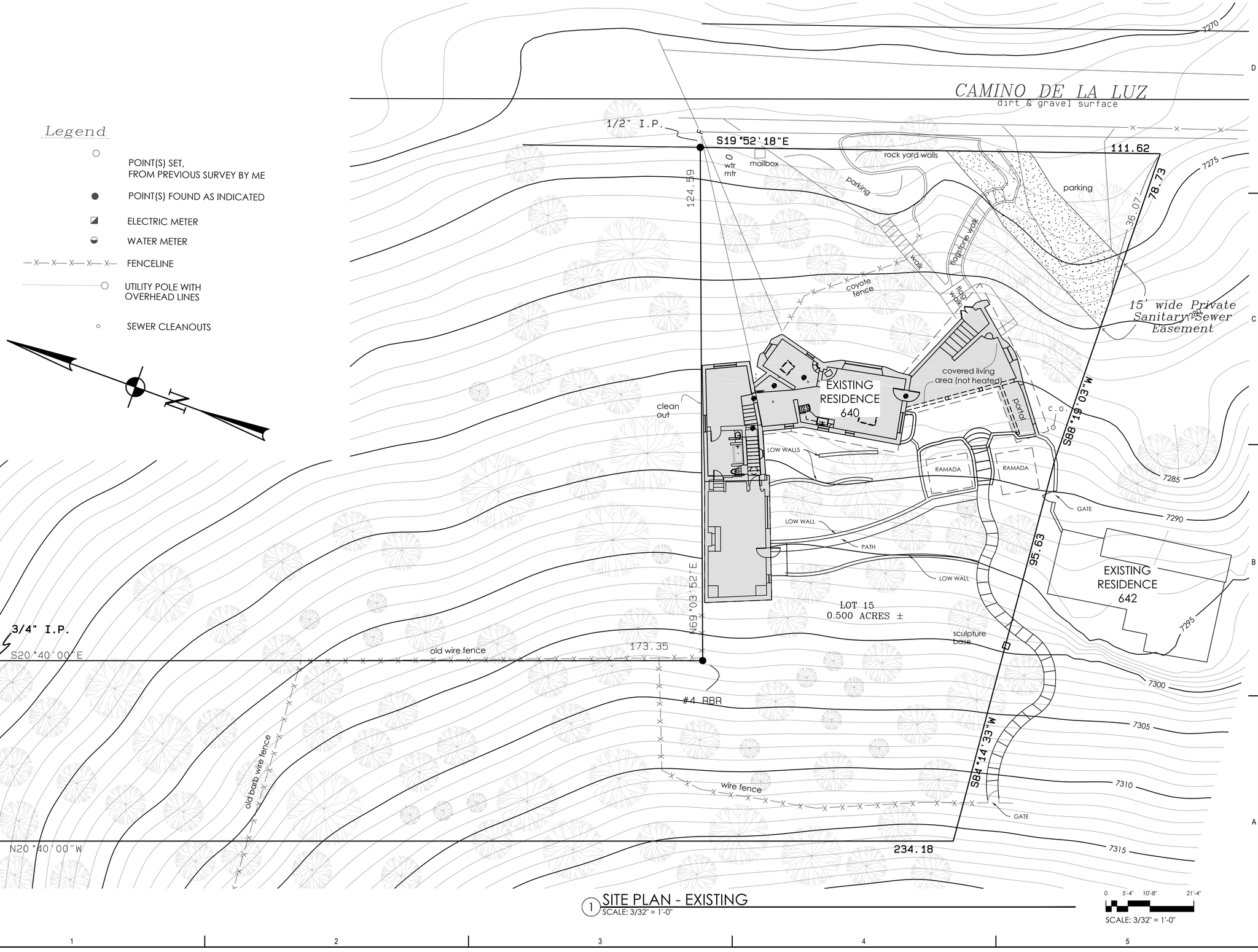


1 SITE PLAN - EXISTING
SCALE: 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"


**SERES**
**architecture llc**
122 Lorenzo Road
Santa Fe, New Mexico 87501
505-982-7191
505-239-8577 C
jeffreyseres@gmail.com



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CONSULTANTS

Architect | Engineer

UTLEY RESIDENCE

640 CAMINO DE LA LUZ
SANTA FE, NM 87501

Key Plan
NTS

| No | Date | Description |
|---|---|---|

Revision Schedule

ISSUE: DESIGN DEVELOPMENT
PROJECT NUMBER: _____
FILE:
DRAWN BY: kwp
CHECKED BY: JJS
DATE: March 9, 2026

SHEET TITLE
SITE PLAN - EXISTING

**AS-100**

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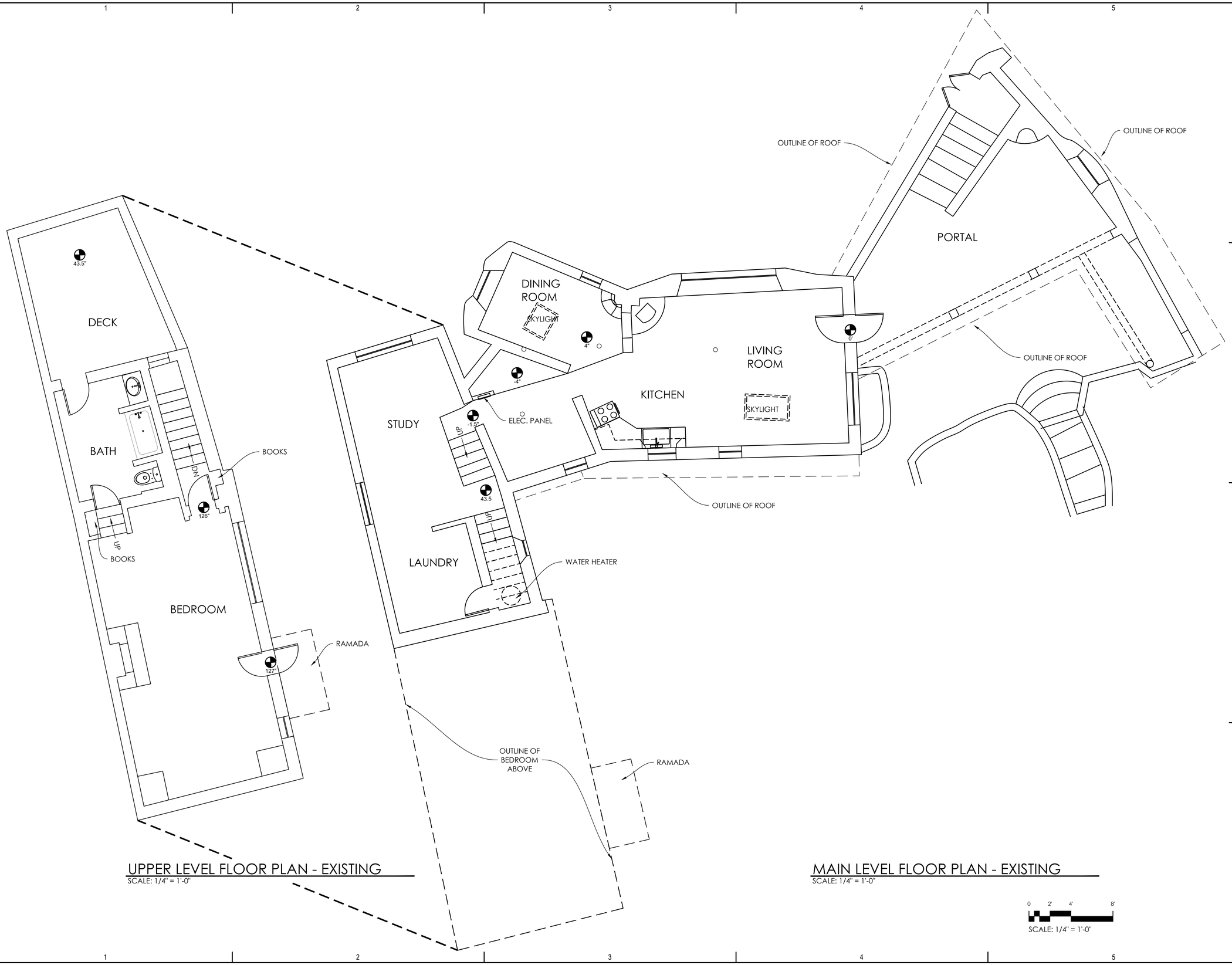


UPPER LEVEL FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'-0"

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

0 2' 4' 8'
SCALE: 1/4" = 1'-0"


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CONSULTANTS

Architect Engineer

UTLEY RESIDENCE

640 CAMINO DE LA LUZ
SANTA FE, NM 87501

Key Plan
NTS

| No | Date | Description |
|---|---|---|
| Revision Schedule | | |

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| ISSUE: | DESIGN DEVELOPMENT |
| PROJECT NUMBER: | |
| FILE: | |
| DRAWN BY: | kwp |
| CHECKED BY: | JJS |
| DATE: | March 9, 2026 |

SHEET TITLE

EXISTING FLOOR PLAN

**A-101**

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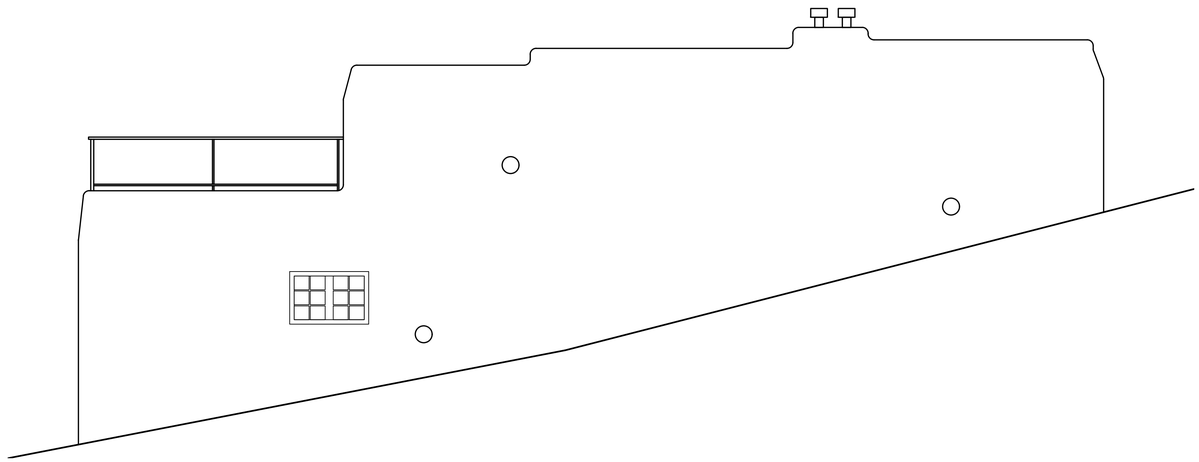

NORTH ELEVATION
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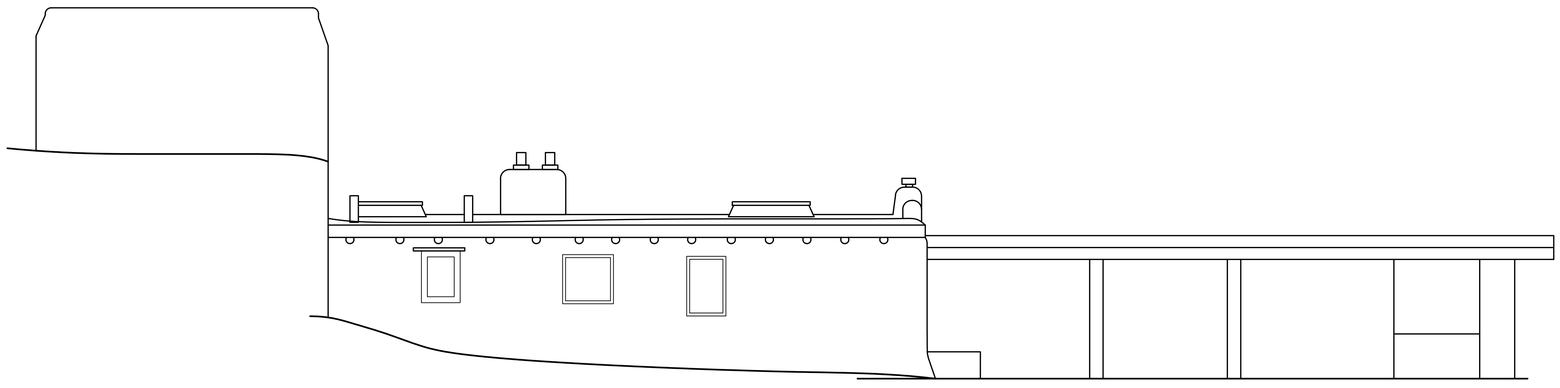

WEST ELEVATION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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**jeffreyseres@gmail.com**

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CONSULTANTS

Architect Engineer

UTLEY RESIDENCE

640 CAMINO DE LA LUZ
SANTA FE, NM 87501

Key Plan
NTS

| No | Date | Description |
|---|---|---|
| Revision Schedule | | |

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|---|---|
| ISSUE: | DESIGN DEVELOPMENT |
| PROJECT NUMBER: | |
| FILE: | |
| DRAWN BY: | kwp |
| CHECKED BY: | JJS |
| DATE: | March 9, 2026 |

SHEET TITLE
NORTH AND WEST BUILDING ELEVATIONS

**A-201**

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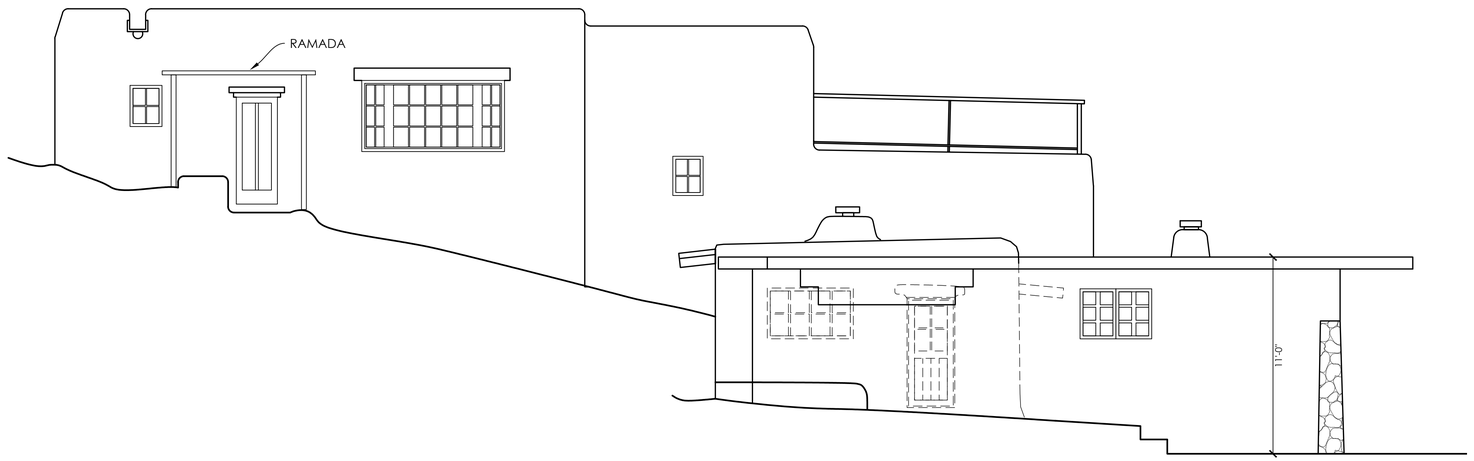
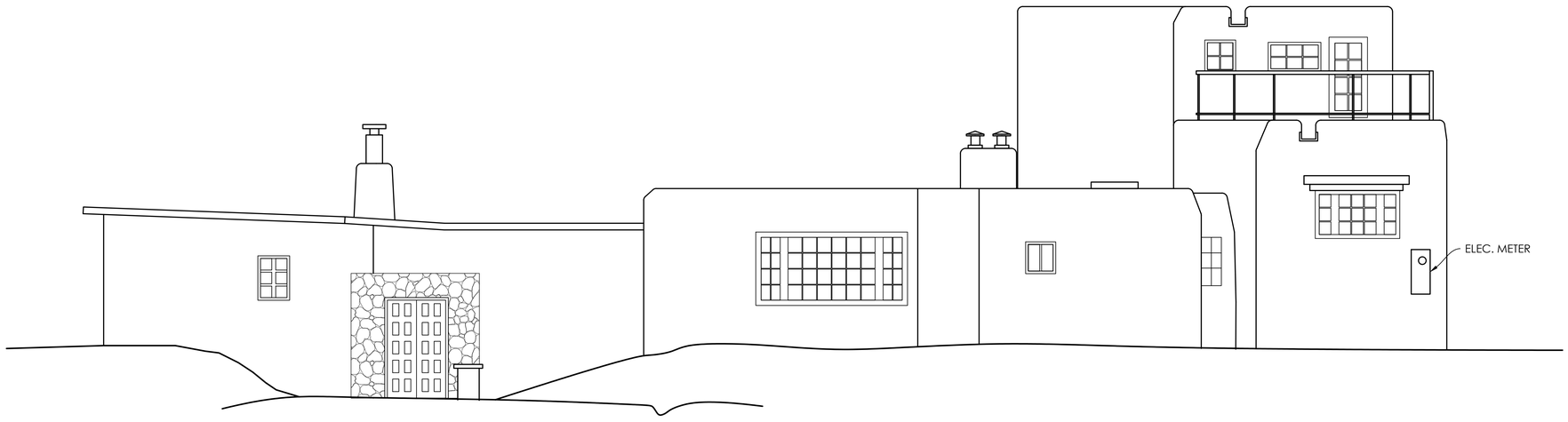



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"




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

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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CONSULTANTS

Architect Engineer

UTLEY RESIDENCE

640 CAMINO DE LA LUZ
SANTA FE, NM 87501

Key Plan
NTS

| No | Date | Description |
|---|---|---|
| Revision Schedule | | |

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| ISSUE: | DESIGN DEVELOPMENT |
| PROJECT NUMBER: | |
| FILE: | |
| DRAWN BY: | kwp |
| CHECKED BY: | JJS |
| DATE: | March 9, 2026 |

SHEET TITLE
BUILDING ELEVATIONS

**A-201**

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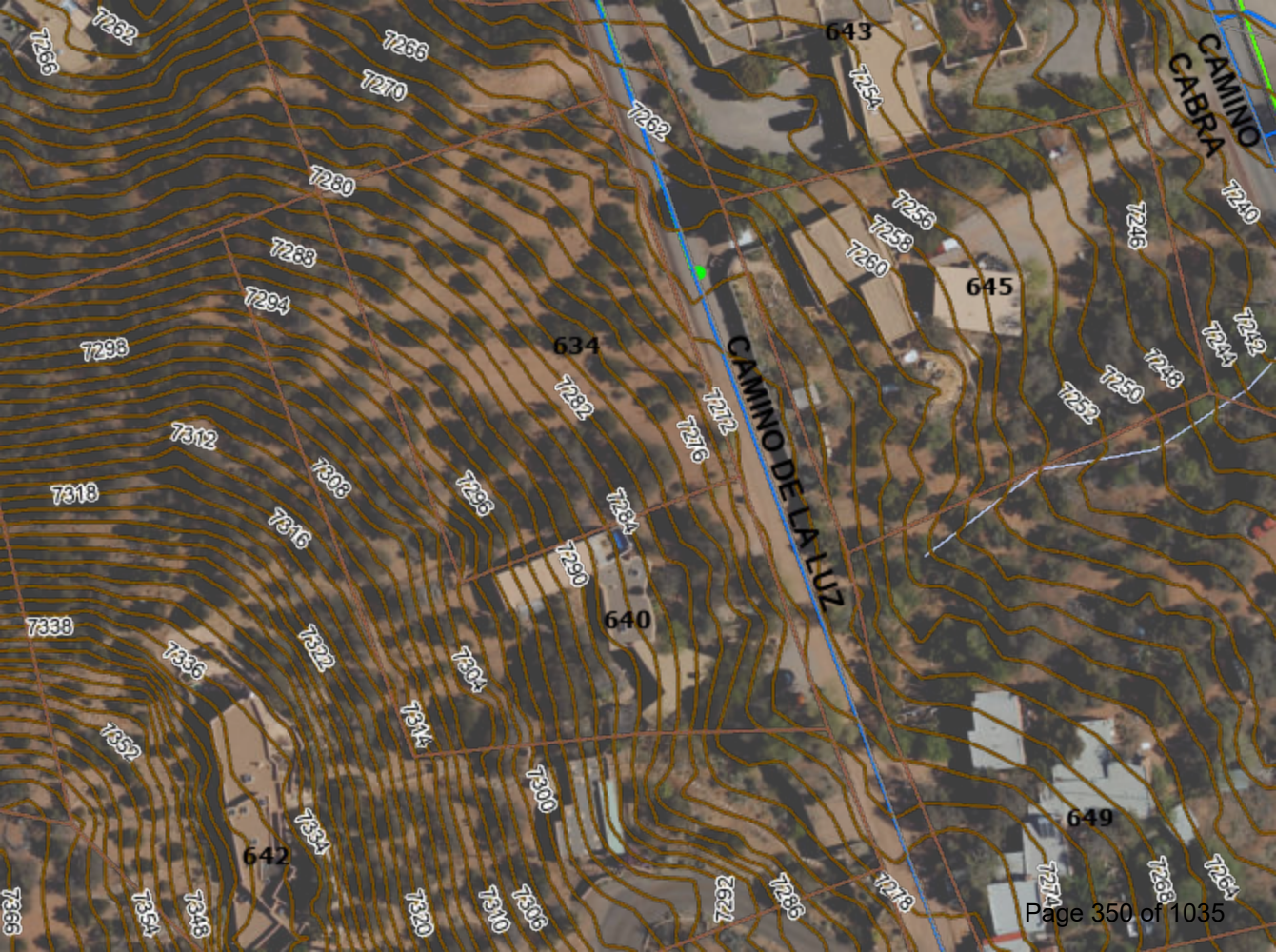
CAMINO DE LA LUZ
CAMINO CABRA
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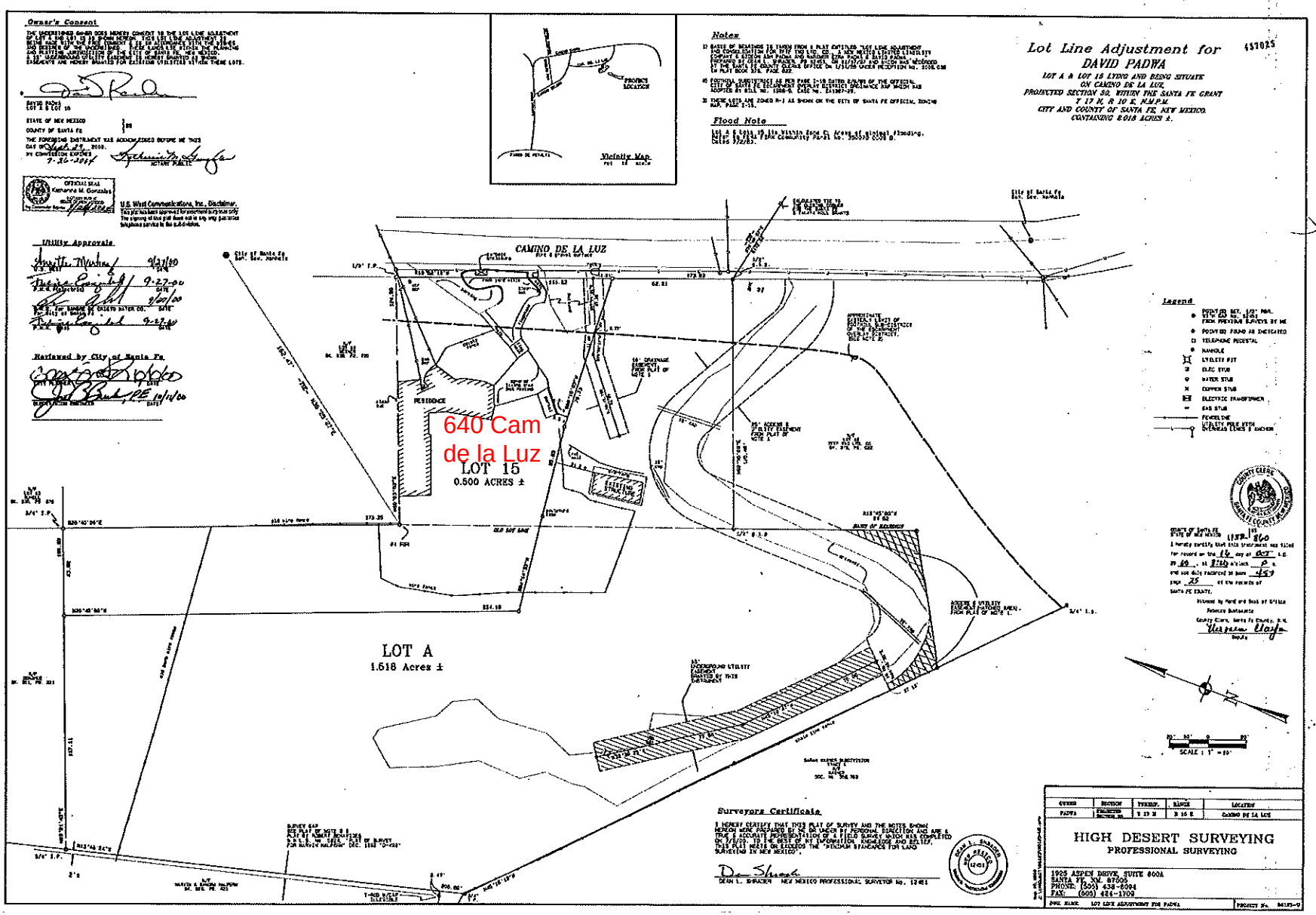



Land Records Corp. SFTC ALB16049 SF 1132860.001

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

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

**Date of Form: March 15, 2026**

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

| 1. Name of property: | 2. Location: | 3. Local Reference Number: Santa Fe ID: N/A |
|---|---|---|
| Dryce/Aitken/Padwa Residence | 640 Camino de la Luz<br>Downtown and Eastside Historic District – Santa Fe | 4. County: Santa Fe<br>Parcel # 12991360 |

**5. Property Type:**
**_x Buildings: 1**
**__ Structures:**
**__ Site __ Object**

**6. Date of Survey:**
**March 10, 2026**

**7. Previous Survey Date(s):**
**__ Yes:**
**_X No: September 15, 2005 HCPI, Roy Wroth; not accepted by HDRB**

**8. Name of Project:**
**HDRB Status Evaluation**

**9. Lat/Long:**
**35.6746426,-105.9183241**



**10. Photo Information: Debbie Utley, photographer. Photo 1: View of west elevation of living and covered patio. Camera facing northeast.**

**11. Brief Description of the Property:**

The residence is an irregular, multi-volume dwelling composed of interconnected flat-roofed masses arranged along a north–south axis. The volumes step with the slope of the site and converge at a central living area that may represent the earliest portion of the house. In the 1990s the residence underwent a substantial renovation that appears to have included replacement of most windows and doors and the application of a more deliberately "antique" interior and exterior treatment. The building is currently classified as Non-contributing to the Downtown and Eastside Historic District.

***Continued on Page 5.***

**12. Who uses the property? Residence**

**13. Construction Date:**
**Date: c.1951 with additions**
**__Known _x_ Estimated Source: aerial photographs**

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

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

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

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




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

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

John W. Murphey
Architectural Historian
Architectural History Services

For: Current owner, via Jeffrey J. Seres, A.I.A.

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

Current owner: Deborah Utley

Gideon Padwa

**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 __ No Status**
**Per City of Santa Fe official designation map**

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

**24. Supplemental Forms:**

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

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

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

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

| 1. Name of property: | 2. Location: | 3. Local Reference Number: Santa Fe ID: N/A |
|---|---|---|
| Dryce/Aitken/Padwa Residence | 640 Camino de la Luz<br>Downtown and Eastside Historic District -Santa Fe | 4. County: Santa Fe |
| | | 5. Date of Survey: March 10, 2026 |

**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 _x_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 _x_11/2 __ 2
__ 21/2 Other:_____

**8. Foundation:** __ N/A
__ Not visible __ None
__x 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:
__ Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other: Gravel

**10. Window Types**

| Operation | Material | Glazing | Number |
|---|---|---|---|
| Awning | Wood | 6 | 1 |
| Casement | Wood | 1 | 2 |
| Casement | Aluminum | 1 | 1 |
| Casement | Wood | 3-3 | 1 |
| Casement | Wood | 4 | 1 |
| Casement | Clad Wood | 6-6 | 2 |
| Combination | Clad Wood | 3C-9F-3C | 1 |
| Combination | Clad Wood | 6C-15F-6C | 1 |
| Combination | Clad Wood | 8C-24F-8C | 1 |
| Fixed | Wood | 1 | 3 |
| Fixed | Wood | 8 | 1 |
| Sliding | Aluminum | 1-1 | 1 |
| Sliding | Wood | 1-1 | 1 |

Note: Based on visibility and access during survey

**11. Door Types**

| Type | Style | Material | Number |
|---|---|---|---|
| Single-Leaf | 8-light | Wood | 1 |
| Single-Leaf | ½-light | Wood | 1 |
| Single-Leaf | Plank | Wood | 1 |
| Double | Panel (rustic) | Wood | 1 |

**12. Chimneys _x_ four, three wall, one corner; several clad with rock**

**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: c.1970-79; addition to east elevation of Two-Story Block; aerial photographs and previous HCPI.**
**#2 Date: 1994; renovation of exterior and interior; former owner's record and visual and material evidence.**

**16. Primary Architectural Style** **__ Not Applicable**

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

**Notes:** **_x_ Other: Vernacular**

**17. Documents Available and Their Locations**

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

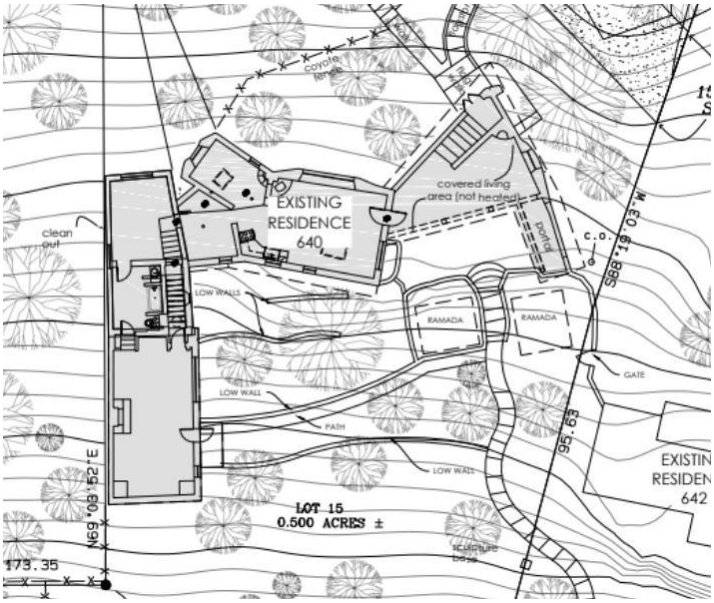
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

**S I T E:**

**18. Attached or Associated Properties**

**Are associated properties eligible for listing: N/A**

**19.Site Plan: Portion of 2026 site plan. Courtesy of SERS Architecture LLC.**



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**Architectural Description Continued**

**Setting**

The house sits on the west side of Camino de la Luz, on the east flank of Talaya Hill. It occupies a rocky, wooded hillside site characterized by piñon and juniper vegetation and uneven natural terrain. The building is oriented so that its principal elevation faces east toward distant mountain views, while the remaining wings extend across the slope in a series of volumes that follow the natural grade. From above, the house reads as an irregular cluster of flat-roofed forms set among dense vegetation, with roof surfaces punctuated by skylights and parapet walls (Fig. 1). It is surrounded by natural landscaping, including rockwork, winding stone paths, and dense plantings that screen portions of the building.

**Residence**

In plan, the building forms a zig-zag footprint stretched along an 80-foot north–south axis (Fig. 1). At the north end, it rises to a two-story, tower-like element that forms the most visible façade and contains an upper-level terrace oriented toward views of Picacho Peak. The remainder of the dwelling is one story in height and organized as a sequence of interconnected rooms. At the south end, a fan-shaped structure creates a covered patio. As evidenced by aerial photography, the overall footprint of the building was in place by 1960 (Fig. 5).

**1: Two-Story Block**

Forming the north end of the residence is an east–west oriented rectangular block that adjusts to the slope, creating a two-story portion with a small roof terrace providing mountain views. Its construction and exterior presentation are comparatively rough and utilitarian in character. The exact chronology is unclear, but the eastern portion of the volume, including the upper deck and lower bedroom, appears to have been added after 1967 (Fig. 6). According to the recollection of a former owner, this addition took place sometime between 1970 and 1979.[1]

[1] September 15, 2005, HCPI, 3.

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**East Elevation**

The east elevation forms the principal façade and is defined by a rectangular, two-story tower-like mass that rises above the adjoining one-story portions of the building. The walls are finished in earth-toned stucco and terminate with flat roofs, but without parapets and are instead outlined with small stones set in a bed of mortar.

The lower story presents a largely unarticulated wall surface punctuated by a single centered, non-historic combination window with a simple projecting lintel (Photo 2). The window consists of casements flanking a fixed center panel composed of multiple panes. It is positioned slightly above grade due to the slope of the site. This façade is assumed to be of 1970s construction.

Above the lower level, the façade steps back to form an open terrace enclosed by a low rail (Photo 3). The upper story wall is set slightly behind this terrace and contains a glazed door and two windows associated with the primary bedroom bathroom. The full-height glazed door, located toward the right side, provides access to the terrace. Its flooring is the same roofing material used elsewhere on the building. This façade is also believed to date from the 1970s.

**North Elevation**

The north elevation reads as a two-story mass due to the slope of the site (Photo 4). The lower level presents a stuccoed wall with a single multi-light window serving a lower-level bedroom. The upper level is set back to form the terrace and contains no fenestration.

**West Elevation**

The short west elevation corresponds to the highest point of the slope and presents a blank stucco wall rising to a flat parapet (Photo 5).

**South Elevation**

The south elevation faces down slope toward a courtyard and reflects the stepped relationship between the building and the natural grade. The wall rises from the sloping

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terrain to a flat, stone trimmed roof (Photo 6). Fenestration on the upper level consists of a two-light wood casement at the west end, a faux plank door, a larger combination window near the center, and a smaller window at the east set at a slightly lower position. None of the windows appear to be historic. The lower portion of the elevation connects directly to the adjoining central living area.

**2: Central Living Area**

The central living area occupies an irregularly shaped volume whose roof plan suggests that it may have originated as a simpler rectangular structure (Fig. 4).

**East Elevation**

The east elevation presents a long, low stuccoed wall oriented toward the descending slope (Photo 7). At the north end is a small rectangular projection facing northeast, possibly intended to capture diffuse north light (Photo 8). The two existing aluminum sliding windows in this projection are noticeably smaller than their openings, suggesting that the original windows were replaced or reduced. The space contains a corner beehive fireplace.

The remainder of the façade is dominated by a large multi-light window positioned near the center of the elevation (Photo 9). This 40-light combination window provides the kitchen and living area with a broad view toward the mountains. Rising between the two principal window areas is a rustic, dual-flue, rock-clad chimney serving the beehive fireplace, and another structure resembling a shepherd's-bed fireplace that is fitted with a wood-burning stove.

**West Elevation**

The west elevation is a simple stuccoed wall extending along the slope of the site. Fenestration consists of three nearly evenly spaced window openings arranged across the façade (Photo 1). None of the windows are original. The wall rises to a flat parapet roof edged with exposed vigas. Above the roofline are two skylights, a stuccoed chimney mass with twin flues, and a small roof vent near the north end.

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**South Elevation**

The south elevation of the central living area transitions into the covered patio. The wall contains a fixed eight-light sash arranged horizontally and a half-light wood entry door (Photo 1).

**3: Covered Patio Area**

Forming the south end of the composition is a fan-shaped covered patio that serves as an outdoor living area and transition space between the interior rooms and the surrounding landscape.

**West Elevation**

The west elevation is defined by an irregular wall sheltered by a viga-supported *portal*. The posts and plates are formed of rectangular wood beams joined with simple lap joints (Photos 10). The roof decking consists of rough-sawn boards painted white. Beneath the portal is a concrete floor, portions of which are edged by a low stone wall forming a partial enclosure. A large beehive fireplace is located along the interior wall, reinforcing the patio's use as an outdoor gathering space (Photo 11). The portal turns west, sheltering a small bar area (Photo 12).

**East Elevation**

The east elevation is dominated by the exterior entry, marked by massive wooden double doors that serve as the principal entrance to the house (Photo 14). The doorway is set within a projecting wall constructed of irregularly coursed local stone ranging in color from reddish to brown and laid in thick mortar joints. Centered within this stone mass is a pair of heavy plank-panel doors. A substantial timber lintel spans the opening above the doors.

The roof projects outward to form a shallow overhang supported by exposed round vigas whose sawn ends are visible beneath the fascia. Behind the doors is a stairwell that ascends to the patio level. The entry does not appear to be original and may date from the landscaping and renovation campaign carried out in the 1990s.

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**South Elevation**

The south elevation terminates the structure and holds a single window at the south end of the covered patio (Photo 14).

## Historical Overview

**The Land of Beatriz Vigil**

The land on which the subject property sits was historically part of the holdings of Beatriz Vigil, a Canyon Road resident whose acreage extended between Camino de las Cabras, as the road was then known, and the east slope of Talaya Hill. In the 1940s the property was surveyed by Walter Turley and Samuel Davalos to create large residential lots along a new road called Camino de la Luz. Beatriz Vigil and her descendants began selling these parcels in the 1950s. Two of them, identified as Lot 15 and Lot A (Fig. 2), were acquired by a couple who would later occupy the subject house.

**Forgotten Artists**

The first clear documentation of the property appears in the early 1950s with its purchase by Tom and Janice Oliver Dryce, both artists.[2] Born in Ohio in 1904, Thomas Harvey Dryce (originally Dreihs) was one of the numerous artists (mostly male) who arrived in Santa Fe after World War II and helped form a second, more commercial art colony that popularized Canyon Road as a linear gallery district.

Raised in Cincinnati, Dryce—known locally as "Tom"—was of German descent. His father, Jacob, worked as a bricklayer.[3] He attended the Cincinnati Art School at the young age of eleven and later enrolled at the Ohio Mechanics Institute, an institution that had also been attended by other artists who later settled in New Mexico, including

[2] Warranty Deed, Beatriz Vigil to Janice Oliver, recorded May 19, 1950, Book 49, Page 261, Instrument # 98355, Santa Fe County, New Mexico and Warranty Deed, Juan L. Corrine Vigil to Thomas H. Janice Oliver Dryce, recorded October 6, 1950, Book 53, Page 346, Instrument # 100316, Santa Fe County, New Mexico.
[3] U.S. Census Bureau, Year: 1920; Census Place: Cincinnati Ward 12, Hamilton, Ohio; Roll: T625_1391; Page: 7A; Enumeration District: 219.

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Joseph Henry Sharp, Walter Ufer, and Gerald Cassidy.[4] He received a degree in architecture from the Massachusetts Institute of Technology in 1928.[5]
During the Great Depression and through World War II, Dryce worked for the U.S. Federal Works Agency as an architect and planner. He arrived in Santa Fe in 1948 with his first wife, Beatrice Irene Lufkin, after making a small splash as a muscular expressionist painter in New York.

In Santa Fe he worked variously as a jeweler and photographer, selling his jewelry at La Casita Encantada, the gallery at La Fonda, and other tourist-oriented spaces. He also had his more serious work exhibited at the Museum of Art.

In the early 1950s, Dryce took over the Borrego House on Canyon Road and opened the Artist's Exchange Gallery, a meeting place and exhibition space for Santa Fe artists and craftspeople.[6] In addition to displaying art, it hosted talks, musical performances, dances, and raffles overseen by Oliver La Farge. The enterprise later evolved into Casa Gonzo, a small emporium offering crafts, jewelry, neckties, and commercially produced books and records. (The term "Gonzo" predates Bill Cardoso's 1970 coinage of the word to describe Hunter S. Thompson's style of journalism.) Tom and Walter Dawley also created the Canyon Road art gallery map in 1947, which was reprised for many years as a tourist guide.[7]

Tom and Beatrice divorced in 1950, and Dryce remarried that same year to the artist Janice Oliver.[8] Oliver, born in 1915 in Montclair, New Jersey, attended Oberlin College. She relocated to Santa Fe in the 1940s and worked as a model builder, constructing physical scale models used for visualization or demonstration. Her artistic output is less known, and she, like her husband, has largely been lost in the telling of Santa Fe's art history.

[4] "Tom Dryce, SF Artist, Opens Corrales Show," *Santa Fe New Mexican*, October 18, 1970, D-2.
[5] Alumni Association of Massachusetts Institute of Technology, *M.I.T. Centennial Alumni Register* (Cambridge: MIT Alumni Association, 1961), 86.
[6] "Artists Find Meeting Spot," *Santa Fe New Mexican*, June 10, 1951, B-6. =
[7] Sandra Koops, "Bill Tate: Where," Santa Fe New Mexican, *First Canyon Road Arts & Crafts Street Fair* insert, July 1, 1975, 2.
[8] "Marriage Licenses," *Santa Fe New Mexican*, July 14, 1950, 8.

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Based on city directories, the couple moved from Camino Escondido to 640 Camino de la Luz in the mid-1950s. This followed the acquisition of the property in 1950 and the construction of a home. Dryce sold the house to seasonal visitors Webster Aitken and Dr. Lillian Gilbert Aitken in 1956.[9] City directories, however, indicate that Dryce and Oliver lingered in the residence for a time after the sale.

**The Pianist and the Physician**

Born in British Columbia in 1908, Webster Aitken was the son of Hugh Aitken, a Canadian newspaperman who later moved to Los Angeles to work in the circulation department of the Los Angeles Times. Webster grew up in that city and emerged as a child prodigy at the piano, performing at various social events during his teens. In 1922 he opened a program at a free lecture on vitamins at the Venice Beach Moose Lodge.[10] He received early piano training from composer Alfred Mirovitch. After graduating from high school, he sailed to Europe, where he received further instruction from Artur Schnabel in Berlin and Vienna, making his debut with the Vienna Symphony Orchestra in 1929.[11]

He returned to the United States in 1935, making his American debut at Town Hall in New York. He later toured as a soloist, performing with the Boston Symphony, New York Philharmonic, Buffalo Philharmonic, and other regional orchestras. He gained particular notice in 1938 for performing the complete Schubert piano sonatas, a repertoire that was then rarely presented as a full cycle in concert. He later recorded the sonatas for EMS in the early 1950s.[12] Soon after he stopped performing and turned to teaching, holding instructional posts at the Carnegie Institute, the University of Illinois, and the University of Texas.[13]

[9] Warranty Deed, Thomas H. Janice Oliver Dryce to Webster and Lillian Aitken, recorded March 23, 1956, Book 266, Page 346, Instrument # 214233, Santa Fe County, New Mexico and Corrected Warranty Deed, Thomas H. Janice Oliver Dryce to Webster and Lillian Aitken, recorded May 15, 1956, Book 118, Page 22, Instrument # 215115, Santa Fe County, New Mexico.

[10] "Free Lecture on Vitamins," *Los Angeles Evening Express*, December 14, 1922, 11.

[11] "Famous Soloist to Perform with Philharmonic," *International Gazette*, October 19, 1940, 1.

[12] "Schubert: Sonatas in A, D. 664; A minor, D. 845; and B-flat, D. 960 (Webster Aitken, piano)," review of EMS LP recordings, The American Record Guide 18, no. 4 (April 1951): 278.

[13] "Passings: Webster Aitken," *Los Angeles Times*, Obituaries, May 18, 1891, Part I, 16.

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Later in life, Aitken married Dr. Lillian Gilbert, a pediatric physician associated with the children's division at Bellevue Hospital in New York. Born in Manhattan in 1896, Dr. Gilbert received her medical degree from Johns Hopkins University School of Medicine in 1930 and joined the staff at Bellevue four years later.[14] She specialized in the treatment of childhood tuberculosis and went on to lead the hospital's pediatric chest service, overseeing wards dedicated to infants and children suffering from tuberculosis.

It is unclear how much time Webster and Lillian spent in Santa Fe. Both had been seasonal visitors before the purchase of the Camino de la Luz property and appear to have maintained a residence in Manhattan during this period. It was during their ownership that the first clear image of the house emerges, with a photograph taken in 1960 (Fig. 5). The image shows the two-story core structure, the one-story living area, and the fan-shaped portal.

Both died in 1981; Webster passed away in Santa Fe, while Lillian died in Manhattan. The former prodigy pianist received only a brief obituary in the Los Angeles Times—barely a paragraph—and it did not even mention that he had grown up and begun his musical career in that city.

**A Friend of Ram Dass**

The property next came into the possession of David Padwa, an Eastern religion follower and associate of Ram Dass. Born in 1931, Padwa entered the University of Chicago at the age of fourteen and later earned a degree in international law, after which he worked for the United Nations as an adviser on economics and maritime issues.[15] In the early 1960s he founded Basic Systems, a company specializing in computerized educational and training systems; the firm was acquired by Xerox in 1964, making Padwa financially independent while still in his thirties.

Padwa became part of the countercultural spiritual milieu of the late 1960s through his friendship with Ram Dass (then Richard Alpert). In 1966–67 he organized an overland expedition by Land Rover from Europe to India, a trip on which Alpert accompanied him

[14] "Dr. Lillian Gilbert, 85, Bellevue Pediatrician," *The New York Times*, September 12, 1989, n.
[15] Most of the information on David Padwa derives from a blog apparently compiled from materials collected by his family and friends and should therefore be regarded as unverified. "David Padwa," last updated May 15, 2022. https://www.cuke.com/people/padwa.htm

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shortly before encountering his guru Neem Karoli Baba. Padwa himself pursued a wide-ranging spiritual path that included Zen practice, Tibetan Buddhism, and contact with several Asian teachers, though he never positioned himself as a public guru.

In the 1970s Padwa and his family were living on Cerro Gordo Road. He turned his home into a gathering place for Buddhist teachers and spiritual travelers moving through Santa Fe. This included inviting the Tibetan master Dudjom Rinpoche to Santa Fe, who stayed at the house in the early 1970s. In 1973 he funded and built one of the earliest Tibetan Buddhist stupas in the United States on the property—the Cerro Gordo chorten.[16] Consecrated in 1973 by the Venerable Drodrup Chen Rinpoche, the eight-foot-high stupa, now under the care of the Maha Bodhi Society, is located adjacent to the Upaya Zen Center.

Padwa left Santa Fe in 1975 and relocated to Boulder, Colorado, where he founded Agrigenetics Corporation, an early agricultural biotechnology company. He later taught at the University of Georgia and the Colorado School of Business.

Padwa returned to Santa Fe in the early 1990s. He acquired the subject property in 1994 from Nelson Rust Gilbert III, a New York City resident and the nephew of Dr. Lillian Gilbert Aitken.[17]

In early 1994 Padwa and his wife at the time, Melissa Savage, embarked on a project described by the family as an "extensive renovation."[18] The work was performed by Israel Serr, with landscaping created by Design with Nature. The extent of the building renovation is unknown, as no plans appear to survive and none appear to be recorded with the City of Santa Fe.[19] Based on current conditions, the house likely received new

[16] "History of Santa Fe Canyon and Cerro Gordo Stupa," Upaya Zen Center, PDF report, accessed March 3, 2026, https://www.upaya.org/wp-content/uploads/2025/08/History-of-Santa-Fe-Canyon-and-Cerro-Gordo-Stupa.pdf.
[17] Quitclaim Deed, Gilbert Nelson Rust III to David J. Padwa, recorded January 31, 1994, Book 1018, Page 315, Instrument # 848062, Santa Fe County, New Mexico.
[18] "Vade Mecum: Reference House Book, 640 Camino de la Luz," handwritten notebook compiled by David Padwa during renovations, February 16, 1994; private collection of current property owner.
[19] The City of Santa Fe public permit portal does indicate other approved work in 1998 and 2006, including exterior renovations.

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windows and doors during this period and may have undergone “antiquing” of its interior. The rock veneer may also date from this period.
David Padwa died in 2023, and the property was acquired by the current owner in early 2025.

## Evaluation of Historical Status

Based on aerial photographs, the dwelling’s overall ground plan had been established by 1960, making its footprint historic. Documented and presumed changes have altered the northern block of the house. In addition, newer windows and the antique finishes likely date to the 1994 renovation or subsequent projects. While the overall footprint of the building can be established, the lack of documentation—including earlier historical surveys, building records, and clear aerial evidence—makes it difficult to determine the building’s original appearance and fenestration. For this reason, and because of the uncertainty surrounding its historic design and the extent of later alterations, the recommendation is to maintain its non-contributing status.


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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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| **1. Name of property:**<br><br>**Dryce/Aitken/Padwa Residence** | **2. Location:**<br><br>**640 Camino de la Luz**<br>**Downtown and Eastside Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: N/A**<br>**4. County: Santa Fe**<br>**5. Date of Survey: March 10, 2026** |

## Illustrations




**Figure 1: Aerial drone capture of house. 1. Two-Story Block; 2. Central Living Area; 3. Covered Patio Area. Source: 2025 real estate listing.**

# 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 | |
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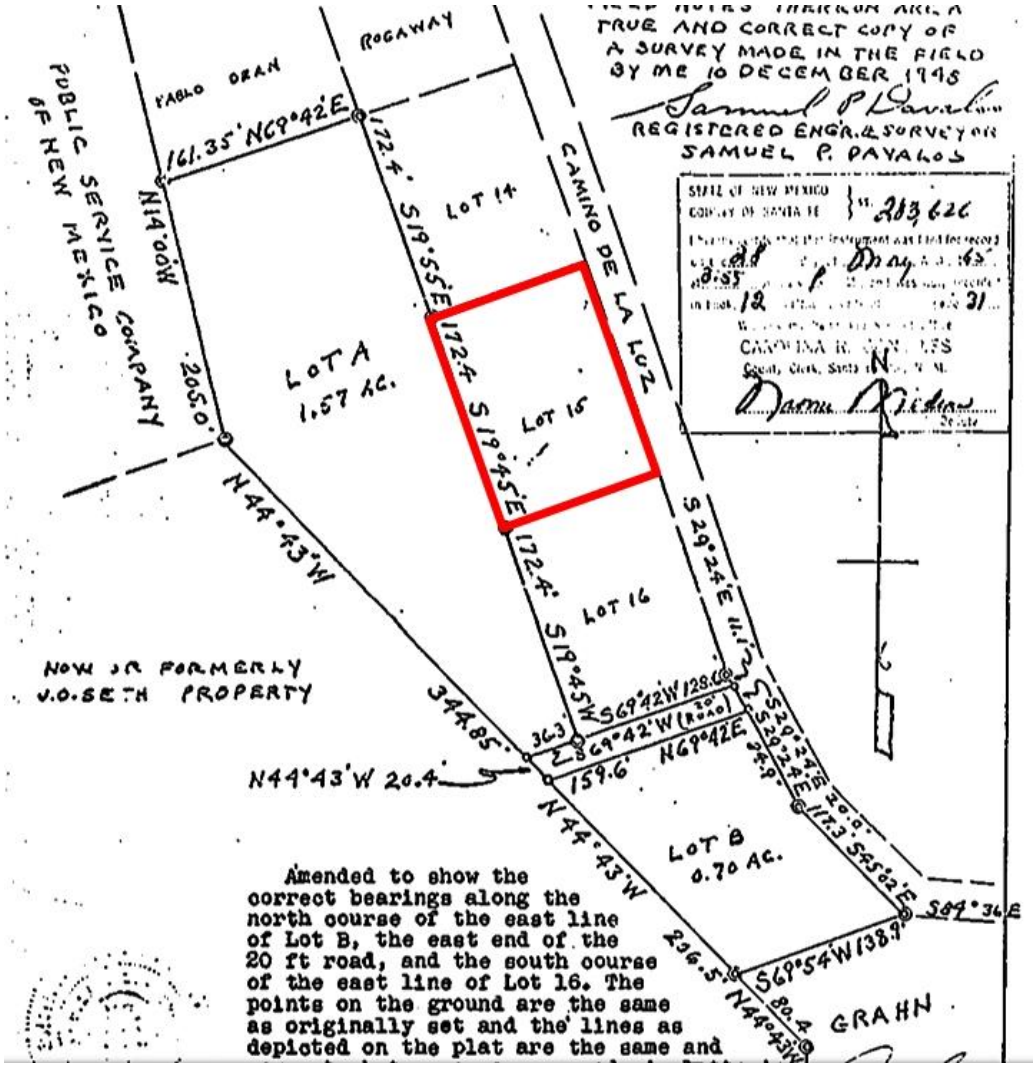


**Figure 2: Portion of 1945 survey created for Beatriz Vigil. Original dimension of subject property outlined. Samuel P. Davalos. Santa Fe County Instrument # 283626.**

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

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

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| | | **4. County: Santa Fe** |
| | | **5. Date of Survey: March 10, 2026** |

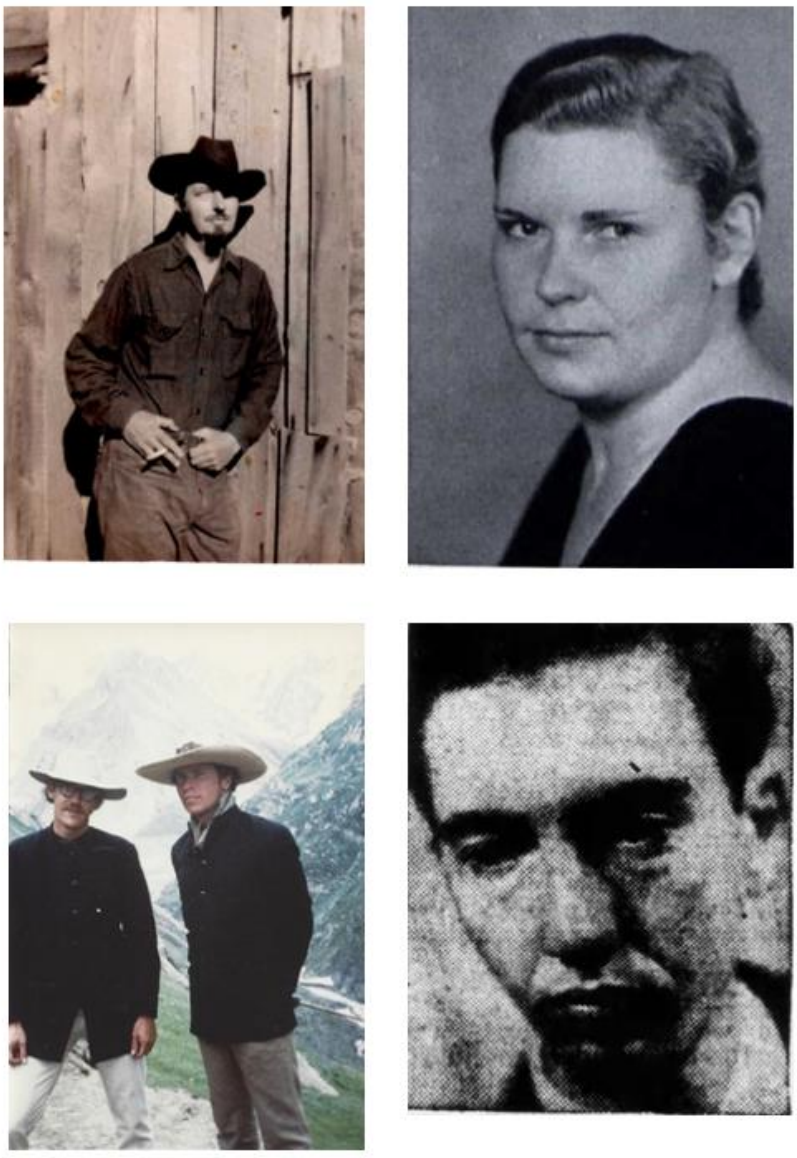

**Figure 3: Clockwise from upper left: Richard Dryce in El Rito, New Mexico, 1958; Janice Oliver, 1937 Oberlin College yearbook; Webster Aitken, 1942 newspaper clipping; Richard Alpert (left) and David Padwa (right), 1966, Nepal.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
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**Figure 4: 1951 aerial photograph overlaid on a contemporary satellite image. The circled rectangular structure may correspond to the current home's central living area.**

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

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

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|---|---|---|
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| | | **4. County: Santa Fe** |
| | | **5. Date of Survey: March 10, 2026** |



**Figure 5: September 25, 1960, aerial photograph.**

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

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

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**Figure 6: 1967, aerial photograph.**

# 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 | |
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## Survey Photographs

(All images taken by Debbie Utley, March 10, 2026)

## 1: Two-Story Block



**Photo 2: East elevation. Camera facing up.**

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

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

| For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
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| | | **4. County: Santa Fe** |
| | | **5. Date of Survey: March 10, 2026** |



**Photo 3: East elevation. Camera facing west.**

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

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

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

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

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

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**Photo 5: West elevation. Camera facing east.**

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

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

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**Photo 6: South elevation. Camera facing north.**

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

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

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



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

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

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

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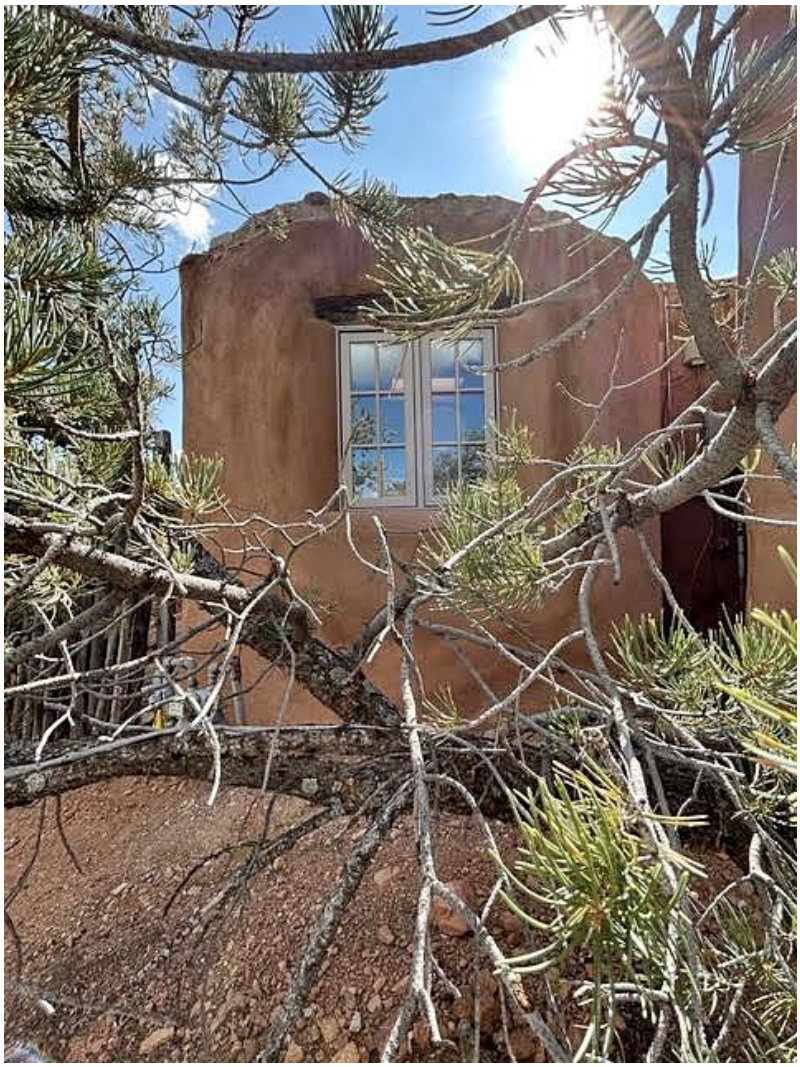

**Photo 8: East elevation. Camera facing up.**

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

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

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**Photo 9: East elevation. Camera facing northwest.**

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

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

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**Photo 10: West elevation. Camera facing east.**

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

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

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**3: Covered Patio Area**



**Photo 11: West elevation, southeast corner. Camera facing southeast.**

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

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

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**Photo 12: Patio portal area. Camera facing south.**

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

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

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|---|---|---|
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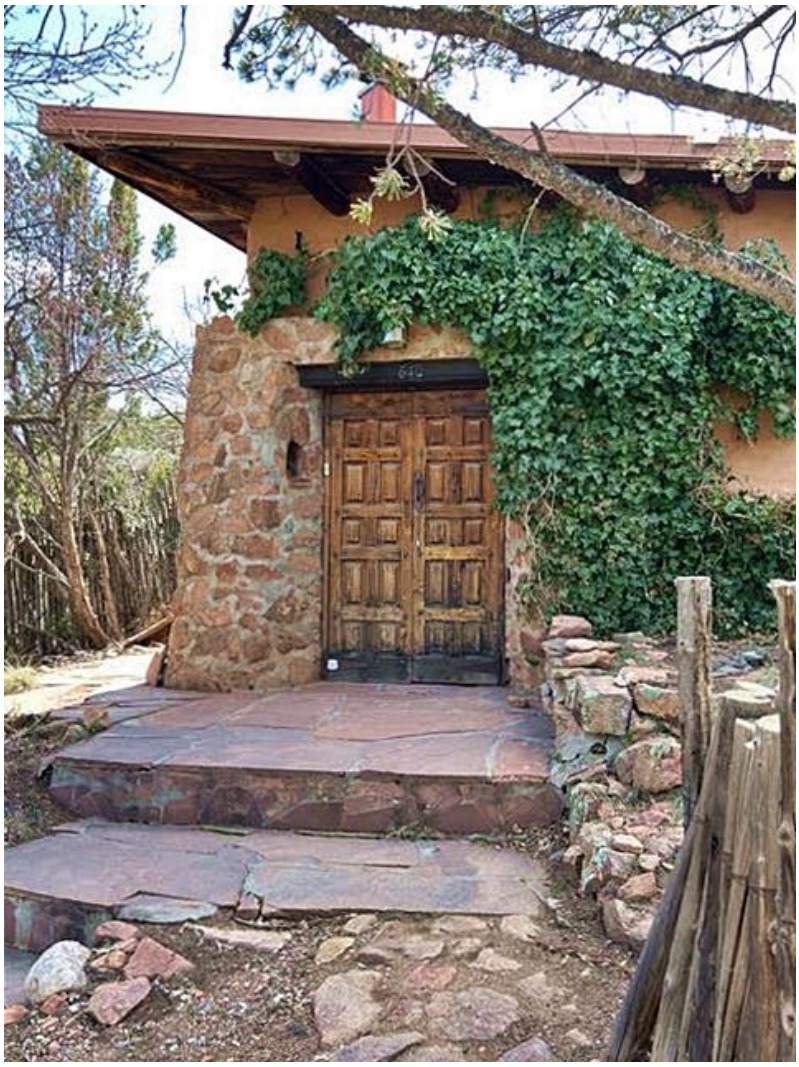

**Photo 13: East elevation, southeast corner. Camera facing southwest.**

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

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

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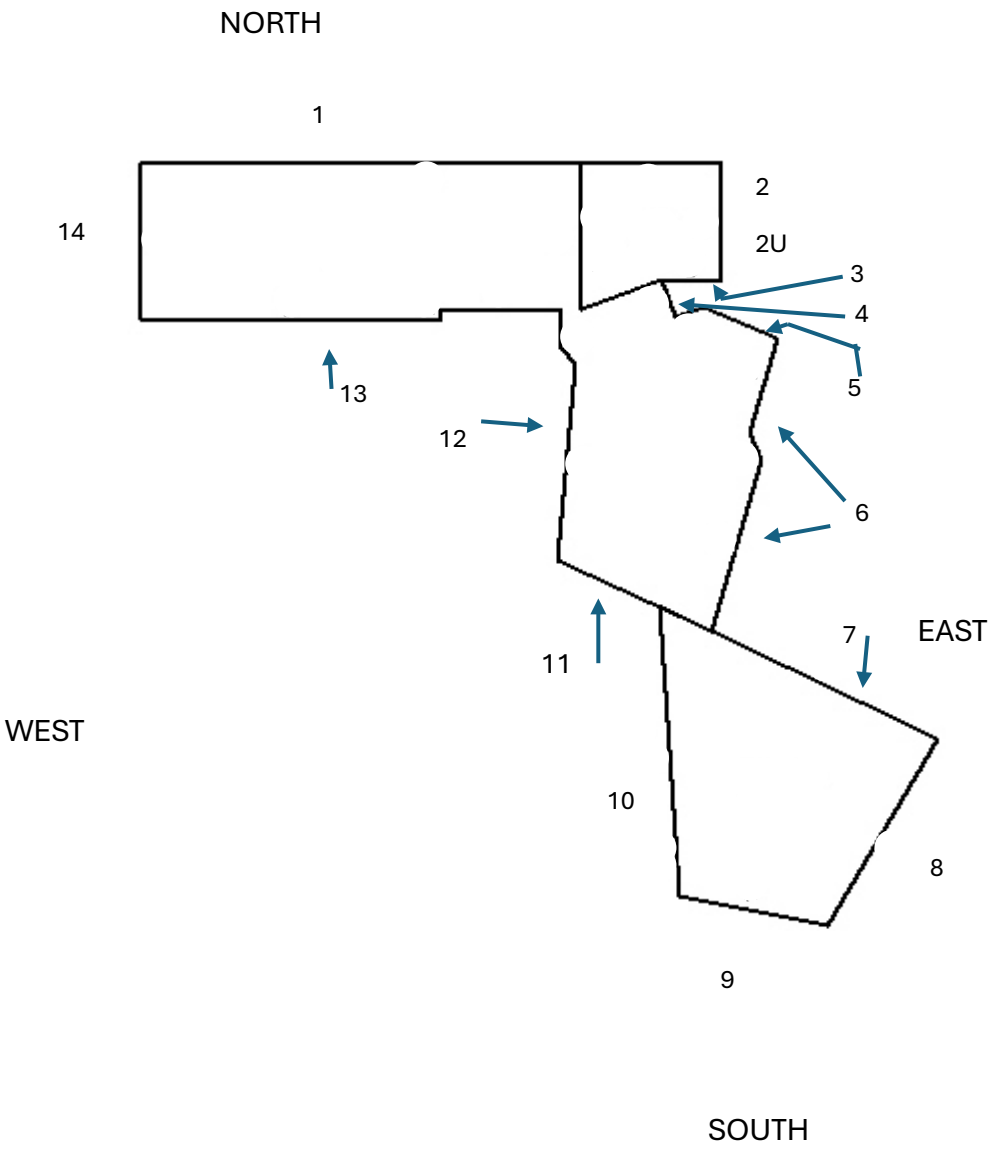
| | | **4. County: Santa Fe** |
| | | **5. Date of Survey: March 10, 2026** |



**Photo 14: South elevation. Camera facing up.**

# Façade Diagram



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

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

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

**1. Name of property:**
None

**2. Location:**
640 Camino de la Luz
Santa Fe, NM 87505

**3. Local Reference Number:**

**4. County**
Santa Fe County, NM

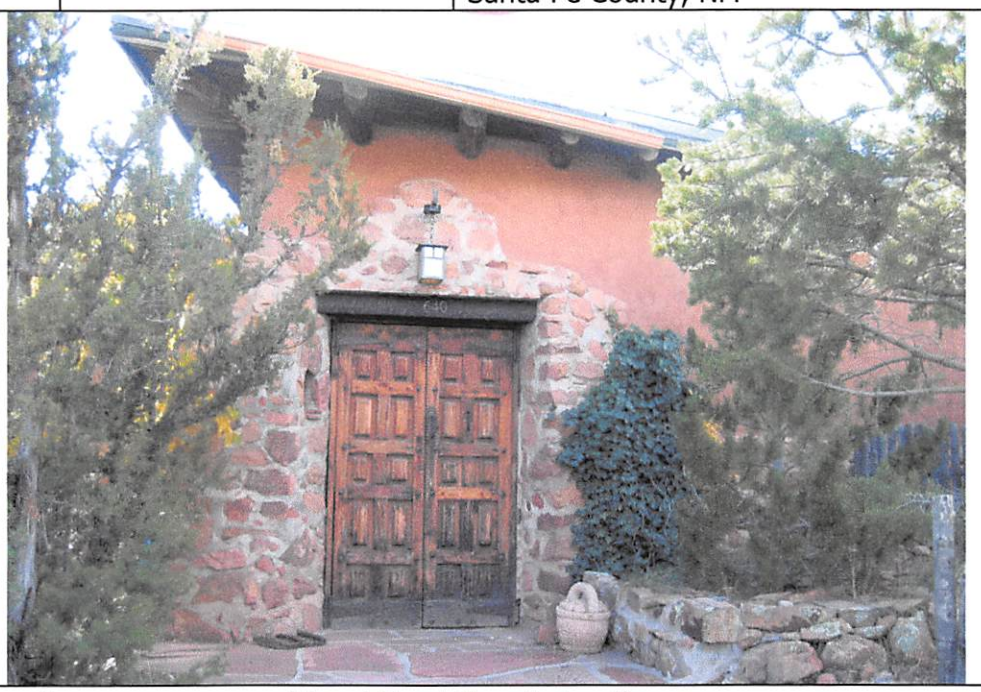
**5. Property Type:**
X_ Building __ Structure
__ Site __ Object

**6. Date of Survey:**
9/15/2005

**7. Previous Survey Date(s):**
____/____/_____
X_ No previous survey

**8. Name of Project:**

**9. UTM** (NAD83)
**Zone:** 13
**Easting:**1368540
**Northing:**12953550



**10. Photo Information** **Disk Location:** **View of:** Front Facade (east)

Digital Photography held by City of Santa Fe, 202 Lincoln Ave, Santa Fe, NM 87501

**11. Brief Description of the Property:**
Freestanding single-family house in the Spanish-Pueblo Revival style.

**12. Who uses the property?**
Private residence.

**13. Construction Date:**

Date: 1960-1969 ___Known X__ Estimated Source: David Padwa

**14. Setting:**

__ Suburban __ Rural __ Village X_ Urban If Urban: __ Commercial __ Industrial X_ Residential __Public

**15. Relationship to Surroundings:** X_ Similar __ Dissimilar

**Comments:**

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

16. Additional Perspective: East Facade



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

Roy Wroth, Urbanist
P.O. Box 1514
Santa Fe, NM 87504

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

David Padwa

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

20. Significance to Current Community: __ Unknown __ None X_ Low __ Moderate __ High

Describe:

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

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? Property has no known association with historic persons or events, consists of multiple additions, and is less than 50 years old.

23. National or State Historic District:

Is this property in a historic district? __ Unknown X_ No __ Yes
If yes: __ Contributing __ Non-contributing __ Unknown

If 'yes', what is the name of the district? _____ __ State __ National

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: |
|---|---|---|
| None | 640 Camino de la Luz<br>Santa Fe, NM 87505 | 4. County<br>Santa Fe County, NM |
| | | 5. Date of Survey: 9/15/2005 |

**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 X_Stone: Rusticated __ Stone: Tabular

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

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

__ Wood: Tongue and Groove ___ Other:

**7. Number of Stories:** __ N/A
Number: __1 X_11/2 __ 2
__ 21/2 Other:_____

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

**9. Roof:** __ N/A
Shape: X_ Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave X_ Parapet
Materials: __ 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 |
|---|---|---|---|
| Metal clad double hung, plate glass and casements, no muntins; large fixed bays with true divided lite, metal clad; 2 bay 6-lite casements, metal clad. | | | |

Notes:

**11. Doors** __ N/A

| Type | Style | Material | Number |
|---|---|---|---|
| Antique paneled door, two leaf, forged hardware; wood panel door, no lites. | | | |

Notes:

**12. Chimneys**
(describe whether interior or exterior and material)
Integrated in stuccoed masonry walls, exposed stone masonry above roofline, some metal caps.

**13. Porches** __ N/A

Rear porch: outdoor sitting room with fireplace and square timber columns and beams, protruding viga ends

**14. Other Significant Features**
Rustic wood railing and eyebrow shade structure on roof terrace; exposed stone foundations, chimney caps, and parapet caps; rustic stone masonry around entry door.

**15. Modifications:** __ No known modifications

#1_Upper portion of house added__ Date: 1970-79 Known X_Estimated Source: David Padwa

#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**

SITE:

**18. Attached or Associated Properties**

Are associated properties eligible for listing?

**19.Site Plan:**



640 Camino de la Luz

**THE ATTACHED SURVEY FORM REFLECTS HISTORIC BUILDING SURVEY WORK THAT WAS COMPLETED IN SEPTEMBER 2005.**

**RESULTS OF THE SURVEY AS REFLECTED ON THE ATTACHED HAVE NOT BEEN ADOPTED BY THE HISTORIC DESIGN REVIEW BOARD. IT SHOULD BE CONSIDERED PRELIMINARY FOR PURPOSES OF PLANNING.**

**PLEASE SEE DAVID OR MARISSA FOR MORE INFORMATION OR CLARIFICATION.**

ADM# 172

City of Santa Fe, New Mexico

# HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

**To:** Building Permit Office

**From:** David A. Rasch, Section Head DR
Marissa C. Barrett, Case Planner
Gary S. Moquino, Inspector

**Date:** 8.8.06

**The work proposed at** 640 Camino de la Luz **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

**Proposed Work:**

restucco - El Rey cementitious to match existing color

**Thank You.**

# City of Santa Fe

Land Use Department | Historic Preservation Division

## Administrative Approval

***THIS IS NOT A CONSTRUCTION PERMIT***

***DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB***

**Date:** November 12, 2025

**To:** Building Permit Division

**From:** Jane Rodriguez

*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:** 640 CAMINO DE LA LUZ, Santa Fe, NM 87505

**Case Number:** 2025-011523--ADMIN

**Contact Name:** REESE CUSTOM BUILDERS

**Phone Number:** 505-699-2150 **Email:** jreese.rcb@gmail.com

**Approved Scope of Work:** *Re-roof 630 sq. ft. of structure using TPO and a rigid insultation as submitted.*

**Conditions of Approval:** *There shall be no publicly visible rooftop appurtenances and no roofing material shall be on the top of the parapets and shall be flashed on interior of parapets.*
*There shall be no changes to existing skylights, canales, solar, mechanical, line sets, or other rooftop appurtenances at this time.*
*No other work approved at this time.*

**FURTHER ACTIONS REQUIRED:** **PERMIT or PERMIT REVISION**
**FINAL HISTORIC INSPECTION**

# City of Santa Fe, New Mexico

# memo

**DATE:** April 14, 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 LGM

---

**2026-012104-HDRB, 728 Agua Fria St., unit F,** Westside-Guadalupe Historic District, non-contributing, Jason Herrera, agent for Chris Corbett, owner, requests status review with primary façade designation, if applicable, for a residential structure.

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

**APPLICANT SUBMITTALS**

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: [2026 HCPI]

**STAFF RECOMMENDATION:**

Staff recommends the historic status of the structure be retained as non-contributing due to lack of historic integrity of design and materials, per 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

**Sample motions:**

a. In case 2026-012104-HDRB, for 728 Agua Fria St. unit F, designate/upgrade the main residence, as contributing and designate facades (numbers from façade diagram) as primary façade(s).
b. In case 2026-012104-HDRB, for 728 Agua Fria St. unit F, retain/designate the main residence as non-contributing.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Property Location

**BACKGROUND & SUMMARY:**

**Streetscape:**

728 Agua Fria unit F sits in the middle turn of a long private road, which is the main access for 724 through 730 Agua Fria. There is a series of properties addressed as 728 Agua Fria, including units A through H. The private drive is packed dirt and is located between Dunlap and Irvine. The houses are Vernacular style, and the yards are lined with yard walls or coyote fences. The neighborhood was built during the 1930s and 1940s.



Figure 2: Subject Property

**Site Description:**

The 1,610 sq. ft. residential structure originated as a modest adobe structure from the late 1930s or early 1940s that has expanded over time. The structure was constructed as part of a compound and was subordinate to the primary residence facing Agua Fria St.

The north elevation is blank, lacking fenestration, and faces the parking area. The west elevation faces the narrow yard and shows the buildings' development over time. At the north end of the elevation is a porch that was constructed between 1978 and 1985. The portal porch is attached to the addition that was constructed between 1975 and 1978. Beneath the porch are an aluminum sliding window and a multi-lite wood-glass door. Further south along the west elevation, there is a narrow gap in the wall that reflects an odd connection of a non-historic addition. One section may have been an open porch that was enclosed. The wall then transitions to an earlier portion that dates to the early 1950s. This portion includes a small projection that was most likely an entry porch that is now enclosed. The southernmost section of this west elevation represents pre-1954 construction. This section of the western elevation holds a rectangular wood casement window. The south elevation is the pre-1954 construction. The wall is not adorned but holds an entry door and window with a non-historic porch. The east elevation is a continuous wall. There is a full-lite wood door, a series of rectangular window openings with aluminum sliding windows. The central windows appear to be set in the original portion of the structure because they have a deeper inset within the wall and a wood lintel.



**Figure 1: Assumed footprint expansion based on aerial photographs.**

Tan: before 1954, assumed 1930s/40s core outlined with hatched line
Green: by 1969
Yellow: by 1975
Orange: by 1978
Red: after 1978 and before 1985

Figure 3: Footprint Expansion from HCPI

**PREVIOUS CASE SUMMARIES:**

**ARC:**
No archaeological clearance has been issued for this property.

**HDRB:**
No previous HDRB cases are on file.

**ADMINISTRATIVE:**
No previous administrative approvals are on file.

**APPLICANT'S REQUEST:**
The applicant proposes the following exterior alterations:

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

The building does not retain sufficient integrity of design, materials, or feeling to contribute to the historic district.

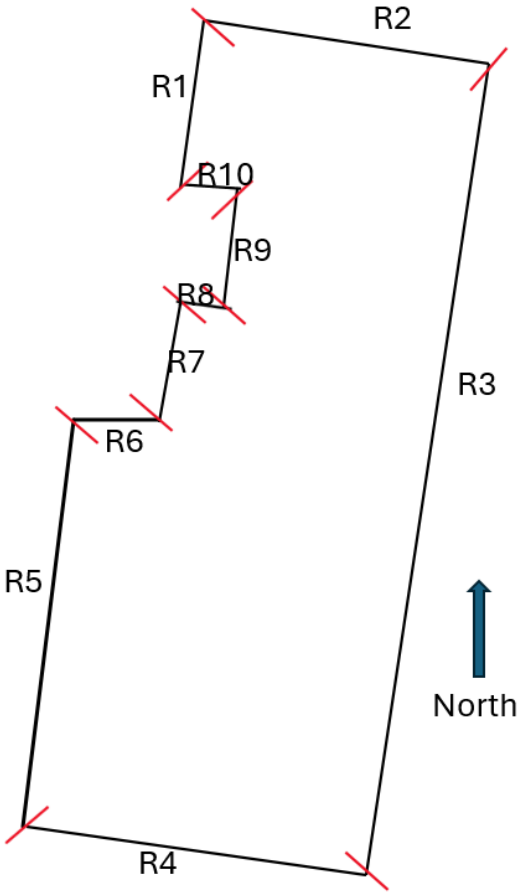



Figure 4: Façade Diagram

**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

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.

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions.* Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or to designate a status for a structure that has no status designated.

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

c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

**III.** Initiation of Review of Status Designation

The Board may review the status designation in response to the following:

a. An application for construction or demolition as set forth in Section 14-5.2 as follows:

1. Prior to the application being placed on a board agenda or prior to issuance of a construction permit, if Board approval is not required, staff shall determine whether the board should review the status of the structure. Staff's determination shall be made within thirty days of submitting the application. If the staff's determination is not completed within thirty days, the application shall be forwarded to the board.

Review by the board as to the structure's status shall be made at the earliest practicable date. The board or staff (as applicable) may consider the application immediately following the determination of status. The application shall be reviewed based on the status of the structure following the determination of status.

2. Prior to action by the board on the application, the board itself may decide to review the status of the structure. The board's determination as to the status shall be made within forty-five days of the decision of the board to review the status. The board or staff (as applicable) may consider the application immediately following the determination of the status. The application shall be reviewed based on the status of the structure following the determination of status.

b. Request from the property owner;

c. A request initiated by the city. Staff shall notify the property owner before initiating the request.

IV. Notice of HDRB's Review of Status

a. Unless the review is requested by the property owner, staff shall mail notice to the property owner of the subject property no less than 15 days prior to the HDRB's review of a change in or designation of status.

b. In addition, staff shall send notice, by first-class mail, to all property owners within one hundred (100) feet of the subject property no less than fifteen days prior to the board's review of a change in or designation of status if the review may result in the lowering of the structure's status. Staff shall retain an affidavit of mailing.

c. With the consent of the property owner, the city shall have posted on the property a poster obtained from the planning land use department. Otherwise, the city shall post the poster in the nearest available place to the city. Such poster shall be securely posted, prominently displayed, visible from a public street, at least fourteen days prior to the scheduled board hearing. The posting shall indicate the nature of the application, identification of the property affected, and the time, date, and place of the hearing. The poster shall be removed within thirty days of final action. Failure to do so may result in the city removing the sign at the applicant's expense. A civil fee of fifty dollars ($50.00) will be charged.

## NONCONTRIBUTING STRUCTURE

A structure, located in a historic district, that is less than 50 years old, or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic district.

## CONTRIBUTING STRUCTURE

A structure, located in a historic district, approximately 50 years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it

adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

### SIGNIFICANT STRUCTURE

A structure located in a historic district that is approximately 50 years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant for its association with events or persons that are important on a local, regional, national, or global level, or if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

### PRIMARY FACADE

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

## G. Additional District-Specific Design Standards

### 5. Westside-Guadalupe Historic District

I. District Standards

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

a. Slump block, stucco, brick, or stone shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal, panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;

b. The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones, and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

c. Roof form, slope, and shape. It is intended that the buildings be designed to be "wall-dominated". "Wall-dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall-dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded

plate, hyperbolic, or mansard roofs are not allowed;

d. The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing walls for trombe walls or other solar collectors, direct gain, or other energy-collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:
    1. raising the parapet;
    2. setting back from the edge of the roof;
    3. Framing the collector with wood.
    4. In the case of pitched roofs, by integrating the collector into the pitch;
    5. In the case of ground solar collectors, by a wall or vegetation;
    6. In the case of wall collectors, by enclosing or other walls;
    7. Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

e. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obstructive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems.

f. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage.

g. Greenhouses;

h. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends, and greenhouses made from enclosed porches or portals shall maintain the shape of the porch or portal.

i. Porches and portales are encouraged;

j. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.

II. Walls; Fences; Solar Collectors: Administration

Applications for the erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division staff shall report approvals, disapprovals, and

referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30, Ord. No. 2020-22

H200

| building threatened? yes | surveyed date 8/85 by HMW | county SANTA FE | ID no. 05161 3638 |
|---|---|---|---|
| field map SFHD #7 | number 638 | UTM reference zone 12 13 | easting northing |

location description: 728 AGUA FRIA

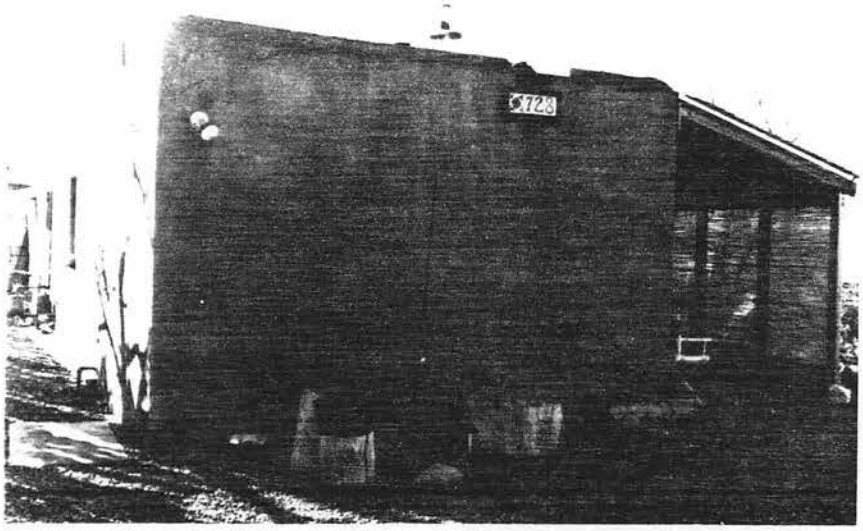
city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

building name:

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

| film roll | negative nos. | loc. of neg. |
|---|---|---|
| by SL no. SFHD #19 | 16 | HPB |




plan shape:

date of construction: ____ estimate P45 actual

source:

use
present: residential
other: ____
historic: residential
other: ____

condition
___ excellent ___ good
___ fair ___ deteriorating

style:

foundation material:

wall material/surface:

degree of remodeling
___ minor ___ moderate ✓ major
describe: NEW WDWS.

architectural features:

surroundings: RES.

relationship to surroundings
___ similar ✓ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? NC

comments: REMNANTS MAY BE INSIDE, BY NEIGHBORS INDICATE IT'S RECENT.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

Grace Ruth Todd former owner sold 11/99

see back? ___ yes

**VIA EMAIL**
**hpdsubmittal@santafenm.gov**

City of Santa Fe
Historic District Review Board
200 Lincoln
Santa Fe, NM 87501

RE: 728 Agua Fria G and F - Tear off existing roof and install new roofing

Dear Board Members:

We are requesting the board to review and determine historic status on 728 Agua Fria F and G. We are providing a historic survey completed March 2, 2026. We are providing a list of changes we are proposing to the residence.

List of changes include:

- Increase a portion of the ceiling 1'-0"
- Increase parapet height a maximum of 18"
- Replace existing roof with new TPO roof
- Replace existing non-historic windows
- Add CMU yard walls and refurbish portals.
- Re-stucco exterior to match existing

We have reviewed the historic survey and agree with its recommendations.
Thank you for your time and review. Please contact us if you have any questions.

We look forward to hearing back from you.

Sincerely,



Jason Herrera
Jason Herrera Architectural Drafting and Design

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

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

**Date of Form: March 2, 2026 – revised March 4, 2026**

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

| 1. Name of property: | 2. Location: | 3. Local Reference Number: |
|---|---|---|
| Felice Martinez/<br>Evelyn Pendley House | 728 Agua Street, Units F & G<br>Westside-Guadalupe Historic District – Santa Fe | Santa Fe ID: Old # 05163638<br>4. County: Santa Fe<br>Parcel # 12029312 |

5. Property Type:
_x Buildings: 1 dwelling
__ Structures:
__ Site __ Object

6. Date of Survey:
February 14, 2026

7. Previous Survey Date(s):
_x_Yes: August 1985, Harry Weiss
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6845616,-105.9537618




10. Photo Information: Giulia Caporuscio, photographer. Photo 1: North (front) elevation. Camera facing south.

11. Brief Description of the Property:

728 Agua Fria Street, Units F and G, is located approximately 75 feet south of Agua Fria Street at the end of an unpaved dirt and gravel drive between Dunlap and Irvine streets. The dwelling originated as a modest adobe structure that likely dates to the late 1930s or early 1940s. Over time, it has undergone multiple additions and alterations, including substantial expansions after 1975 (Fig. 1). At one point configured as a duplex, the building has since been reconsolidated into a single-family residence. Despite its composite construction—adobe, frame, and later infill—the exterior presents a visually unified appearance through a continuous adobe-brown stucco and paint finish. The residence contains approximately 1,610 square feet and is classified as Non-Contributing within the Westside-Guadalupe Historic District.
***Continued on Page 5.***

12. Who uses the property? Residence

13. Construction Date:
Date: late 1930s or early 1940s, original core, with multiple additions
__Known _x_ Estimated Source: aerial photographs, city directories, plats and deeds

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

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

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




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

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

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

For: Current owner:

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

Current owner: Christopher W. Corbett and the estate of Joseph Diloreto, as per Santa Fe County Assessor. Owner requested to change to Christopher W. Corbett, March 4, 2026.
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 __ No Status
Per City of Santa Fe official designation map

**If 'yes', what is th**e name of the district? __ State __ National _x_ City of Santa Fe: Westside-Guadalupe Historic District

24. Supplemental Forms:

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

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

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

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

| 1. Name of property: | 2. Location: | 3. Local Reference Number: Santa Fe ID: Old # 05163638 |
|---|---|---|
| Felice Martinez/ Evelyn Pendley House | 728 Agua Street, Units F & G Westside-Guadalupe Historic District – Santa Fe | 4. County: Santa Fe |
| | | 5. Date of Survey: February 14, 2026 |

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types

| Operation | Material | Glazing | Number |
|---|---|---|---|
| Casement | Wood | 1 | 2 |
| Hung-Sash | Wood | 1/1 | 1 |
| Sliding | Aluminum | 1-1 | 5 |

11. Door Types

| Type | Style | Material | Number |
|---|---|---|---|
| Single-Leaf | 15-Lignt | Wood | 1 |
| Single-Leaf | Faux Plank | Wood | 1 |
| Single-Leaf | Full-Light | Wood | 1 |

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Multiple additions and extensions; see Figure 1. Aerials and visual and material evidence.
#2 Date: Replacement of original fenestration across south façade; visual and material evidence.


*(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: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: A current plat of the property is not available.

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Felice Martinez/<br>Evelyn Pendley House | 2. Location:<br><br>728 Agua Street, Units F & G<br>Westside-Guadalupe Historic District – Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: Old # 05163638 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: February 14, 2026 |

**Architectural Description Continued**

**Site**

The house stands within a small cluster of modest dwellings set behind the primary frontage along Agua Fria Street. It is not visible from the public right-of-way and historically functioned as a “rear” dwelling subordinate to a principal house facing the street. Historically, the land behind the frontage residences was agricultural, sustained by the Agua Fria Ditch, visible in mid-twentieth-century aerial imagery. The rectangular lot is compact and largely occupied by the building footprint, leaving only limited yard space along the west side.

**North Elevation**

The north (front) elevation faces an informal parking area and consists entirely of later construction (Photo 1). This façade is largely blank, lacking fenestration, and corresponds closely in massing to that shown in a 1985 survey photograph (Fig ).

**West Elevation**

The west elevation, overlooking a narrow yard, reveals the building’s layered evolution. At the north end is a shed-roof porch of light frame construction presumed to be added between 1978 and 1985 based on aerial imagery and the previous survey (Photo 2). This porch partially shelters an addition constructed between 1975 and 1978, with an aluminum sliding window and a multi-light wood-glass door typical of the period.

Immediately south is a narrow gap marking the awkward connection of a non-historic addition (Photos 3 & 4). Aerial imagery suggests that one section in this sequence may have originated as an open porch that was later enclosed. Continuing southward, the wall plane transitions to an earlier segment that likely dates to the 1950s or earlier (Photos 4 & 5). This portion includes a modest projection that appears to have begun as an entry porch and was later filled in (Photo 4). The southernmost section of the west façade represents pre-1954 construction and contains a rectangular opening fitted with a wood casement window (Photo 5).

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
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| | | 4. County: Santa Fe |
| | | 5. Date of Survey: February 14, 2026 |

**South Elevation**

The south elevation reflects pre-1954 construction (Photo 6). It contains a non-historic wood entry door and a one-over-one double-hung sash window of older manufacture. The wall surface is planar and unadorned, consistent with the building's utilitarian character. It is sheltered by a non-historic porch.

**East Elevation**

The east elevation runs close to the property line and presents a largely continuous wall plane (Photo 7). At its southern end is a portion corresponding to the pre-1954 addition, fenestrated with a modern full-light wood door (Photo 7). Moving northward, a series of rectangular window openings contain aluminum sliding units inserted during later alterations. The central window appears to be set within the original core of the building, as indicated by its deeper placement within the wall and the inclusion of a wood lintel (Photo 8). The adjacent windows are set at shallower depths, reflecting later construction phases (Photo 9). The elevation terminates at the north with the previously described volume added between 1975 and 1978 (Photo 10).

## Historical Overview

**A House of Many Addresses**

According to the best reconstruction possible from available public records, the dwelling likely originated in the 1930s as a subordinate, or "rear," structure behind a principal house facing Agua Fria Street. City directories from 1930 and 1938 document William A. Martinez residing in a rear dwelling within the 724–730 block of Agua Fria Street. It is unclear if this subject structure, but Martinez's name attaches to the current property through a 1940 deed.[1]

By 1940, Mrs. Felice Martinez is likewise listed in a rear residence within the same cluster. These references indicate that a secondary dwelling existed on the parcel prior to the 1940 deed transfer and that the property functioned as part of a multi-household

[1] Warranty Deed, William A. and Aggie Martinez to Feliz F. Martinez, recorded August 31, 1940, Book 19, Page 256, Instrument # 62826, Santa Fe County, New Mexico.

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|---|---|---|
| 1. Name of property:<br><br>Felice Martinez/<br>Evelyn Pendley House | 2. Location:<br><br>728 Agua Street, Units F & G<br>Westside-Guadalupe Historic District – Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: Old # 05163638 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: February 14, 2026 |

family compound. Whether through new construction or a renumbering of buildings, the core of the present rear dwelling acquired the address 724 ½ Agua Fria Street, as reflected in a 1954 deed.[2]

William A. Martinez was the son of Felice (sometimes recorded as Feliz) Martinez, who was widowed in 1935 upon the death of her husband, Alberto B. Martinez. It appears likely that William arranged for his mother to reside in the small rear adobe dwelling following her husband's death. Felice would remain associated with the modest house into the early 1950s.

**A Home for Felice**

Felice Fayette was born in 1882 in New Mexico. She spent part of her early life in El Paso, where her mother, Patrocinia Gonzales Dofflemyer, had been born. Her father, John Fayette, was a native of New Orleans. Members of the Fayette family migrated westward through Texas and eventually settled in Santa Fe.[3] Fayette Street, a short block within the West Guadalupe Historic District, may be named after them.

On July 17, 1904, Felice married Alberto B. Martinez, who had been born in Alcalde.[4] Alberto's early life was unsettled; he worked as a coal miner in Arizona and, only a month before his wedding, suffered the loss of a finger in a mining accident. They lived in Santa Fe, residing on Jefferson Street (now Guadalupe Street). Alberto returned periodically to coal mining in Arizona, while Felice maintained the household.

Drawn by an opportunity or a necessity, the couple relocated to Ensenada, a small farming community near Los Ojos in Rio Arriba County, where Alberto farmed for a period.[5] In time, and with children, they returned to Santa Fe.

[2] Warranty Deed, Maria Soto to Evelyn Pendley, recorded September 21, 1954, Book 75, Page 433, Instrument # 1954200548, Santa Fe County, New Mexico.
[3] This is based on reviewing a chronological sequence of census enumerations following the Fayette family.
[4] "Minor City Topics," *Santa Fe New Mexican*, June 18, 1904, 5.
[5] U.S. Census Bureau, Year: 1930; Census Place: Precinct 17, Rio Arriba, New Mexico; Page: 10B; Enumeration District: 0017; FHL microfilm: 2341132.

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By the mid-1930s, the family had settled along Agua Fria Street, possibly occupying or sharing property with their eldest son, William. On the night of November 15, 1935, Alberto died in the Agua Fria home at the age of fifty-seven.[6] His death marked a turning point for the family.

The subsequent exchange of deeds in 1940 was likely William's effort to secure a stable residence for his widowed mother within the family compound.
Felice, whose name appears in both Anglicized and Hispanicized forms in public records, lived quietly along the narrow dirt lane. City directories do not list any outside employment, so she may have been supported by her children.

The 1950 census records the household as consisting of Felice, then sixty-six, and her unmarried daughter Minnie, aged thirty.[7] The small adobe dwelling, set back from the street and secondary in status, nonetheless served as a place of continuity.

In 1952, Felice transferred the property to Maria Soto,[8] who, two years later, sold it to Evelyn Lucille Pendley, a single woman originally from Portales. The reasons for the conveyance are not documented. Felice remained in Santa Fe and died there in 1969.

**Evelyn Pendley – A Public Health Official**

Evelyn Lucille Pendley was born in 1916 in Roosevelt County, New Mexico. Her parents, Coleman Clarence Pendley and Maggie Kivet, had emigrated from Texas as part of a broader pattern of migration into eastern New Mexico in the early twentieth century. Coleman operated a restaurant in Portales, placing the family within the small but growing commercial life of the town.

Newspaper accounts from her youth portray Evelyn as civically engaged. She participated in church activities, led devotionals, and joined local organizations.

[6] "Alberto Martinez" [obituary], *Santa Fe New Mexican*, November 16, 1935, 3.
[7] U.S. Census Bureau, States, Year 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3579; Page: 28; Enumeration District: 26-33.
[8] Warranty Deed, Feliz F. Martinez to Maria Soto, recorded May 15, 1952, Book 64, Page 467, Instrument # 108038, Santa Fe County, New Mexico.

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As a young woman she became a department clerk at the Roosevelt County Health Department. Her position involved maintaining public health records, coordinating clinic documentation, and supporting vaccination and tuberculosis control programs. During this period, county health departments played an essential role in public welfare, coordinating vaccination campaigns, disease control, maternal and child health services, and environmental sanitation programs.

During World War II, Pendley relocated to Santa Fe and assumed a similar position with the Santa Fe County Health Department. In addition to her departmental duties, she served as an officer of the Santa Fe County Tuberculosis Association.[9] Her professional life was closely tied to the expanding public health infrastructure of New Mexico in the middle of the twentieth century.

Following the death of William A. Martinez in 1962 and amid the evolving subdivision of the Agua Fria lots, Pendley filed a quiet title action in the District Court of Santa Fe County to resolve potential claims by Martinez heirs and unknown parties.[10] The action, filed in 1963, appears to have been a precautionary one undertaken to clarify and formalize title to the subdivided rear parcel.

Pendley remained at the house, still recognized as 724 ½ Agua Fria Street, until her retirement from the health department in 1972.[11] After decades of public service, she relocated to Tulare, California, where members of her family, including her sisters, had settled in the agricultural communities of the San Joaquin Valley.

Prior to leaving Santa Fe, Pendley sold the property to Peter and Susan Wells. They retained ownership until 1998 and held title when Harry Weiss, a surveyor working for the City of Santa Fe, photographed the house in August 1985. It appears many character-altering additions were made during this period (Fig. 1). Since that time the property has passed through several owners and is presently held by a private individual.

[9] "TB Board Elects for Coming Year," *Santa Fe New Mexican*, April 3, 1951, 10.
[10] "State of New Mexico, District Court, Case No. 33490" [legal notice], *Santa Fe New Mexican*, April 08, 1963, 8.
[11] Warranty Deed, Evelyn Pendley to Peter A. and Susan Ruth Wells, recorded June 6, 1972, Book 291, Page 975, Instrument # 344473, Santa Fe County, New Mexico.

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## Statement of Integrity and Evaluation of Historical Status

Although the dwelling retains portions of a pre-1954 adobe core, its overall integrity has been substantially compromised by cumulative additions and alterations. Significant expansions during the 1960s and 1970s increased the building's massing and obscured the scale and form of the original structure.

This, along with what appear to be possible porch infills, have further altered the historic configuration, resulting in a composite building envelope in which no single elevation clearly conveys the original design intent or what might be considered harmonious accretive expansion. Even the comparatively restrained east elevation reflects later modification, including at least one post–50-year addition that disrupts the earlier fabric.

As a result, the building does not retain sufficient integrity of design, materials, or feeling to contribute to the historic character of the Westside-Guadalupe Historic District.

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## Illustrations



**Figure 1: Assumed footprint expansion based on aerial photographs.**

Tan: before 1954, assumed 1930s/40s core outlined with hatched line
Green: by 1969
Yellow: by 1975
Orange: by 1978
Red: after 1978 and before 1985

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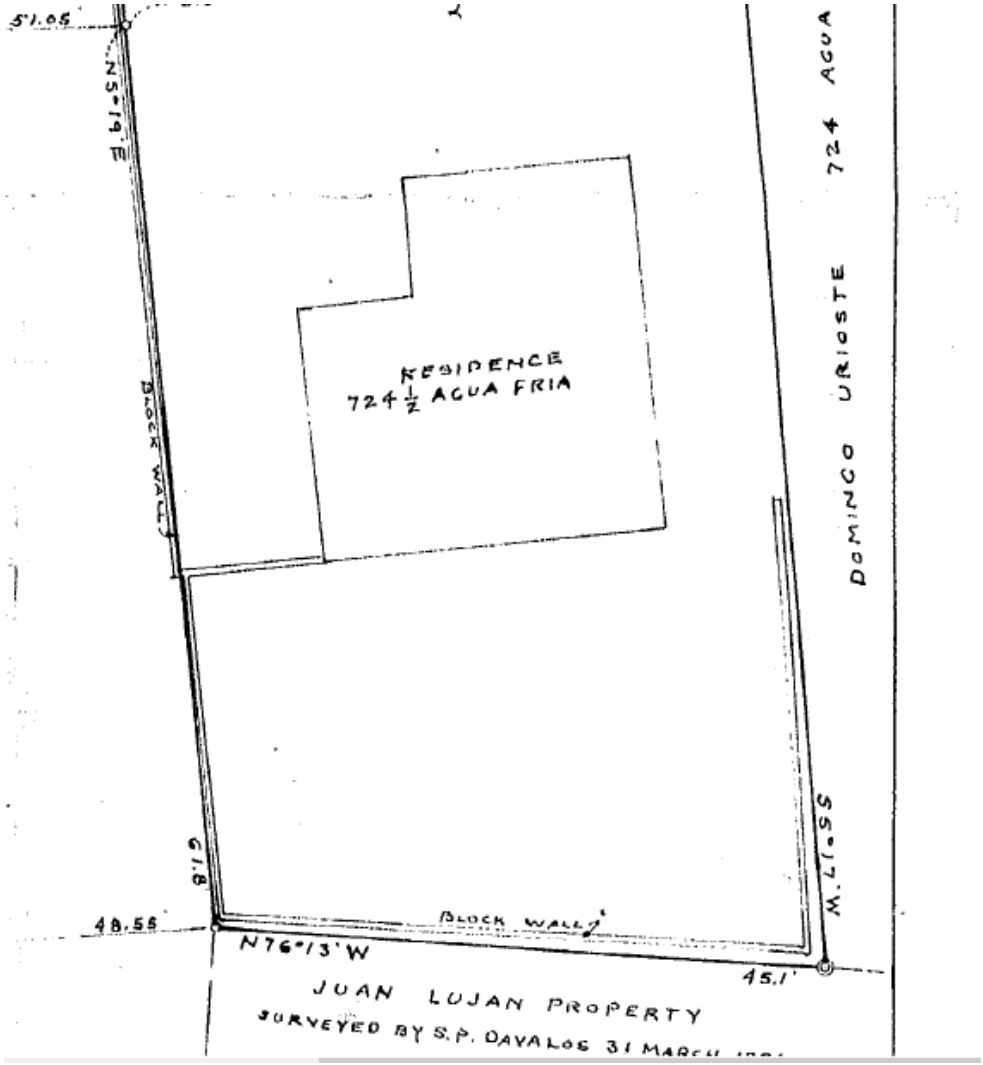


**Figure 2: Poriton of 1954 survey plat showing footprint of the dwelling at that time. Santa Fe County Instrument # 262258.**

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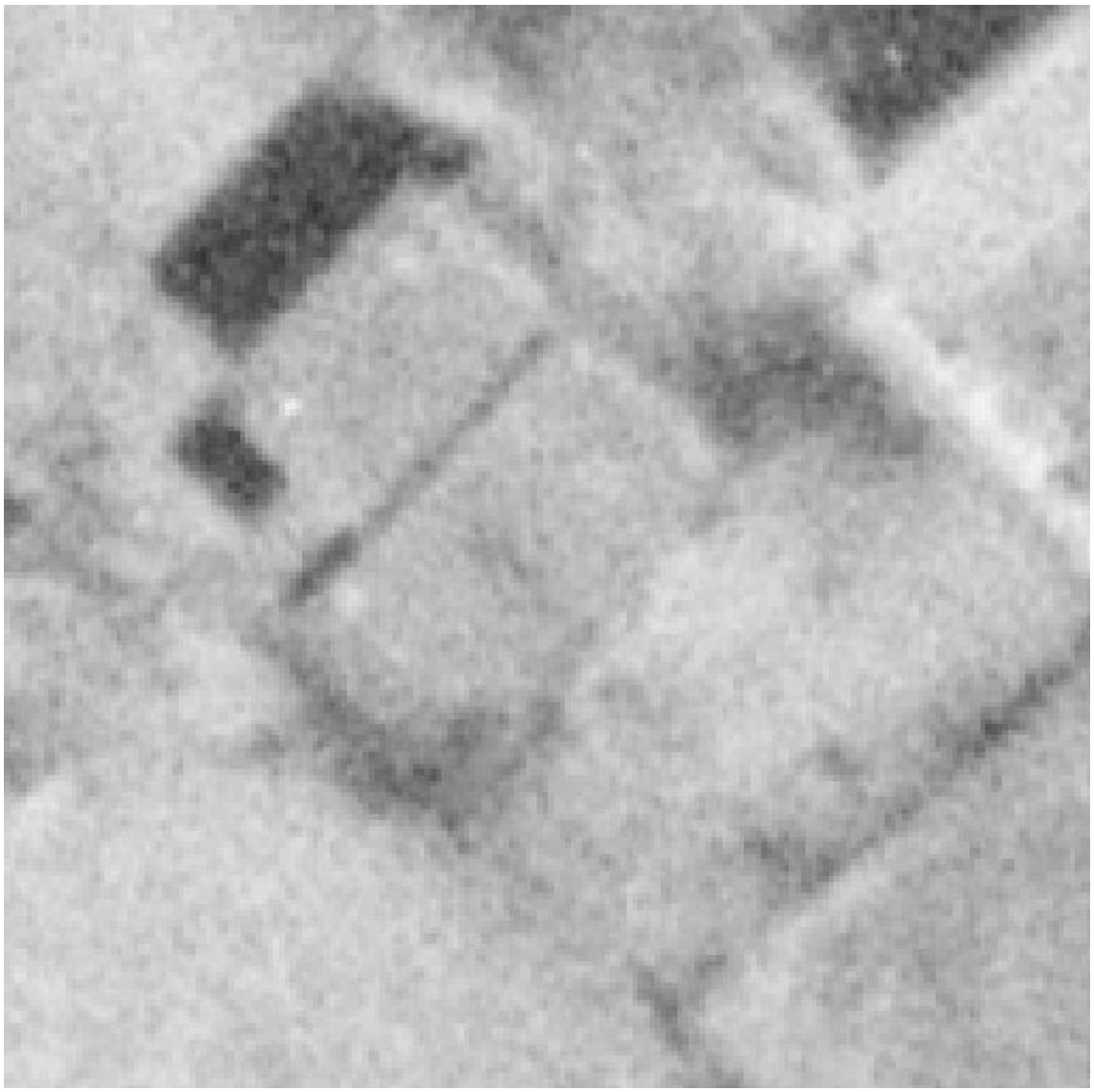

**Figure 3: November 10, 1958, aerial photograph.**

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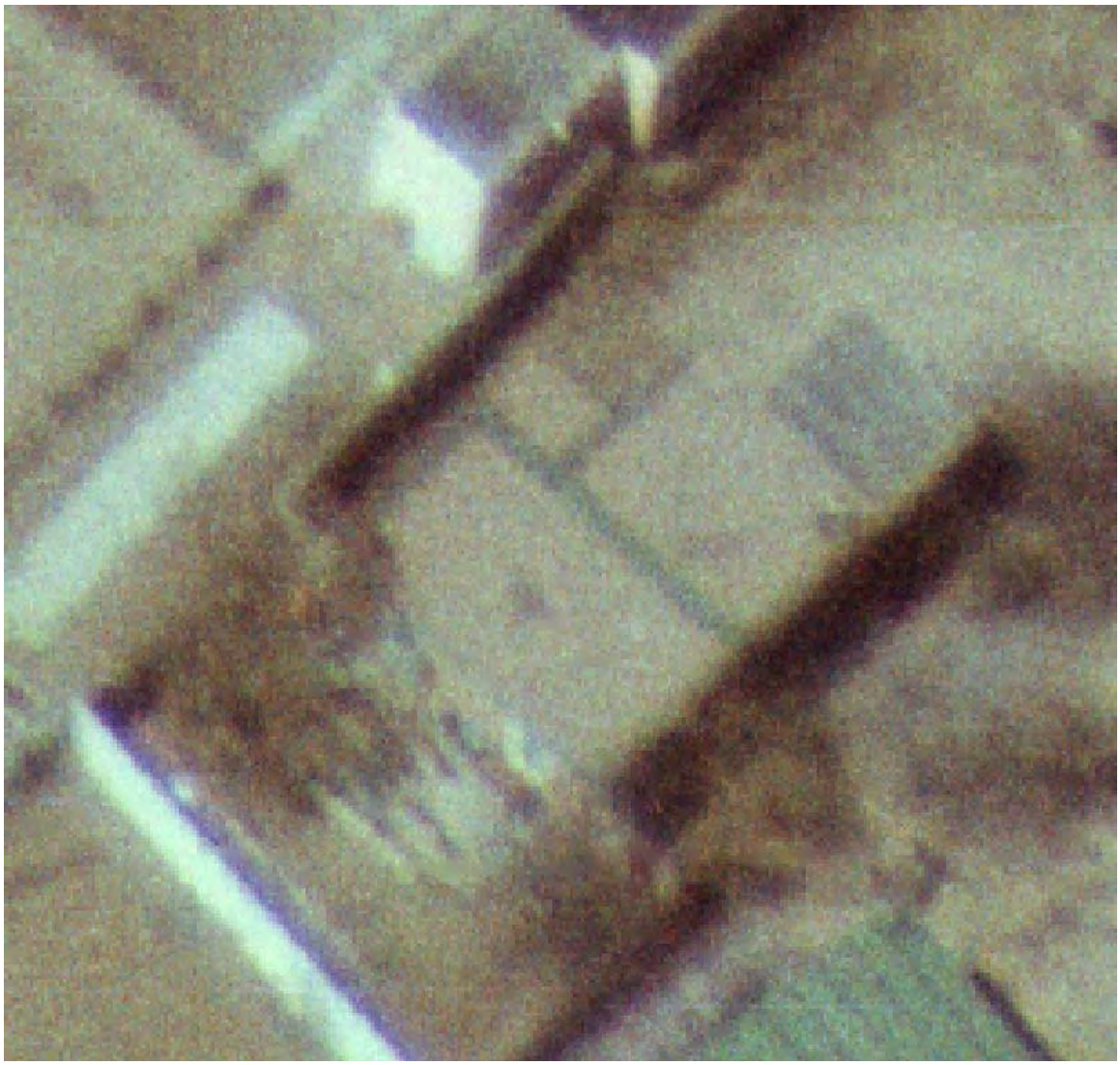

**Figure 4: February 27, 1969, aerial photograph.**

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**Figure 5: April 19, 1975, aerial photograph.**

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**Figure 6: September 11, 1978, aerial photograph.**

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## Survey Photographs

(All images taken by Giulia Caporuscio, February 14, 2026, unless otherwise noted)



**Photo 2: West elevation. Non-historic addition. Camera facing east. Note probable infilled window.**

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**Photo 3: West elevation. Gap between non-historic addition and probable infilled porch. Camera facing southeast.**

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**Photo 4: West elevation. Volume to the right may an infilled entry porch. Camera facing south.**

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**Photo 5: West elevation. South end representing pre-1954 construction. Camera facing northeast.**

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**Photo 6: South elevation. Façade representing pre-1954 construction. Camera facing north.**

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**Photo 7: East elevation, south end. Camera facing north.**

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**Photo 8: East elevation. Window at what may be the original core of the building. Camera facing west.**

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**Photo 9: East elevation. Window at what may be pre-1969 addition. Camera facing west.**

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**Photo 10: East elevation, north end. Window at foreground dates to the 1975-1978 addition. Camera facing southwest.**

# City of Santa Fe, New Mexico

# memo

**DATE:** April 14, 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 LGM

---

**2026-012105-HDRB, 1103 Canyon Rd.** Downtown & Eastside Historic District, contributing, Thomas Gifford Architect LLC, agent for GypHills, LLC, owner, requests status review with primary façade designation, if applicable, for a residential structure.

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ **Other**: previous cases

**APPLICANT SUBMITTALS**

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ **Other:** [2026 HCPI]

**STAFF RECOMMENDATION:**

Staff recommends the historic status of the structure be maintained as contributing with the South facade excluding the non-historic windows, glass block and attached additions as the primary façade (R1), the south property yard wall be designated as contributing, while the north, west, and east yard walls be designated as non-contributing per 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

**Sample motions:**

a. In case 2026-012105-HDRB, for 1103 Canyon Road, retain/designate the main residence as contributing and designate facades (numbers from façade diagram) as primary façade(s).
b. In case 2026-012105-HDRB, for 1103 Canyon Road, downgrade/designate the main residence to non-contributing.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Property Location

**BACKGROUND & SUMMARY:**

**Streetscape:**
The property sits between Canyon Road and Patrick Smith Park, a recreational open space for the public. The back of the properties along this portion of Canyon Road runs along Acequia Madre, or Mother Ditch, which was constructed over 400 years ago by Spanish settlers to transport precious water to Santa Fe from the Sangre de Cristo Mountains. The buildings in this section of Canyon Road are built close to the road with yard walls around those that have any yard space between the road and the building. There is a combination of single- and two-story structures. Most of the buildings are Spanish Revival style. The others are in the vernacular style.


Figure 2: Subject Property

**Site Description:**
The 1930s adobe, two-story residence is listed as contributing to the Downtown and Eastside Historic District according to the city GIS map, though no primary facades have been designated. The building is obscured behind the tall yard wall on the south street facing property line that holds a vehicle garage and two pedestrian gates. There are high yard walls also on the east, west, and north property lines.
The residence was originally constructed of adobe in 1948 and has grown over time. Much of the historic footprint's integrity has been maintained, with the exception of a single-story addition that was constructed on the west side in the 1970s. A carport was added in the early 1970s along with a street wall extension. In the 1970s, roof decks and railings were installed. In 1993 to 1994, windows were replaced with new openings and the addition of glass blocks. All of the yard walls were constructed by 1973.

The residence is a two-story, flat-roofed structure typical of Pueblo Revival Style construction. The parapets are slightly rounded with irregular contours that soften the roofline. The windows on the south second-story are aligned horizontally with older wood casement windows covered with screens. The windows are inset approximately three to four inches and are paired six-light sash windows. There are no projecting sills or exposed headers. The window in the offset section of the south elevation has been replaced with a modern unit of similar size. The ground floor of the south elevation contains fewer openings but includes one bank of six-light casements. The opening has an exposed wood header. To the west of this group is a single window composed of a fixed

lower pane with a six-light ventilating sash. The opening is capped with a wood header. The western 1970s single-story addition holds a field of glass block and a wood plank door with a diamond-shaped light.

The east elevation faces the courtyard. The ground floor is sheltered by a portal that extends south to meet the privacy wall that runs along Canyon Road. The late 1970s portal is constructed with small-diameter vigas. The entry door with the right sidelight contains 24 lights. Above the portal roof was a roof deck reached by a second-story half-light diagonal-plank door. The roof deck was removed in the 1990s. To the left of the door is a set of six light wood casement windows. A stucco chimney sits in the southeast corner.

The west end of the north elevation is the 1970s addition, which has a pieced wood plank door with a double-hung sash window. Moving east, the older portion of the house sits on a raised foundation that combines cobble, stone blocks, concrete, and brick. The north wall holds a series of aligned window openings. Some have ventilating sashes similar to those on the south elevation. The alignment of the windows, types of windows, and markings where previous openings may have been indicate that some original openings have been altered. The middle of the building holds a deteriorated wood overhang. The ends of the elevation have larger openings containing five-light outward-opening upper sashes.

The west elevation holds an open steel staircase that leads to a roof deck over the 1970s addition. The second floor has a raised-panel door with a light spanned by a wood grille. Above the door at the roofline is a double-flue stuccoed chimney.

## PREVIOUS CASE SUMMARIES:

**ARC:**
No archaeological clearance has been issued for this property.

**HDRB:**

An HDRB approval was issued on February 8, 1994, under case H-94-020 for additional information and alterations due to the installation of the window from case H-93-172, which proved that the wall of the residence was constructed with different materials.

An HDRB approval was issued on August 24, 1993, under case H-93-172 for a 160 sq. ft. one-story addition on the west elevation, infilling an exterior enclosure which has been created by two buildings walls and a yard wall, roof decks to replace the wood decks, replace a door and add parapet to a yard wall, rebuild a bridge, and install a window where one was previously infilled.

**ADMINISTRATIVE:**
No administrative approvals are on file for this property.

## APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

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

The building's overall ground plan remains consistent, and the overall massing has minor impacts on the historic integrity, such as the 1970s addition on the west, the removal or alteration of windows along the north elevation,

and the introduction of ventilating-type sashes, which have altered the building's presentation of its historic period and associations. Therefore, staff find that the structure should be retained as a contributing structure.

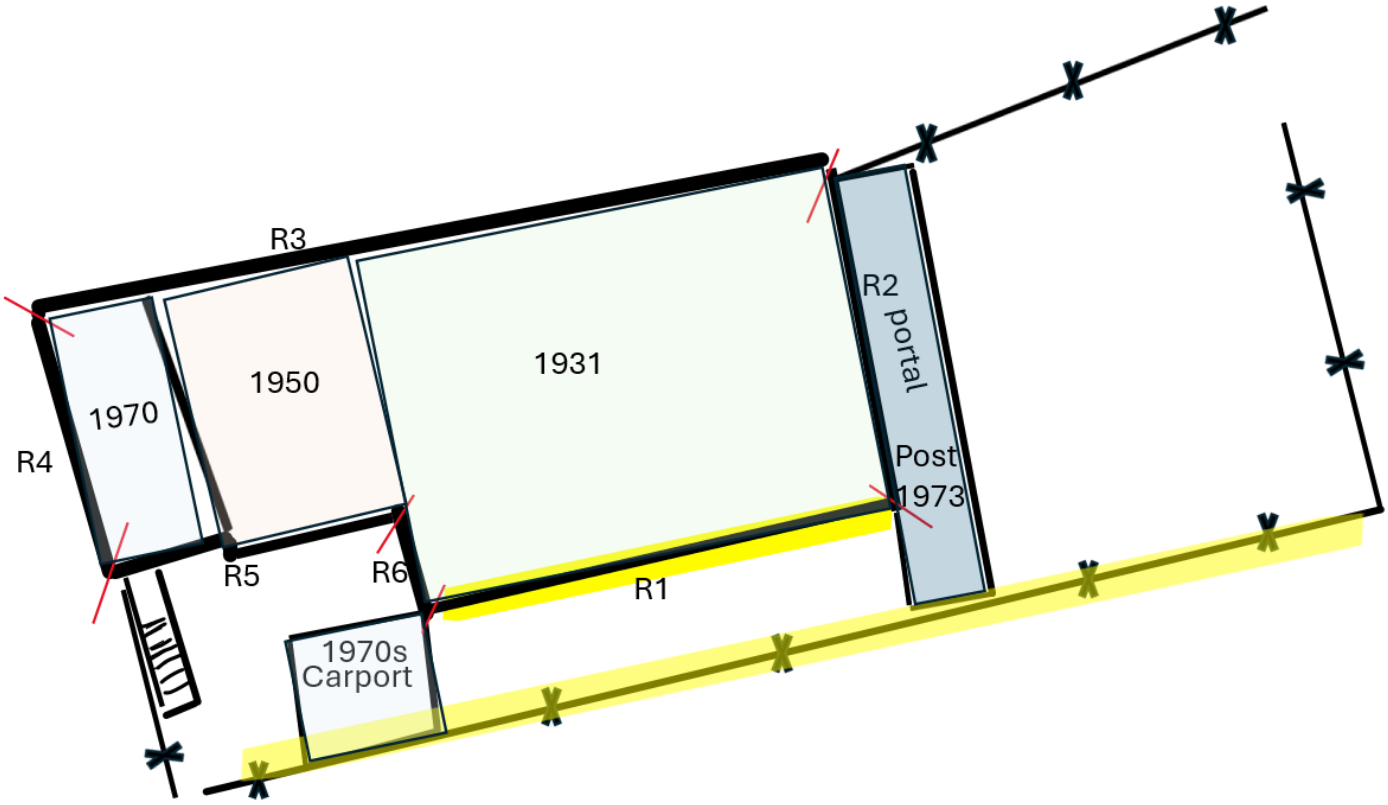



Figure 3: Façade diagram

**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 in order 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.

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions.* Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or to designate a status for a structure that has no status designated.

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

c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

III. Initiation of Review of Status Designation

The Board may review the status designation in response to the following:

a. An application for construction or demolition as set forth in Section 14-5.2 as follows:

1. Prior to the application being placed on a board agenda or prior to issuance of a construction permit, if Board approval is not required, staff shall determine whether the board should review the status of the

structure. Staff's determination shall be made within thirty days of submitting the application. If the staff's determination is not completed within thirty days, the application shall be forwarded to the board. Review by the board as to the structure's status shall be made at the earliest practicable date. The board or staff (as applicable) may consider the application immediately following the determination of status. The application shall be reviewed based upon the status of the structure following the determination of status.

2. Prior to action by the board on the application, the board itself may decide to review the status of the structure. The board's determination as to the status shall be made within forty-five days of the decision of the board to review the status. The board or staff (as applicable) may consider the application immediately following the determination of the status. The application shall be reviewed based upon the status of the structure following the determination of status.

b. Request from the property owner;

c. A request initiated by the city. Staff shall notify the property owner prior to initiating the request.

IV. Notice of HDRB's Review of Status

a. Unless the review is requested by the property owner, staff shall mail notice to the property owner of the subject property no less than 15 days prior to the HDRB's review of a change in or designation of status.

b. In addition, staff shall send notice, by first-class mail, to all property owners within one hundred (100) feet of the subject property no less than fifteen days prior to the board's review of a change in or designation of status if the review may result in the lowering of the structure's status. Staff shall retain an affidavit of mailing.

c. With the consent of the property owner, the city shall have posted on the property a poster obtained from the planning land use department. Otherwise, the city shall post the poster on the nearest place available to the city. Such poster shall be securely posted, prominently displayed, visible from a public street, at least fourteen days prior to the scheduled board hearing. The posting shall indicate the nature of the application, identification of the property affected, and the time, date, and place of the hearing. The poster shall be removed within thirty days of final action. Failure to do so may result in the city removing the sign at the applicant's expense. A civil fee of fifty dollars ($50.00) will be charged.

## NONCONTRIBUTING STRUCTURE

A structure, located in a historic district, that is less than 50 years old, or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic district.

## CONTRIBUTING STRUCTURE

A structure, located in a historic district, approximately 50 years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

## SIGNIFICANT STRUCTURE

A structure located in a historic district that is approximately 50 years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant for its association with events or persons that are important on a local, regional, national, or global level, or if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

## PRIMARY FACADE

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

### 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 facade 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 facade 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 facade unless the facade shall include projecting or recessed portales, setbacks, or other design elements;
b. The combined door and window area in any publicly visible facade shall not exceed forty percent 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 (3) feet from the corner of the facade;
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 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;

e. 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 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.

| | | | |
|---|---|---|---|
| yes | date 9-XI-84 by MB | Santa Fe | 051611430 H1142 |

field map number: SFHD-6-1430

UTM reference easting / northing zone 12 13

location description: 1103 CANYON

city/town: Santa Fe

land grant/reservation:

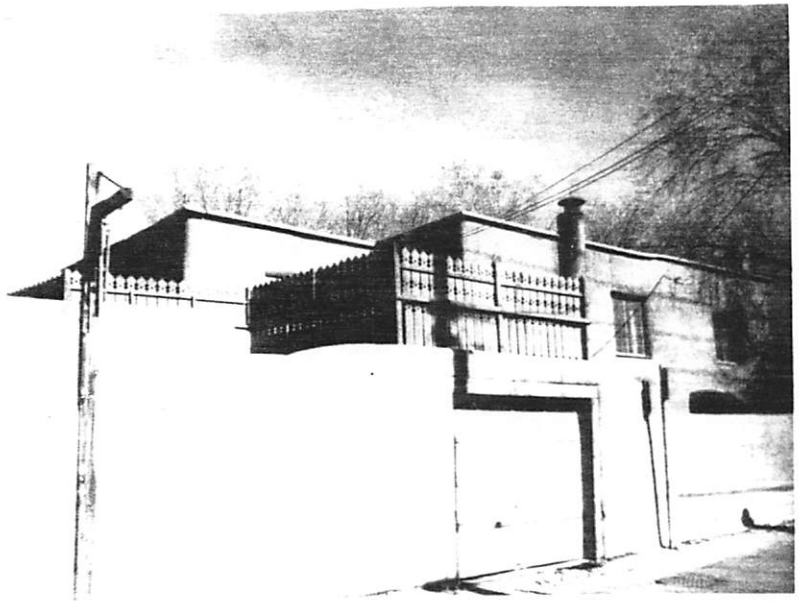
building name:

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

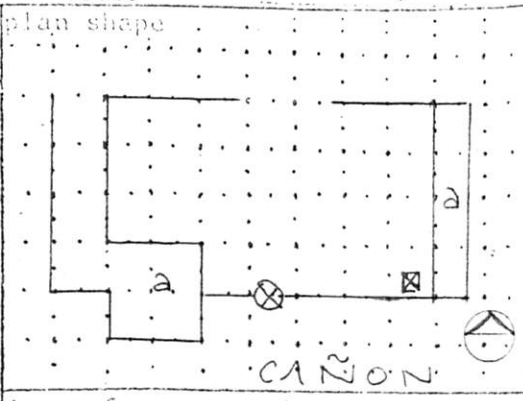
film roll by MB no. 16

negative nos. 31

loc. of neg. HPB



plan shape




date of construction: 1929-32 estimate ___ actual

source: Bus Directory

use

present: residential

other ___

historic: residential

other ___

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: ___ minor X moderate ___ major

describe: Possible addition of balconies at (a)

style: ~~SW Vernacular~~ NM Urb. Vern.

foundation material: NV

wall material/surface: Adobe? Stucco

architectural features

Roof - Flat w parapet. Brick coping slightly overhung 2 msy chimneys. Small vents under coping (2 story)

Windows - dbl 6 lt cmt, bullnosed w wd slip sill

Door - NV

Balconies - Balusters cut out →



Garage - Door - 4 part fldg overhead

Street entry - wd panel w mail slot.

Heavy lintel over -

comments

surroundings: Res Com

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why? contrib -

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

16 March 2026

Ms. Lani McCulley
Senior Planner
Historic Preservation Division
City of Santa Fe
100 Lincoln Avenue
Santa Fe, NM 87501

**RE: 1103 CANYON ROAD RESIDENCE HCPI**

Dear Lani,

With this letter, we are formally submitting the Historic Cultural Property Inventory (HCPI) 1 and 2 completed by John Murphey, dated March 16, 2026 for status review and acceptance by the Historic District Review Board during the April 14, 2026 meeting.

Please let me know if you need any additional information.

Thank you,

Tom Gifford, AIA

**THOMAS GIFFORD ARCHITECT**
ARCHITECTURE I URBAN DESIGN
1709 Paseo de Perlta
Santa Fe, New Mexico 87501
tel 505.982.7878
email tom@thomasgifford.com

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

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

**Date of Form: March 16, 2026**

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

| 1. Name of property: | 2. Location: | 3. Local Reference Number: Santa Fe ID: H-1142 |
|---|---|---|
| Romero Family Property/ James and Marie White Residence | 1103 Canyon Road Downtown and Eastside Historic District – Santa Fe | 4. County: Santa Fe Parcel # 13010816 |

5. Property Type:
_x Buildings: 1
_x Structures: street wall
__ Site __ Object

6. Date of Survey: March 10, 2026

7. Previous Survey Date(s):
_x_Yes: November 9, 1984, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6802658,-105.921483



10. Photo Information; Jim Rodman, photographer. Photo 1: View of south (front) elevation. Camera facing northeast.

11. Brief Description of the Property:

Sitting at the base of Camino Cerrito is a two-story residence with its ground floor largely concealed behind a tall privacy wall. Erected in the early 1930s and presumed to be of adobe construction, the building has a rigid rectangular plan with its southwest corner slightly offset to lend interest to the otherwise plain façade. Attached at the west end, at a lower height, is a one-story addition constructed in the 1970s. The residence is characterized by its blocky massing, roof decks, and turquoise-painted trim. It is Contributing to the Downtown and Eastside Historic District.

*Continued on Page 5.*

12. Who uses the property? Residence

13. Construction Date:
Date: c.1931
__Known _x_ Estimated Source: 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
w/ Jim Rodman

For owner, via Thomas Gifford, Architect

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

Current owner: Gyphills, LLC

N/A

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

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

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

22. National or State Register:

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

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

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

**If 'yes', what is th**e 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-1142 |
|---|---|---|
| Romero Family Property/ James and Marie White Residence | 1103 Canyon Road Downtown and Eastside Historic District – Santa Fe | 4. County: Santa Fe |
| | | 5. Date of Survey: March 10, 2026 |

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe _x_ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove _x_ Other: Cut block stone

7. Number of Stories: __ N/A
Number: _1 __11/2 _x_ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

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

10. Window Types

| Operation | Material | Glazing | Number |
|---|---|---|---|
| Casement | Wood | 1-1 | 2 |
| Casement | Wood | 6 Various pairings | 12 |
| Fixed | Wood | 1 | 1 |
| Glass Block | Glass | Field (45) and trim (6) | 2 |
| Hung-Sash | Wood | 4/1 | 1 |
| Sliding | Wood | 1-1 | 1 |
| Ventilating | Wood | 1/1 | 1 |
| Ventilating | Wood | 5/1 | 2 |
| Ventilating | Wood | 6/1 | 4 |
| Ventilating | Wood | 8/1 | 1 |

11. Door Types

| Type | Style | Material | Number |
|---|---|---|---|
| Single-Leaf | Applied Board w/ Diamond Light | Wood | 2 |
| Single-Leaf | ½-light plank w/ grille | Wood | 2 |
| Single-Leaf | 24-light w/22 sidelight | Wood | 1 |
| Single-Leaf | Plank Gates | Wood | 2 |
| Vehicular | Paneled Overhead | Metal | 1 |

12. Chimneys _x_ 3, stuccoed, at corner or exterior

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: late 1960s, early 1970s; one-story addition to west elevation; aerial photographs.
#2 Date: late 1960s, early 1970s; erection of covered parking area with related street wall extension; aerial photographs.
#3 Date: c.1970s; installation roof decks and related railing; aerial photographs and 1984 HBI.
#4 Date: c.1993-94; replacement of windows, addition of glass blocks, as part of remodeling project; HDRB case descriptions and visual and material evidence.

16. Primary Architectural Style __ Not Applicable

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

Notes: __ Other:

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

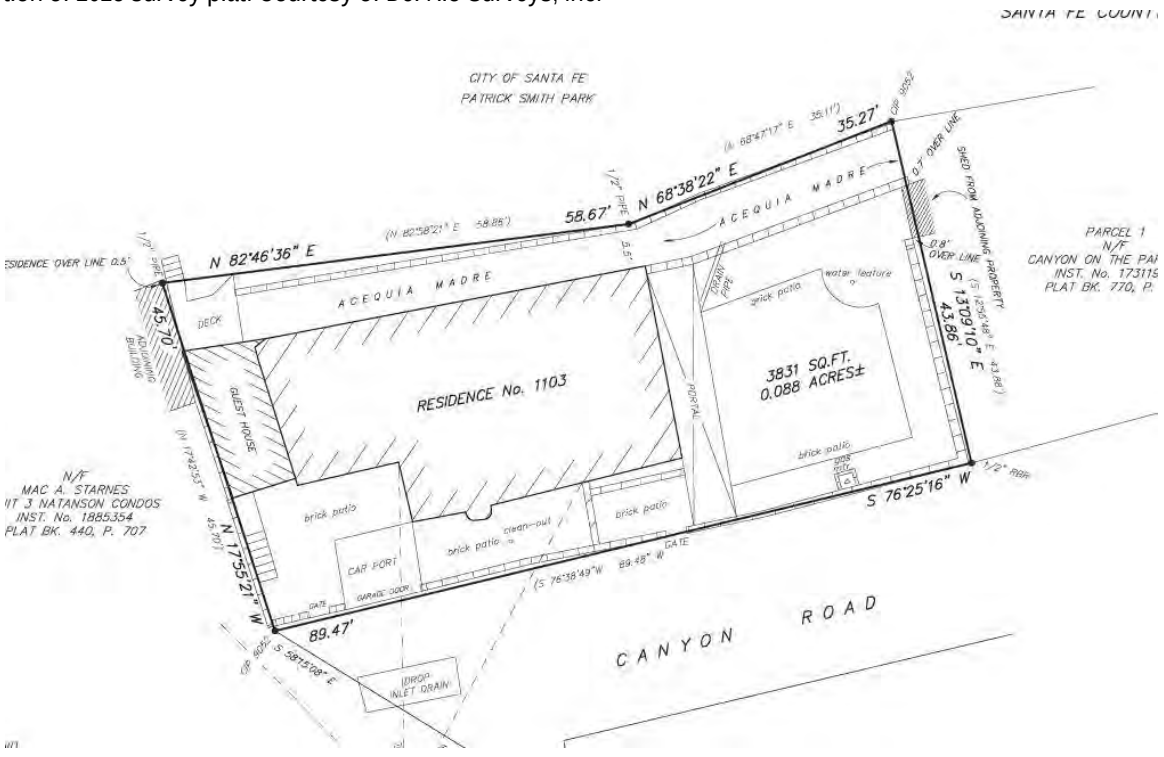
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Portion of 2025 survey plat. Courtesy of Del Rio Surveys, Inc.



| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Romero Family Property/<br>James and Marie White Residence | 2. Location:<br><br>1103 Canyon Road<br>Downtown and Eastside Historic District – Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-1142 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: March 10, 2026 |

**Architectural Description Continued**

**Setting**

The house sits on the north side of Canyon Road within a line of two-story Pueblo Revival homes that back onto the Acequia Madre and, beyond it, Patrick Smith Park (Photo 2). Like neighboring properties, the subject is enclosed along Canyon Road by a tall privacy wall (Photos 3 & 4). In contrast, the building is openly visible from the north along its park-facing elevation.

The house sits uncomfortably close to the street wall, creating a narrow passage along the front elevation (Photo 5). This cramped condition is relieved at the east end of the property, where a generous brick-paved courtyard opens the site. What appears from the street to be a garage is in fact a lightly roofed parking area (Photos 3 & 5). The section of wall extending westward from the garage door to the pedestrian gate is not historic.

**South (Front) Elevation**

The house presents a two-story, flat-roofed mass typical of Pueblo Revival construction. The exterior walls are finished in earth-toned stucco with slightly rounded parapets and irregular contours that soften the roofline. The building appears to be constructed of adobe or adobe-like construction, although the material cannot be confirmed from the exterior. An unusual feature is a rounded, stuccoed stove flue that scales the exterior of the façade.

Fenestration across the second story consists of horizontally aligned openings containing mostly older wood casement windows covered with weathered screens (Photo 6). The paired six-light sash are set several inches back from the wall within openings with soft stuccoed reveals. They have simple wood casings and lack projecting sills or exposed heads. Real estate images indicate that the windows have pedimented head casings on the interior. The window in the offset portion of the façade has been replaced with a modern unit of similar size (Photo 7).

The ground level contains fewer openings but includes one bank of six-light casements that appear to be replacement units (Photo 8). The opening is crowned with an exposed wood head simulating a lintel. West of this grouping is a single window composed of a

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fixed lower pane surmounted by a six-light ventilating sash (Photo 9). The upper sash is hinged at the head and tilts outward and downward in an unusual hopper-like configuration. It has an idiosyncratic appearance and appears to be a field-built unit, likely fabricated by a carpenter rather than a commercial manufacturer. Similar windows occur on the north elevation. The opening is capped with an exposed wood head.

The south elevation ends with a one-story 1970s addition altering the older portion of the building (Photo 10). Of a different construction idiom, it features a field of glass block and is entered through an applied wood plank door with a diamond-shaped light.

**West Elevation**

An open steel staircase at the west end of the front of the building leads to a roof deck over the addition (Fig. 7). Opening onto the deck from the second story of the older portion of the building is a raised-panel door with a vision light spanned by a wood grille (Photo 11). Above the door at the roofline is a double-flue stuccoed chimney.

**East Elevation**

Facing the courtyard, the east elevation is the most gracious façade of the house (Photo 12). The ground story is sheltered by a shallow portal that extends southward to meet the Canyon Road privacy wall. Its roof appears to retain older construction, with small-diameter vigas supporting random-width decking (Photo 13). The elaborate 24-light entry door with right sidelight is not original (Photo 14).

Above, the portal roof forms a deck reached from the second story by a half-light diagonal-plank door fitted with a wood grille. To the left of the door is a set of six-light wood casement windows that appear to be of similar age to those on the south elevation. A stucco chimney rises at the southeast corner.

**North Elevation**

Set on a slight rise overlooking Patrick Smith Park, the north elevation has a severe, almost institutional character (Photo 15). The west end is occupied by the 1970s addition, which is entered through a pieced wood plank door with an adjacent double-hung sash window (Photo 16). The older portion of the house rests on a raised

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foundation combining cobble, stone blocks, concrete, and brick, suggesting mixed construction phases or later repairs (Photo 2).

Above, the largely unarticulated stucco façade contains a series of window openings aligned roughly along a horizontal band. These hold replacement units, many with outward-opening ventilating sashes similar to those on the front façade (Photo17). Uneven stucco and areas of patching suggest that some original openings have been altered—either reduced in size or filled (Photo 18). Spanning the middle of the building is a deteriorated wood overhang.

The ends of the building are marked by larger openings containing five-light outward-opening upper sashes (Photo 19). These windows, along with other details, suggest field-built construction.

## Historical Overview

### Small Fields

At first impression, 1103 Canyon Road—a two-story adobe house concealed behind a foreboding privacy wall—appears to be part of the cordillera of adobe dwellings strung along the Acequia Madre, many of which date to the nineteenth century. That impression is checked, however, when consulting the 1914 hydrographic survey map, which shows the subject parcel under agricultural cultivation.

What is presumed to correspond to the present property appears on the map as part of an agricultural tract lying between land owned by Pedro Tellez [sic.] and Juan Gonzales. Telles, whose name later appeared in a quiet title action associated with the property, was a shepherd who lived with his wife, Carmen, elsewhere along Canyon Road. After his death in 1928—reportedly from an infection caused by a splinter—the land passed into the possession of the Romero family, which appears to have held it into the 1950s.

### A Rental

The present house, or an earlier iteration of it, was likely constructed in 1931. This corresponds with the first appearance of the address, 1103 Canyon Road, in the city directory. That entry, along with subsequent listings in the early 1930s, suggests the property was either vacant or briefly leased, as occupants appear for short intervals and are replaced the following year. The first known tenant was Harvey Breit, a young New

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York poet and author and a writer for *Time* magazine, who rented the house in 1936 while working for the Federal Writers' Program (Fig. ).[1] Following Breit were Joseph P. Conway, a surveying assistant, and his wife, Zeitna.

An advertisement placed in 1939 for a furnished apartment provides a clue to the building's configuration at the time. The listing described a "modern" one-bedroom unit with a kitchenette, bath, and corner fireplace.[2] This suggests either a smaller original dwelling or the early presence of a separate apartment unit, a configuration the house is known to have possessed in later years.

The property continued to be rented through the 1940s and early 1950s, with a relatively high rate of turnover. Known tenants between 1953 and 1954 include a husband and wife. The latter was a reverend who operated the Dorcas Gift Shop from the house, selling women's clothing, accessories, and jewelry.

The first transfer out of the Romero family occurred in 1956, when a deed from the estate of Maclovia Romero conveyed the property to David L. Weber and his wife, Mary Julia Weber.[3] David Weber was listed in the Santa Fe city directory as a journalist, and he and his wife occupied the dwelling for approximately four years. They appear to have lived in the principal, or "A," unit of the building, while the "B" unit was maintained as a rental. In 1958 the Webers sold the property to James and Marie White, who owned the house through the 1970s and became its longest-term and most closely associated occupants.[4]

[1] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1936* (El Paso: Hudspeth Directory Company, 1936), 229.
[2] "For Rent, Furnished Apartments, Houses," *Santa Fe New Mexican*, October 7, 1939, 8.
[3] Warranty Deed, Marian de Romero to David E. and Mary Jullia Weber, recorded June 14, 1956, Book 119, Page 37A, Instrument # 215612, Santa Fe County, New Mexico.
[4] Warranty Deed, Mary Jullia and David E. Weber to James and Marie E. White, recorded August 4, 1958, recorded June 14, 1956, Book 146, Page 381, Instrument # 229420, Santa Fe County, New Mexico.

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**James and Marie White – Young Democrats**

Born in Santa Fe in 1929—two months before the stock market crash that ushered in the Great Depression—James Arthur White, Jr., grew up in the city's South Capitol neighborhood, attending local schools and graduating from Santa Fe High School in 1947.

During the Korean Conflict he enlisted in the Army Air Corps and, as an Airman First Class, was assigned to March Air Force Base in California.[5] Like his father, James Arthur White, Sr., he pursued a career in engineering, graduating from the University of New Mexico's School of Engineering in 1956. After returning to Santa Fe he met Marie Antoinette Vasaturo, a native of Massachusetts who had come west to teach at Cristo Rey School. The couple were married in Medfield, Massachusetts, where her brother, Reverend Vasaturo, conducted the ceremony.[6]

The Webers conveyed the Canyon Road property to James and Marie White on March 6, 1958, and the following day the Whites filed a quiet title action.[7] The suit named more than sixty individuals who might have held a claim to the land, including Pedro Telles, who appears as the landowner on the 1914 hydrographic map. The Whites moved onto the property that same year, welcoming their first child, Ann Elizabeth, followed the next year by Mary Martha.

From newspaper accounts, the house served as a setting for entertaining by James and Marie White. Supporters of the Democratic Party and members of the Santa Fe Democratic Club, they hosted frequent teas and meet-and-greet events for candidates seeking office. Their social gatherings were not limited to politics, however. In September 1960 they hosted a post-Zozobra party described by the Santa Fe New Mexican as a gathering in which a "freshly-liberated Fiesta spirit manifested … with much gaiety, with Spanish music both live and recorded, [and] farolitos decorat[ing] the patio."[8]

[5] "James White" [obituary], *Santa Fe New Mexican*, September 5, 2018, A-9.
[6] "Vasaturo-White Wedding Vows Solemnized In Medfield," *Santa Fe New Mexican*, September 8, 1957, 17.
[7] David E. Weber and Mary Julia Weber v. Unknown Heirs of Fermin Rodriguez, et al., Santa Fe County District Court, Case No. 29485.
[8] "Paso Por Aquí," *Santa Fe New Mexican*, September 6, 1960, 7.

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The Whites lived in the two-story house overlooking Canyon Road through the early 1970s. While the subsequent deed chain is unclear, the property later came under the ownership of LaMere Boyd, who placed it on the market in 1980 as a "remodeled beauty," complete with a tiled courtyard and fountain.[9] It was advertised for sale again later in the decade and appears to have been used as a rental property. The house changed hands several times during the 1980s.

**Changes of Use and Alterations**

In 1992 the property was acquired by artist Dirk W. Wales. The following year, Wales appeared before the Historic Districts Review Board with a proposal to construct an addition along the west elevation (H-93-172). In 1994 he returned with a request to install a new window on the north elevation (H-94-20), which, based on the case titling, may have accompanied additional changes to windows on that side of the house. These proposals appear to have been approved, as Wales subsequently obtained a permit for a $30,000 remodeling project.[10]

Although the full scope of the work is not documented, it likely included interior renovation—reflected in finishes dating from this period—reworking of the 1970s addition, and installation of replacement windows along the north façade and elsewhere on the house. Following the renovation, the property was used in part for commercial purposes, including operation as an art gallery.

In 2024 the property became the subject of a foreclosure action filed in the First Judicial District Court of Santa Fe County by U.S. Bank National Association, acting as trustee.[11] The complaint named numerous individuals and heirs associated with earlier ownership of the parcel. Following the court proceedings, the property was sold and later acquired by the present owner.

9 "Open Saturday" [advertisement], *Santa Fe New Mexican*, June 7, 1980, C-3.
10 "City Building Permits – Sept. 15-22," *Santa Fe New Mexican*, September 26, 1993, G-12.
11 Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of HECMREIS Trust 2023-1 v. The Unknown Heirs, Devisees, or Legatees of Dirk W. Wales, Deceased, et al., Santa Fe County First Judicial District Court, Case No. 92477.

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## Integrity and Evaluation of Historical Status

Based on aerial photographs, the core footprint of the building dates to at least 1948. While this core has received additions and once included roof decks (some now removed), its overall ground plan has remained consistent. Minor impacts on historic integrity include the 1970s addition, which affected the west elevation, and the likely removal or alteration of windows along the north elevation. The introduction of ventilating-type sash has somewhat altered the building's presentation of its historic period and associations.

It is recommended that the building retain its Contributing status, with the longer section of the south (front) elevation identified as the primary façade. This elevation best conveys the building's public presentation and historic character. This recommendation also acknowledges the presence of non-historic intrusions, including replacement windows, sections of glass block, and attached secondary structures, which would be excluded.

Sections of the street wall appear in historic aerial photographs, and the western portion—including the garage door and second pedestrian gate—are now over 50 years of age. It is therefore recommended that the street wall be considered a Contributing resource to the Downtown and Eastside Historic District.

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## Illustrations

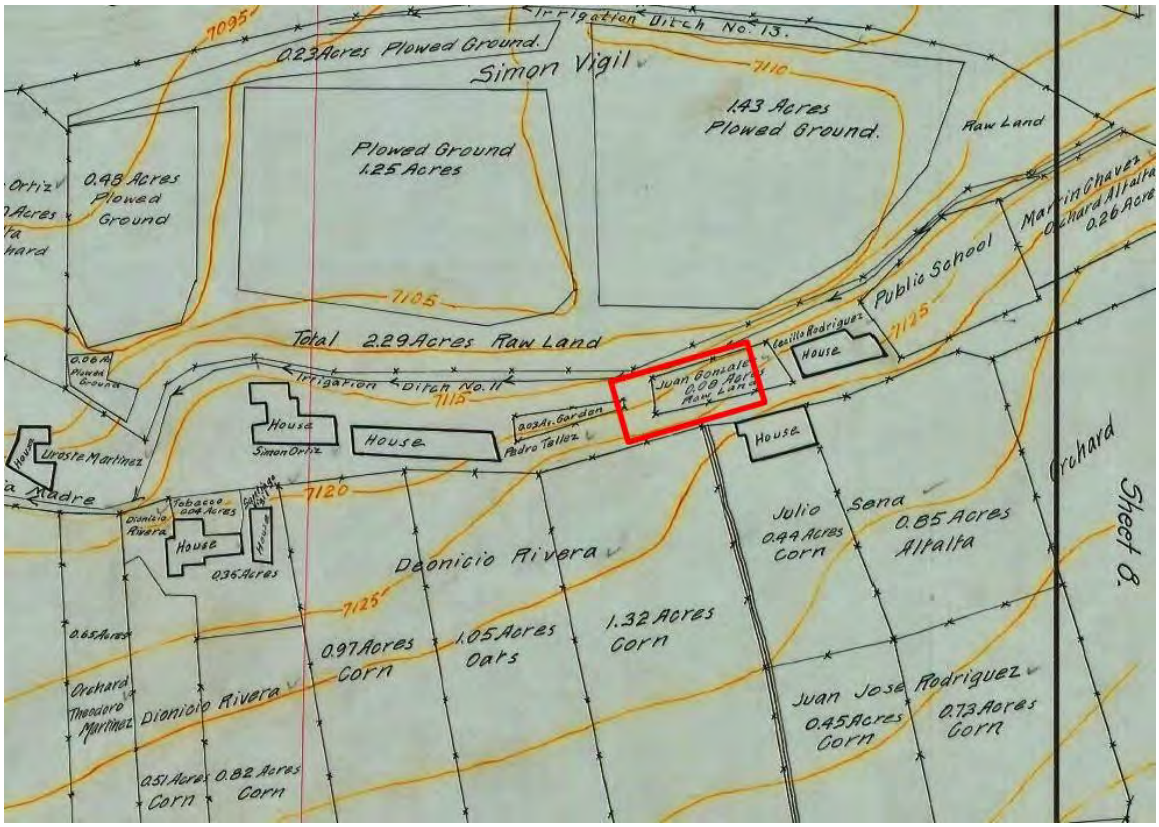


**Figure 1: Approximate location of current parcel.**
**State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919).**

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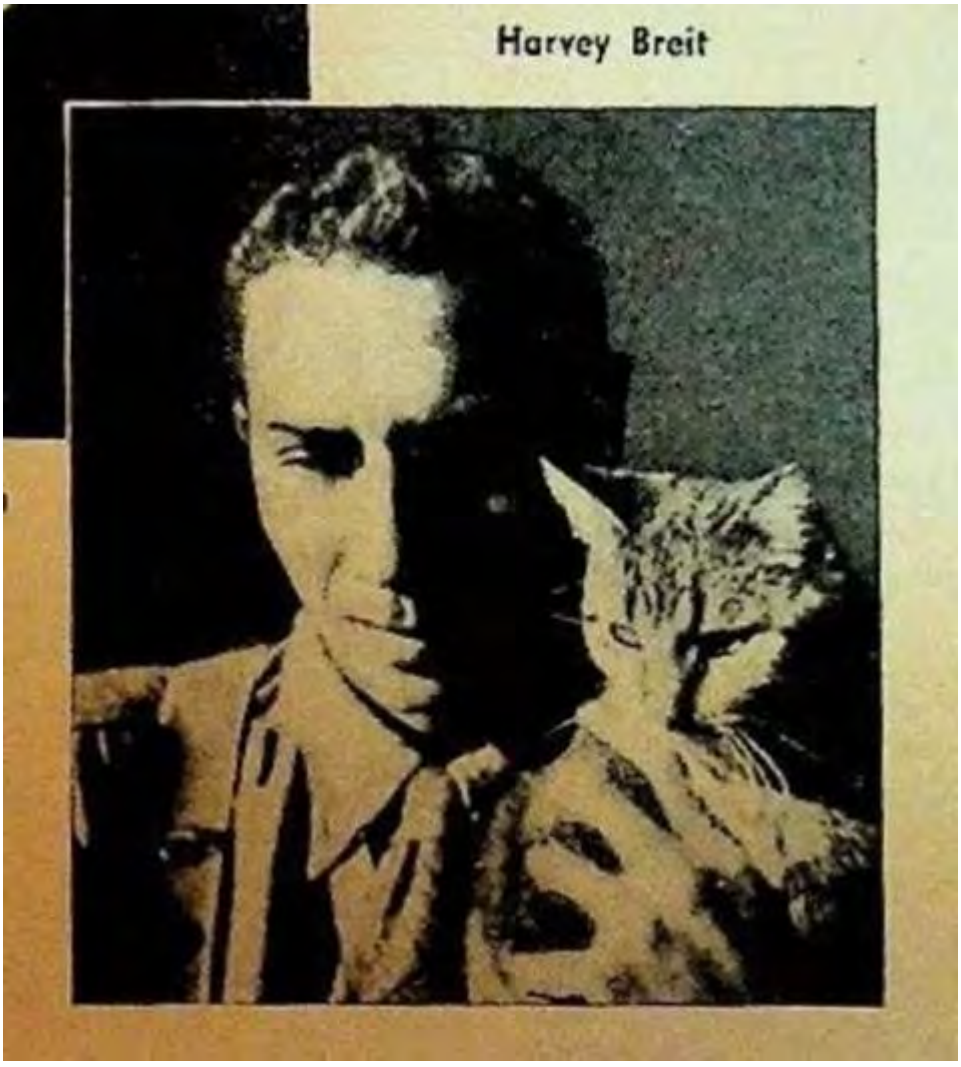


**Figure 2: Harvey Breit photographed in Santa Fe with cat, 1937. Source: *Household Magazine*, August 1937.**

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**Figure 3: October 25, 1948, aerial photograph.**

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**Figure 3: November 10, 1958, aerial photograph.**

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**Figure 4: May 2, 1966, aerial photograph. Note open area along west side of house and no presence of parking and associated wall.**

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**Figure 5: May 11, 1973, aerial photograph.**
**1. one-story addition; 2. covered parking area and roof deck; and 3. unknown, now removed.**

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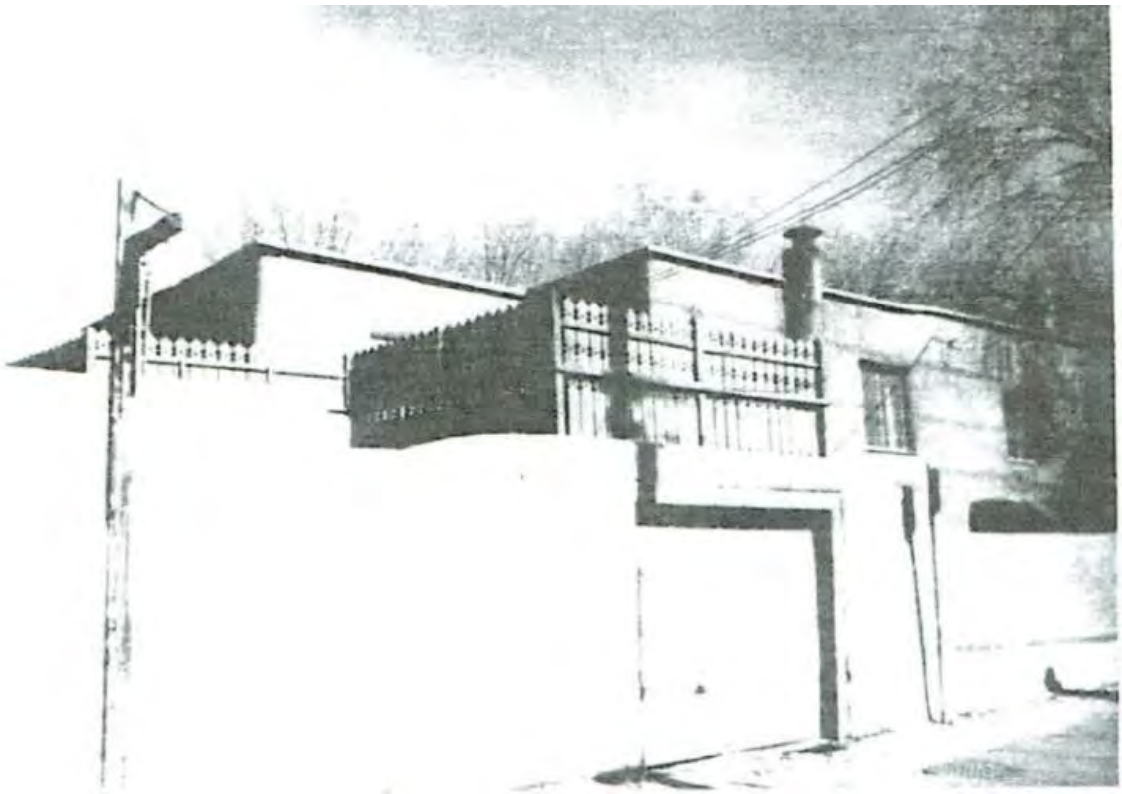

**Figure 6: 1984 HBI survey photograph. Michael Belshaw. Note deck above parking area, now removed.**

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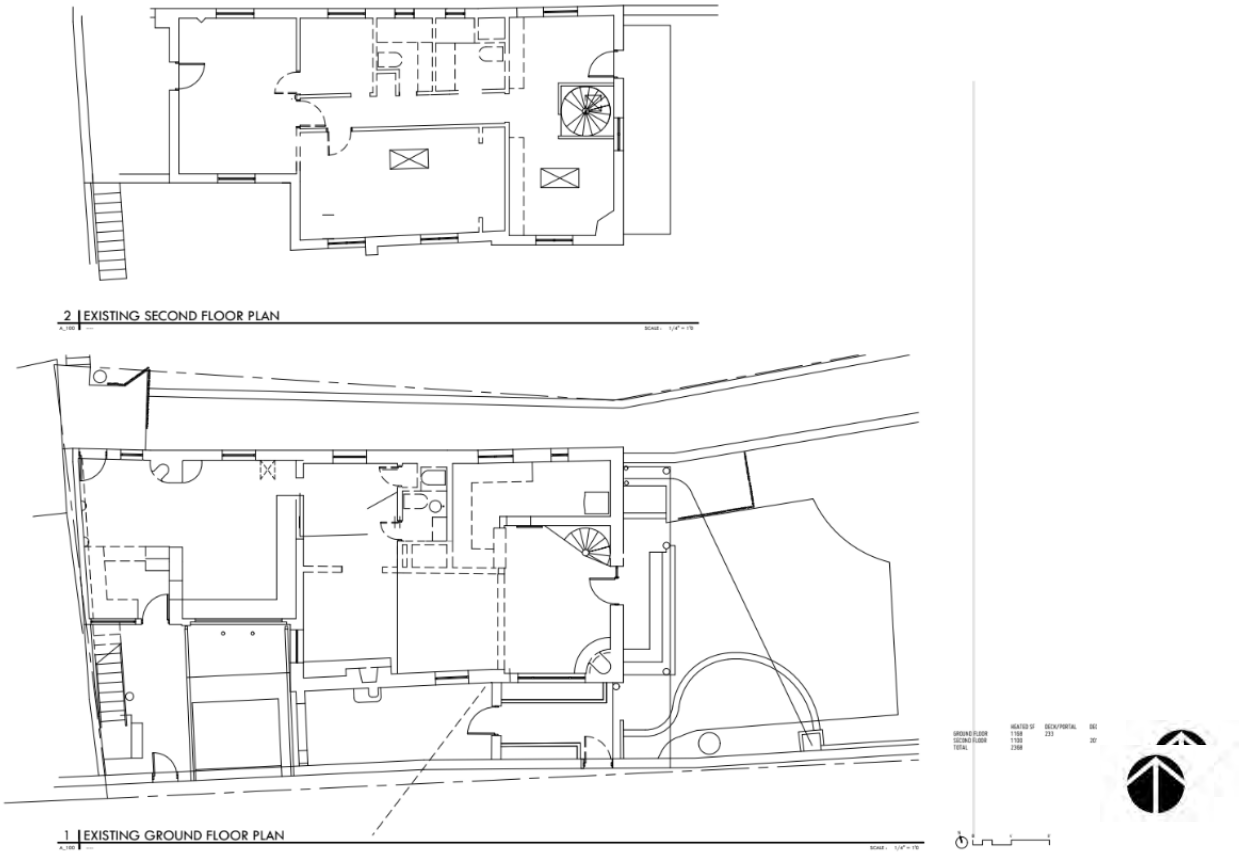


**Figure 7: Existing floor plans. Courtesy of Thomas Gifford, Architect.**

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## Photographs

(All images taken by Jim Rodman, on March 10, 2026, except where noted).



**Photo 2: The Acequia Madre located behind the house. Camera facing southeast.**

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**Free**



**Photo 3: South elevation, west side. Camera facing north.**

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**Photo 4: South elevation, east side. Camera facing north.**

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**Photo 5: Narrow passage between house and street wall. Roof parking area in background. Camera facing west.**

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**Photo 6: South elevation, second-story window. Camera facing up.**

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**Photo 7: South elevation with stepped back volume. Camera facing up.**

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**Photo 8: South elevation, ground floor window. Camera facing north.**

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**Photo 9: South elevation, ground floor window. Camera facing north.**

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**Photo 10: South elevation, original building and addition. Real estate photo.**

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**Photo 11: West elevation, second story roof deck entrance. Camera facing northeast.**

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**Photo 12: East elevation. Camera facing northwest.**

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**Photo 13: East elevation, portal. Camera facing north.**

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**Photo 14: East elevation, ground floor entry. Camera facing down.**

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**Photo 15: North elevation. Camera facing southeast.**

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**Photo 16: North elevation, addition at west end. Camera facing up.**

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| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Romero Family Property/<br>James and Marie White Residence | 2. Location:<br><br>1103 Canyon Road<br>Downtown and Eastside Historic District – Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-1142 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: March 10, 2026 |



**Photo 17: North elevation, typical window. Camera facing up.**

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

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

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Romero Family Property/<br>James and Marie White Residence | 2. Location:<br><br>1103 Canyon Road<br>Downtown and Eastside Historic District – Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-1142 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: March 10, 2026 |



**Photo 18: North elevation, window opening alteration. Camera facing up.**

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

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

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| 1. Name of property:<br><br>Romero Family Property/<br>James and Marie White Residence | 2. Location:<br><br>1103 Canyon Road<br>Downtown and Eastside Historic District – Santa Fe | 3. Local Reference Number:<br>Santa Fe ID: H-1142 |
| | | 4. County: Santa Fe |
| | | 5. Date of Survey: March 10, 2026 |

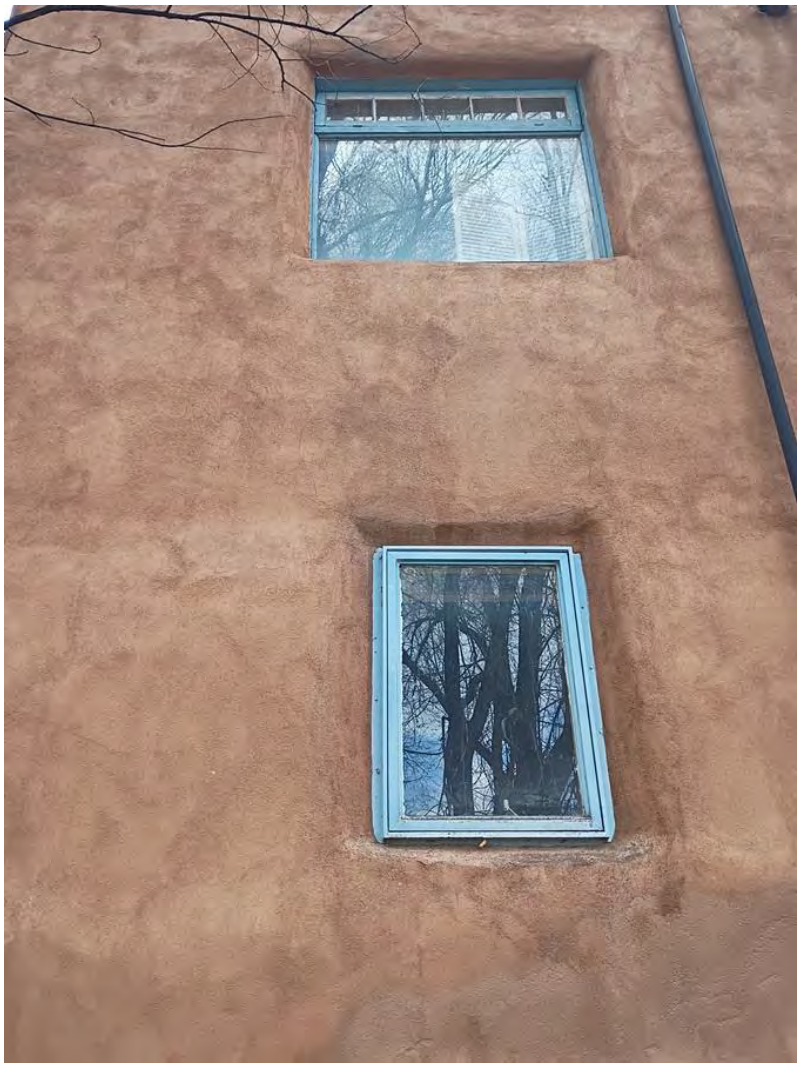
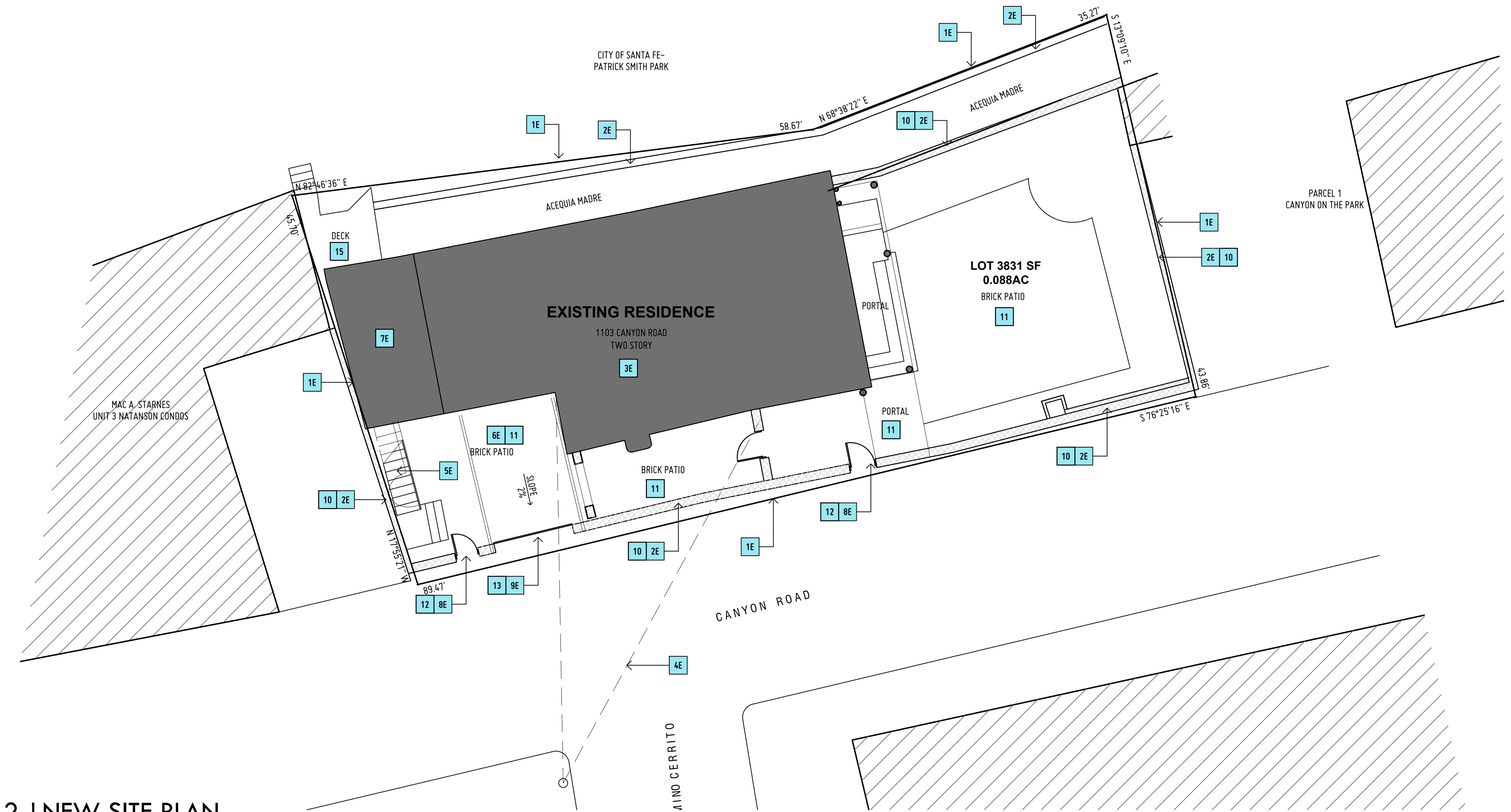


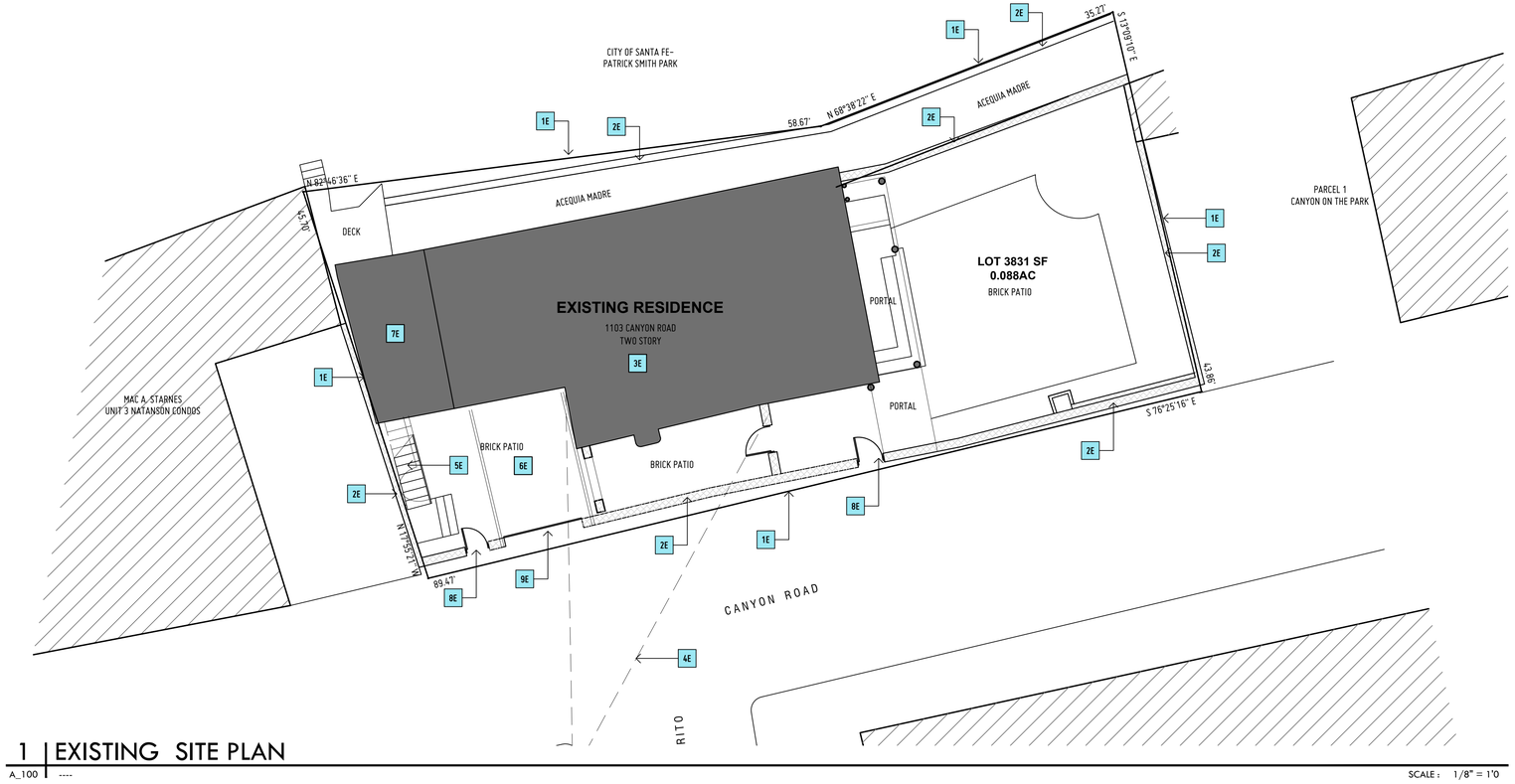
**Photo 19: North elevation, east end. Camera facing up.**




## 2 | NEW SITE PLAN

A_100 ----

SCALE : 1/8" = 1'0




## 1 | EXISTING SITE PLAN

A_100 ----

SCALE : 1/8" = 1'0

## SITE KEY:

- EXISTING BUILDING, RENOVATION
- EXISTING BUILDING, ADJOINING PROPERTY
- EXISTING CMU YARDWALL, STUCCO

## SITE KEY NOTES:

| | |
|---|---|
| 1E | PROPERTY LINE |
| 2E | EXISTING YARDWALL, STUCCO |
| 3E | EXISTING RESIDENCE |
| 4E | EXISTING UTILITY OHP |
| 5E | EXISTING STAIR, METAL |
| 6E | EXISTING PARKING, BRICK |
| 7E | EXISTING ROOF DECK |
| 8E | EXISTING PEDESTRIAN GATE |
| 9E | EXISTING OVERHEAD GARAGE DOOR |
| 10 | REPAIR MASONRY CRACKS, RECONSTRUCT AS NECESSARY AND NEW STUCCO |
| 11 | REMOVE BRICK, ADJUST GRADES FOR DRAINAGE AND RE-INSTALL BRICKS |
| 12 | REPAIR, PEDESTRIAN GATES, RE-PAINT |
| 13 | NEW GARAGE DOOR |
| 14 | NEW BUILDING STUCCO, NEW EXTERIOR WINDOWS AND DOORS |
| 15 | REPAIR WOOD DECK, ADD GUARDRAIL RE-PAINT |

DATE: 12 SEPT 2025
REVISION:

SHEET TITLE:
FLOOR PLAN

© thomas gifford architect, llc 2025-26

KOVACH_RESIDENCE
1103 CANYON ROAD, SANTA FE, NEW MEXICO 87501

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM

A_001

FILENAME: D:\0projects\2506-KOVACH\3_CAD\04_ARCHITECTURE\001_SHEETS\2506_A001.dwg

**KOVACH RESIDENCE RENOVATION**

1103 Canyon Road, Santa Fe NM 87501




Kovach Exterior Photographs 1103 Canyon Road

1. Partial North Elevation



2. Partial North Elevation



3. Partial North Elevations (close up)



4. Partial South Elevation



5. Partial South Elevation




Kovach Exterior Photographs 1103 Canyon Road

6. Partial East Elevation




7. Partial East Elevation



Kovach Exterior Photographs 1103 Canyon Road

8. Partial East Elevation- 2nd floor



9. Partial East Elevation- second floor



Kovach Exterior Photographs 1103 Canyon Road

**Case #H 94-19.** #2 Cerro Gordo. Downtown and Eastside Historic District. David M. Tighe, agent for Joe Pytka, proposes selective window and door replacement, restuccoing at casitas #1 and #2.

Mr. Cordwell presented the staff report. (See attached Exhibit "K".)

Present and sworn was David Tighe, P.O. Box 9228, Santa Fe.

Mr. Cohen asked if the applicant would be willing to keep the original French door. Mr. Tighe said the object was to restore the two buildings, to the best of their ability, to the same quality of the rest of the compound. He said the allowable stance around the existing door is 20", and is not allowable by code.

Chair Woods said her understanding was that it was a French door, so would open to twice that width, and is allowable by code and is a proper egress. Mr. Tighe said the west door has never worked. Chair Woods asked if the door could not be made to work properly. Mr. Tighe said they could make the door work.

Mr. Tighe said the existing door is not to code, and they would have to widen the opening by 4", replicating the existing door with the same glass space, so that a person's hand does not hit the other doorknob when opening the door. He said the other alternative is to replicate the existing exterior doors of the other individual units. He showed the Board photographs of these doors.

Ms. Seth said she was confused by Mr. Tighe's comments about the doorknobs. Mr. Tighe said that the outside edge of the existing doorknob is ¾" away from the doorknob of the opposing door.

There were no speakers from the public regarding this project.

Mr. Cohen questioned whether the doors in the photographs were substitutions for the French door, if the size of the openings were not changed.

Ms. Seth said they were nice doors, but the historic relevance of the existing doors was important, and urged the applicant to not replicate the doors, but repair them to working order.

Ms. Seth moved to approve **Case #H 94-19** with the condition that the original French doors on Casita #2 be maintained and repaired. Ms. Rivera seconded the motion, and it was passed by unanimous voice vote.

Mr. Tighe asked if they could be allowed to add 4" width to the existing opening in order to increase the style width of the doors to eliminate hand injury. Chair Woods said the motion had been passed. Mr. Cohen said the ordinance does not allow an opening to be widened or narrowed.

**Case #H 94-20.** 1103 Canyon Road. Downtown and Eastside Historic District. Justin Greene, agent for Dirk Wales, proposes installation of 2'-4" x 4'-0" window at north elevation of previously-approved project.

Mr. Cordwell presented the staff report. (See attached Exhibit "L".)

Present and sworn was Justin Greene, 1103 Canyon Road.

There were no speakers from the public regarding this proposal.

Ms. Rivera moved for approval of **Case #H 94-20** as submitted. Mr. Cohen seconded the motion and it was passed by unanimous voice vote.

Mr. Cohen, referring to **Case #H 93-221**, said one of the basis expressed by the Board for disapproval was not made a part of the motion. He restated his motion for disapproval of **Case #H 93-221** on the basis of 14-70.9, 14-70.20 (B)(1)(2)(a)(b)and (d), all related to height, and the interpretation placed on Resolution 88. Ms. Seth seconded the motion and it was passed by unanimous voice vote.

**COMMUNICATIONS:**

Ms. Grzeskowiak said that the action taken on 213 Washington Avenue at the last hearing, granting preliminary conditional approval did not address the demolition of the building.

Mr. Cohen moved for approval for demolition of the building at 213 Washington Avenue, as described in **Case #H 93-223**. Ms. Rivera seconded the motion, and it was passed by unanimous voice vote.

Ms. Grzeskowiak reminded the Board that she had given them a memo asking for comment regarding the Preservation Award Program. Mr. Cohen asked her for her recommendations. Ms. Grzeskowiak recommended, upon approval by the Board, that the ceremony be at the beginning of the agenda during National Preservation Week, with certificates being presented by the Chair.

Ms. Seth asked what the time frame was for proposals. Ms. Grzeskowiak suggested, this being the first such presentation, that all projects since October 1992 (when the ordinance was adopted) be considered, and not only those completed within the last year.

Chair Woods suggested approving the project, and asked Ms. Grzeskowiak to have a list of qualified projects by the next meeting. Ms. Grzeskowiak said one suggestion would be to open the nominations to the public, through neighborhood associations. Chair Woods suggested keeping the nominations limited to the staff and the Board for this first year.

**BUSINESS FROM THE FLOOR:**
None.

**ADJOURNMENT:**

There being no further business to appear before the City of Santa Fe Historic Design Review Board, Ms. Seth moved for adjournment. Mr. Cohen seconded the motion and the meeting was adjourned at approximately 9:30 p.m.

Sharon Woods, Chair

Laura Fox, CGB & Company, Recorders

**E X H I B I T (C)**

**HISTORIC DESIGN REVIEW BOARD APPLICATION FORM**

Application Type: Preliminary Approval ( ) Final Approval (X)

Project Location: 1103 CANYON RD.

Owner: DIRK WALES Address: 1103 CANYON RD. Phone: 983-4344

Applicant: JUSTIN GREENE Address: SAME Phone: 983-4344

Project Proposal: 2'-4" x 4'-0" WINDOW @ N. ELEVATION

Public Visibility: North (X) South (X) East ( ) West ( )

New Construction: Single-Family Residence ( ) Multi-Family Residence ( ) Commercial ( )

Other Construction: Demolition ( ) Sign(s) ( ) Remodel (X) Wall/Fence ( ) Addition ( ) Antenna ( ) Residential ( ) Solar ( )

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

Signature of Applicant or Owner Date

**FOR OFFICIAL USE ONLY**

Date Received: 2/1/94 Case Number: H- 94-20 Meeting Date: 2/8/94

Historic District: D&E Survey Number: 430 Survey Area: 9

Age: c-1930 Historic Significance ( ) Contributing (X)
Source: Status: Non Supporting ( )

**ORDINANCE COMPLIANCE CHECKLIST:**

| SECTION | DESCRIPTION | | | COMPLIES YES | COMPLIES NO |
|---|---|---|---|---|---|
| 14-70.1 | Harmony ( ) | Proportion ( ) | Style ( ) | ( ) | ( ) |
| 14-70.9 | Harmony ( ) | Proportion ( ) | Style ( ) | ( ) | ( ) |
| 14-70.13 | Demolition | | | ( ) | ( ) |
| 14-70.14 | Minimum Maintenance Requirements | | | ( ) | ( ) |
| 14-70.15 | Signs | | | ( ) | ( ) |
| | Applicable District Standards | | | ( ) | ( ) |

Remarks:

# City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
David A. Sena, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem Dist. 4

Case #H 94-20 Meeting Date February 8, 1994

Project Address 1103 Canyon Road District Downtown & Eastside Historic

Agent Justin Greene Address 1103 Canyon Road Phone 983-4344

Owner Dirk Wales Address 1103 Canyon Road Phone 983-4344

PUBLICLY VISIBLE FACADES: (X) NORTH (X) SOUTH ( ) EAST ( ) WEST

HISTORICAL SIGNIFICANCE: NUMBER 430 AREA NO. 9 AGE c. 1930

( ) SIGNIFICANT (X) CONTRIBUTING ( ) NON-CONTRIBUTING

(X) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: ( ) NEW CONSTRUCTION ( ) EXTERIOR RENOVATION

(X) DEMOLITION ( ) BASAL SQUARE FOOTAGE _____

PROPOSAL: Installation of 2'-4" x 4'-0" window at north elevation of previously approved project.

## BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on February 8, 1994, acted on the above referenced case. The decision of the Board was to (X) approve, ( ) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: _____

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

Ian Cordwell
Urban Design Review Specialist

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

d8/94/Case.mg

printed on recycled paper

# City of Santa Fe, New Mexico

# memo

DATE: February 8, 1994

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist
Ian Cordwell, Urban Design Review Specialist

VIA: Dennis Thompson, Planning Division Director

---

CASE #H-94-20 ADDRESS 1103 Canyon Road

REFERENCE ATTACHMENTS (Chronologically):

| CITY SUBMITTALS | APPLICANT SUBMITTALS |
|---|---|
| ____ Case Synopsis | __X__ Proposal Letter |
| __X__ District Guidelines | __X__ Vicinity Map |
| __X__ State Historical Survey Sheet | __X__ Site Plan/FloorPlan |
| ____ Minutes of _____ | __X__ Photographs |
| ____ Other _____ | __X__ Elevations |
| | ____ Other _____ |

STAFF RECOMMENDATIONS:

Staff has no concerns and defers to the HDRB for reviewing the appropriateness of this submission in the Downtown and Eastside Historic District.

## 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

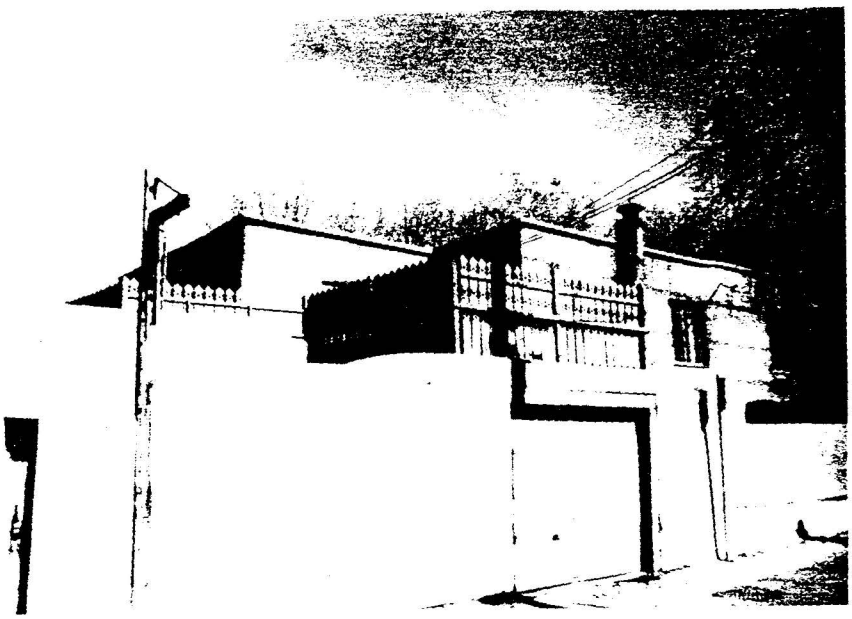
(6) Flat roofs shall have not more than thirty inches (30") overhang.

(Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

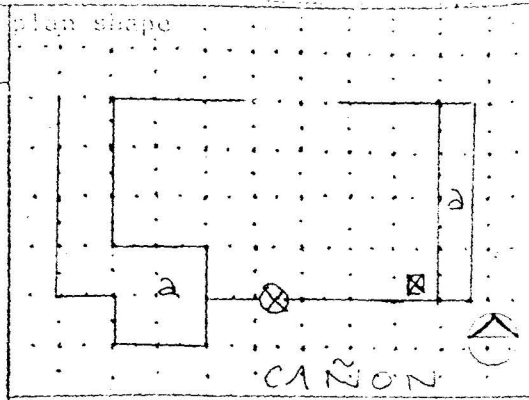
| | | | |
|---|---|---|---|
| | date 9-XI-84 by "b | Santa Fe | 0516 1430 H1142 |

| | |
|---|---|
| field map SFHD-6-1430 | UTM reference zone 12 13 — easting — northing |

| | |
|---|---|
| location description: 1103 CANYON | city/town: Santa Fe |
| | land grant/reservation |
| building name | legal description: tnsp N S range E W sec ¼ ¼ |
| film roll by "b" no. 16 — negative nos. 31 | loc. of neg. [illegible] |



plan shape




date of construction: 1929-32 estimate ____ actual

source: Bus Directory

use
present: residential
other ____
historic: residential
other ____

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
___ minor X moderate ___ major

describe: Possible additions of balconies at (a)

surroundings: Res Com

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none

if eligible, why? contrib -

associated buildings? ___ yes
what type?

if inventoried, list [illegible]

[illegible] ___ yes

style: ~~SW Vernacular~~ NM Urb. Vern.

foundation material: NV

wall material/surface: Adobe? Stucco

architectural features
Roof - Flat w parapet. Brick coping slightly overhung
2 msy chimneys. Small vents under coping (2 story)
Windows - dbl 6 lt cmt, bullnosed w wd slip sill
Door - NV
Balconies - Balusters cut out →
Garage - Door - 4 part fldg overhead
Street entry - wd panel
w mail slot.
Heavy lintel over -



comments

Justin Greene
1103 Canyon Rd.
Santa Fe, 87501
505-983-4344
Jan. 27, 1994

This is a request to the H.D.R.B. for consideration of the installation of an additional window on the north/Patrick Smith Park side(elevation) of 1103 Canyon Rd. We are currently well underway with the previously approved design (Aug '93).

The window we are proposing is 4'-0" high and 2'-4" wide. The height is in keeping with the vertical dimention of the existing windows on the park elevation. The wall in which it is to be installed was previously thought to be made of masonry, however, it is literally a lath and stucco wall connecting a small butress that extends from the main structure of the house to the partywall. This discovery brought out questions about the "contributing" value of the wall as well as a desire to be able to bring light in from the park. In the process of installing this window we would also be able to strengthen and insulate this section of the north wall.

**Justin Greene**
Designer
Agent of the owner, D. Wales

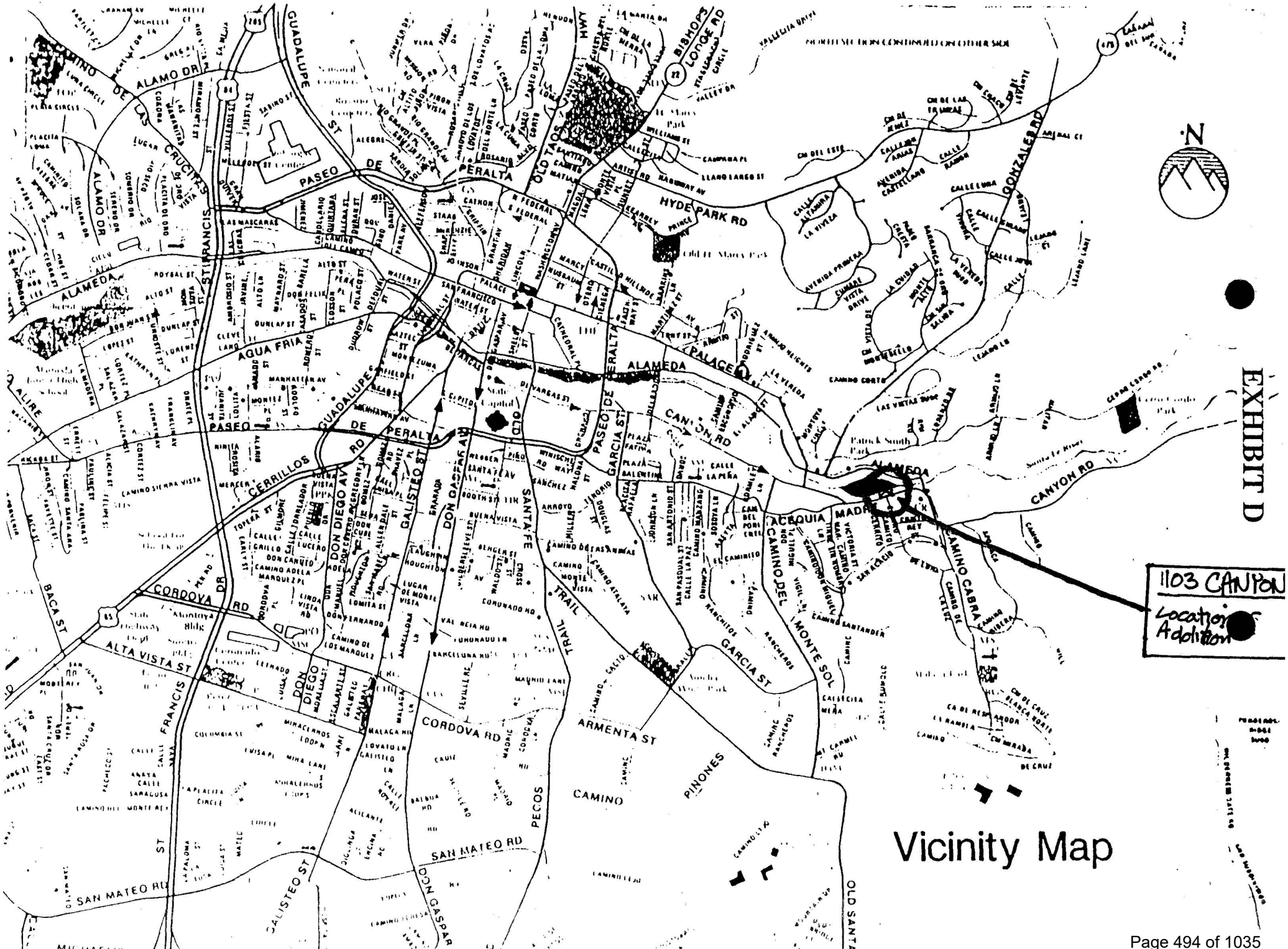
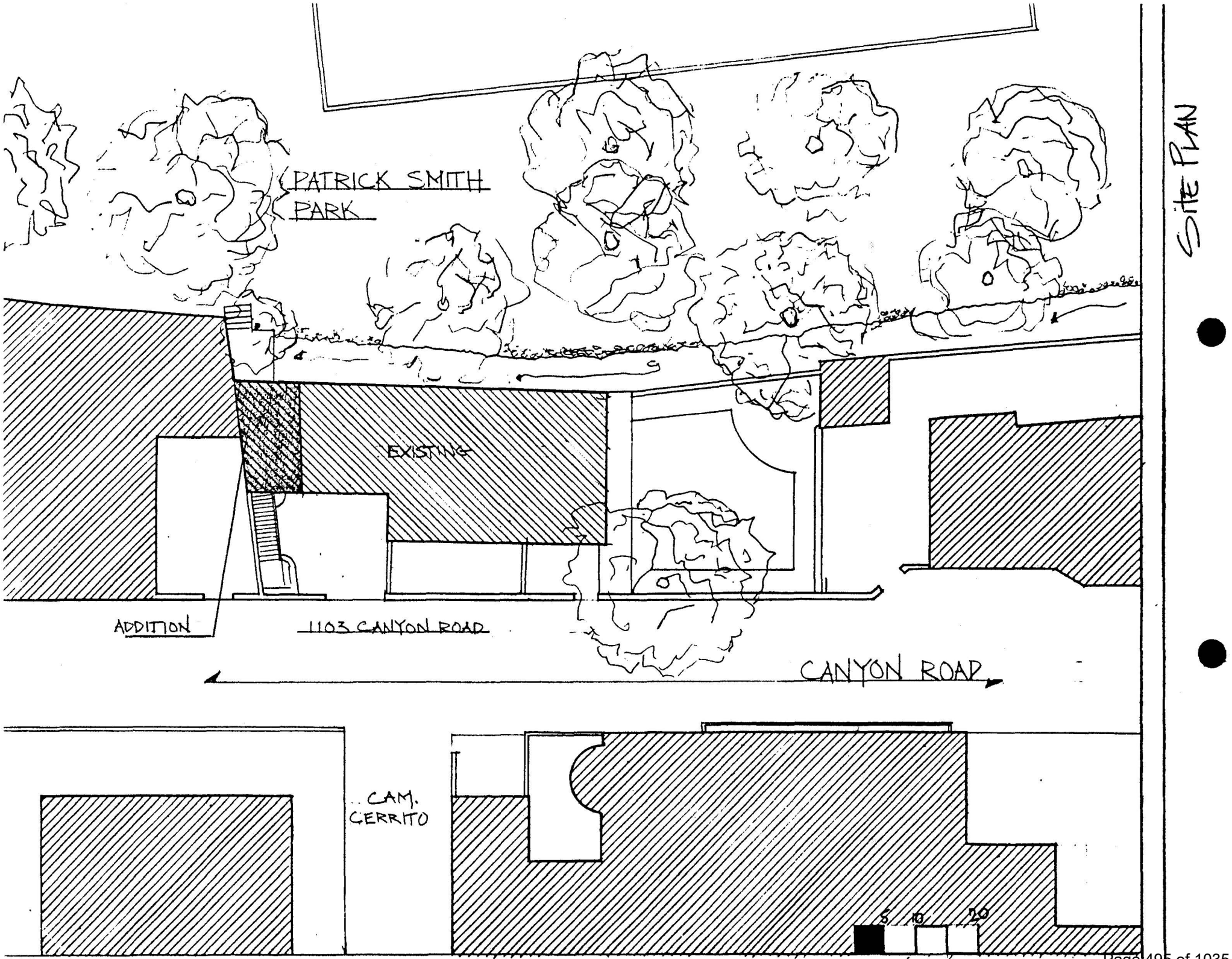
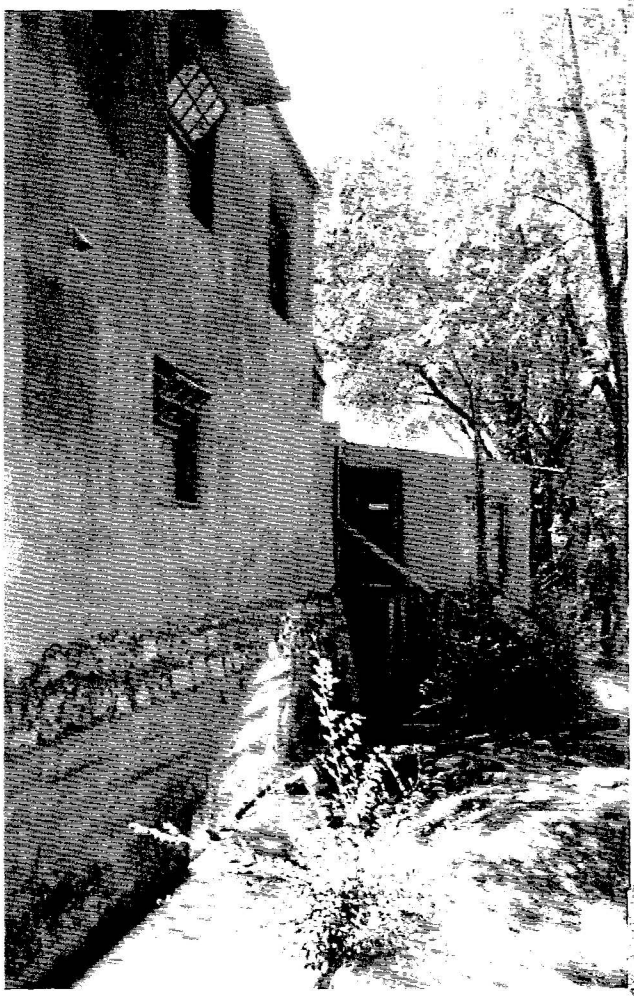


EXHIBIT D
1103 CANYON
Location of Addition
N
Vicinity Map


PATRICK SMITH
PARK
EXISTING
ADDITION
1103 CANYON ROAD
CANYON ROAD
CAM.
CERRITO
5
10
20

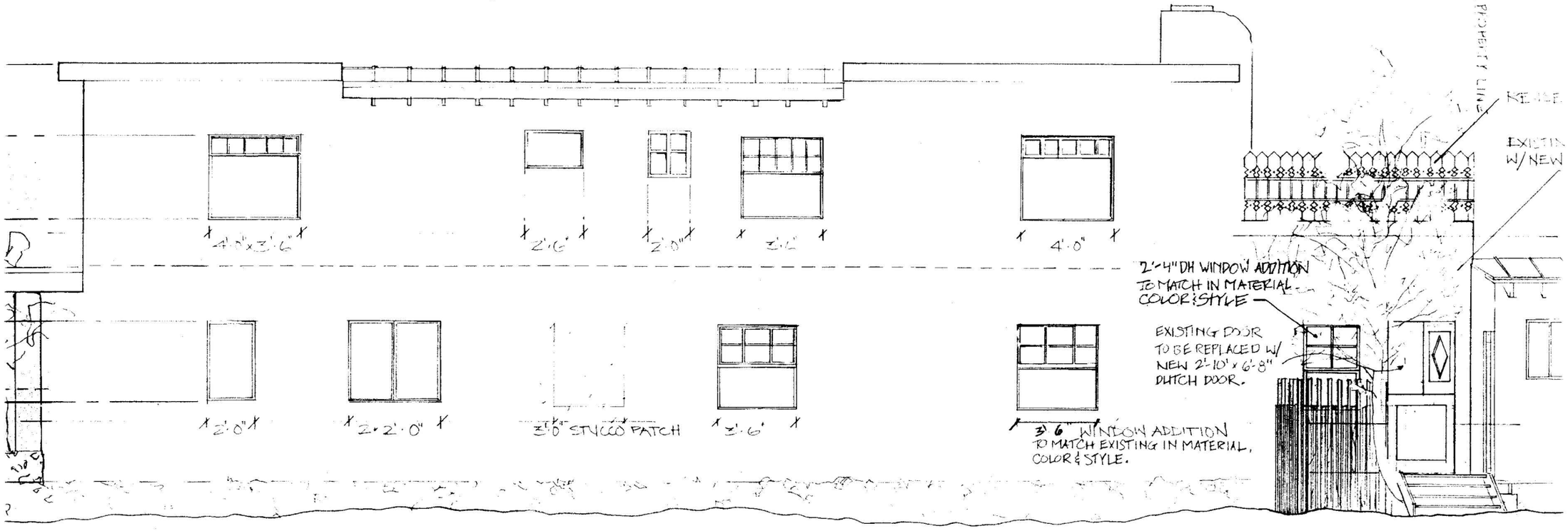
SITE PLAN



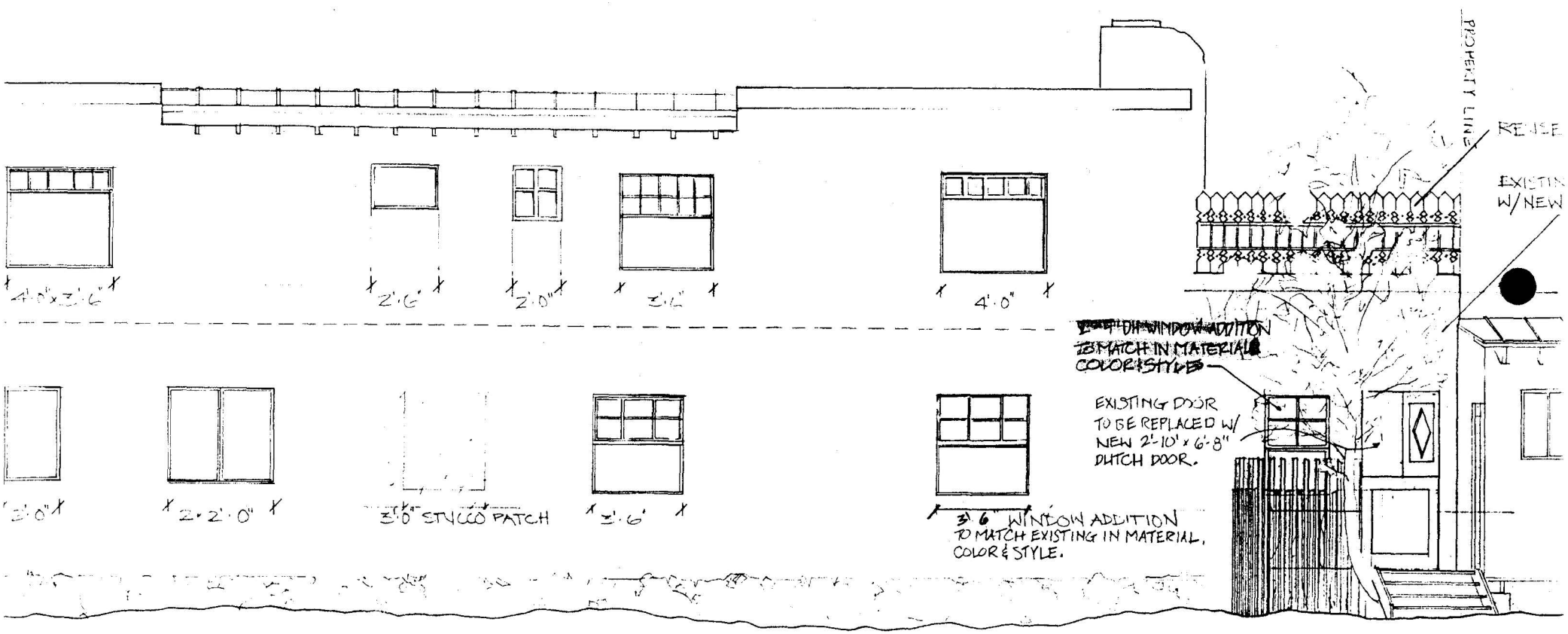


NORTH ELEVATION
Views from Patrick Smith Park
Top: Existing elevation showing:
  -location of stucco patch over window
   (to be reopened)
  -location of existing doorway
Left: View along the Acquia Madre showing:
  -location of existing bridge (to be rebuilt)
Bottom: Closeup






**NORTH/PATRICK SMITH PARK ELE**




**NORTH/PATRICK SMITH PARK ELE**

retaining the traditional value of the property and that they would like to work with the Board and staff in order to do that. He stated that they do not wish to be denied, but rather tabled and work with the staff.

Chair Woods suggested that Mr. McDowell and others involved have a copy of the preservation ordinance from staff.

Mr. Cohen moved to table **Case #H 93-171**. Mr. Bennett seconded the motion and it was passed by unanimous voice vote.

**Case #H 93-172.** 1103 Canyon Road. Downtown and Eastside Historic District. Justin Greene, agent for Dirk Wales, proposes a one-story addition to West elevation of existing residence.

Mr. Cordwell presented the staff report (see attached Exhibit "P").

Present and sworn was Justin Greene, 1103 Canyon Road.

Chair Woods asked the applicant to show the Board the Canyon Road elevation. Mr. Greene showed the Board his plans and stated that the existing garage door would be replaced with a sliding garage door and that the roof deck was built 25 years ago and the existing infilled window would be reopened.

Chair Woods stated that above the garage now would be a second story. Mr. Greene stated that it was only a one story addition. He showed the addition on his plans. Chair Woods asked if the addition was not being moved forward, that the fence was being removed. Mr. Greene replied that that was correct.

Mr. Cohen asked if the fence that was being removed over the garage was being replaced. Mr. Greene stated that the top rail would still exist on the Patrick Smith with a 2 1/2' parapet over that.

Chair Woods asked the applicant to address the staff's concern with making the window larger than it had been originally. Mr. Greene stated that the window that had been previously infilled was about 2 1/2' x 2 1/2'. Chair Woods stated that he was then proposing a larger window at this location. Mr. Greene stated that they were in order to match in size and scale the other windows on that elevation. Chair Woods stated that the staff's concern was that the window opening was going to be made bigger and the that the applicant's answer to that was that he was trying to repeat the windows that are existing on that facade, and asked the staff to address this. Mr. Cordwell stated that his concern was that the actual opening was more in keeping with the window on the same floor level, which is adjacent to it, and the applicant should try to match the fenestration pattern of that window and not the window above it. Ms. Grzeskowiak stated that this is based on the ghost mark that exists today, and that it appeared from the outside that the window width was more with keeping with the window that is existing to the left more than the window that is directly above it. Mr. Greene stated he had taken the height from the window to the left and the width of the window above and used a combination of the two.

Chair Woods asked Mr. Greene if he were willing to make the new window in keeping with the window to the East. Mr. Greene asked if he should duplicate the window to the East. Mr. Cordwell replied that that was correct, this window being smaller in width.

It was noted that the drawing of the window on the North elevation showed a three-over-one window unit where there is, at present, a six-over-one unit, and Mr. Cordwell asked Mr. Greene if this was just drawn wrong, or it was a proposed change. Mr. Greene agreed it was drawn in error.

Mr. Martinez moved to approve **Case #H 93-172** with the condition that the new window be replaced to match the window opening size of the window adjacent to (East of) the new window. Mr. Bennett seconded the motion and it was passed by unanimous voice vote.

**Case #H 93-173.** 116 Quintana Street. Westside-Guadalupe Historic District. Tracy and Clara Wright propose a one-story addition connecting existing residence and garage.

Mr. Cordwell presented the staff report (see attached Exhibit "Q").

Present and sworn were Clara Wright and Tracy Wright, both of 511 Velarde Street.

There were no speakers from the public regarding this proposal.

Mr. Bennett moved to downgrade the historical status of the building at 116 Quintana Street as described in **Case #H 93-173** from contributing to non-contributing. Mr. Romero seconded the motion and it was passed by unanimous voice vote.

Mr. Bennett moved to approve **Case #H 93-173** as submitted. The motion was seconded by Mr. Martinez and passed by unanimous voice vote.

Chair Woods commended the thorough staff reports done by Mr. Cordwell.

**Case #H 93-174.** 623 Camino San Acacio. Downtown and Eastside Historic District. Gil Gonzales proposes additions on North, South, and West elevations.

Ms. Grzeskowiak presented the staff report (see attached Exhibit "R").

Present and sworn was Gil Gonzales, 331 East Garcia.

Mr. Martinez asked the applicant if he was able to correct the violation to code on the West facade. Mr. Gonzales stated that there was not room on the wall of the bedroom to place this window in a different location. Some discussion was held regarding the light for this room.

Mr. Romero asked what the distance was between the wall and the window on the West elevation. Mr. Gonzales stated that it was 30". Mr. Romero suggested that a solution would be to build a wing wall, or thicken the wall.

Mr. Bennett stated that on the other side of the house there was also a window not in compliance as well. Mr. Gonzales stated that in the powder room, there is a window that is also 30" from the corner. Mr. Romero stated that the same solution might work there as well.

Chair Woods stated that on the West elevation there was a metal standing seam portal and asked what color it was. Mr. Gonzales replied that it was tin. Chair Woods stated that she thought the wall on the West elevation looked thin. Mr. Gonzales replied that he though it would look nice to build a buttress on that wall.

# City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
Isaac J. Pino, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

Case #H 93-172 Meeting Date August 24, 1993

Project Address 1103 Canyon Road District Downtown & Eastside Historic District

Agent Justin Greene Address 1103 Canyon Road Phone 983-4344

Owner Dirk Wales Address 1103 Canyon Road Phone 983-4344

PUBLICLY VISIBLE FACADES: (X) NORTH (X) SOUTH ( ) EAST ( ) WEST

HISTORICAL SIGNIFICANCE: NUMBER 430 AREA NO. 9 AGE c. 1930

( ) SIGNIFICANT (X) CONTRIBUTING ( ) NON-CONTRIBUTING

(X) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: ( ) NEW CONSTRUCTION (X) EXTERIOR RENOVATION

(X) DEMOLITION ( ) BASAL SQUARE FOOTAGE _____

PROPOSAL: One-story addition to West elevation of existing residence.

## BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on August 24, 1993, acted on the above referenced case. The decision of the Board was to ( ) approve, (✓) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: The new window on the north elevation must match the configuration and size of the existing window immediately to the east.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

Ian Cordwell
Urban Design Review Specialist

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 DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST. (SFCC 1987, SECTION 7-1.6)

d2/93Case.mg

# City of Santa Fe, New Mexico

# memo

DATE: August 24, 1993

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist
Ian Cordwell, Urban Design Review Specialist IC

---

CASE #H-93-172 ADDRESS 1103 Canyon Road

REFERENCE ATTACHMENTS (Chronologically):

| CITY SUBMITTALS | APPLICANT SUBMITTALS |
|---|---|
| ____ Case Synopsis | _X_ Proposal Letter |
| _X_ District Guidelines | _X_ Vicinity Map |
| _X_ State Historical Survey Sheet | _X_ Site Plan/FloorPlan |
| ____ Minutes of _____ | _X_ Photographs |
| ____ Other _____ | _X_ Elevations |
| | ____ Other _____ |

STAFF RECOMMENDATIONS:

The applicant proposes to infill an exterior enclosure which has been created by two building walls and a yard wall. A roof deck on the infilled space would replace an existing wooden deck at the same location. The new enclosure would not be visible from Canyon Road (south).

On the north elevation, which faces Patrick Smith Park, the applicant proposes to replace an existing door with a new Dutch door, add a 2'-6" parapet to an existing yard wall, rebuild an existing bridge, and install a new window (approximately 3'-6" x 4'-0") where the applicant suggests a previous window had existed.

Although the applicant has provided pictorial evidence of a previous window, as per SFCC 14-70.73(E)(2), the proposed unit would appear to be considerably larger than the previous opening. In addition, the proposed unit violates SFCC 14-70.9(B)(3) in that the glazing exceeds 30" in certain dimensions.

Staff notes that the proposed north elevation drawings indicate a three-over-one window unit adjacent to the proposed opening where there is, at present, a six-over-one unit. If replacement is indeed warranted, staff recommends that the HDRB mandate replacement of the existing unit in-kind, as per SFCC 14-70.73(E)(2).

Pending the HDRB's mandate of these features, staff defers to the HDRB for review of the project's appropriateness in the Downtown and Eastside Historic District.

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)

| | | | |
|---|---|---|---|
| | date 9-XI-84 by [illegible] | Santa Fe | 05161143C H1142 |

field map number: SFHD-6-1430

UTM reference: zone 12 13 — easting — northing

location description: 1103 CANYON

city/town: Santa Fe

land grant/reservation:

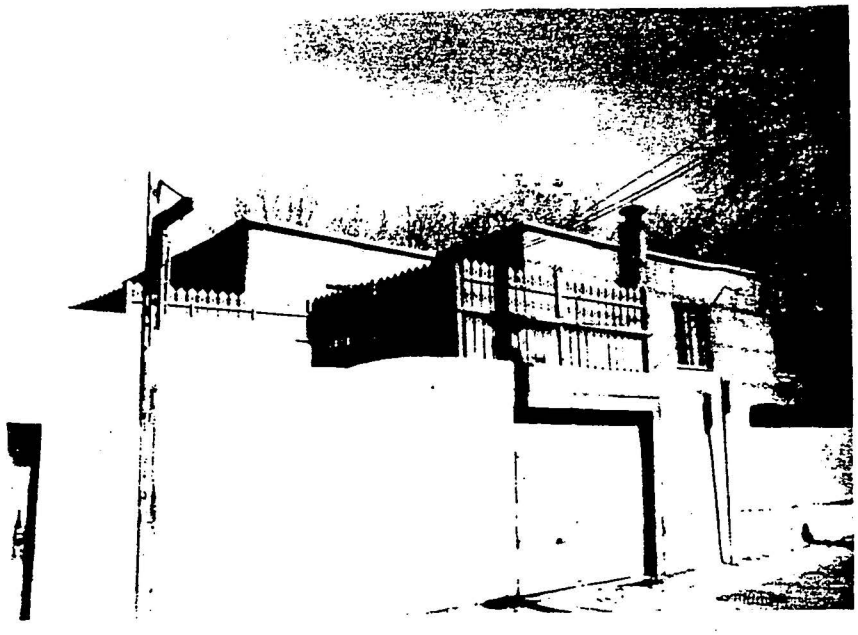
building name:

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

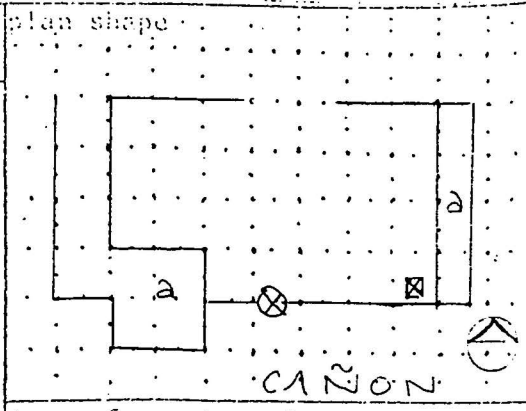
film roll by [illegible] no. 16

negative nos. 31

loc. of neg. [illegible]



plan shape




date of construction: 1929-32 estimate ___ actual

source: Bus Directory

use: present residential; other ___; historic residential; other ___

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: ___ minor X moderate ___ major

describe: Possible additions of balconies at (a)

surroundings: Res Com

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why? contrib -

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

style: ~~SW Vernacular~~ NM Urb. Vern.

foundation material: NV

wall material/surface: Adobe? Stucco

architectural features: Roof - Flat w parapet. Brick coping slightly overhung 2 msy chimneys. Small vents under copings (2 story)

Windows - dbl 6 lt cemt, bullnosed w wd slip sill

Door - NV

Balconies - Balusters cut out →

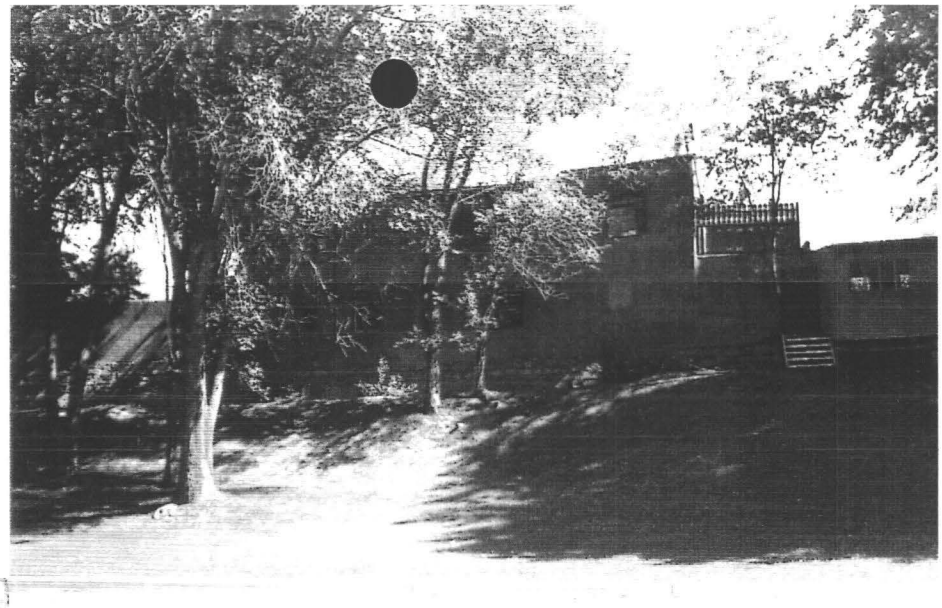


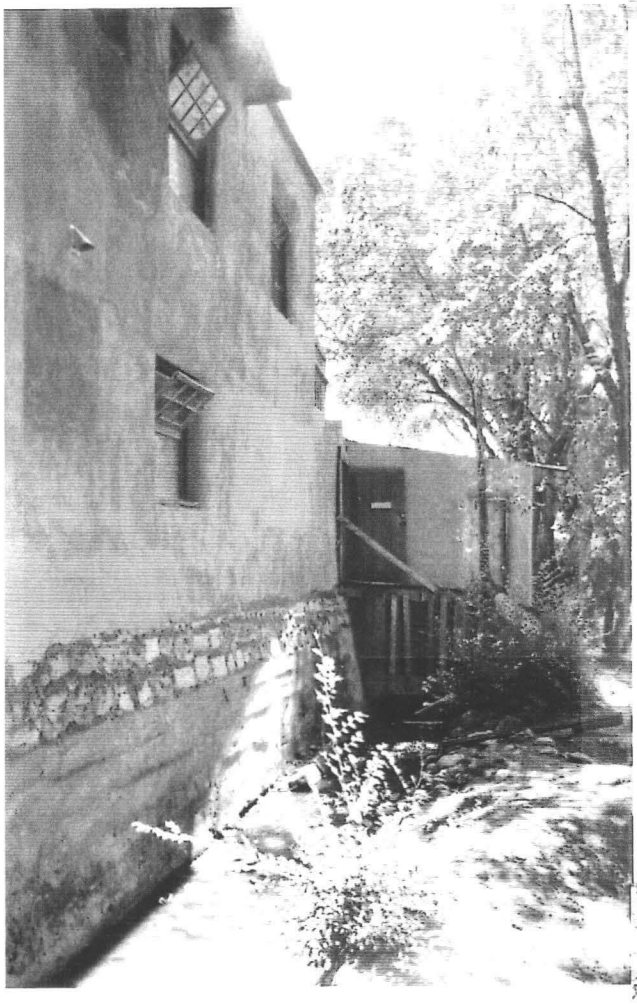
Garage - Door - 4 part fldg overhead

Street entry - wd panel w mail slot.

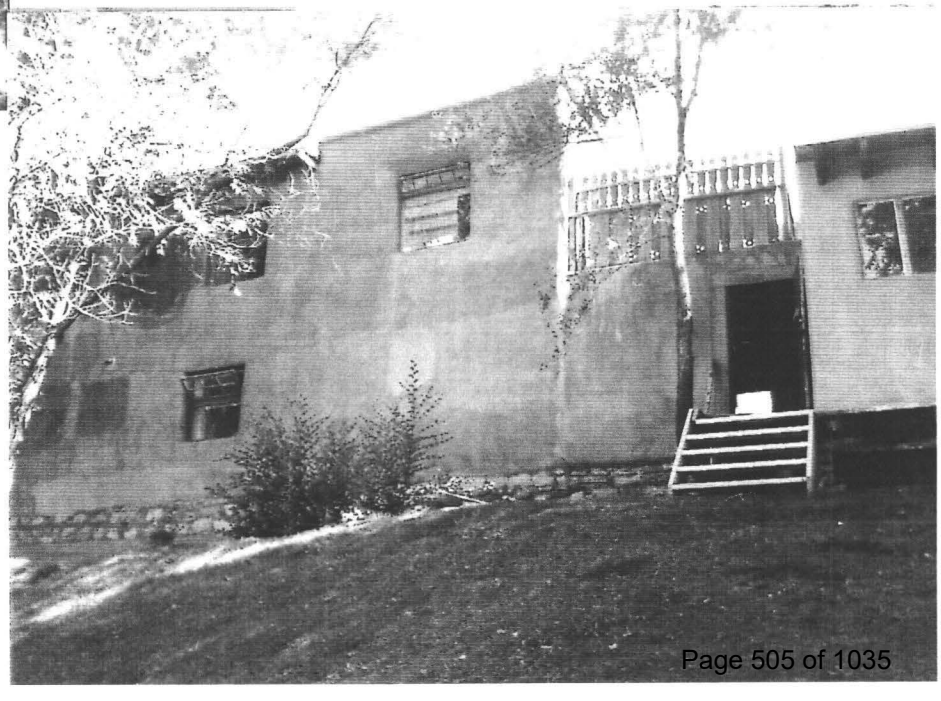
Heavy lintel over -

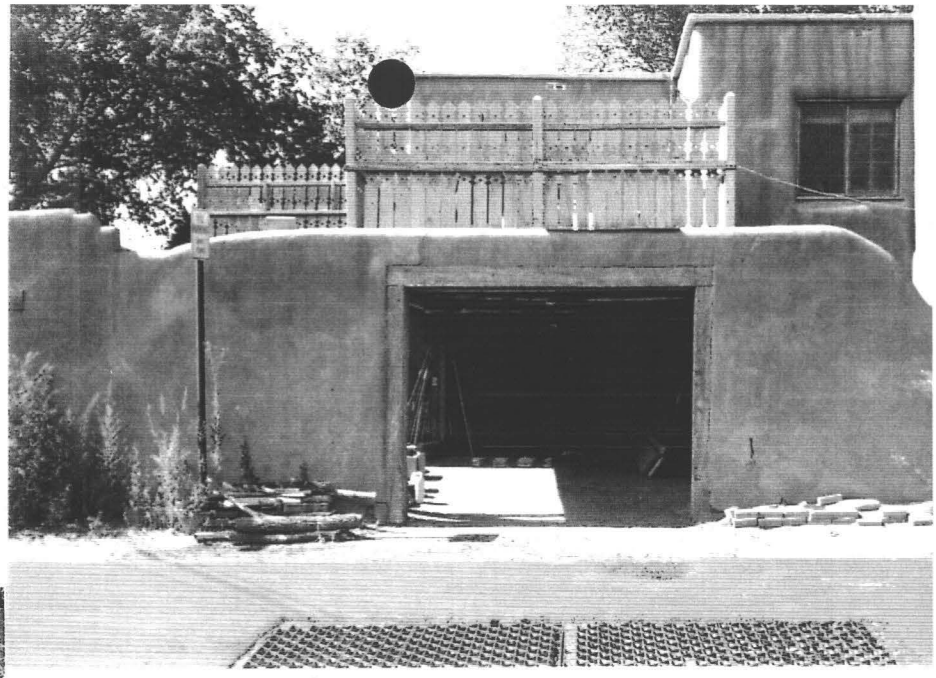
comments

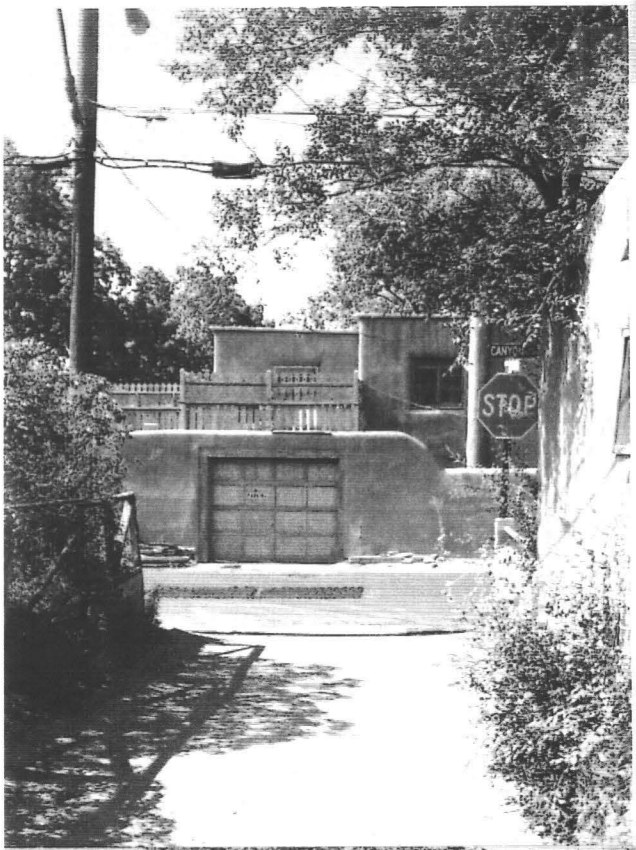




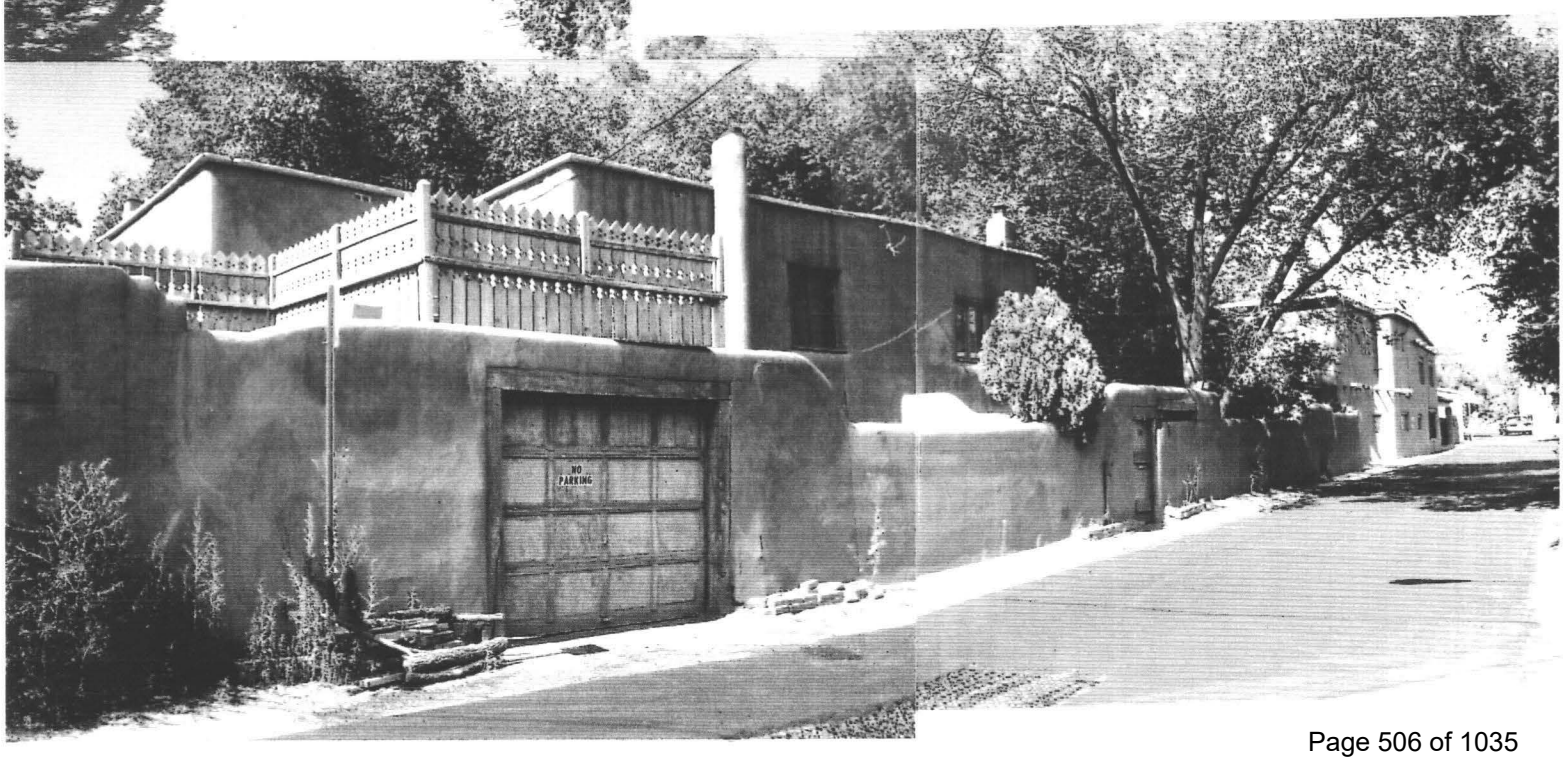
NORTH ELEVATION
Views from Patrick Smith Park
Top: Existing elevation showing:
  -location of stucco patch over window
   (to be reopened)
  -location of existing doorway
Left: View along the Acquia Madre showing:
  -location of existing bridge (to be rebuilt)
Bottom: Closeup

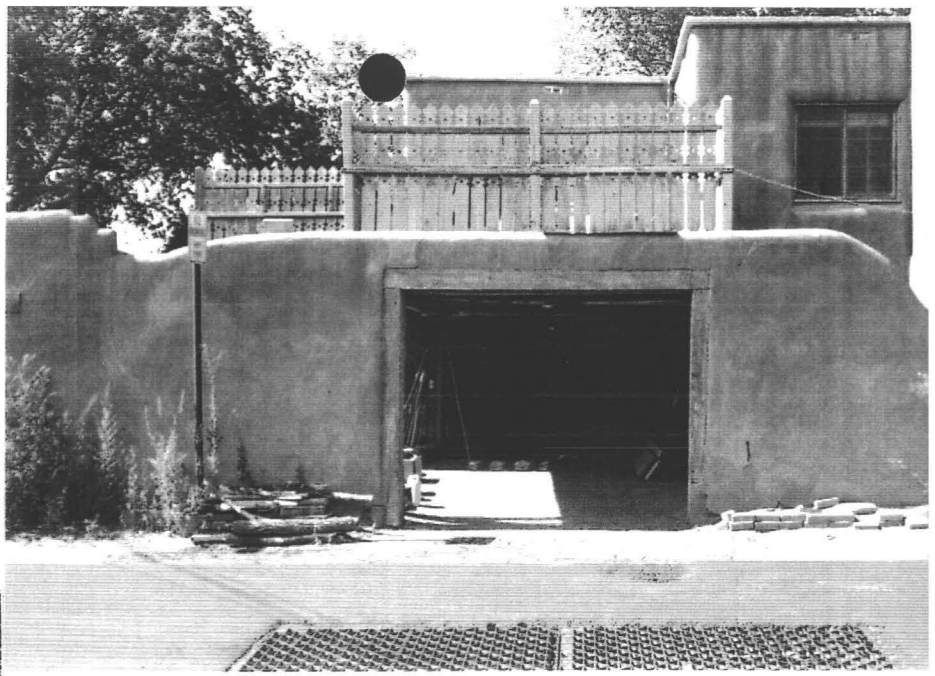


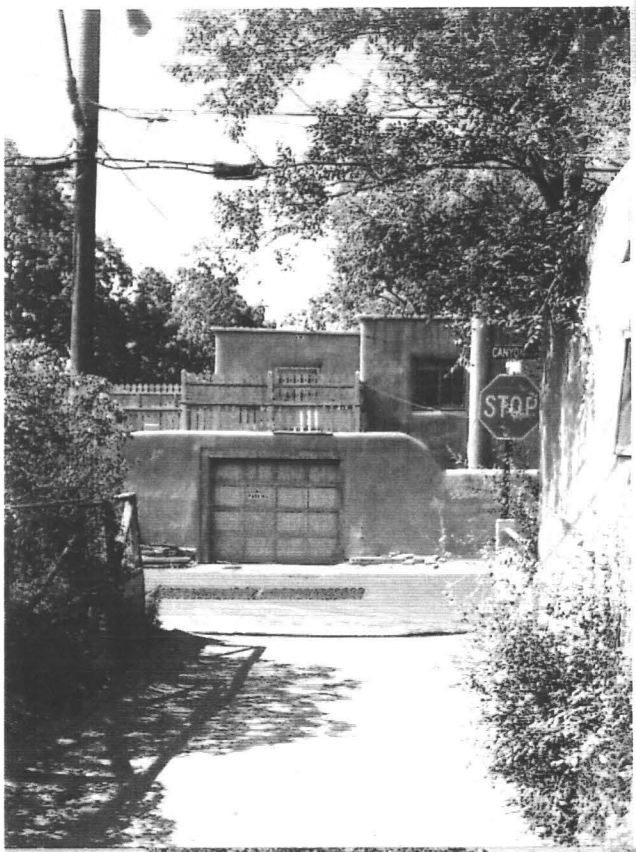





SOUTH ELEVATION
Views from Canyon Rd. & Cam. Cerrito
Top: View of garage revealing existing
storage space (to be remodeled into office)
Left:View from Cam. Cerrito
Bottom: Full elevation along Canyon Rd.





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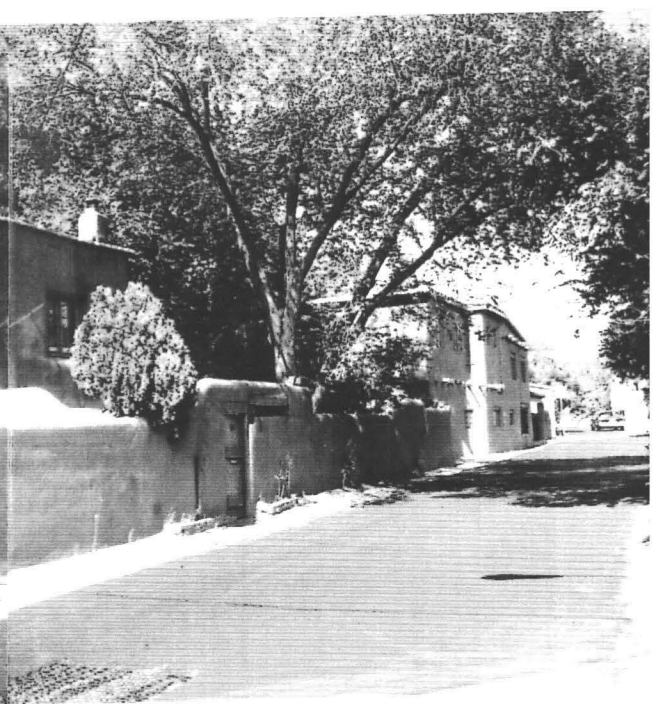
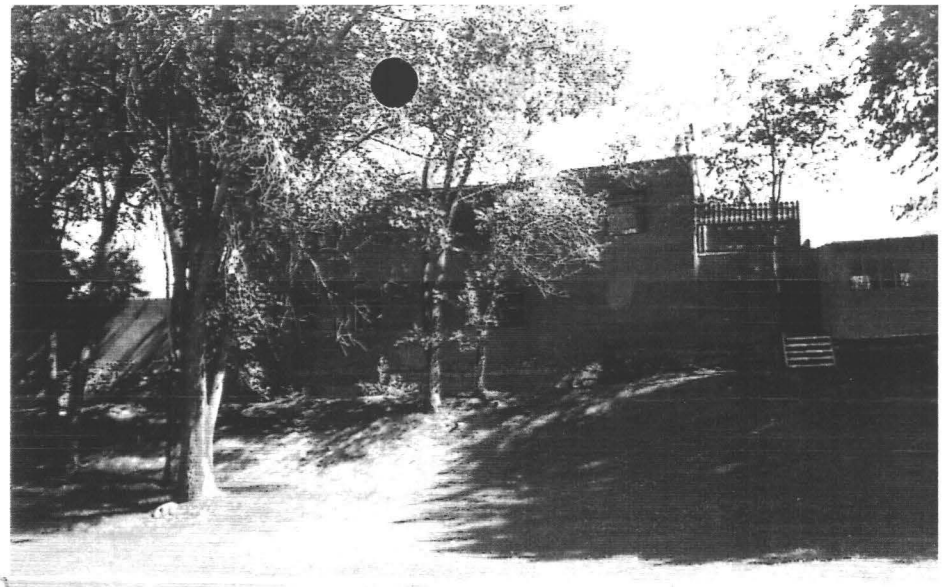
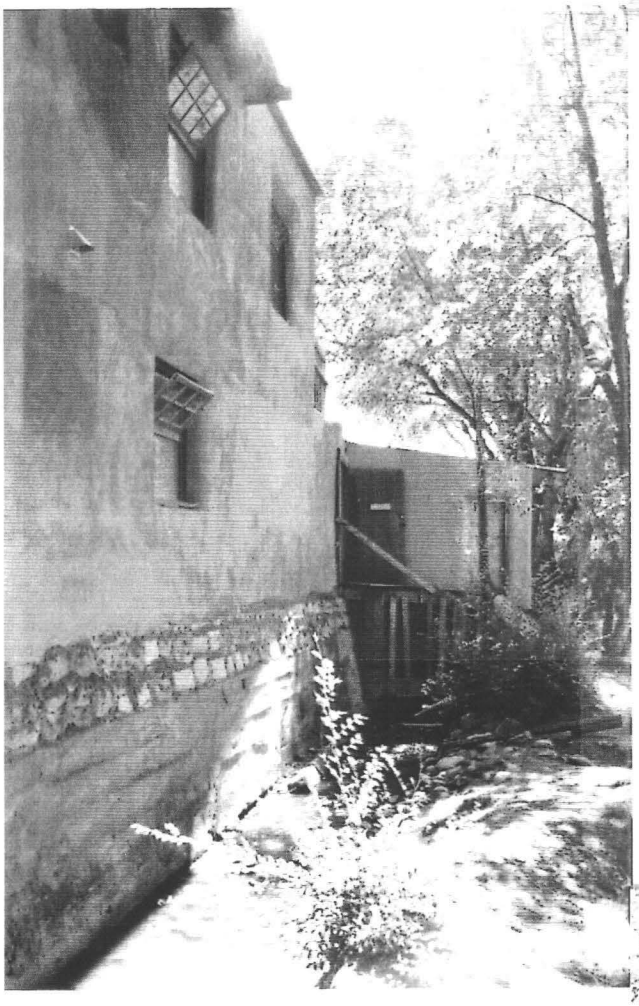






NORTH ELEVATION
Views from Patrick Smith Park
Top: Existing elevation showing:
  -location of stucco patch over window
   (to be reopened)
  -location of existing doorway
Left: View along the Acquia Madre showing:
  -location of existing bridge (to be rebuilt)
Bottom: Closeup



Letter of Intent: Addition to 1103 Canyon Road.

This small addition to the existing house at 1103 Canyon Rd. is to serve as a studio and office for its owner, Dirk Wales. The additional area created by the new construction is approximately 160 square feet. A new office is to be remodeled in an existing storage space with a pre-existing window to be reopened on the North \ Patrick Smith Park side. The addition will serve as a layout/workspace with a new roof deck built on top (replacing the existing rotten wood deck). In my design of this addition I have been careful about maintaining the historic landscape of Canyon Road.

Justin Greene, designer 

Owners Statement

We have been in this house since the fall of 1990. To our knowledge, a remodel was done here in 1985, and prior to that, 1973. The original structure was a one story adobe with the second floor added at a later date. We do not know when the house was built. However, we have discovered that there is an existing window opening in the place where we have proposed the one on the submitted drawing.

I have been developing as a fine arts photographer since 1987 when I began photographing landscape details in Taos. This work has been published and shown in galleries in Santa Fe, Taos and other places around the country.

Since this beginning I have had a book of my photography and text published. Now I am working on two photographic concepts: One planned to be a book on the grave markers of Northern New Mexico for the museum of New Mexico Press - - - and another photographic concept that has required me for the first time to have a "studio" arrangement. I am photographing keys ( door and lock keys) so the studio space can be small.

In the current home arrangement there is no space to expand my photographic needs. In proposing to re-model and re-arrange our existing property we are fortunate to have an existing window with north lights and we are proposing to re-open the now closed former window with the same light exposure.

The overall proposed arrangement will allow me finally to consolidate:

1. Photographic print and negative storage.
2. Space to write the text for my books along with the already mentioned small 'studio' space.

We believe in the need to maintain the integrity of the appearance of the historic district while at the same time making use of the artist-resident status we have.

If you need further information about the house or my work, please let me know.

Dirk Wales, owner 

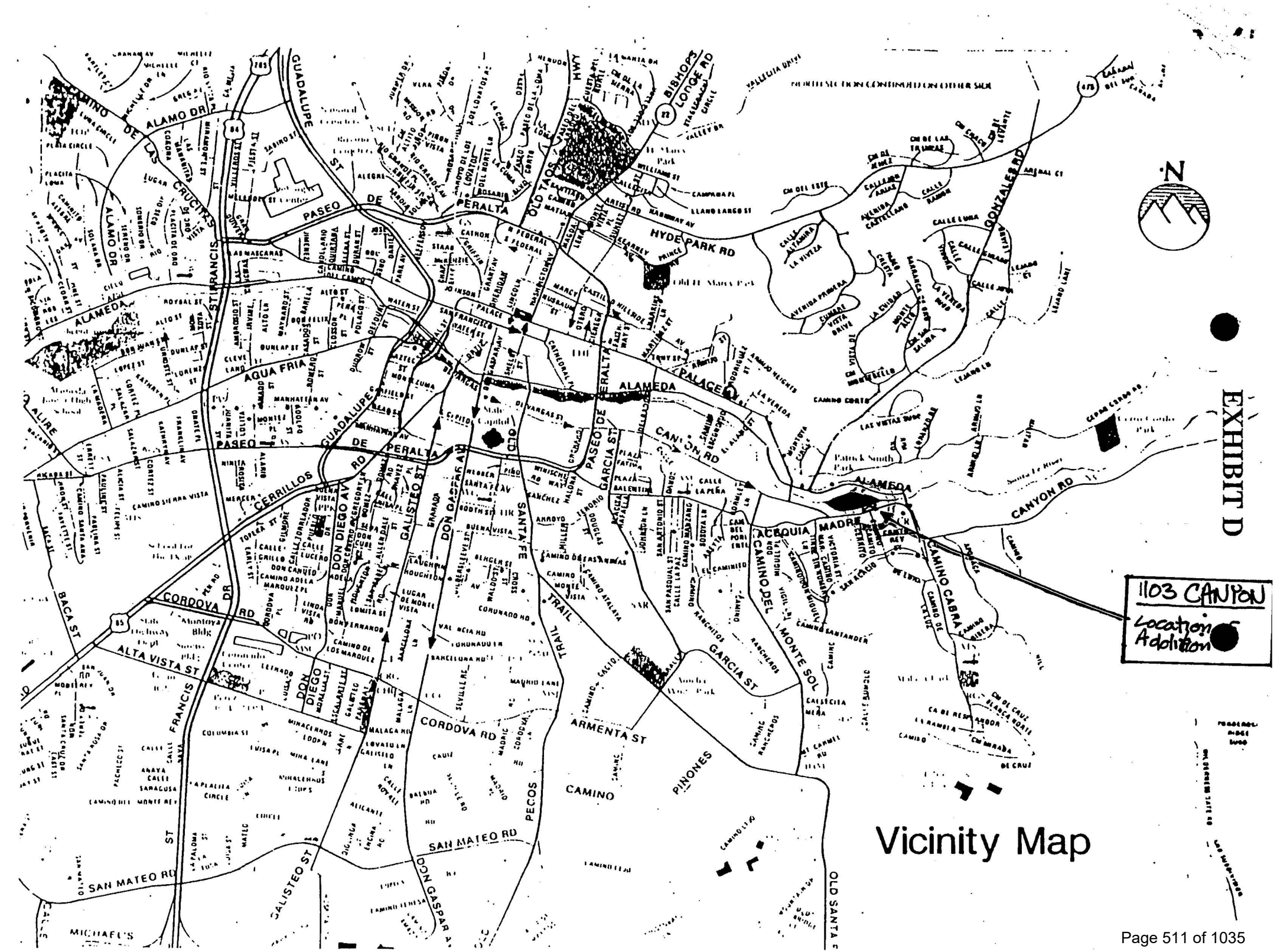
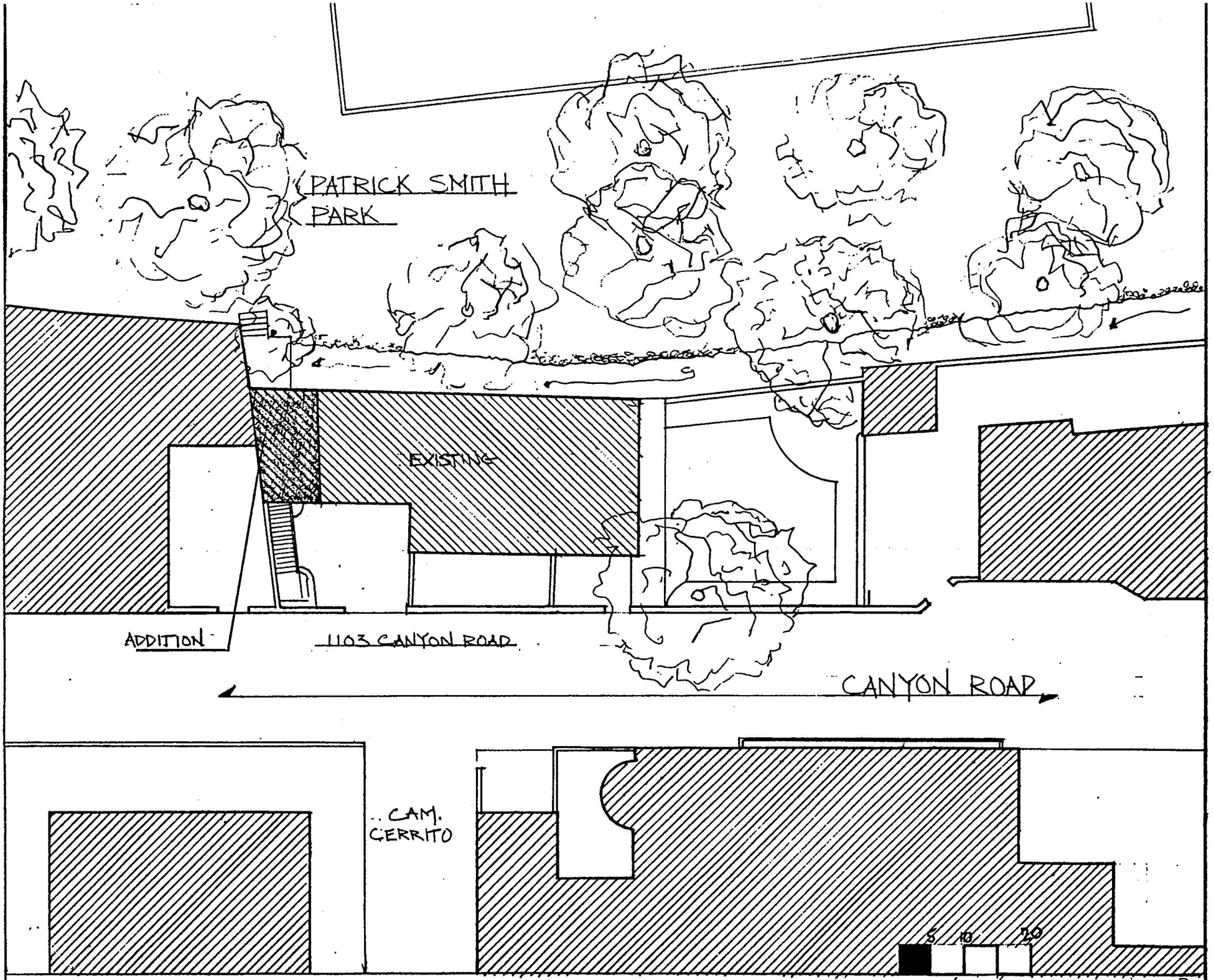
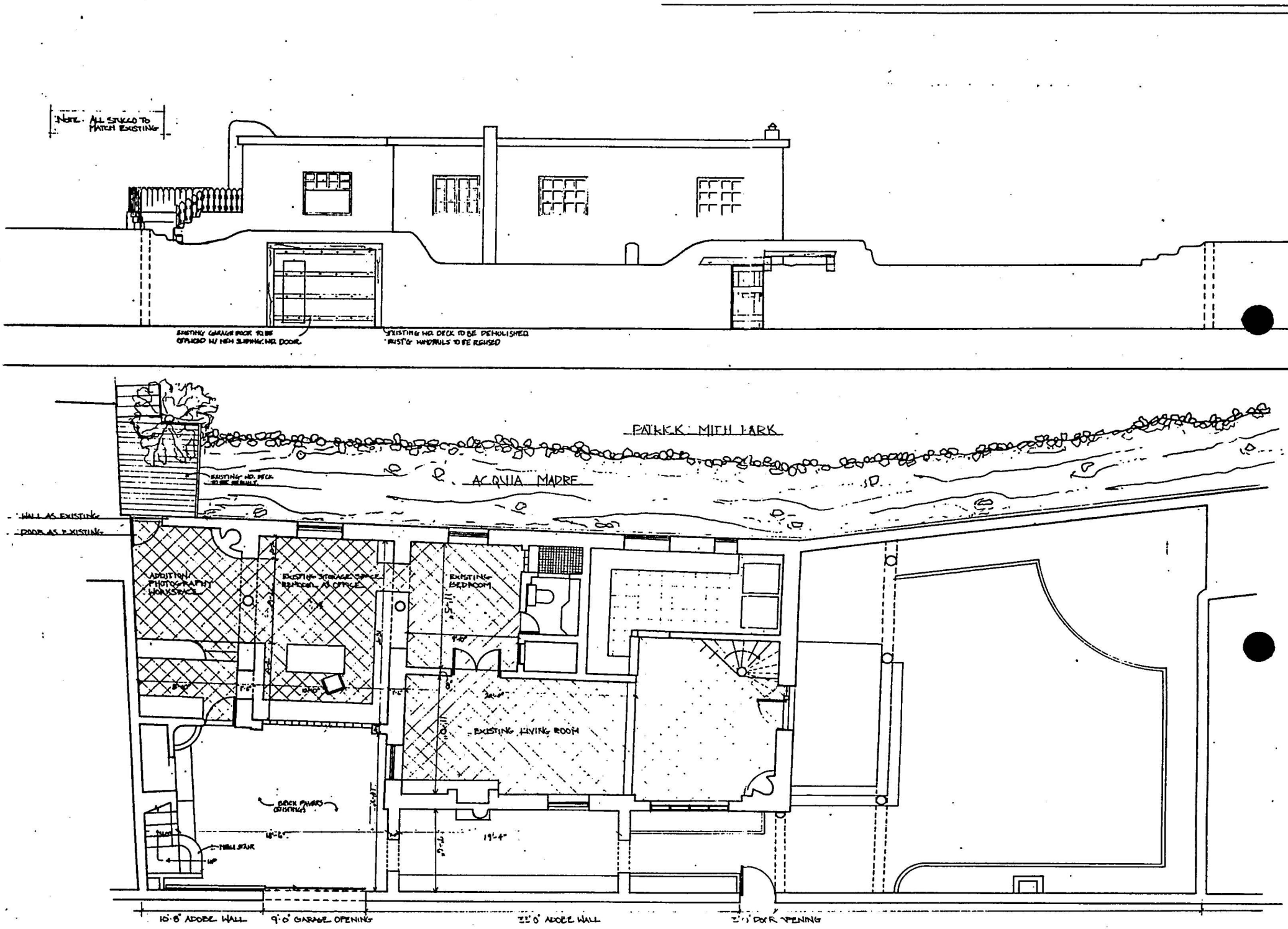
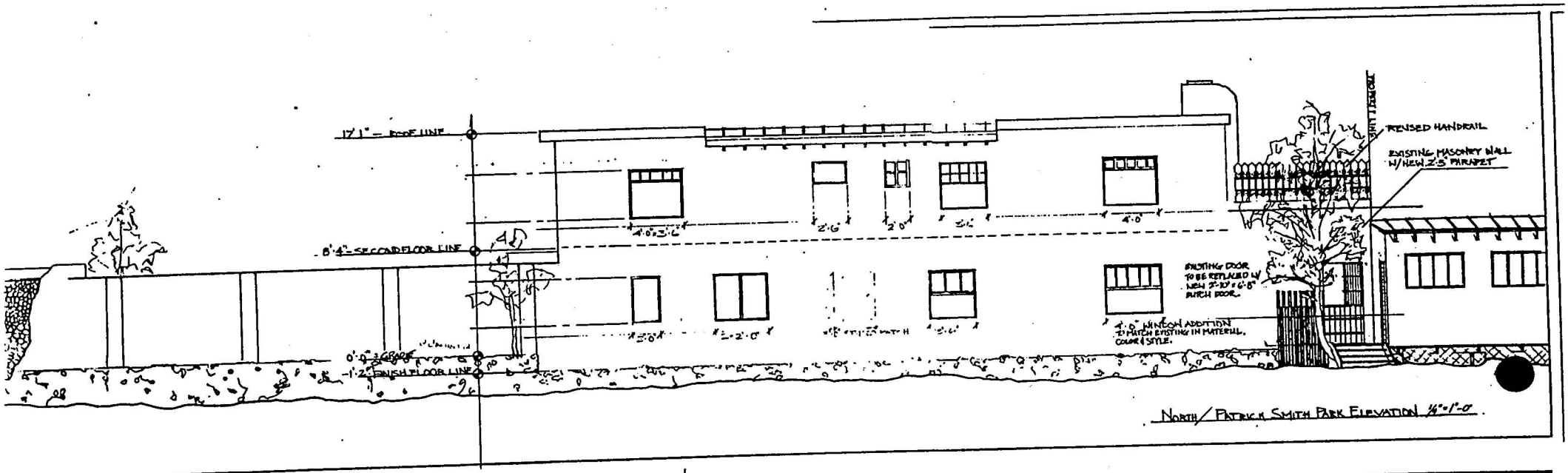


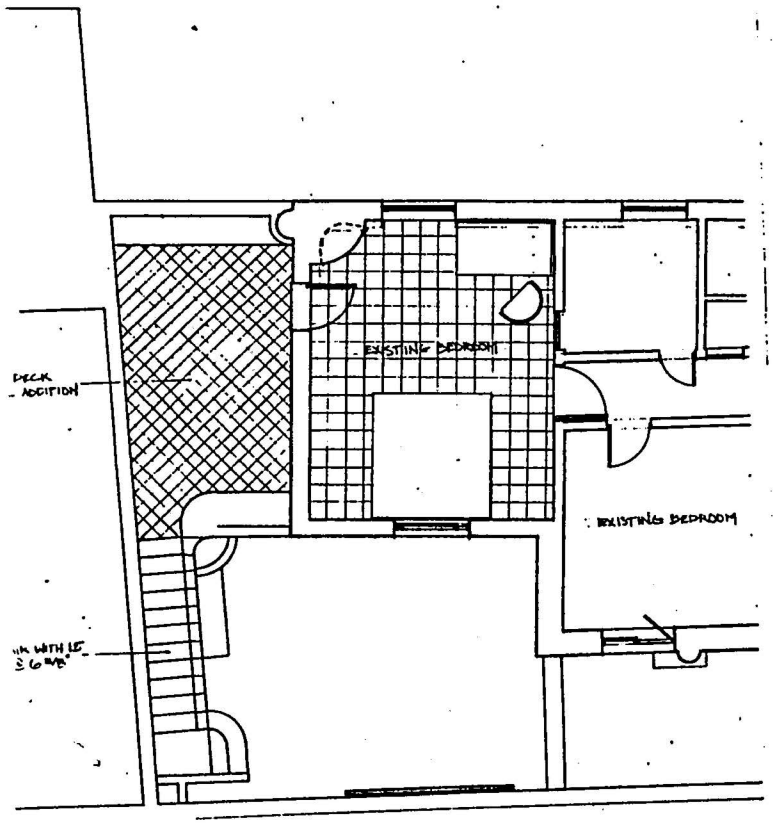
EXHIBIT D
1103 CANYON
Location
Adoption
Vicinity Map
N
CAMINO DE LAS CRUCES
ALAMO DR
GUADALUPE ST
PASEO DE PERALTA
OLD SANTA FE TRAIL
BISHOPS LODGE RD
HYDE PARK RD
GONZALES RD
ALAMEDA
AGUA FRIA
CERRILLOS RD
CANYON RD
ACEQUIA MADRE
CAMINO DEL MONTE SOL
CAMINO CABRA
GARCIA ST
PASEO DE PERALTA
DON DIEGO AV
GALISTEO ST
DON GASPAR AV
SANTA FE
CORDOVA RD
ALTA VISTA ST
BACA ST
FRANCIS ST
ARMENTA ST
PINONES
CAMINO
SAN MATEO RD
OLD SAN MATEO RD
PECOS TRAIL


PATRICK SMITH PARK
EXISTING
ADDITION
1103 CANYON ROAD
CANYON ROAD
CAM. CERRITO
5
10
20

SITE PLAN


NOTE. ALL STUCCO TO MATCH EXISTING
EXISTING GARAGE DOOR TO BE OPENED W/ NEW SLIDING WD. DOOR.
EXISTING WD. DECK TO BE DEMOLISHED
EXIST'G HANDRAILS TO BE REMOVED
PATRICK MITH PARK
ACEQUIA MADRE
EXISTING WD. DECK TO BE REBUILT
WALL AS EXISTING
DOOR AS EXISTING
ADDITION PHOTOGRAPHY WORKSPACE
EXISTING STORAGE SPACE REMODEL AS OFFICE
EXISTING BEDROOM
EXISTING LIVING ROOM
BRICK PAVERS EXISTING
NEW STAIR
10'-8" ADOBE WALL
9'-0" GARAGE OPENING
22'-0" ADOBE WALL
3'-1" DOOR OPENING
CANYON ROAD...

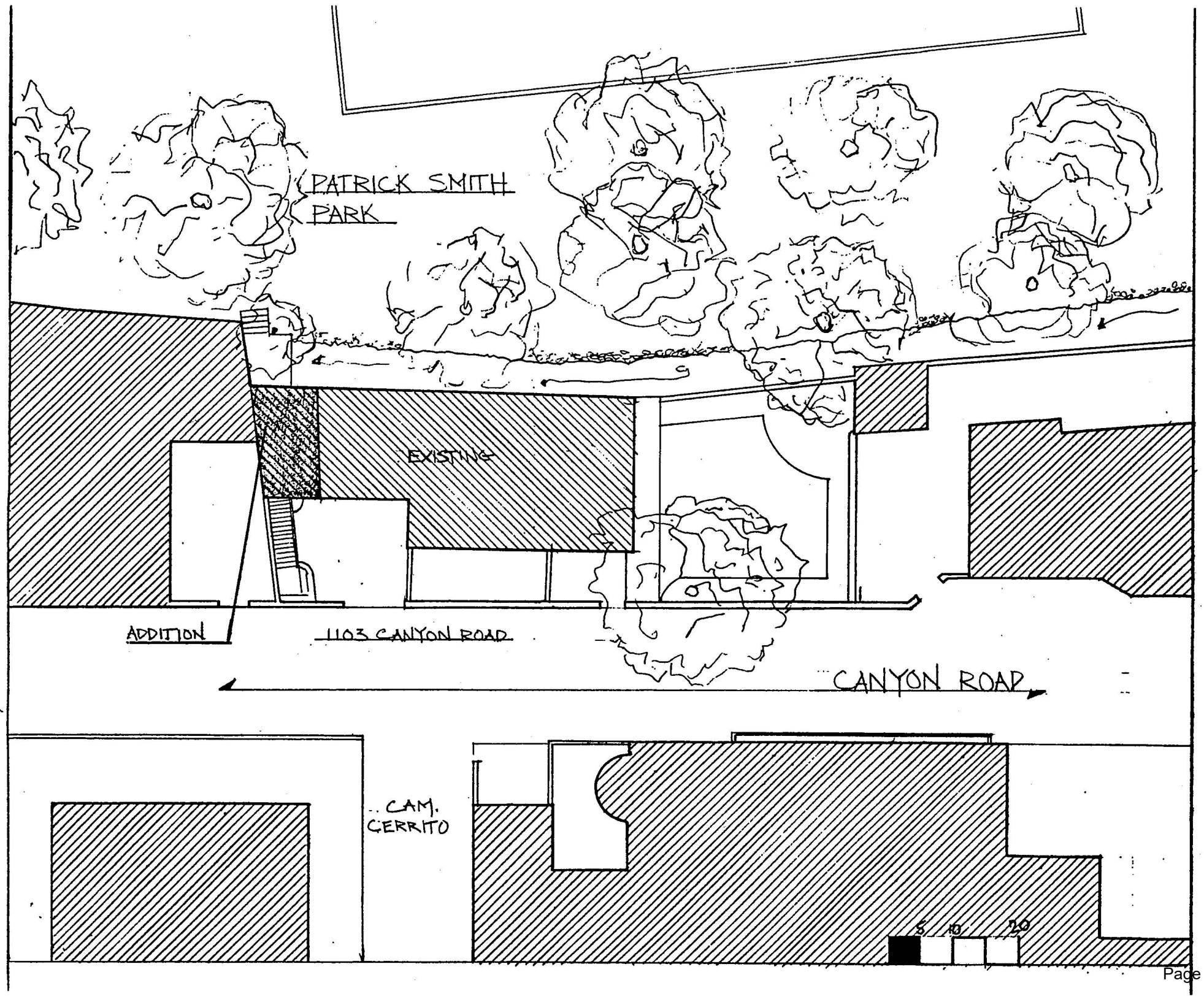



# Wales Addition.

1103 Canyon Rd.
Santa Fe, NM. 87501

J. Greene, Designer
Aug 2, 1993


PATRICK SMITH
PARK
EXISTING
ADDITION
1103 CANYON ROAD
CANYON ROAD
CAM.
CERRITO
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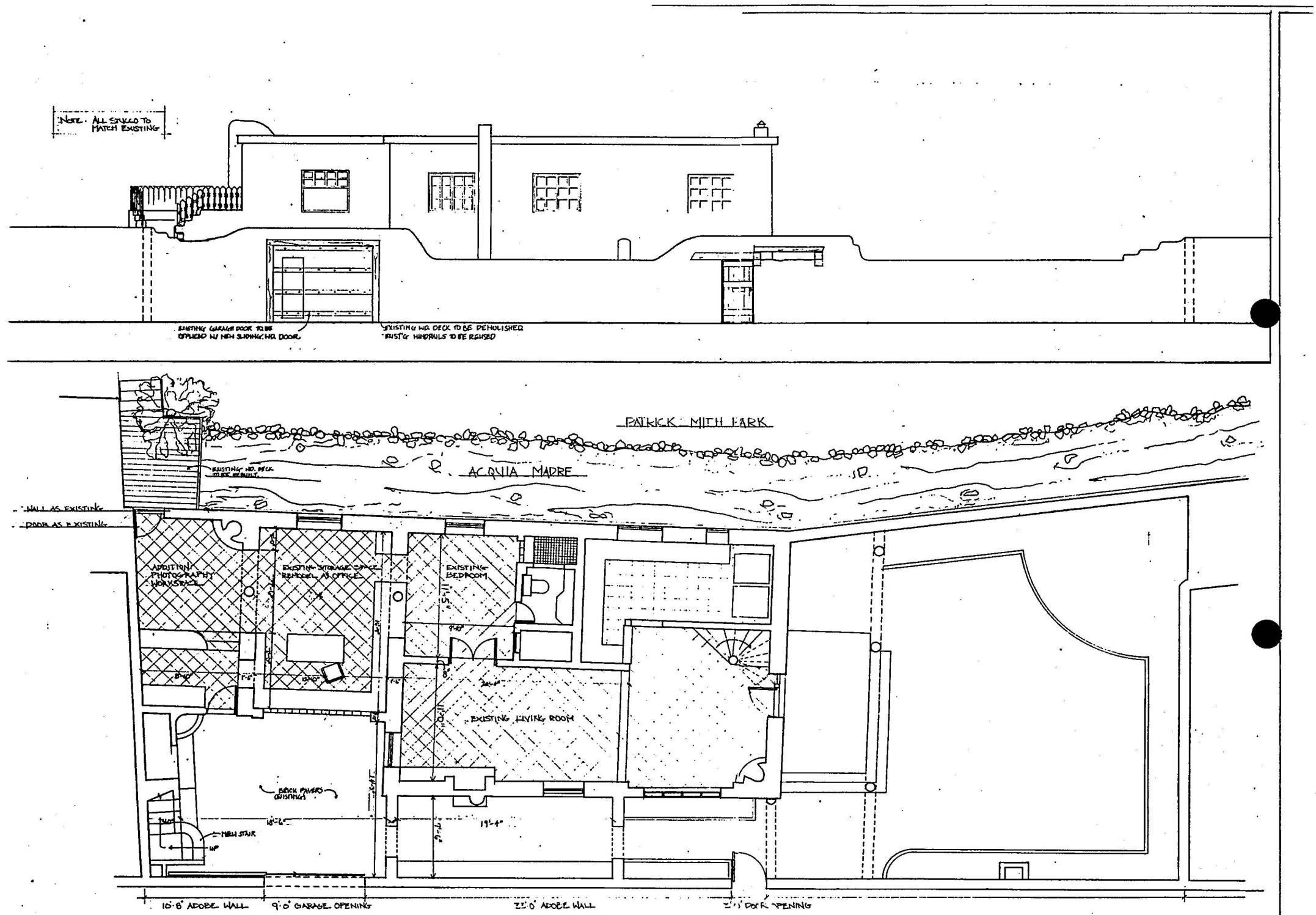
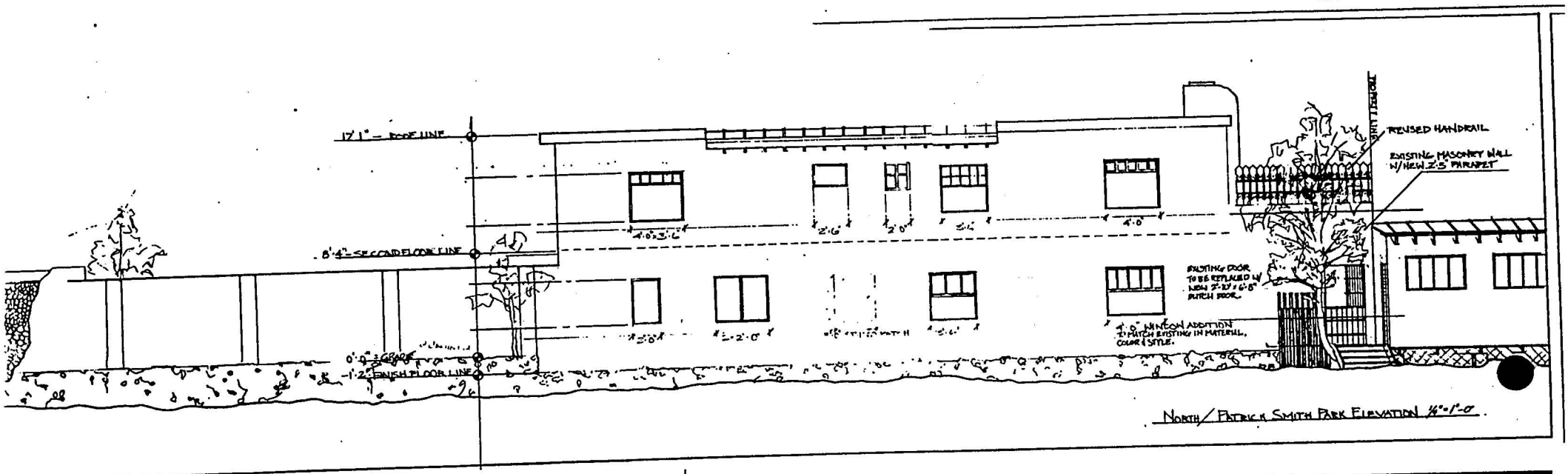
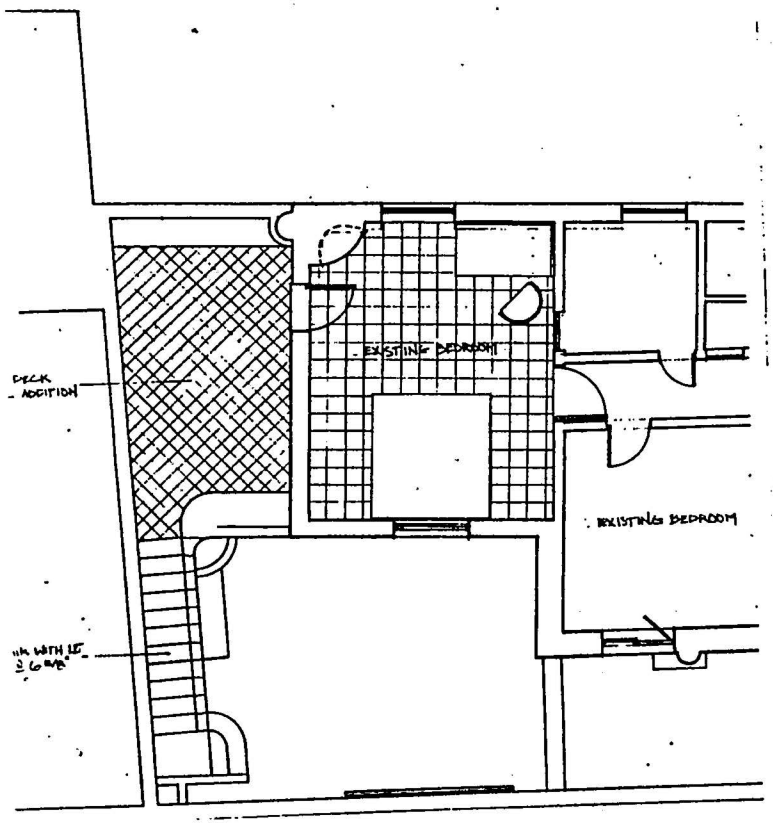

NOTE: ALL STUCCO TO MATCH EXISTING
EXISTING GARAGE DOOR TO BE OPENED W/ NEW SLIDING HD. DOOR.
EXISTING WD. DECK TO BE DEMOLISHED
EXIST'G WINDRAILS TO BE REUSED
PATRICK MITH PARK
ACEQUIA MADRE
EXISTING WD. DECK TO BE REBUILT
WALL AS EXISTING
DOOR AS EXISTING
ADDITION PHOTOGRAPHY WORKSPACE
EXISTING STORAGE SPACE REMODEL AS OFFICE
EXISTING BEDROOM
EXISTING LIVING ROOM
BRICK PAVERS
NEW STAIR
UP
10'-8" ADOBE WALL
9'-0" GARAGE OPENING
22'-0" ADOBE WALL
3'-1" DOOR OPENING
CANYON ROAD



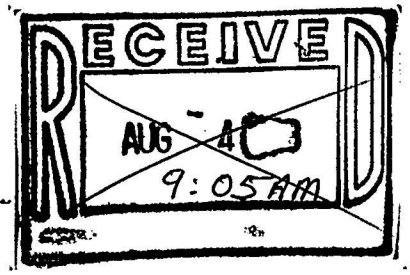

# Wales Addition.

## 1103 Canyon Rd.
## Santa Fe, NM. 87501

J. Greene, Designer

Aug 2, 1993

Proposal Submitted
8-6
10:52AM




**E X H I B I T (C)**

# HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval (XX)

Project Location: 1103 Canyon Rd.

| Owner: | Address: | Phone: |
|---|---|---|
| Dirk Wales | 1103 Canyon Rd. | 983-4344 |
| **Applicant:** | **Address:** | **Phone:** |
| Justin Greene | 1103 Canyon Rd. | 983 -4344 |

Project Proposal: Photography Studio and Office Addition

Public Visibility: North (XX) South (XX) East ( ) West ( )

New Construction: Single-Family Residence (XX) Multi-family Residence ( ) Commercial ( )

Other Construction: Demolition (XX) Remodel (XX) Addition (XX) Restucco ( ) Sign(s) ( ) Wall/Fence ( ) Antenna ( ) Solar ( )

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

Signature of Applicant or Owner — Aug 2, 1993 Date

**FOR OFFICIAL USE ONLY**

Date Received: 8-4-93 Case Number: H-93-170 Meeting Date 8-24-93

Historic District: Survey Number: Survey Area:

Age: Historic Significant ( ) Contributing ( )
Source: Status: Non Supporting ( )

**Ordinance Compliance Checklist:**

| SECTION | DESCRIPTION | | | COMPLIES YES | COMPLIES NO |
|---|---|---|---|---|---|
| 14-70.1 | Harmony ( ) | Proportion ( ) | Style ( ) | ( ) | ( ) |
| 14-70.9 | Harmony ( ) | Proportion ( ) | Style ( ) | ( ) | ( ) |
| 14-70.13 | Demolition | | | ( ) | ( ) |
| 14-70.14 | Minimum Maintenance Requirements | | | ( ) | ( ) |
| 14-70.15 | Signs | | | ( ) | ( ) |
| | Applicable District Standards | | | ( ) | ( ) |

Remarks:

# City of Santa Fe, New Mexico

# memo

**DATE:** April 14, 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

**FROM:** Amanda L. Romero, Senior Planner, Historic Preservation Division ALR

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**2026-012127-HDRB. 1379 Cerro Gordo Rd**., Downtown & Eastside Historic District, non-contributing, Steve McCormick, agent for Wendy Lau, owner, proposes to construct a 1,240 sq. ft. casita and 225 sq. ft. carport addition to a height of 11'-4" where the maximum allowable height is 21'-6".

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

____ District Standards & yard wall & fence standards.

____ 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

## STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Sections 14-4.6(E) 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 2026-012127-HDRB, for 1379 Cerro Gordo, 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)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

## BACKGROUND & SUMMARY:

This existing primary residence was built in 1989 and is non-contributing to the Downtown and Eastside Historic District. The existing residence is 2,047 sq. ft. The casita addition and carport will total 1,465 sq. ft.. The casita will be stuccoed with STO "Desert Sun", with windows in a "chutney" color, and all exposed wood will match existing wood finishes. The new garage door will be painted to match existing headers. The metal handrail will be in dark bronze to match the existing light features. The new drip edge along the carport will also be in dark bronze.

In addition, the applicant proposes to remove a coyote fence and retaining wall.

## PREVIOUS CASE SUMMARIES:

**HDRB:**
1998-010100224 Addition

**ADMINISTRATIVE:**
2021-004582-Admin (Re-Roof)
2021-006725-(Admin)
2021-004590-(Admin)

## APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Build a 1,240 sq. ft. casita and carport. Demolition of existing coyote fence and a retaining wall.

## 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. Minimum Maintenance Requirements

All historic landmarks and all buildings and structures in the historic districts shall be preserved against decay and deterioration and maintained free of structural defects. The owner or other person having legal custody and control of the building or structure shall repair such building or structure if any of the following defects are found:

1. Parts attached to a building or structure in a manner that they may fall and injure people or property;
2. Deteriorated or inadequate foundation;
3. Defective or deteriorated flooring or floor supports or flooring for floor supports of insufficient size to carry imposed loads safely;
4. Walls or parts of walls, partitions, gates, fences, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration or that are of insufficient size to carry imposed loads safely;
5. Ceilings or parts of ceilings, roofs, ceiling and roof supports, or other horizontal components that sag, split, or buckle due to defective material or deterioration, or that are of insufficient size to carry imposed loads safely;
6. Fireplaces or chimneys that list, bulge, or settle due to defective material or deterioration, or that are of insufficient size or strength to carry imposed loads safely;
7. Deteriorated, crumbling, or loose plaster or stucco;
8. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors;
9. Lack of weather protection or defective weather protection for exterior wallcovering, including lack of paint, or weathering due to lack of paint or other protective covering; or
10. Any fault or default in the building or structure that renders it structurally unsafe or not properly watertight.

## C. 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.

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions*. Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or designate a status for a structure that has no status designated.

b. 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."

c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

V. 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.

3. Review by Historic Districts Review Board Required

I. Except where this chapter provides for review by staff, the HDRB shall review all

applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.

II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.

III. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.

a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.

b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.

IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

4. Compliance with General and Specific Design Standards Required

All development located within the historic districts and subject to this section shall comply with all applicable general development standards set forth in Section 14-4.6E), *General Design Standards for All Historic Districts,* as well as any applicable specific development standards set forth in Section 14-4.6G), *Additional District-Specific Design Standards.*

## D. Exceptions

The HDRB may grant an exception to the regulations set forth in this section, provided that such exception does not exceed the underlying zoning, except when the board of adjustment grants a variance. Staff shall determine whether an exception to general design and preservation standards described in Section 14-4.6E is required and shall recommend that the HDRB approve, approve with conditions, or deny the exception.

l. Height

If an 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. If the HDRB approves a requested height exception, the applicant shall proceed to the Board of Adjustment or other applicable city body for consideration of the proposed variance, as described in Section 14-2.1H.1.

2. Design Standards

The HDRB may review and grant or deny requests for exceptions to all provisions of Section 14-4.6E, *General Design Standards for All Historic Districts* (except provisions regarding Height, Pitch, Scale, Massing, and Floor Stepbacks).

14-4.6G) for construction or alterations within the historic districts, and Section 14-7.61) for signs in historic districts. Exceptions are project-specific and do not apply to the subject property in perpetuity.

I. Procedure

When requesting exceptions, the applicant shall use the procedures for public notice and hearing in Section 0), unless the applicant also requests a variance to the underlying zoning. In such a case, the applicant for the historic ordinance exception shall not be required to publish a separate legal ad in the local newspaper. Publication of the agenda is still required.

II. Approval Criteria

To approve an exception, the HDRB shall make findings of fact that the applicant conclusively demonstrated that the requested exceptions comply with all the criteria listed as follows:

a. Do not damage the character of the district;
b. Are required to prevent a hardship to the applicant or an injury to the public welfare; and
c. 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.

3. Height, Pitch, Scale, Massing, and Floor Stepbacks

The HDRB is responsible for reviewing and granting or denying requests for exceptions from regulations in Section 14-4.6F. The HDRB may grant exceptions and impose conditions thereon to Section 14-4.6F) for the height of structures within the historic districts as specified in Section 14-4.6F.1).

Exceptions are project-specific and do not apply to the subject property in perpetuity.

I. Procedure

When requesting exceptions, the applicant shall use the procedures for public notice and hearing in Section 0), unless the applicant also requests a variance to the underlying zoning. In such a case, the applicant for the historic ordinance exception shall not be required to publish a separate legal ad in the local newspaper. Publication of the agenda is still required.

II. Approval Criteria

To approve an exception, the HDRB shall make findings of fact that the applicant conclusively demonstrated that the requested exceptions comply with all the criteria listed as follows:

a. Do not damage the character of the streetscape;
b. Prevent a hardship to the applicant or an injury to the public welfare;
c. 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. 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;
e. Are due to special conditions and circumstances which are not a result of the actions of the applicant; and
f. Provide the least negative impact with respect to the Purpose of this section as set forth in Section 14-4.6A.1.

## E. 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 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.

## F. 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.

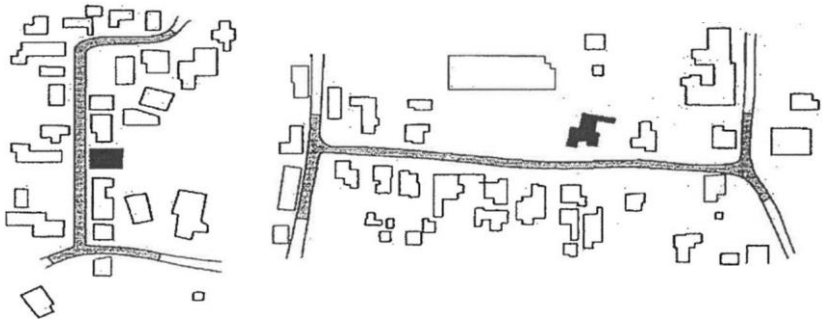


**Figure 4.6-1: Truncation by an Intersecting Block or Visual Intrusion**

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.

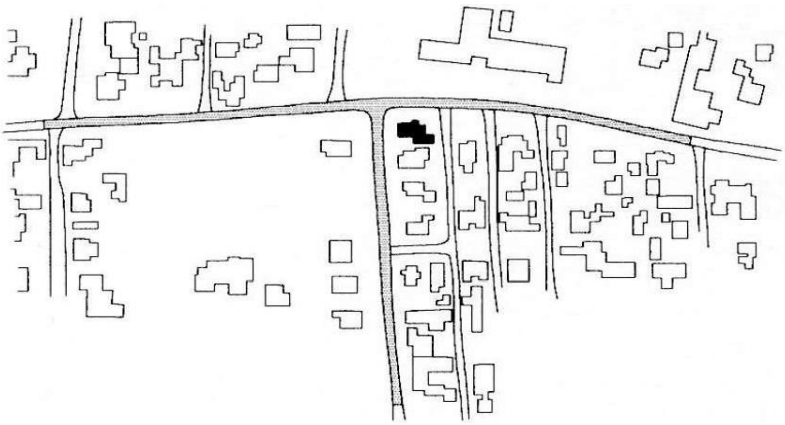


**Figure 4.6-3: Frontage on More than One Street**

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.

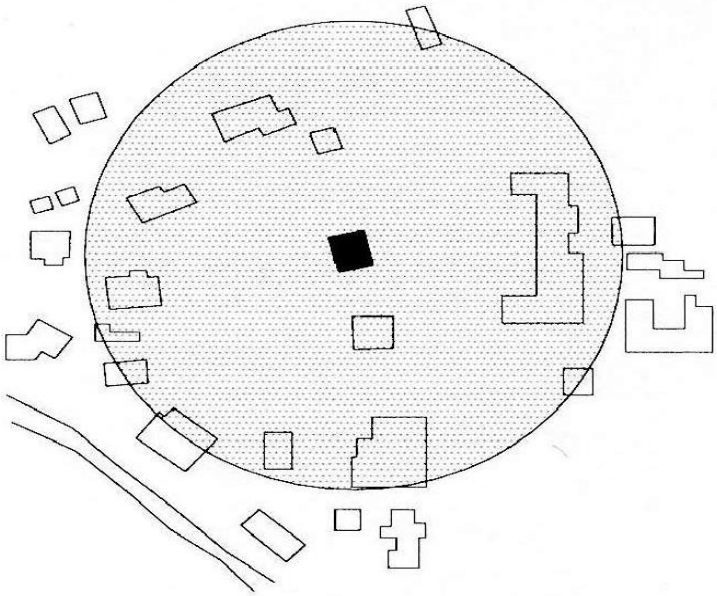


**Figure 4.6-4: Interior Lot with No Street Frontage**

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.

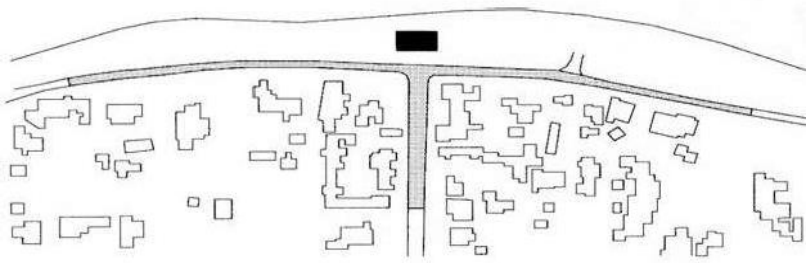


**Figure 4.6-5: Location at a 'T' Intersection**

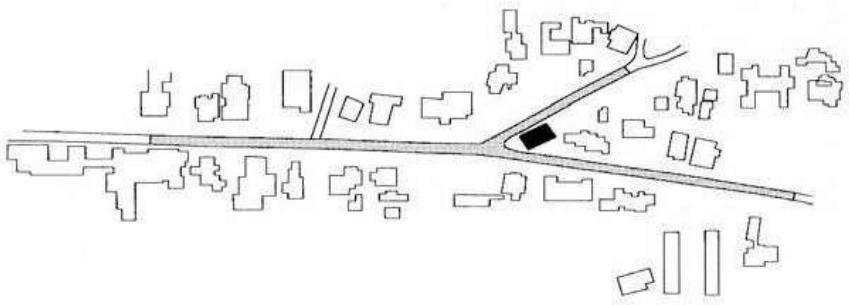


**Figure 4.6-5: Location at a "Y" Intersection**

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.

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.

## 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 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.

McCormick Architects LLC
1611 Paseo de Peralta
Santa Fe, NM 87501
505.699.6199

March 10th, 2026

Historic Review Board
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: 1379 Cerro Gordo

Dear Historic Review Board:

We are applying to build a 1,240 square foot casita and carport at the above address. The new construction will extend the footprint of the house to the north. The original house was built in 1989 and was added onto in 2000. The construction will require demolition of an existing coyote fence and a retaining wall.

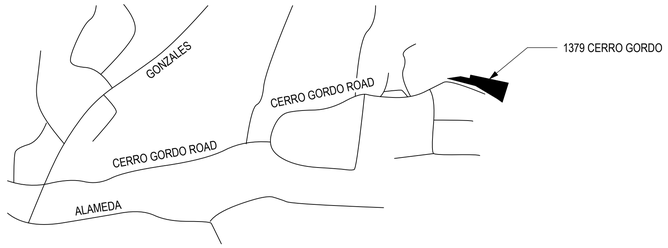
The stucco at the proposed construction will be Sto "Desert Sun" to match existing. The proposed windows are Kolbe "Chutney" to match existing. All exposed wood is stained Olympic "semi-transparent Cedar" to match existing. We propose that the garage door is steel painted to match the exposed headers. The new handrail is "dark bronze" steel to match the light fixtures. The drip edge at the new awning is also "dark bronze".

Thank you for your consideration,

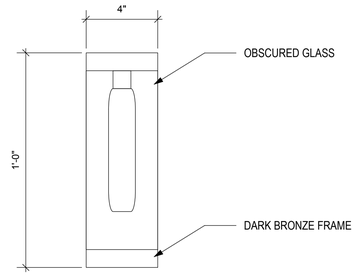


3.10.26

Steve McCormick date




1 VICINITY MAP
NO SCALE




2 LIGHT FIXTURE
3" = 1'

0 1 2 3

SCOPE OF WORK:

ADD NEW CASITA AND CARPORT TO EXISTING RESIDENCE

CODE DATA

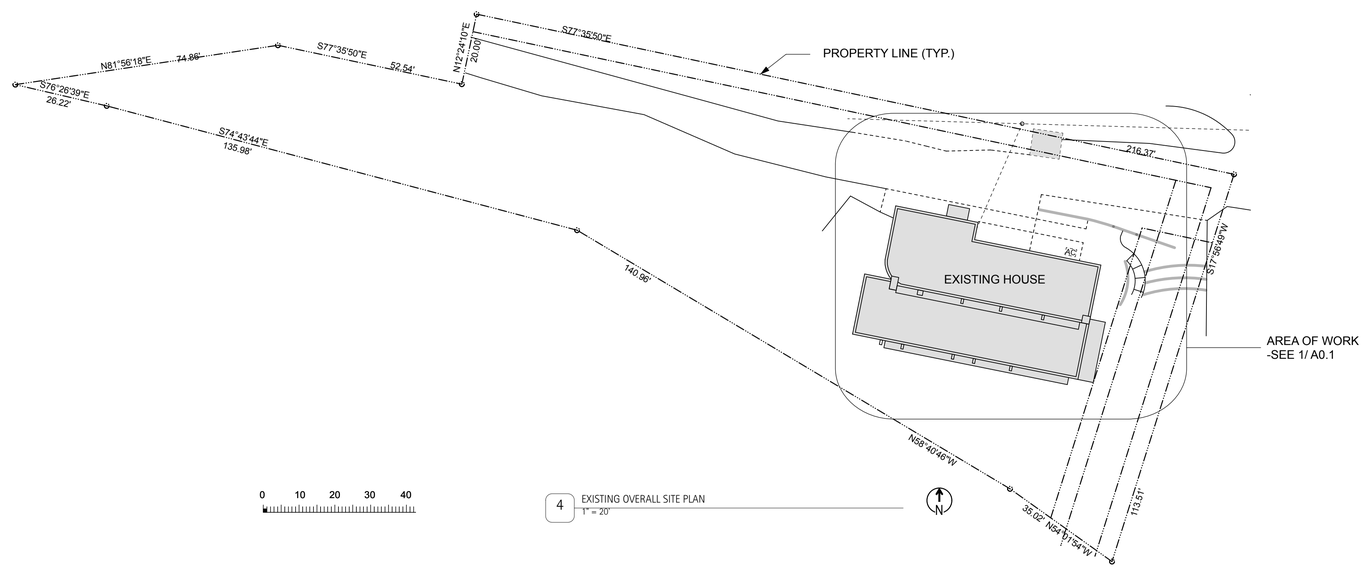
| | |
|---|---|
| BUILDING CODE: | 2021 IRC |
| JURISDICTION: | SANTA FE CITY LAND DEVELOPMENT LAWS |
| ZONING: | DOWNTOWN AND EAST SIDE R1 |
| OCCUPANCY: | SINGLE FAMILY RESIDENTIAL |

| | |
|---|---|
| LOT SIZE | 18,814 |
| EXISTING HOUSE | 2,047 |
| PROPOSED CARPORT | 502 |
| PROPOSED CASITA | 545 |
| TOTAL PROPOSED | 1,047 |
| EXISTING + PROPOSED | 3,094 |
| LOT COVERAGE | 3,094/ 18,814 = 16% |

NEW IMPERVIOUS SURFACE:
NEW ROOFED IS 1047 SQFT X .16 = 168 CUFT -SEE 2/A0.1

PARKING:
ONE RESIDENCE AND ONE GUEST HOUSE = 3 SPACES REQUIRED AND PROVIDED

BUILDING SETBACKS:
5' SIDE (10'-1" PROVIDED) AND 15' REAR (28'-5 5/8" PROVIDED)




0 10 20 30 40

4 EXISTING OVERALL SITE PLAN
1" = 20'

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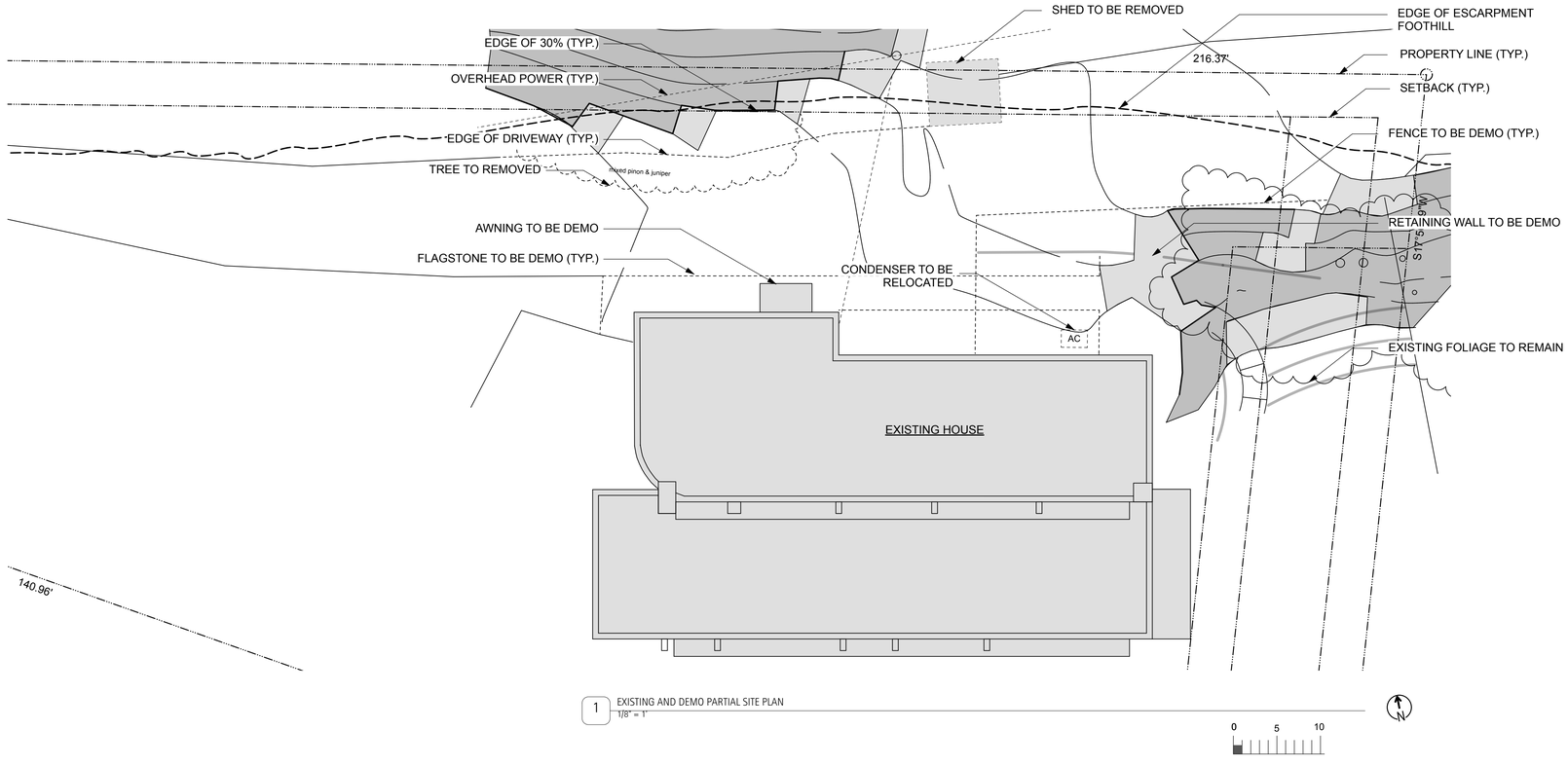
STATE OF NEW MEXICO
STEPHEN C. McCORMICK
No. 004411
REGISTERED ARCHITECT

ADDITION AT 1379 CERRO GORDO
SANTA FE

HISTORIC REVIEW DRAWINGS
MARCH 2ND, 2026

A0.0

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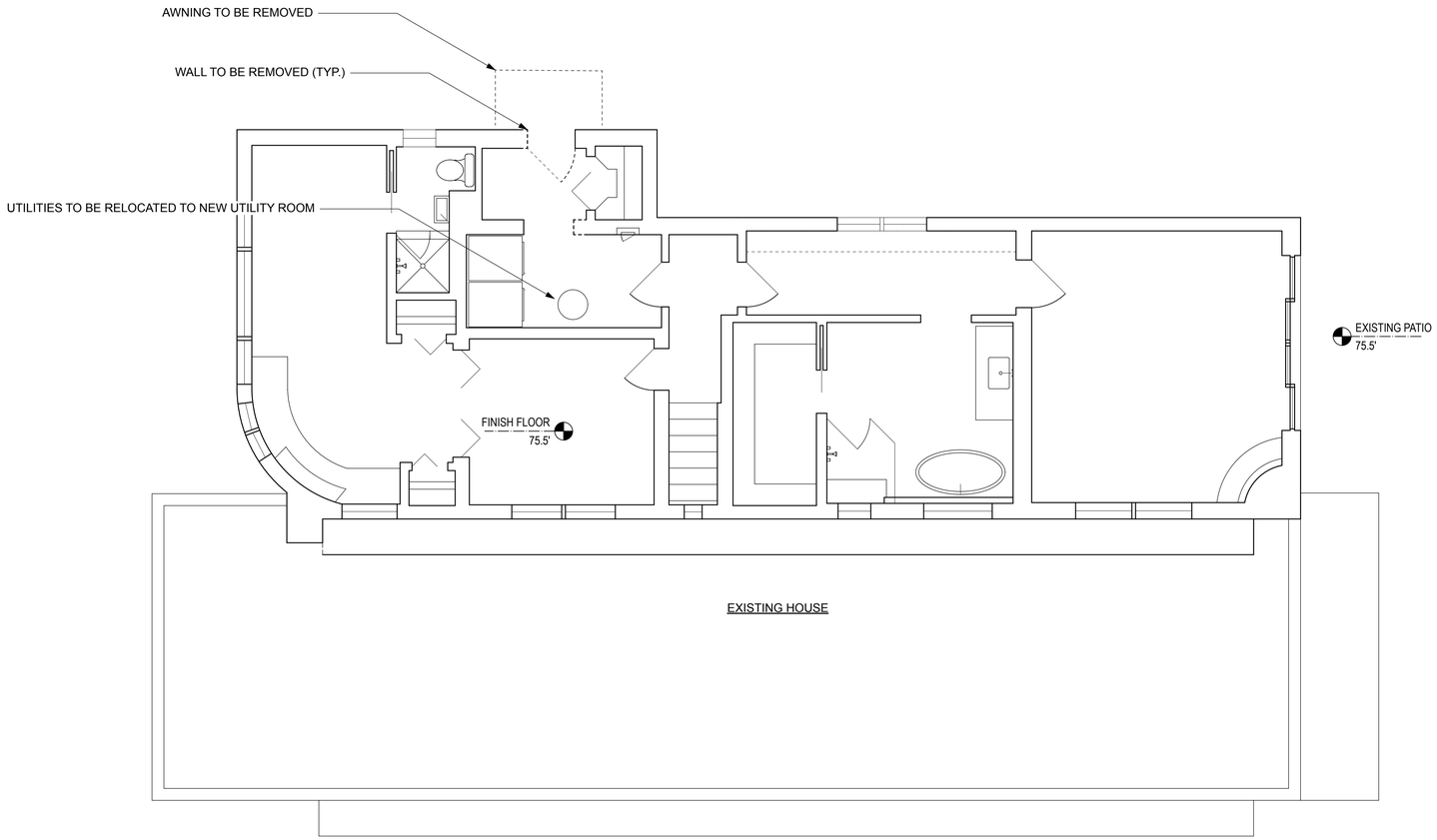
# A0.1




1 EXISTING AND DEMO PLAN
1/4" = 1'

0 5 10

N

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# ADDITION AT 1379 CERRO GORDO
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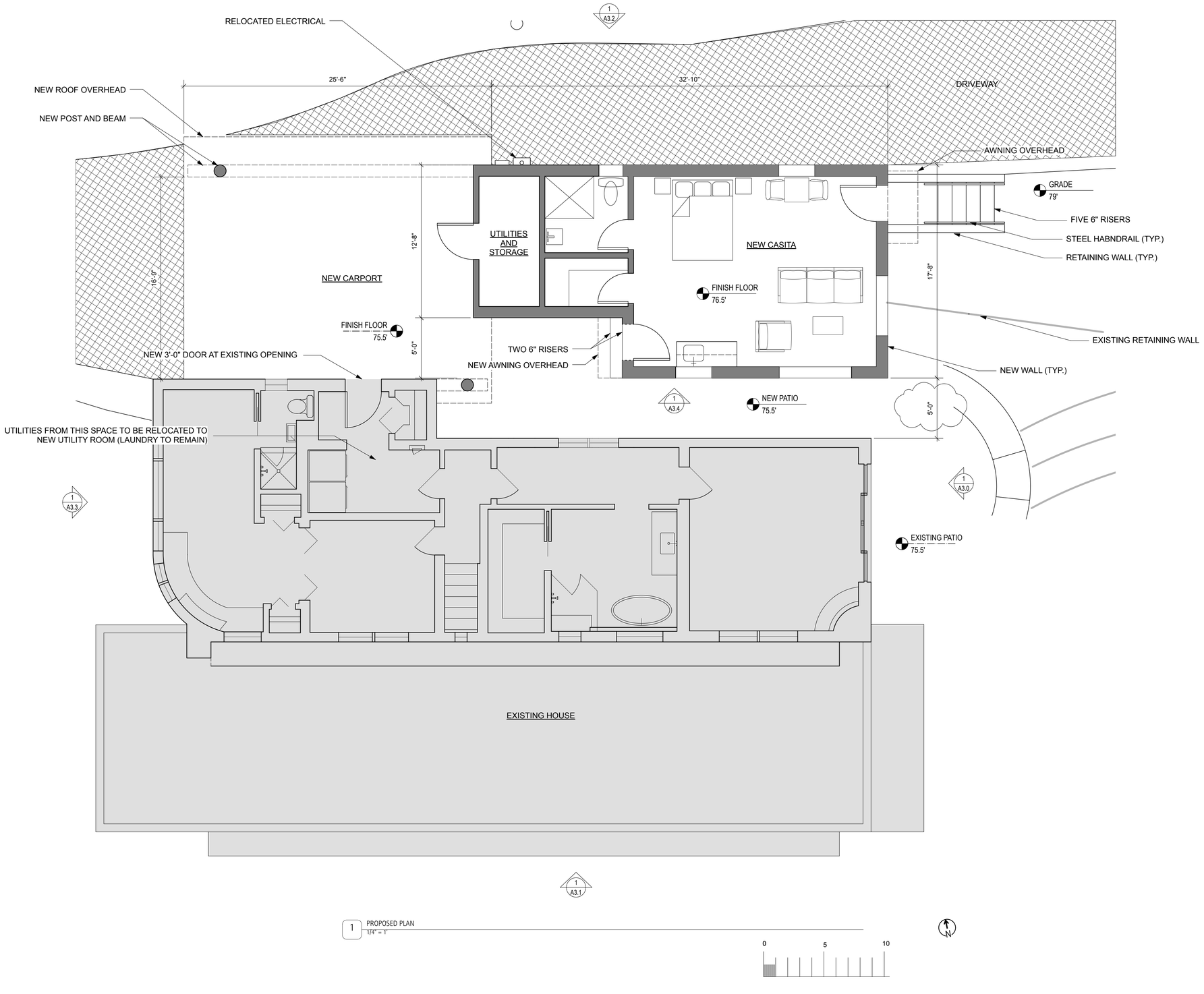


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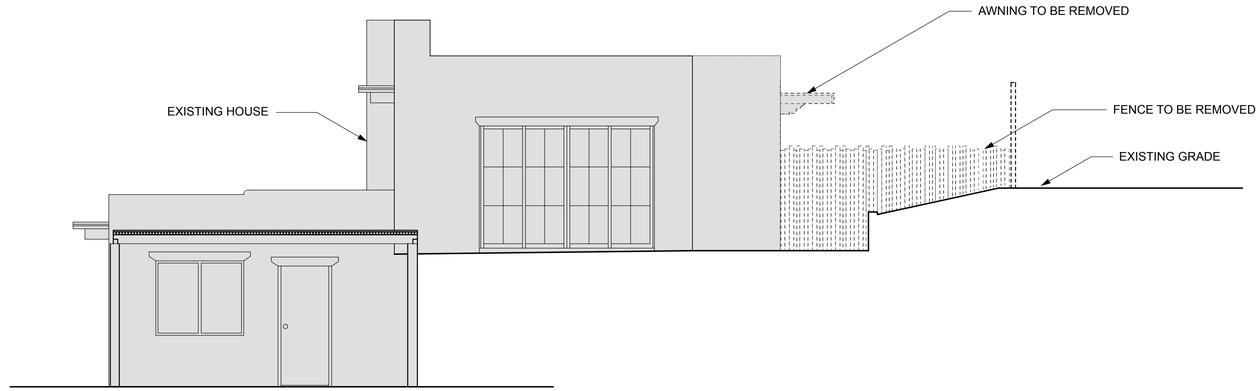
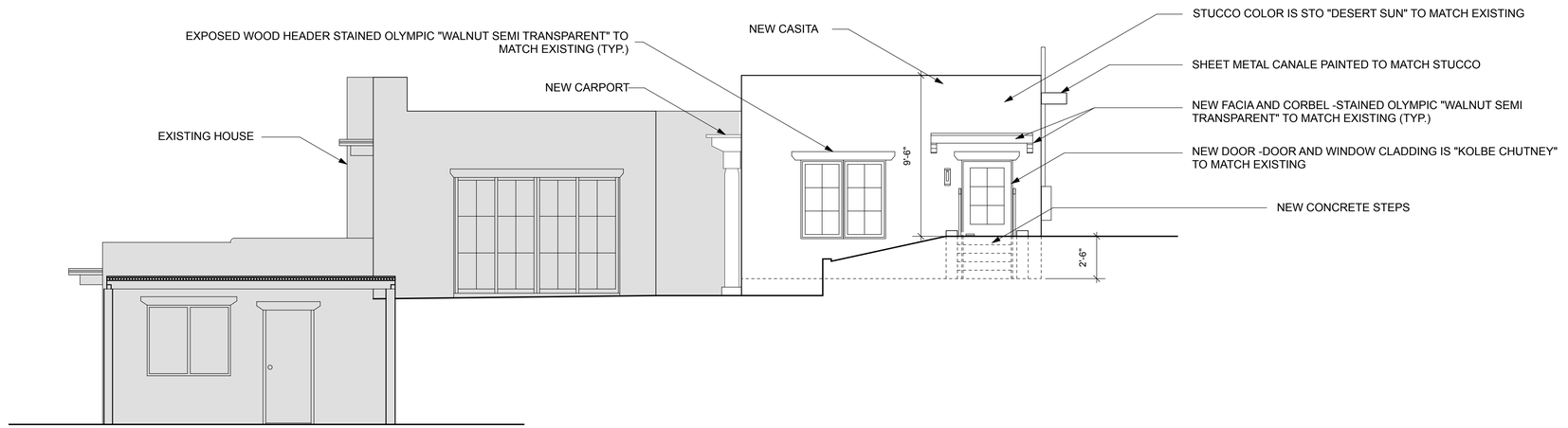



1 EXISTING EAST ELEVATION
1/4" = 1'

0 5 10




2 PROPOSED EAST ELEVATION
1/4" = 1'

0 5 10

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# ADDITION AT 1379 CERRO GORDO
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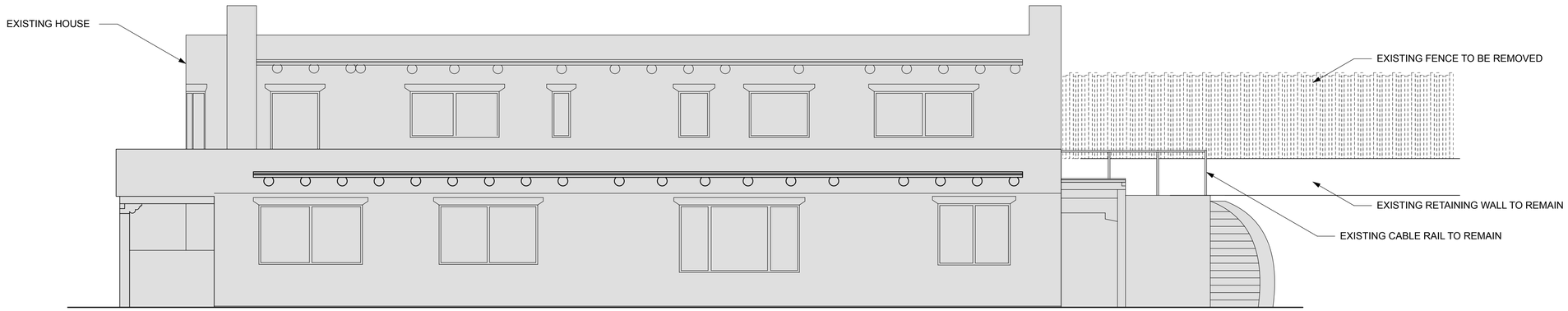
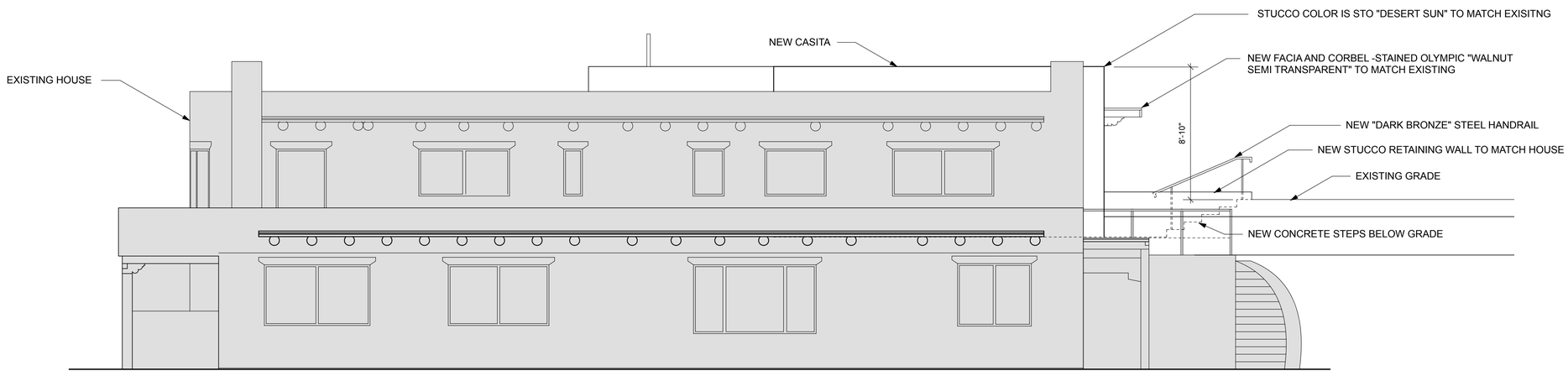
# A3.0




1 EXISTING SOUTH ELEVATION
1/4" = 1'

0 5 10




2 EXISTING SOUTH ELEVATION
1/4" = 1'

0 5 10

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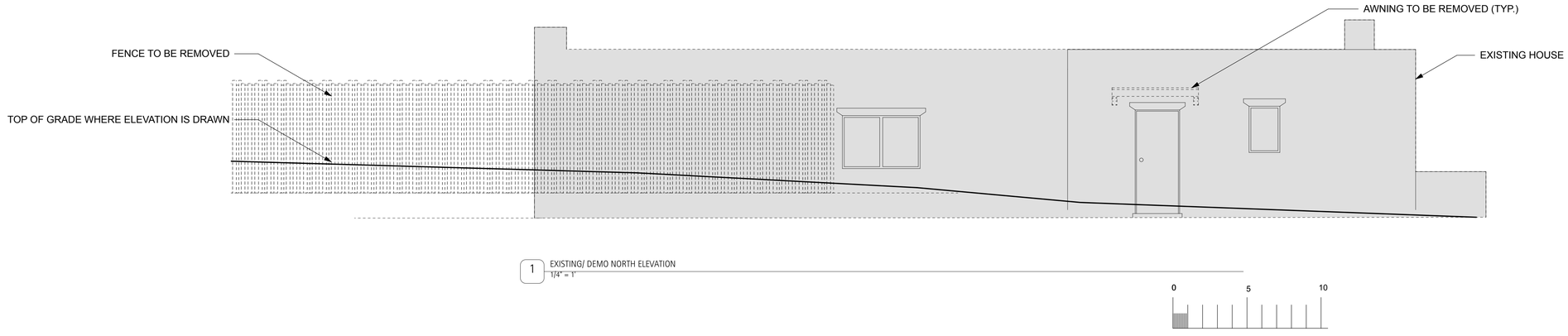
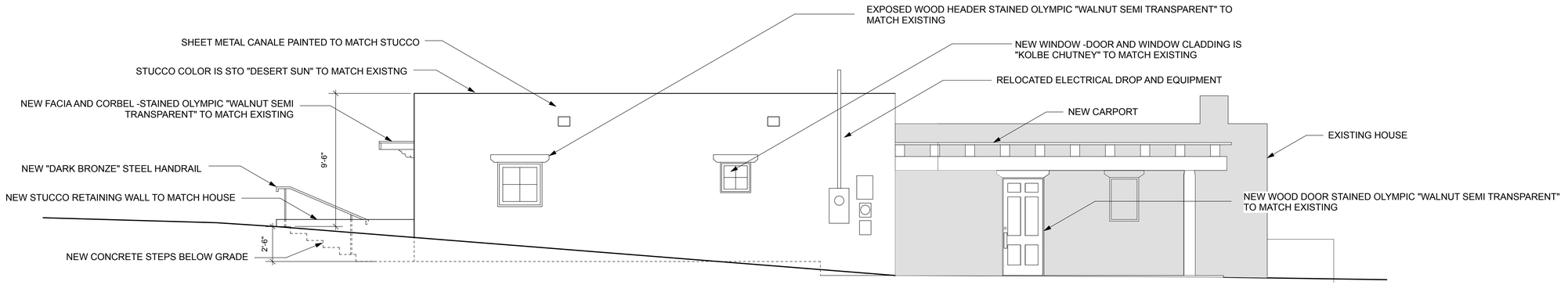



1 EXISTING/ DEMO NORTH ELEVATION
1/4" = 1'

0 5 10




2 PROPOSED NORTH ELEVATION
1/4" = 1'

0 5 10

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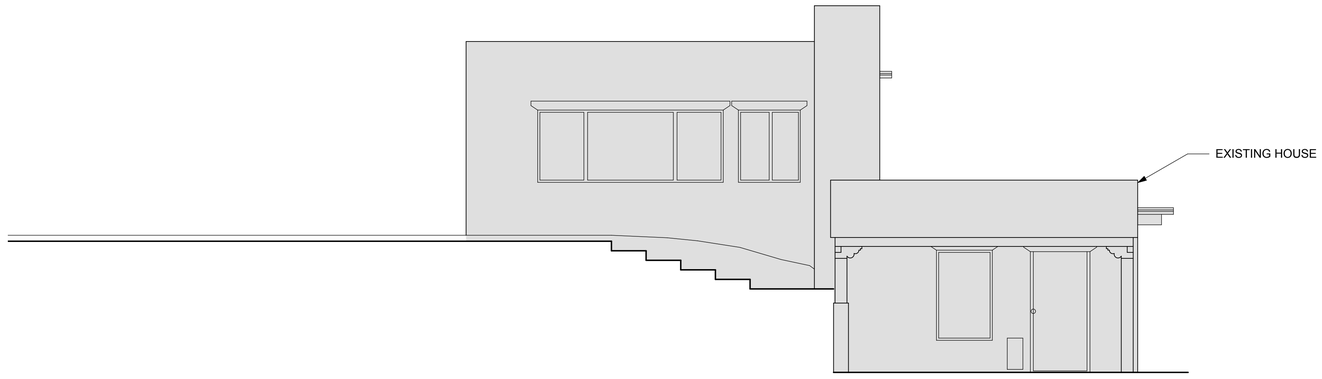


1 EXISTING WEST ELEVATION
1/4" = 1'

0 5 10




2 PROPOSED WEST ELEVATION
1/4" = 1'

0 5 10

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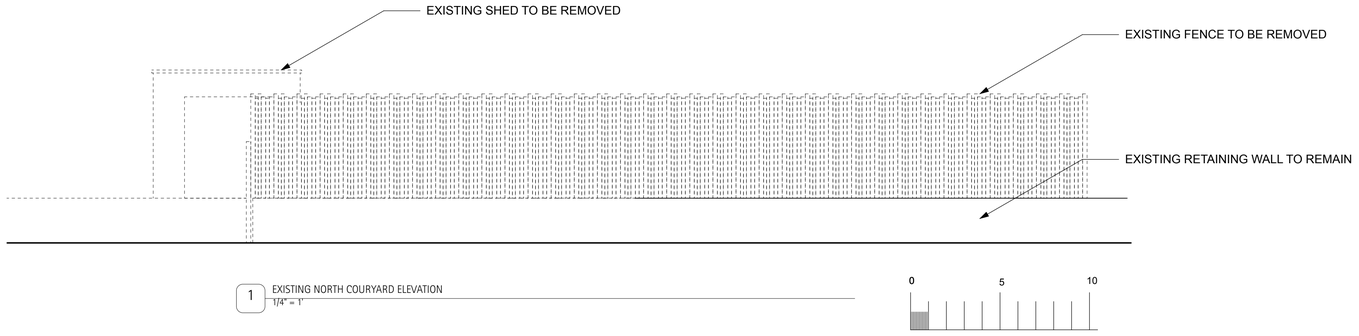
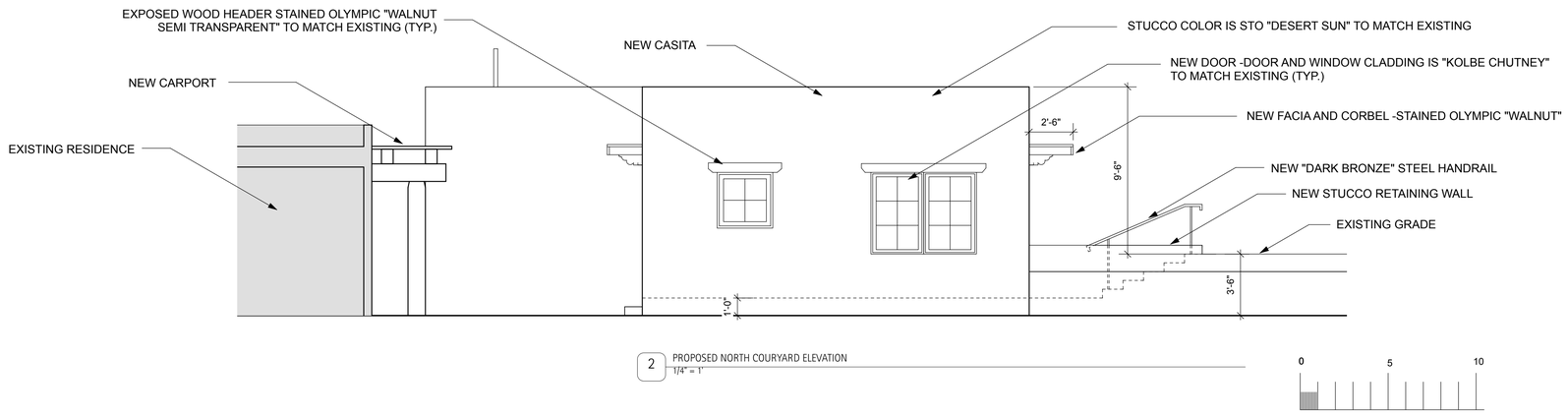



1 EXISTING NORTH COURYARD ELEVATION
1/4" = 1'




2 PROPOSED NORTH COURYARD ELEVATION
1/4" = 1'

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A3.4



1 EAST ELEVATION
NO SCALE



2 SOUTH EAST ELEVATION
NO SCALE



3 NORTH ELEVATION
NO SCALE







4 VIEWS FROM CERRO GORDO
NO SCALE



5 WEST ELEVATION
NO SCALE

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ADDITION AT 1379 CERRO GORDO
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PH 1.0



1 KOLBE "CHUTNEY"
NO SCALE



2 DARK BRONZE
NO SCALE



3 OLYMPIC "SEMI TRANSPARENT WALNUT"
NO SCALE



4 STO "DESERT SUN"
NO SCALE

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ADDITION AT 1379 CERRO GORDO
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HISTORIC REVIEW DRAWINGS
MARCH 2ND, 2026

# MAT 1.0

# Preliminary Zoning Review Worksheet

**City of Santa Fe Land Use Department**

| **To Be Completed By Applicant:** | **Site Address:** |
|---|---|
| **Date Submitted:** 2/10/26 | 1379 CERRO GORDO |
| **Property Owner of Record:** WENDY LAU | **Proposed Construction Description:** |
| **Applicant/Agent Name:** STEVE MCCORMICK | NEW CARPORT AND CASITA AT EXISTING RESIDENCE |
| **Contact Person Phone Number:** (505) 699-6199 | **TOTAL ROOF AREA:** 3,094 |

**Zoning District**: R1

**Overlay**: ☒ Escarpment VERY SMALL PORTION IN THE FOOTHILLS
☐ 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 SEE ATTACHED SLOPE ANALYSIS

**Lot Coverage :** 16% %
☐Open Space Required:_____

**Setbacks**:
EXISTING Front: 14'-6" Minimum: 7'
2nd Front? 126'
Proposed Rear: 28'-5 5/8" nimum: 15'
Proposed Sides: L 10'R___ Minimum: 5'-1"

**Height**: Proposed 13'-0"
Maximum Height: 14'-0" or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

**Parking Spaces**:
Proposed 3 Accessible_____
Minimum: 3

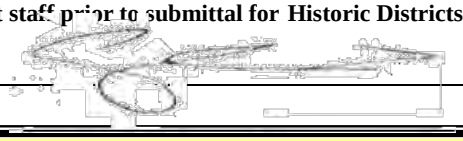
**Bicycle Parking****:
Proposed:_____ Minimum:_____
** Commercial Requirement

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

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

STEVE MCCORMICK [☐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** 2/10/2026 **DATE**

**To Be Completed By City Staff:** PAR2026-012020

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

**Zoning Approval:**
☒ **Preliminary Approval ☐with conditions ☐ Rejected**
Comments/Conditions:_____

**REVIEWER:** Rebekah Clouser **DATE:** 3/5/2026

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

Revised 20 November 2020

FULL SCALE

# City of Santa Fe

**LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION**

# ADMINISTRATIVE APPROVAL

***THIS IS NOT A CONSTRUCTION PERMIT***

***DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.***

**Date:** June 29, 2018

**To:** **BUILDING PERMIT DIVISION**

**From:** **David Rasch, HPD Planner Supervisor:** DR (STAFF INITIALS)

**Nicole Ramirez Thomas, HPD Planner Senior** NRT (STAFF INITIALS)

**Date Submitted:** June 19, 2018

**Contact Name:** Mark Mortier

**Phone Number:** 505-231-5989

*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:** 1379 Cerro Gordo

**Description of Proposed Work:**

- Delete yard wall + coyote fence on the north.
- Move window "E" to be 3'-4½" from the corner. The window is not publicly visible.
- Trim color will be "Blue."
- Courtyard surface will be flagstone.
- Hot tub added
- West courtyard wall height will be 5'-6" not 6'-0" as approved

☒ **I agree to the conditions of approval above.**

MARK MORTIER — **Print Name** — **Signature** — 6/29/18 — **Date**

## PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

| | | |
|---|---|---|
| ☑ Yes | ☐ No | PERMIT or PERMIT REVISION REQUIRED NHRT |
| ☑ Yes | ☐ No | ROUTE TO HISTORIC DIVISION NHRT |
| ☑ Yes | ☐ No | INTERIM HISTORIC INSPECTION NHRT |
| ☑ Yes | ☐ No | FINAL HISTORIC INSPECTION NHRT |

**MARK L MORTIER**
ARCHITECT

June 19, 2018

Nicole Ramirez-Thomas
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504

RECEIVED
JUN 19 2018
BY:_____

RE: 1379 Cerro Gordo
Case Number: H-18-045

Nicole:

As I mentioned to you a while ago, the Owners of this property wish to make some changes to the design of the above captioned project, that was submitted and approved by the Board on May 8, 2018. These changes are minor in nature, and are as follows:

- The Owners would like to change the trim color from the purple color that was approved, to a blue color: Dunn Edwards DE5850 – "Wandering River." A sample color chip is attached.
- The height of front (west) courtyard wall has been reduced from 6'-0" tall to 5'-6". The height of the wall over the gate is still the same.
- The north wall of the courtyard has been deleted. The west portion of the coyote fence (where it returned to the northwest corner of the new structure), has been deleted.
- The hall window, designated as "E" on the attached plan, has been moved from 2'-9" east of the nearest building corner, to 2'-4-1/2".
- The retention pond shown in the courtyard has been moved to the southwest, out of the courtyard.
- The courtyard surface has been changed to flagstone, and the Owners may add a hot tub in the courtyard at some time in the future.
- Exterior wall sconces have been added to the exterior elevations. Not approved – needs to provide design/style

I have attached a revised proposed site plan, floor plan, and exterior elevations, with the changes noted in red. You can compare these to the original drawings submitted for approval.

Note that the actual front gate, as well as the wall sconces have not been designed or selected. Once they are we will submit them to you, under separate cover, for approval.

Let me know if you need anything else.

Sincerely,

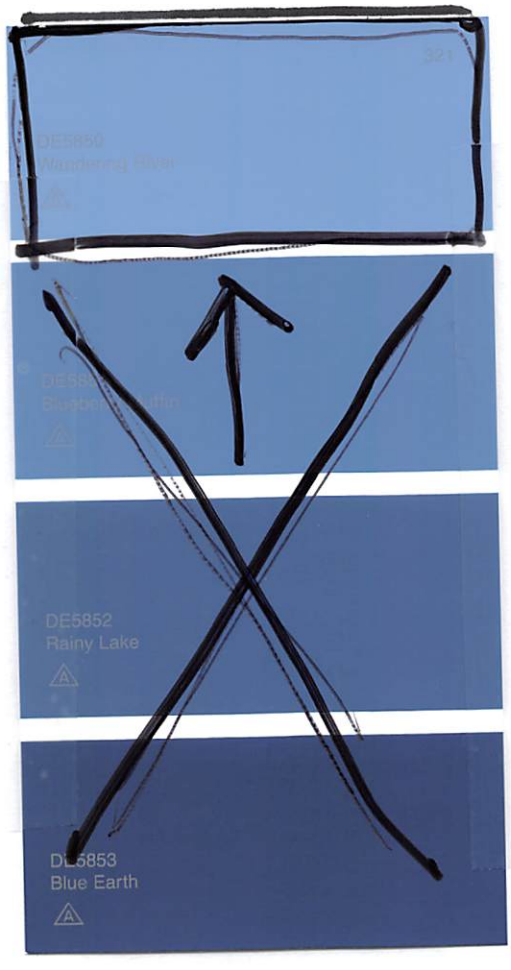
Mark Mortier

attachments

MARK L MORTIER – ARCHITECT LLC
1936 CERROS COLORADOS • SANTA FE, NEW MEXICO 87501 • (505) 231-5989
marklmortierarchitect.com • marklmortier@gmail.com

**MARK L MORTIER**
ARCHITECT

PROPOSED REVISED TRIM COLOR
1379 CERRO GORDO
CASE # H-18-045

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marklmortierarchitect.com • marklmortier@gmail.com

# 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:** October 23, 2018

**To:** BUILDING PERMIT DIVISION

**From:** Nicole Ramirez Thomas, HPD Planner Supervisor NRT
STAFF INITIALS

*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.*

**Date Submitted:** October 22, 2018

**Contact Name:** Marie Mortier

**Phone Number:** 231-5989

**Project Address:** 1379 Cerro Gordo

**Description of Proposed Work:**

Delay construction of the guest house. Other approved modifications to the property will still take place. See attached letter.
(Admin request letter)

PA ☐ **I agree to the conditions of approval above.**

**Print Name** | **Signature** | **Date**

**PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS**

| | | |
|---|---|---|
| ☑ Yes ☐ No | PERMIT or PERMIT REVISION REQUIRED | ~~NRT~~ |
| ☑ Yes ☐ No | ROUTE TO HISTORIC DIVISION | NRT |
| ☑ Yes ☐ No | INTERIM HISTORIC INSPECTION | NRT |
| ☑ Yes ☐ No | FINAL HISTORIC INSPECTION | NRT |

**MARK L MORTIER**
**ARCHITECT**

OCT - 2 2018
BY:_____

October 21, 2018

Nicole Ramirez-Thomas
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504

RE: 1379 Cerro Gordo
Case Number: H-18-045

Nicole:

As I mentioned to you a while ago, the Owners of this property wish to make some changes to the design and phasing of the above captioned project, which was submitted and approved by the Board on May 8, 2018, and revised on June 19, 2018. These changes are as follows:

- Delay construction of the new guesthouse, portal, electrical service modifications, and related terrain management work for the foreseeable future.
- Remove the existing fence, as previously approved.
- Remove only the larger of the existing storage sheds, not all three that were previously approved.
- Remove existing brush and elms, including stumps and roots, and generally smooth out and clean up grading and surfaces of upper portion of property.
- Construct the front wall and entry gate, and backfill the back side of it, as was previously approved. Extend the front wall a couple of feet to the rock outcropping to the north.
- Construct a portion of the coyote fence that was previously approved. Hinge a short section on the north to control access.
- Construct portions of new flagstone walkways and paving that were previously approved, only to the extent to provide a walkway from the front gate, along the north side of the existing residence, and to the steps on the east side of the property.
- Revegetate and mulch disturbed areas.

I have attached a revised proposed site plan, floor plan, and exterior elevations, with the changes noted in red. You can compare these to the original drawings submitted for approval.

Note that the actual front gate, as well as the wall sconces have not been designed or selected. Once they are we will submit them to you, under separate cover, for approval.

Let me know if you need anything else.

Sincerely,

Mark Mortier

attachments

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MARKER STAKE-BOLMS

RECEIVED
OCT 22 2018
BY:

DIRT/GRAVEL DRIVEWAY

WELL COVER

NEW DEDICATED PARKING SPACE FOR GUESTHOUSE

~~REMOVE EXISTING SERVICE DROP AND RELOCATE TO NORTH SIDE OF GUEST HOUSE. THEN CONNECT TO MAIN HOUSE THROUGH CONDUIT~~

~~NEW ELECTRIC METER AND DISCONNECT~~

EDGE OF ROCK OUTCROPPING

~~NEW COURTYARD~~

NEW 6-FOOT TALL COYOTE FENCE ON PROPERTY LINE

EXTEND WALL TO ROCK OUTCROPPING

THIS SECTION OF WALL REMOVED IN PREVIOUS APPROVED REVISIONS

OVERHEAD POWER LINE

SIDE SETBACK

OVERHEAD POWER LINE SETBACK

DIRT-ROCK DRIVEWAY

THIS SECTION HINGED

LINE OF ESCARPMENT OVERLAY ZONE

TRACT C-1

AREA: 18,814 SQ. FT. OR
0.432 ACRES±

NEW STUCCO COVERED WALL

NEW PERVIOUS FLAGSTONE WALKWAYS

~~NEW RETENTION POND~~

~~NEW PORTAL WITH FLAGSTONE FLOOR~~

~~REMOVE EXISTING SHED ROOF AND CONCRETE STOOP. ELECTRIC METER AND DISCONNECT. CONNECT NEW GUESTHOUSE TO EXISTING BUILDING WITH NEW PORTAL~~

NEW GUESTHOUSE

5'-0"

15'-0"

REMOVE EXISTING FENCE

REAR SETBACK

EXISTING STONE WALLS AND STONE RIP-RAP ON SLOPE

~~TWO NEW RETENTION PONDS FIT INTO EXISTING LANDSCAPING, ROCK RETAINING WALLS, AND ROCK RIP RAP~~

EXISTING FLAGSTONE STEPS

PVC PIPE RISER

EXISTING HOUSE
1379 CERRO GORDO

NOT BUILDING GUESTHOUSE OR PORTAL, OR MODIFYING EXISTING PORCH OR ELECTRIC SERVICE

ONLY DOING A SMALL AMOUNT OF FLAGSTONE PAVING TO CREATE A PATH FROM GATE TO STEPS ON EAST

ONLY REMOVING THIS SHED

REMOVE NON-HISTORIC EXISTING SHED AND FENCE - CREATE NEW LANDSCAPED SPACE BETWEEN BUILDINGS WITH PERVIOUS FLAGSTONE PAVING

N/F CITY OF SANTA FE
U.P.C. NO. 1-056-099-082-037

TRACT B, PLAT BOOK 8, PAGE 218

20' UTILITY EASEMENT

WATER METER

GAS METER

AMENDED 10/21/2018

ROOFED (IMPERVIOUS) AREA = 1011 SQUARE FEET
(STORMWATER RETENTION REQUIRED = 1011 X .16 = 162 CUBIC FEET
HEATED AREA = 788 SQUARE FEET
(HOUSE = 593 SQUARE FEET, WORKSHOP = 195 SQUARE FEET

## ENLARGED PROPOSED SITE PLAN

1" = 10'

0 1 5 10 20

**NOT FOR CONSTRUCTION**

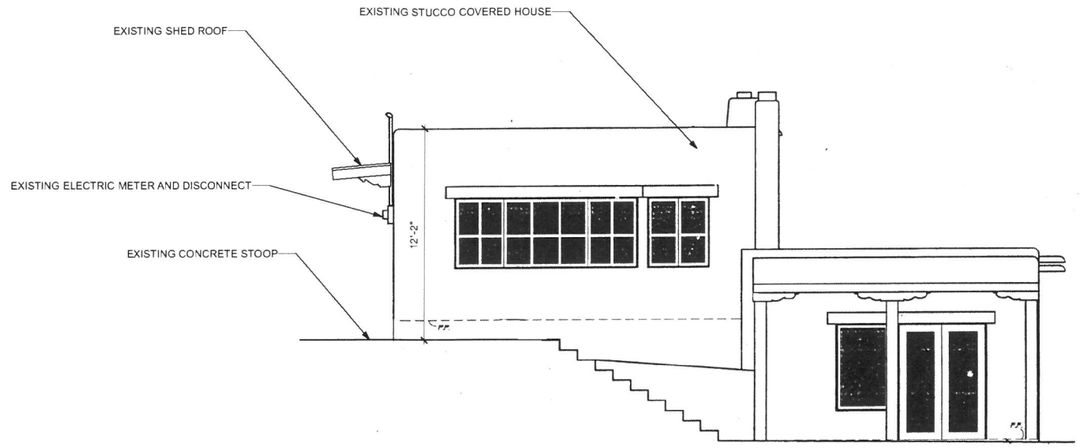

MARK L MORTIER - ARCHITECT LLC
1936 CERROS COLORADOS, SANTA FE, NM 87501
(505) 231-5989 marklmortier@gmail.com
marklmortierarchitect.com


DICKASON GUEST HOUSE
1379 CERRO GORDO
SANTA FE, NEW MEXICO

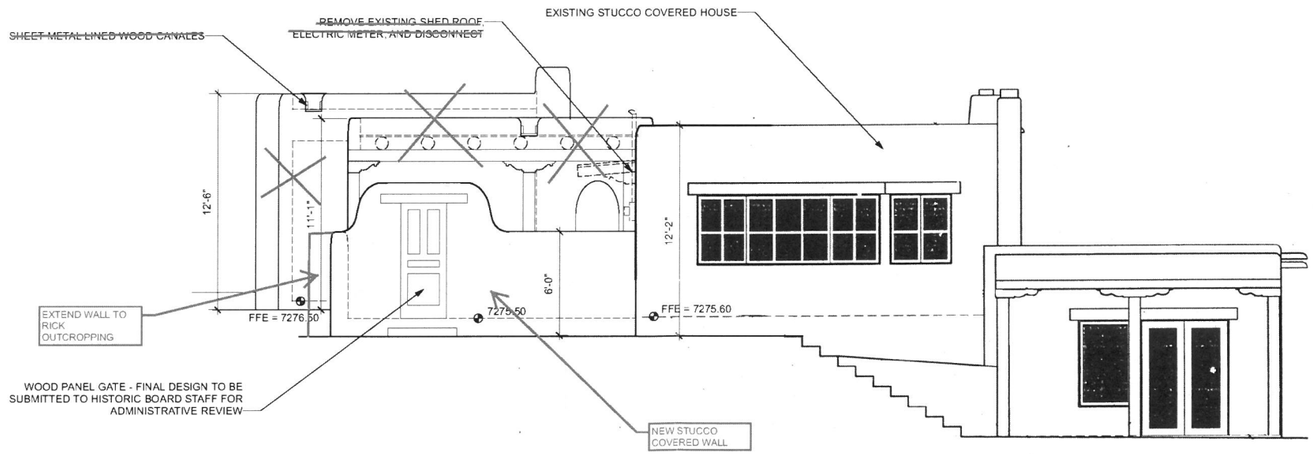
4/11/2018

A4

RECEIVED
OCT 22 2018
BY:




**EXISTING WEST ELEVATION**




**PROPOSED WEST ELEVATION**

GENERAL FINISH NOTES:

-WALLS - EARTH TONE CEMENT STUCCO - CUSTOM COLOR BLEND TO MATCH EXISTING. SEE COLOR SUBMITTAL.
-EXPOSED WOOD - CLEAR STAINED AND SEALED TO MATCH EXISTING. SEE COLOR SUBMITTAL.
-WINDOWS AND DOORS - STOCK MANUFACTURED WOOD WINDOWS AND FRENCH DOORS, WITH SIMULATED DIVIDED LIGHTS, PAINTED TO MATCH EXISTING, WITH EXPOSED WOOD LINTELS
-WROUGHT IRON - STRAIGHT SQUARE OR RECTANGULAR SECTIONS, BLACK OXIDIZED FINISH

AMENDED 10/21/2018

**NOT FOR CONSTRUCTION**

0 1 2 4 8

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DICKASON GUEST HOUSE
1379 CERRO GORDO
SANTA FE, NEW MEXICO

4/11/2018

A7

7 OF 12

# City of Santa Fe

Land Use Department | Historic Preservation Division

## Administrative Approval

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**Date:** December 13, 2021

**To:** Building Permit Division

**From:** Gary Moquino

*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:** 1379 CERRO GORDO RD, Santa Fe, NM 87501

**Case Number:** 2021-004582--ADMIN

**Contact Name:** Jessica Vrendenburg

**Phone Number:** 503-954-7793 **Email:** jessica.vrendenburge@positiveenergysolar.com

**Approved Scope of Work:** *Install roof mounted solar array as submitted.*

**Conditions of Approval:** *Solar panels must not be publicly visible and there shall be no publicly visible rooftop appurtenances.*

*No other work approveed at this time.*

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

**FINAL HISTORIC INSPECTION**

# City of Santa Fe

Land Use Department | Historic Preservation Division

## Administrative Approval

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**Date:** April 27, 2023

**To:** Building Permit Division

**From:** Paul Duran

*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:** 1379 CERRO GORDO RD, Santa Fe, NM 87501

**Case Number:** 2023-006725--ADMIN

**Contact Name:** EFRAIN CUNA

**Phone Number:**

**Email:** EFRAIN@RODRIQUEZANDSONSCONSTRUCTION.COM

**Approved Scope of Work:** *The general scope of work is to remove and replace existing wood painted windows with Andersen E-Series, Cinnamon Toast 2604 finish and a couple of 100 Series Fiberglass finish windows and specifically per window. On the Upper Level, North side of the existing residence, we will create a new opening to install a window. On the East side of the upper level, we will remove the existing window and door, and replace them with a four (4) panel glass door. On the South and West sides, we will remove and replace six (6) and four (4) windows, respectively, at current openings. Lower Level, East, South, and west sides, we will replace one (1), four (4), and one (1), accordingly, windows at existing openings. Following the replacement of the window and glass door package, we plan on doing a complete elastomeric with 4oz embedded mesh Sto re-stucco system. From the color chart the closest match is Pueblo, but we will provide samples for owner approval.*

**Proposed Changes:** *Remove old windows and install new divided light windows, install new glass door under portal, and re-stucco the entire house with elastomeric stucco with an El Rey "Pueblo" color.*

**FURTHER ACTIONS REQUIRED:** ROUTE TO HISTORIC DIVISION

INTERIM HISTORIC INSPECTION

FINAL HISTORIC INSPECTION

# City of Santa Fe

Land Use Department | Historic Preservation Division

## Administrative Approval

***THIS IS NOT A CONSTRUCTION PERMIT***

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**Date:** January 05, 2022

**To:** Building Permit Division

**From:** Daniel Schwab

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

**Project Address:** 1379 CERRO GORDO RD, Santa Fe, NM 87501

**Case Number:** 2021-004590--ADMIN

**Contact Name:** Eric Harris

**Phone Number:** 505-660-1186 **Email:** harris_ericj@hotmail.com

**Approved Scope of Work:** *Coyote fence, set back 20 ft from road. Max height 6 feet. staggered tops.*

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

**FINAL HISTORIC INSPECTION**

# City of Santa Fe, New Mexico

# memo

**DATE:** April 14, 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 LGM

---

**2026-012106-HDRB, 423, 431 and 435 Arroyo Tenorio.** Downtown & Eastside Historic District, contributing, Gayla Bechtol, agent for Kelsy and Joshua Klinefelter/Feliz Properties, owner, requests status review with primary façade designation, if applicable, for three residential structures.

**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**

__x__ **Other:** [2026 HCPI and Letter of Date of Construction]

## STAFF RECOMMENDATION:

Staff recommends the historic status of the structure at 431 Arroyo Tenorio be downgraded to non-contributing, and 423 Arroyo Tenorio, 435 Arroyo Tenorio, 435A Arroyo Tenorio, and the street-facing yard wall be designated as non-contributing due to age, per 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

**Sample motions:**

Up to two motions will be required for this case.

a. In case 2026-012106-HDRB, for 431 Arroyo Tenorio, retain/designate the residence as contributing and designate facades (numbers from façade diagram) as primary façade(s).
b. In case 2026-012106-HDRB, for 431 Arroyo Tenorio, downgrade/designate the residence as non-contributing.
c. In case 2026-012106-HDRB, for 423 Arroyo Tenorio, 435 Arroyo Tenorio, 435A Arroyo Tenorio, and the street-facing yard wall, designate the three residences and the yard wall as non-contributing due to age, with the understanding that the status could be reviewed for an upgrade in status at a later date.

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.

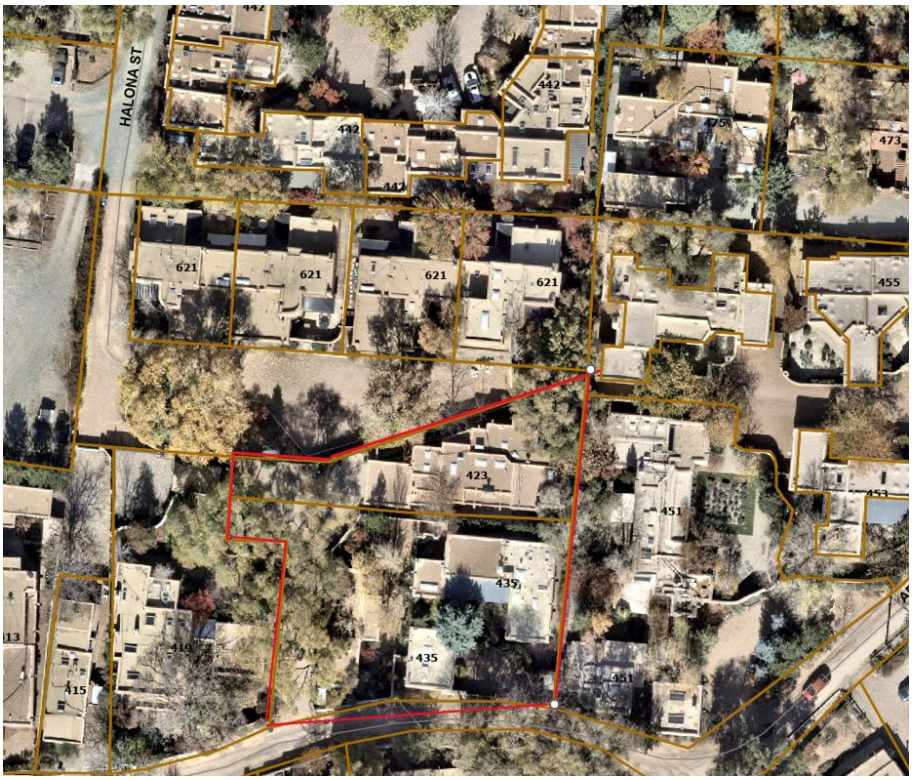


Figure 1: Property Location

## BACKGROUND & SUMMARY:

**Streetscape:**
Arroyo Tenorio is a narrow one-way dirt road that runs west between Garcia and Old Santa Fe Trail. The street is lined with tall yard walls with residences nestled behind them. Some of the yard walls are rock, though most are concrete masonry units. The residences are a combination of Spanish Pueblo Revival and Territorial styles. Wood details on the residences and gates are brown.

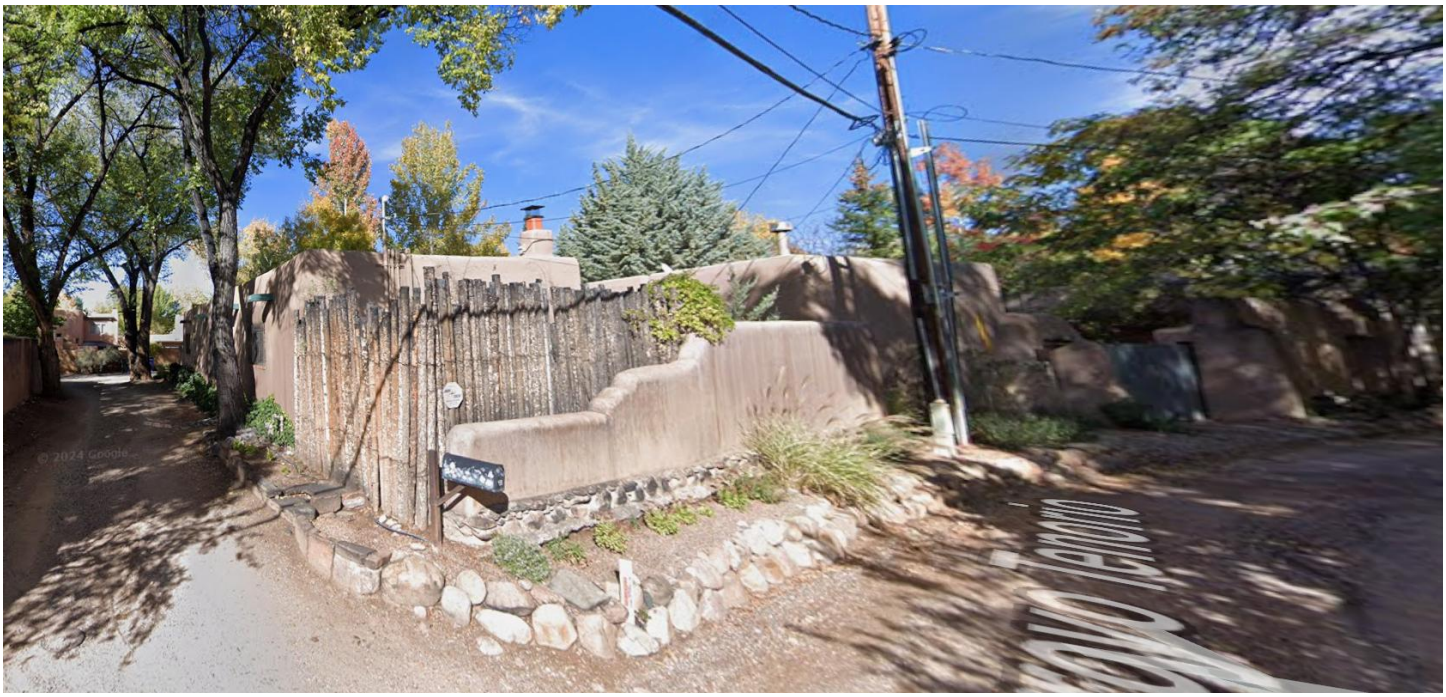


Figure 2: Street Frontage of Subject Property

**Site Description:**
The subject property sits at the bottom of what was once an acequia-irrigated field and later became an outlot of the La Quinta Escondida estate. The structure is largely obscured from public view by yard walls and coyote fencing. The small 1990s compound consists of four buildings and related yard walls. The 1,880 sq. ft. single-story Pueblo Revival style house with attached garage at 423 Arroyo Tenorio (originally addressed as 433 Arroyo Tenorio) was constructed in 1994. The 600 sq. ft. Territorial-style guest house at 435A Arroyo Tenorio was constructed in 1996. The "L" shaped Pueblo and Territorial mixed style residence with its defined large portal and windows with pedimented heads and arched glass entry door was constructed in 1996. The street-facing yard wall was reconstructed after 1994. Staff recommends that these structures be designated as non-contributing.

The original house on the property, 431 Arroyo Tenorio, was constructed in the 1940s and is currently listed as contributing to the Downtown and Eastside Historic District. The street-facing, south elevation once held the original entry door and related window to the residence and is referred to as the primary façade according to case H-94-168. This façade has been altered with the door being removed and the 1990s window relocated. The non-historic window is a paired six-light clad casement set with a brick sill replicating the historic configuration of the windows. This alteration is not a part of the 1994 case, which shows the original door and window as being retained. Staff did not find approval for this change or for the window openings along the west side of the building. The drawings from the H-94-168 case indicate that the previous owner proceeded with the planned changes of the windows and the removal of the vigas from the withdrawn and never-approved case H-93-024 when they proceeded with the stucco work.

The east elevation faces the interior of the compound. The window on the southern end includes two eight-light casement windows. The 1994 renovation removed the separating stile of the window but retained the brick sill. The elevation was altered greatly in 1994 with the 190 sq. ft. portal, entry vestibule, and closet addition. The addition removed the original entrance and a window, and introduced a new window replicated with the brick sill. The addition also introduced a new entrance with a territorial-style door with double arched lights. The east elevation has an original opening containing two six-light casement windows at the north end. This portion of the building originally had exposed vigas, which have since been removed. The north elevation shows the east elevation addition and contains an entry door with an adjacent window. The fenestrations have changed, but the replacement units appear to correspond with those from the early 1990s. The west elevation faces the entrance driveway and contains four openings holding replicated windows which mimic the older windows from the early 1990s. These are casement windows with brick sills. This side of the house once held projecting vigas, which have been removed.

The contributing status could be restored if the applicant, at a minimum, reopened and retained historic openings and reattached vigas where they were located historically.

**PREVIOUS CASE SUMMARIES:**

**ARC:**

Archaeological clearance was issued to 435 Arroyo Tenorio under case AR-13-1995.

**HDRB:**

**431 Arroyo Tenorio**

Case H-94-168 for the construction of an addition on the east elevation and raising the yard wall on the south of the property to 7'-0" and yard wall facing west to 6'-0" on the northern portion of the site was approved. Staff found that the smaller addition with the lowered roof was more in keeping with the residence and would not damage the status. The staff report recommended the south façade as the primary façade.

Case H-93-024 for the construction of an addition on the east elevation, window alterations with changes in some locations and dimensions, and removal of the viga ends was withdrawn. This design for the addition was requested for a redesign by staff, finding that exceeding 50% of the historic footprint and the addition being higher than the original structure by 1'-10" would cause the building to lose its status. The applicant withdrew the request.

**435 Arroyo Tenorio**

Case H-13-068 for the construction of a 265 sq. ft. addition on the northwest corner of the with French doors and wooden header, construction of a 123 sq. ft. portal on the west elevation with a corrugated metal shed roof and a decorated wood header, corbels and viga posts, window alteration with changes in some locations and dimensions, roofing, installation of exterior insulation and stucco, construction of a 355 sq. ft. portal at the southeast corner of the property to a height of 9'-6" with a decorated wooden header, decorated wood corbels, and viga posts, removal of the existing vehicle gate to widen the opening dimension from 3'4" to 15'4", installation of a wider vehicle gate that matches the existing gate in design, and other sitework including the demolition of the bodega in the southeast corner of the property and the west yard wall and construction of a 6' high yard wall at the southwest corner of the property was approved.

Case H-95-049 for the demolition of the bodega in the southeast corner of the lot due to deterioration, and the construction of the 435 and 435A structures was approved.

Case H-93-026 for the construction of a residence at 435 and converting the bodega to a guest house was approved.

**423 Arroyo Tenorio**
Case H-93-025 for the construction of the single-story residence now addressed as 423 Arroyo Tenorio (433 Arroyo Tenorio at the time of the case) was approved.

**ADMINISTRATIVE:**
No administrative approval cases are on file for this compound.

**APPLICANT'S REQUEST:**
The applicant proposes the following exterior alterations:

1) Status Review with primary façade designation, if applicable, for four residential structures.
2) Status Review for yard walls.

The residences addressed as 423, 435, and 435A Arroyo Tenorio, and the yard wall along the street, are not of sufficient age to be considered for status. Therefore, they should be designated as non-contributing due to age.

The residence at 431 Arroyo Tenorio was constructed pre-1948 and has had changes to the structure. The overall original home is still distinctive from the addition on the east elevation. The changes to the fenestrations on the west and south elevations and the addition on the east have altered the function and appearance of these three elevations. The least altered elevation is the north elevation, which does not have its original door or window. Staff believes that the changes alter the structure to a point that the historic integrity and any associations it previously held are lost. Therefore, the staff recommends the residence be downgraded to non-contributing status.

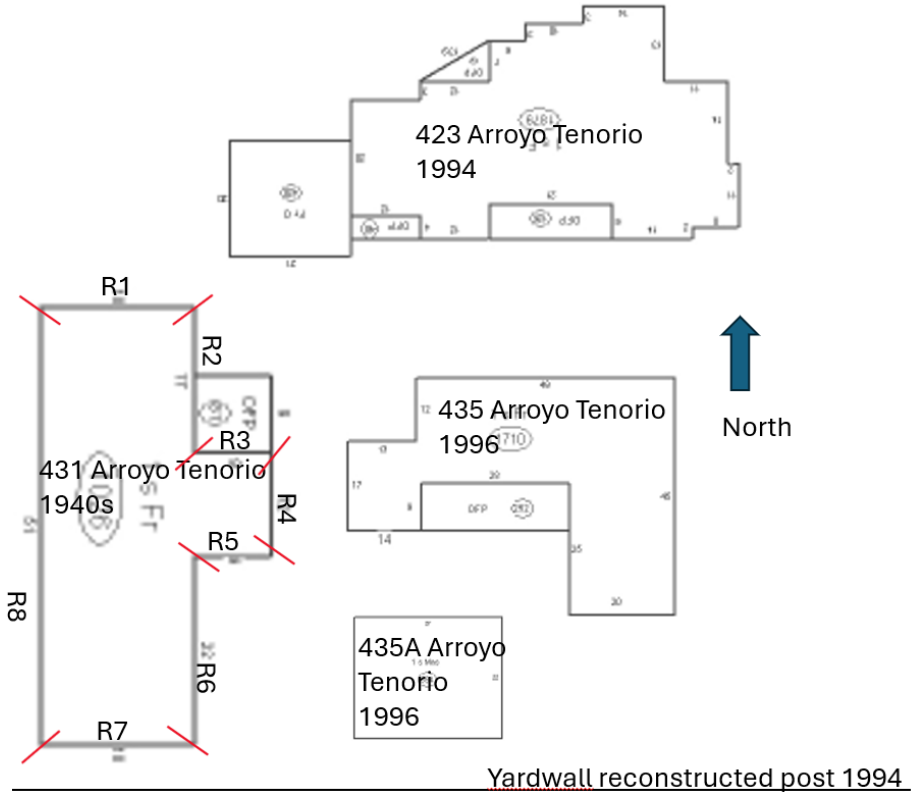


Figure 3: Façade Diagram

**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 in order 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.

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General*

*Definitions.* Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or to designate a status for a structure that has no status designated.

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

c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

**III.** Initiation of Review of Status Designation

The Board may review the status designation in response to the following:

a. An application for construction or demolition as set forth in Section 14-5.2 as follows:

1. Prior to the application being placed on a board agenda or prior to issuance of a construction permit, if Board approval is not required, staff shall determine whether the board should review the status of the structure. Staff's determination shall be made within thirty days of submitting the application. If the staff's determination is not completed within thirty days, the application shall be forwarded to the board. Review by the board as to the structure's status shall be made at the earliest practicable date. The board or staff (as applicable) may consider the application immediately following the determination of status. The application shall be reviewed based upon the status of the structure following the determination of status.

2. Prior to action by the board on the application, the board itself may decide to review the status of the structure. The board's determination as to the status shall be made within forty-five days of the decision of the board to review the status. The board or staff (as applicable) may consider the application immediately following the determination of the status. The application shall be reviewed based upon the status of the structure following the determination of status.

b. Request from the property owner;

c. A request initiated by the city. Staff shall notify the property owner prior to initiating the request.

IV. Notice of HDRB's Review of Status

a. Unless the review is requested by the property owner, staff shall mail notice to the property owner of the subject property no less than 15 days prior to the HDRB's review of a change in or designation of status.

b. In addition, staff shall send notice, by first-class mail, to all property owners within one hundred (100) feet of the subject property no less than fifteen days

prior to the board's review of a change in or designation of status if the review may result in the lowering of the structure's status. Staff shall retain an affidavit of mailing.

c. With the consent of the property owner, the city shall have posted on the property a poster obtained from the planning land use department. Otherwise, the city shall post the poster on the nearest place available to the city. Such poster shall be securely posted, prominently displayed, visible from a public street, at least fourteen days prior to the scheduled board hearing. The posting shall indicate the nature of the application, identification of the property affected, and the time, date, and place of the hearing. The poster shall be removed within thirty days of final action. Failure to do so may result in the city removing the sign at the applicant's expense. A civil fee of fifty dollars ($50.00) will be charged.

### NONCONTRIBUTING STRUCTURE

A structure, located in a historic district, that is less than 50 years old, or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic district.

### CONTRIBUTING STRUCTURE

A structure, located in a historic district, approximately 50 years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

### SIGNIFICANT STRUCTURE

A structure located in a historic district that is approximately 50 years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant for its association with events or persons that are important on a local, regional, national, or global level, or if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

### PRIMARY FACADE

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

## 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 facade 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 facade 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 facade unless the facade shall include projecting or recessed portales, setbacks, or other design elements;
b. The combined door and window area in any publicly visible facade shall not exceed forty percent of the total area of the facade 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 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;
e. 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 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 not have more than thirty (30) inches overhang.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

#496

| | | | |
|---|---|---|---|
| building threatened? yes | surveyed date 24-9-84 by mb | county Santa Fe | ID no. 0516 01088 |
| field map SFHD | number 3-01088 | UTM reference zone 12 13 | easting northing |

location description
431 Tenorio

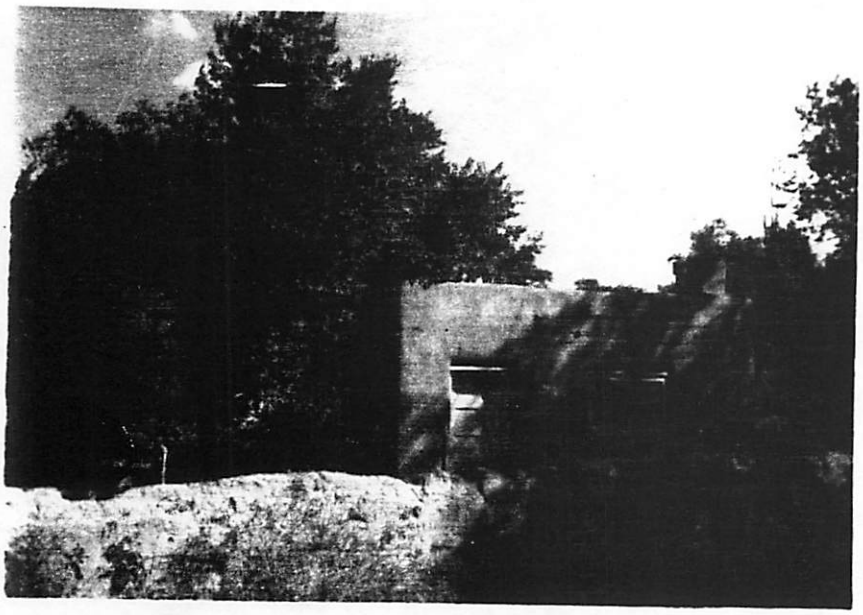
city/town
Santa Fe

land grant/reservation

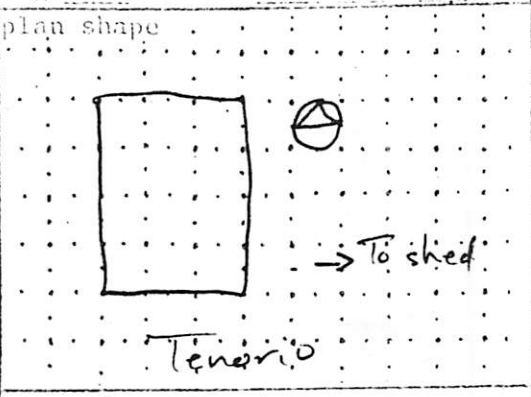
building name

legal description
twsp N S range E W sec ¼ ¼

| film roll by mb no. 4 | negative nos. 34 | loc. of neg. HPB |
|---|---|---|



plan shape




date of construction
1935-40 estimate _____ actual
source
Bus Dir

use
present residential
other _____
historic residential
other _____

condition
___ excellent ___ good
___ fair ___ deteriorating

style
Pueblo Rev

foundation material
NV

wall material/surface
Adobe / Stucco

degree of remodeling
___ minor ___ moderate ___ major
describe:

architectural features
Roof - flat, parapet, 6 metal flues, 2 masonry chimneys
Vigas ends axed & randomly placed
Windows - 6 lt casmt, turquoise trim
Door - 6 panel wood, turquoise
Shed - adobe w adobe stucco, wood canales, axed vigas
Garden wall - adobe, adobe stucco, river run foundation.

surroundings
Res

relationship to surroundings
___ similar ___ not similar

district potential
___ yes ___ no

comments

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

associated buildings? ___ yes
what type?
Shed
if inventoried, list ID nos.

see back? ___ yes

# City of Santa Fe, New Mexico

# memo

**DATE:** 11 June 1997

**TO:** Rudy Gallegos, Inspections and Enforcement Team Leader

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

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

---

**ITEM AND ISSUE**

Expired Building Permit #95-876, 435 Arroyo Tenorio.

**BACKGROUND AND SUMMARY**

On October 2, 1996, Mr. Phil Santistevan observed construction at the above site. Mr. Santistevan discovered that the work was being conducted under an expired building permit and ordered all work be stopped through the issuance of a red tag. At that time, Mr. Santistevan instructed Mr. Philip Coombs (contractor and property owner) to renew the permit through the city's Permit and Development Review Division. Mr. Coombs was instructed to contact Mr. Joseph Martinez to begin that process. Mr. Coombs contacted Mr. Martinez, at which time Mr. Martinez explained the requirements for the reissuance of the permit.

At the time of the aforementioned site visit, Mr. Santistevan observed Mr. Coombs working on a trellis structure and laying flagstone on the property in areas dedicated for drainage. Mr. Santistevan referred the drainage issues to Mr. Jim Salazar (Grading and Drainage Specialist). The Historic Preservation Section checked the city plan set and ascertained that the trellis feature had been approved by the HDRB. The trellis feature was approved by the HDRB, and it was determined that the reissuance was the only requirement of the Historic Preservation Section in order to bring the project into compliance.

On May 8, 1997, Mr. Coombs called for a final inspection. Mr. Pete Gabaldon disapproved this inspection on the basis that the building permit had expired.

This information is being provided as a follow up to our conversation yesterday regarding the outstanding red tag on the property.

**RECOMMENDATION**

As the matter of the legality of issuing a final inspection on the site continues to go unresolved, the Historic Preservation Section requests that Mr. Coombs apply for a permit reissuance prior to receiving an approved final inspection.

CC: Mr. William C. Kueffer, Planning and Land Use Department Director
Red Tag File
Permit #95-876

b:\corr3\hlp\coombs.fin

435 Arroyo Tenorio

# City of Santa Fe, New Mexico

# memo

DATE: 6 December 1995

TO: Rudy Gallegos, Inspections & Enforcement Team Leader

VIA: Mary Grzeskowiak, Acting Planning Division Director

FROM: Heather Pierson, Planner II

---

In accordance with a discussion with William Kueffer, director of the Planning and Land Use Department, it has been decided to levy a stop work order for the entire project at 435 Arroyo Tenorio (Permit 95-876). Relative to the approved treatment of the historic structure on the site, the builder, Phillip Coombs, has not built according to permit. A stop work order is necessary to assure no additional non-compliance, and allow time for a re-review by the Historic Design Review Board.

The submittal deadline for the next HDRB meeting is December 20, 1995 for the January 9, 1996 hearing. Please inform Mr. Coombs of his obligation to submit or have him call me for more details. I will call him as well.

Phillip Coombs can be reached at 986-9801.

Call me if you need more information. Thank you for your immediate assistance in this matter.

xc: William C. Kueffer
Phillip Coombs

corr/hlp/coombs.stc

Journal North 9.21.95

# Bulldozing of old adobe legal, city says

BY LORI PUGH
JOURNAL STAFF WRITER

A partial demolition of a one-room, 50-year-old, roofless adobe building generated frantic calls to City Hall on Tuesday.

Neighbors and others were concerned that the contractors were illegally demolishing a building on Arroyo Tenorio, deemed historic by the city's Historic Design Review Board.

Sharon Woods, chairwoman of the Historic Design Review Board, said she was glad so many people called in their concerns because it shows a growing sensitivity to preserving historic structures.

The board agreed in April to allow property owner Phillip Coombs to demolish part of the building's four walls so he could build a new house in the old, established, tree-lined neighborhood. The board wanted him to retain the north wall with its rubble-wall foundation, which faces the street, to preserve the area's streetscape. The west wall and a portion of the south wall also are to be preserved.

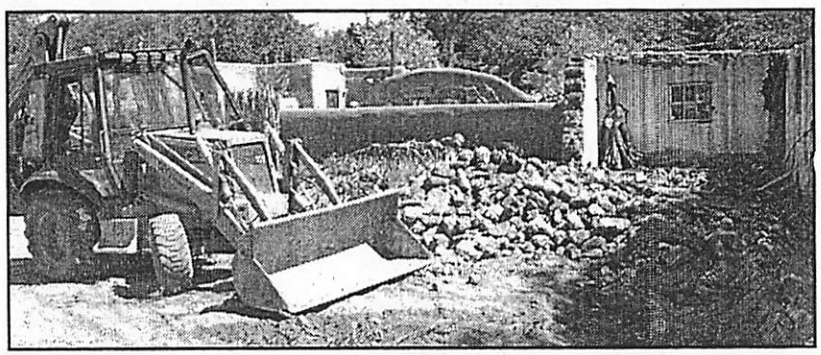
In response to calls made to the Planning Department and the city manager's office, city planner Heather Pierson ordered the workers to stop the demolition at about 2:40 p.m. Tuesday.

Rudy Gallegos, inspection and enforcement division team leader, and Mary Grzeskowiak, acting planning division team leader, lifted the desist order about 11:30 a.m. Wednesday after measuring the walls to make sure the workers hadn't destroyed too much of them.

The wall facing the street was about one foot shorter in some places than it was supposed to be, but Grzeskowiak said that was all right because the curve in that wall is going to be rebuilt.

Those who violate conditions set by the Historic Design Review Board could be summoned to court by the city where Municipal Judge Tom Fiorina could fine them hundreds of dollars per day of violation if they are found guilty.

Coombs said he checked the city's historic building list before he bought the property to see if he could demolish the building. Once he bought it, he said, the historic board determined at least part of it should be preserved. Three public hearings later, Coombs got his approval to build a Territorial-style home in exchange for restuccoing and preserving part of the wall.



JANE BERNARD/JOURNAL

Tuesday's partial demolition of an old adobe building at 435 Arroyo Tenorio caused a flurry of calls to City Hall. City officials stopped work at the site for about 24 hours until they had determined the property owner had not violated conditions placed on the demolition.

Grzeskowiak said the building once was listed as a historic building, but appeared to disappear from the list when the property was subdivided.

Coombs, who says he intends to follow the historic design review board's requirements, was miffed that the stop order cost him time and money.

"I'm going to have to pay the price," he said.

Coombs said he wished the city would have done its homework before it stopped the demolition.

Grzeskowiak said Pierson was right to put in the stop order Tuesday, but she and Gallegos were not available to check on the dimensions until Wednesday.

"Because of a rash of phone calls, we were obligated to respond immediately," she said.

"It is a very tight neighborhood on Arroyo Tenorio," Grzeskowiak said. "The folks who called — they have been watchful of this project site in part, I believe, because it sat as vacant land (for a long time)."

Courtenay Mathey, the architec for the proposed Villa de La Pa condominiums, said Stanley wa weeks away from starting cor struction on the project.

Mathey said 30 percent of th units for sale at the project woul

## BRIEFS FROM JOURNAL REPORTS

### Thief takes off with Lota Burger register

TAOS — A diminutive, unarmed suspect entered a Blake's Lota Burger about 8:15 p.m. Tuesday and left with a large cash register, Taos Police Chief Neil Curran said.

The cash register was described as about 18-by-20 inches and quite

but the school's once college-like regimen has been changed for the 43 high school freshmen.

Classes were canceled earlier this month after some students complained about the school's regimen. Some students ran around the campus yelling after a school-wide meeting Sept. 4 where some complained of too much homework and too little time to socialize.

The boarding school was closed


ADVERTISEMENT

NOTICE OF OPEN HOUSE MEETINGS
for Proposed Improvement of
New Mexico Forest Highway 12
State Highway Route 126, Cuba-Los Alamos Road (portion)

The Federal Highway Administration, in cooperation with the Forest Service and the New Mexico State Highway and Transportation Department, will hold three public open house meeting to discuss the proposed improvement of approximately 20 miles of New Mexico Forest Highway (FH) 12, Cuba-Los Alamos Road (State Highway Route 126). New Mexico FH 12 begins at the junction of State Highway (SH) 44 at Cuba, Sandoval County, New Mexico, and proceeds eastward along SH Routes 126 and 4 to the town of Los Alamos in Los Alamos County. The section proposed for improvement begins in



Nobo
Nobody

1995 VOLVO 855 Turbo Wagon
LISTS NEW AT $37,000
$29,999* Front Wheel Drive, Leather 3rd Seat, P. Seat, Windows, Locks, TRAC, Col Weather Moonroof, St#P341



pre-owned

95 B3000 4X4 EXT CAB $16,29
PRICE LISTS $18,235
Air bag, Big V6 motor, AM/FM Cassette, Sliding rear window, Automatic Locking Hubs, Rear jump seat, Tach, Pow steering, Brakes, Rear Bumper, Full size spare Stk#M147



1 Million Dollar

USED CARS

91 FORD RANGER 5spd, Stereo, Low Miles..... $4,99
89 DODGE COLT Auto, Power, Air, Stereo, 1 Owner, Sharp..... $4,99
91 PLYMOUTH SUNDANCE Auto, Power, Air, Stereo..... $4,99
89 MAZDA MX6 Air, Stereo, 1 Owner, Low Miles..... $6,99
92 HONDA CIVIC VX Mag, Stereo, Moonroof..... $7,99
93 CHEVY CORSICA LT V6, Air, Stereo, 1 Owner, Low Miles..... $8,99
90 PONTIAC BONNEVILLE SSE Top of the Line, With ALL the Options..... $8,99
91 MAZDA MIATA Air, Stereo, Mags, Special..... $10,99
91 TOYOTA CELICA GT Air, Stereo, Power Windows, Locks, 1 Owner..... $11,99
93 MAZDA MIATA Air, Stereo, 1 Owner, [illegible] $12,99
92 HONDA ACCORD LX Loaded, 45K Miles $14,9

GAYLA BECHTOL
ARCHITECT

March 13, 2026

To: Historic Districts Review Board

Re: Status Review for 423, 431 and 435 Arroyo Tenorio

Attached please find letters and HCPI information from John Murphey at Architectural History Services.

We appreciate your review of these properties.

Sincerely,



Gayla Bechtol, AIA

GBA
GAYLA BECHTOL
ARCHITECT



ARCHITECTURAL
History Services

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

March 15, 2026

Gayla Bechtol, AIA
320 Aztec Street #C
Santa Fe, NM 87501

**RE: 423 Arroyo Tenorio Street (19302572) – House Build Date**

Dear Ms. Bechtol:

Per your request, I reviewed historical aerial photographs and related materials to determine the approximate construction date of the house at 423 Arroyo Tenorio Street. This review included aerial imagery spanning from 1935 to 2001, as well as recorded deeds, survey plats, and other available documentation.

Approached from Halona Street, 423 Arroyo Tenorio is a modern, approximately 1,880-square-foot, one-story Pueblo Revival–style house with an attached garage. The building was constructed in the early 1990s on what had previously been undeveloped land (Figs. 1 & 2).

From the earliest clear aerial image of the area in 1958 (Fig. 3) through a 1978 flight (Fig. 4), the lot appears as open land with no building present. This condition is also shown on a 1991 replat, which depicts the parcel without any structures (Fig. 5). A 1993 permit notice published in the *Santa Fe New Mexican* records that a new house was to be constructed at this address by Chapman Homes (Fig. 6). Santa Fe County Assessor records the building's construction date as 1994, to reflect completion of the house.

Based on this review, as well as the building's design and materials, the house at 423 Arroyo Tenorio Street was constructed in 1993–94, consistent with the construction date recorded in the Santa Fe County tax parcel records.

Please let me know if you have any questions.

Thank you,

John W. Murphey
Architectural Historian

## Exhibits




**Figure 1: 2023 Santa Fe County Assessor satellite image of subject property.**



**Figure 2: North (front) elevation of subject house, camera facing southeast. February 14, 2026. Giulia Caporuscio.**

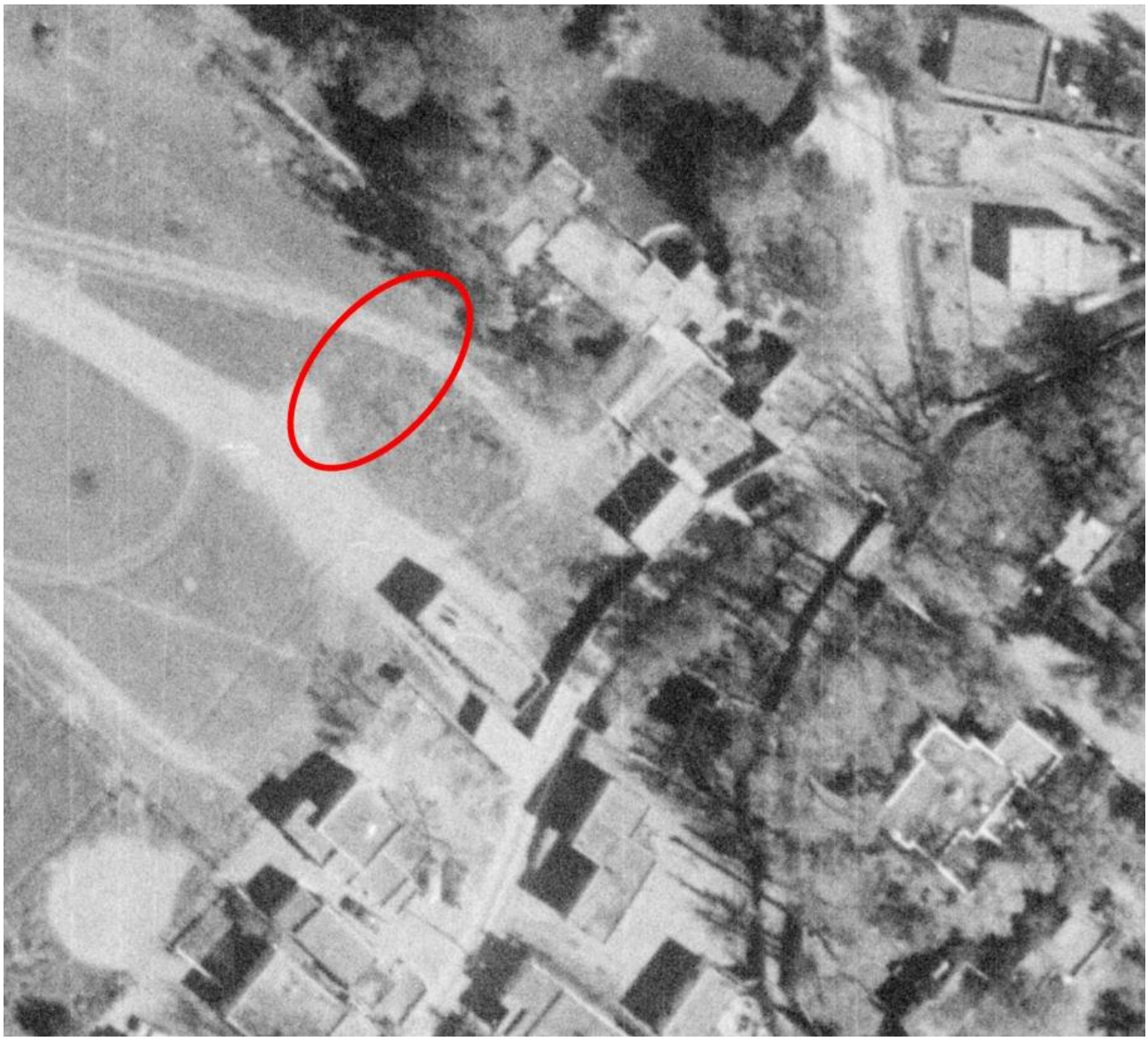


**Figure 3: November 10, 1958, aerial photograph. No building present.**

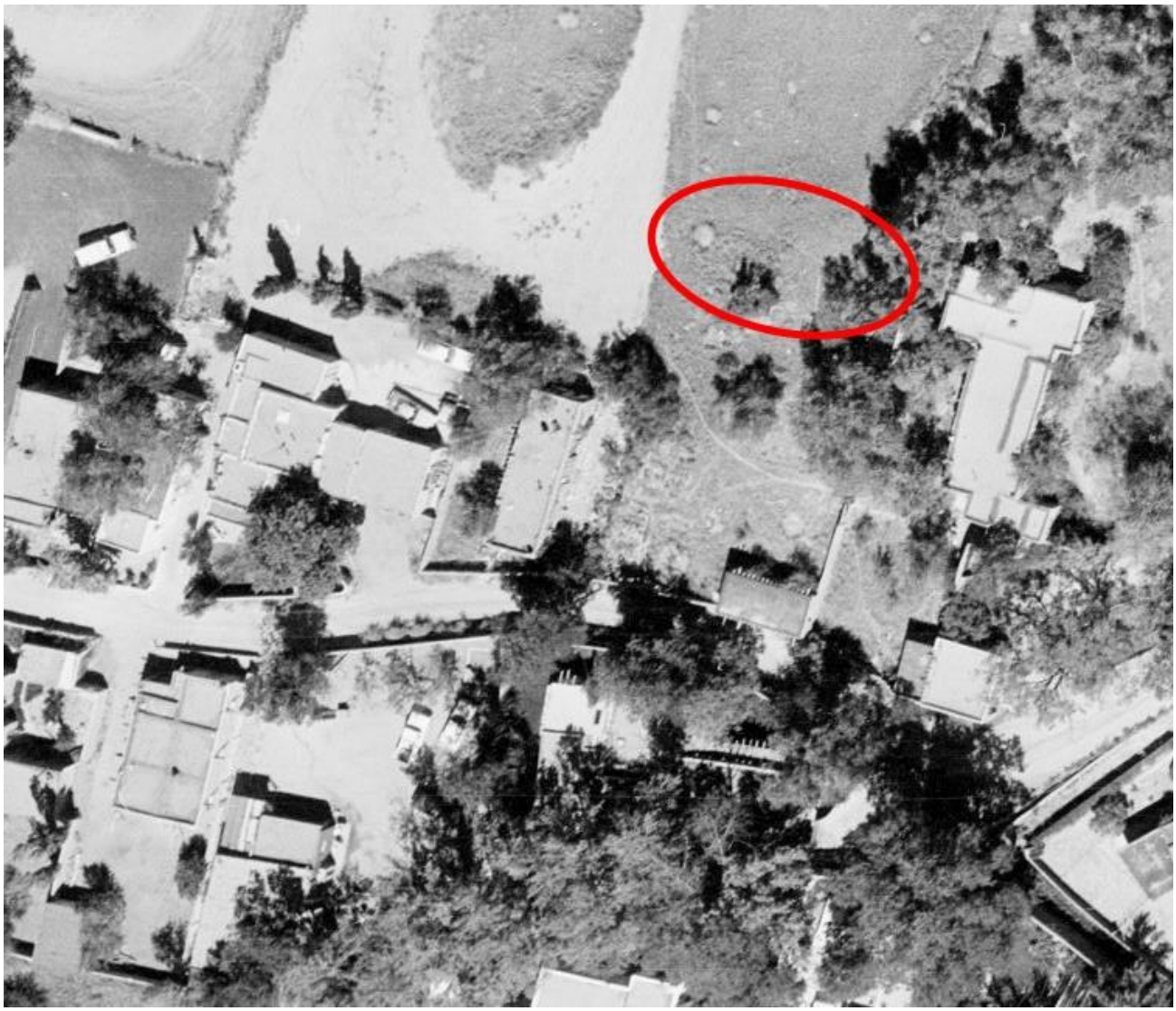


**Figure 4: September 11, 1978, aerial photograph. No building present.**

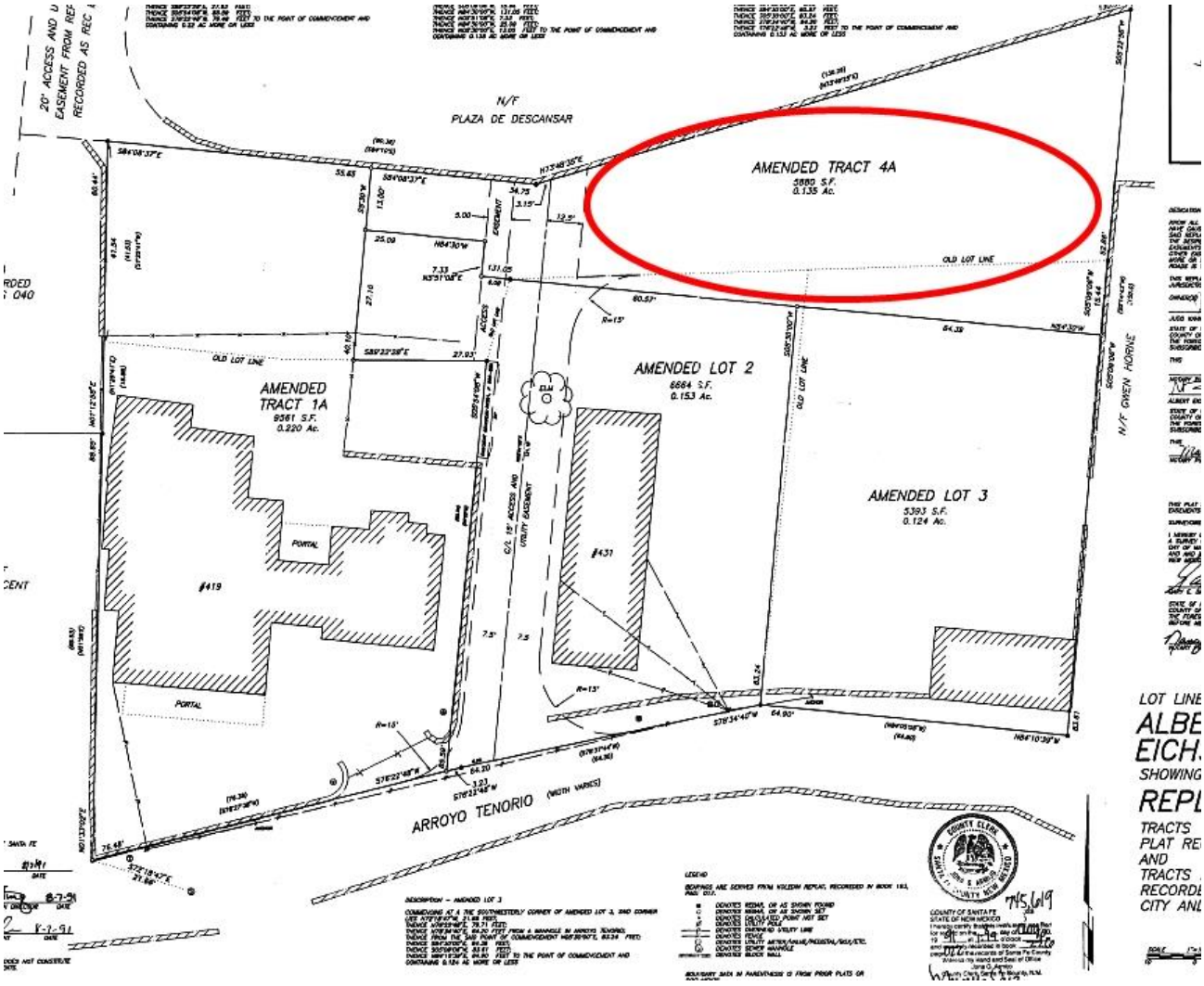
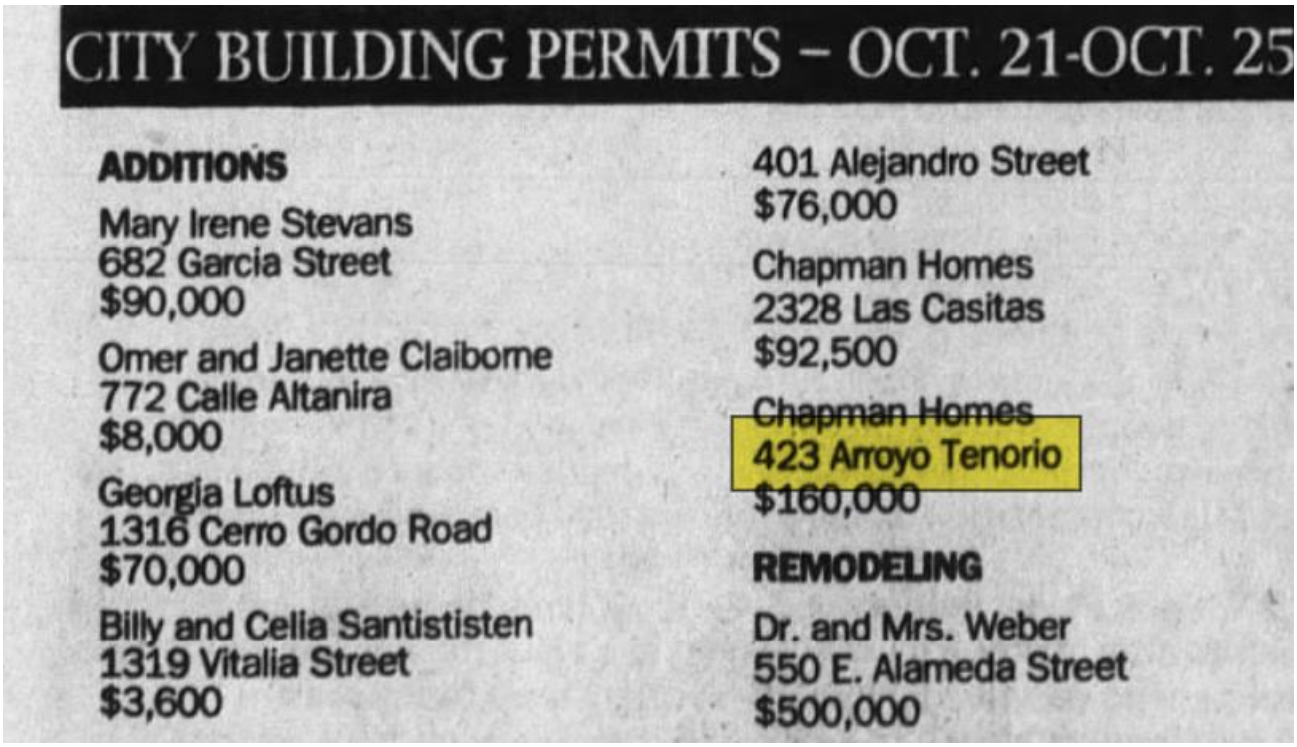



**Figure 5: 1991 replat. Santa Fe County Instrument # 745619. No building present.**



# CITY BUILDING PERMITS – OCT. 21-OCT. 25

**ADDITIONS**

Mary Irene Stevans
682 Garcia Street
$90,000

Omer and Janette Claiborne
772 Calle Altanira
$8,000

Georgia Loftus
1316 Cerro Gordo Road
$70,000

Billy and Celia Santististen
1319 Vitalia Street
$3,600

401 Alejandro Street
$76,000

Chapman Homes
2328 Las Casitas
$92,500

Chapman Homes
423 Arroyo Tenorio
$160,000

**REMODELING**

Dr. and Mrs. Weber
550 E. Alameda Street
$500,000

**Figure 6: City Building Permit Announcement, *Santa Fe New Mexican*, October 31, 1993, G-12.**

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

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

**Date of Form: March 14, 2026**

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

| | | |
|---|---|---|
| **1. Name of property:**<br><br>**La Quinta Escondida Outlot Rental Dwelling** | **2. Location:**<br><br>**431, 435, and 435 A Arroyo Tenorio Street Downtown and Eastside Historic District – Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-496**<br>**4. County: Santa Fe**<br>**Parcel # 99305810** |

**5. Property Type:**
**_x Buildings: 3 dwellings**
**__ Structures:**
**__ Site __ Object**

**6. Date of Survey:**
**February 14, 2026**

**7. Previous Survey Date(s):**
**_x Yes: September 24, 1986, Michael Belshaw**
**__ No:**

**8. Name of Project:**
**HDRB Status Evaluation**

**9. Lat/Long:**
**35.678595,-105.9357237**



**10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of 431 Arroyo Tenorio from street. Camera facing northwest.**

**11. Brief Description of the Property:**

Behind a wall along Arroyo Tenorio Street stand three dwellings, two of them of recent construction. The oldest, 431 Arroyo Tenorio Street, was likely erected in the 1940s, although part of it may have been built earlier. The building was associated with the house to the east, 451 Arroyo Tenorio Street, also known as "La Quinta Escondida", which was designed by Katherine Stinson Otero. From early 1950s, and into the 1970s, 431 Arroyo Tenorio was used as a rental. Later land transfers and a lot reconfiguration incorporated this older dwelling into a compound developed in the 1990s. In this process the dwelling was altered. The house at 431 is Contributing to the Downtown and Eastside Historic District; the newer dwellings at 435 and 435 A and front wall have no historic status.

***Continued on Page 5.***

**12. Who uses the property? Residences**

**13. Construction Date:**
**Date: Before pre-1948**
**_ _Known _x_ Estimated Source: aerial photographs**

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

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

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

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



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

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

John W. Murphey
Architectural Historian
Architectural History Services
w/ Giulia Caporuscio

For: Feliz Properties, LLC, et al. via Gayla Bechtol Architect, PC

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

Current owner: Feliz Properties, LLC, et al

N/A

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

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

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

**22. National or State Register:**

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

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

**Is this property in a historic district? __ Unknown __ No _x_ Yes**
**If yes: __ Significant _x_ Contributing: 431 Arroyo Tenorio __ Non-contributing _x_ No Status; front wall, 435 and 435 A Arroyo Tenorio**
**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-496 |
|---|---|---|
| La Quinta Escondida Outlot Rental Dwelling | 431, 435, and 435 A Arroyo Tenorio Street Downtown and Eastside Historic District – Santa Fe | 4. County: Santa Fe |
| | | 5. Date of Survey: February 14, 2026 |

**ARCHITECTURAL AND CONSTRUCTION DETAILS:**

**6. Visible Construction Material:**

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

**8. Foundation:** __ N/A
_x_ Not visible __ None
__ At Grade __Raised:
Materials: __ 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: BRAI

**10. Window Types 431 Arroyo Tenorio**

| Operation | Material | Glazing | Number |
|---|---|---|---|
| Casement | Clad Wood | 4 | 1 |
| Casement | Clad Wood | 2-6 | 6 |
| Casement | Clad Wood | 2-8 | 2 |
| Casement | Clad Wood | 12 | 1 |
| Casement | Clad Wood | 16 | 2 |

**11. Door Types 431 Arroyo Tenorio**

| Type | Style | Material | Number |
|---|---|---|---|
| Single-Leaf | Arched Light | Wood | 1 |
| Single-Leaf | Panel | Wood | 1 |

**12. Chimneys** _1_ N/A, stuccoed, southeast corner

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

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

**15. Modifications:** x __ No known modifications

#1 Date: 1990s; removal and infill of south entry opening; HDRB case file.
#2 Date: c.1994; construction of entry portal and related alterations; HDRB case file.

**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: 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

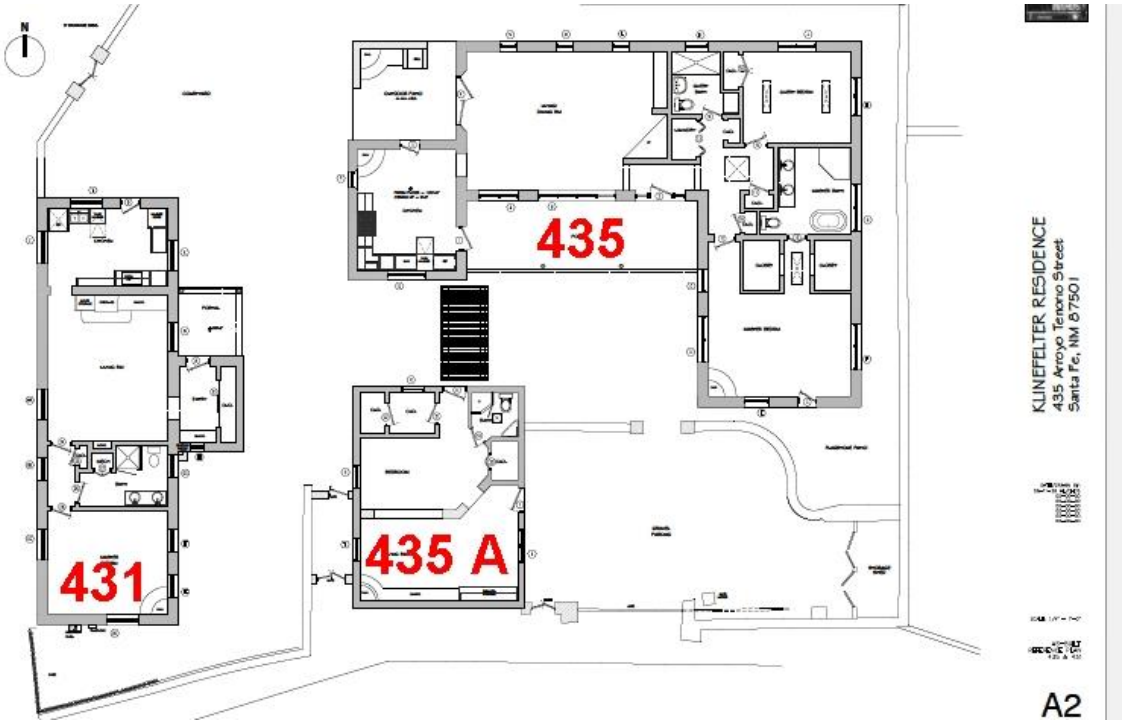
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

**S I T E:**

**18. Attached or Associated Properties**

**Are associated properties eligible for listing**: No

**19.Site Plan: 2026 site and floor plan. Courtesy of Dirty Hands Design Studio.**



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**Architectural Description Continued**

**Setting**

The historic house, along with its more recent companions, is located on the north side of Arroyo Tenorio Street along a gentle bend in the road before it straightens toward Old Santa Fe Trail. The site is largely hidden behind new or extended walls and coyote fencing. The property sits at the bottom of what was once an acequia-irrigated field and later became an outlot of the La Quinta Escondida estate.

Along with 431 Arroyo Tenorio, the subject lot once included a large adobe storage building—a bodega, as it was called—located to the east. The bodega was demolished in the 1990s during redevelopment of the site into a residential compound. This 0.72-acre parcel now includes the older home, used as a guesthouse, and two dwellings erected in the 1990s. The site no longer retains an open agricultural character, but instead presents a lot densely occupied by buildings and landscaped areas.

**431 Arroyo Tenorio**

**South Elevation**

The south elevation, historically facing Arroyo Tenorio and including the original entry door, once served as the public façade of the dwelling (Fig. 6). At the time of the 1994 case review for the portal entry structure, city staff regarded this side of the building as the primary façade.[1]

This short elevation now has only a window serving the bedroom (Photos 2 & 3). Like all windows in the house, it is a replacement unit installed during the 1990s renovation. The window consists of paired six-light clad casements set within an opening terminated by a brick sill. The sill, composed of buff bricks laid as headers, appears in pre-renovation photographs of the building. The present window replicates the historic configuration, although with a somewhat more elaborate casing.

[1] October 11, 1994, staff memo, City of Santa Fe Case File # 1994-H-168.

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**East Elevation**

The east elevation faces what was once an open field that historically included the adobe storage building. This façade was considerably altered in c.1994 with the addition of the portal entry. It begins at the south end with two openings containing 16-light wood casement windows (Photos 4 & 5). Prior to the renovation, these consisted of two eight-light casements separated by a meeting stile. While the number of lights was replicated, their pattern and visual appearance differ from the earlier configuration. As on the south façade, the windows are finished with brick sills.

Moving northward, one encounters the c.1994 addition projecting from the façade (Photo 6). It extends approximately 9 feet from the wall, creating a roughly 190-square-foot addition combining a portal, entry vestibule, and closet. The addition removed the original entrance and one window, and introduced a new window that has a brick sill like the others.

The full extent of the addition is visible along the north façade (Photo 7). The new entrance contains a Territorial-style door with double arched lights. This element is anachronistic to the building's original construction period.

The elevation terminates at the north with an original opening containing two six-light casement windows. This portion of the building originally displayed exposed vigas, as documented in photographs from the early 1990s (Fig. 7).

**North Elevation**

The short north elevation contains an entry door with an adjacent window (Photo 8). While the fenestration has changed, the replacement units appear to correspond to those recorded in photographs from the early 1990s (Fig. 8).

**West Elevation**

This long elevation faces the entrance drive (Photo 10). The façade contains four openings holding replacement window units that mimic those recorded along this elevation in the early 1990s (Photos 10 & 11). These are casement windows with

different light patterns, each finished with brick sills. Historically, this side of the house included projecting vigas like the east elevation (Fig. 9).

### 435 A Arroyo Tenorio

Standing approximately 20 feet to the east and partially separated by a wall is a newer guesthouse constructed in 1996 (Photo 12). The roughly 600-square-foot rectangular volume faces east with a blunt façade that includes a long Territorial-style dentil-course entablature set into the stucco.

### 435 Arroyo Tenorio

Occupying the northeast corner of the property is the primary residence. Erected in 1996, the L-plan building reflects a mixed Pueblo and Territorial Revival style. It faces south onto a courtyard defined by a generous portal (Photo 13). Windows have pedimented heads, and the primary entrance is marked by an arched glass door, elements that reference Territorial architectural detailing.

## Historical Overview

### The Twisting Road

Arroyo Tenorio Street (originally Tenorio Street) is a twisting dirt lane. It developed across land historically owned by several prominent Santa Fe figures, including Colonel Jose D. Sena who served as Clerk of the United States Supreme Court during the late territorial period. His holding, Lot 16, included the subject property, which at the time remained in agricultural use (Fig. 1).

The road itself followed the alignment of an acequia and connected Garcia Street on the east with College Street, now Old Santa Fe Trail, on the west. Arroyo Tenorio Street's irregular course reflected the surrounding irrigation system. Near its midpoint, close to the subject property, the lane ran alongside its namesake, Arroyo Tenorio, a waterway that crossed the area.

Historically, properties along the road were occupied almost entirely by Hispanic families. Adjacent landholdings were associated with surnames such as Garcia, Saiz,

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Mares, and Ortega—families long established in Santa Fe. Most residents were farmers, with their families occupying and working the land across several generations.

**Stinson Otero-Morley-Rhoads Outlands**

In the late 1920s, the subject parcel, along with land immediately to the east, came into the possession of Katherine Stinson Otero. Stinson Otero was a former aviator and early Santa Fe home designer. In 1932–33, she used a portion of this property to construct a long, rambling "hacienda"—her third architectural design—for Anne J. Stinson, the wife of Katherine's brother, Jack Stinson.[2]

The house, known as "La Quinta Escondida," would later be associated with a number of notable occupants, including the Mayan scholar Sylvanus G. Morley, who acquired the property in 1942 from Stinson Otero.[3] Following Morley's death in 1948, La Quinta Escondida, along with the subject property and additional surrounding land, went through probate and passed to his second wife, Frances Rhoads Morley.[4]

Morley's will named Frances Rhoads Morley sole beneficiary and executor of his estate, which was valued at approximately $15,000. A native of Rock Island, Illinois, Frances had accompanied her husband on many of his expeditions.[5] Her photographs of Mayan communities illustrated Morley's well-known publications and continue to appear in later editions of his work—including the sixth edition published in 2005, although her husband's name no longer appears on that edition.

Frances retained ownership of the larger Santa Fe property including the subject property, but relocated to a ranch near Fairview, New Mexico, where she began compiling a Mayan language dictionary. Frances appears to have been the first owner to make direct use of the subject land, likely constructing or converting a small building

[2] Catherine Colby, "Katherine Stinson Otero," (Draft unpublished manuscript, 2008), 37.
[3] Warranty Deed, M. A. Otero, Jr. and Katherine Stinson to Sylvanus G. Morley, recorded September 8, 1942, Book 24, Page 382, Instrument # 1942069430, Santa Fe County, New Mexico.
[4] Executrix Deed, Frances Rhoads Morley, Executrix of Sylvanus G. Morley estate, to Frances Morley Rhoads, recorded October 9, 1950, Book 53, Page 352, Instrument # 100327, Santa Fe County, New Mexico.
[5] John W. Murphey, "Stinson–Morley–Weeks Residence: La Quinta Escondida," (Santa Fe: John W. Murphey, Architectural History Services, 2018), 17.

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into a rental. This is affirmed in city directories, when 431 Arroyo Tenorio (then Tenorio Street) is first listed in the late 1940s. At the time, it was occupied by Evelyn Monaco, a widow, and her unmarried sister, Muriel Bowen.[6]

Frances Rhoads Morley died in 1955, leaving La Quinta Escondida and the subject property to her older sister, Dorothy M. Rhoads.[7]

**Dorothy Mary Rhoads**

Born in 1891, Dorothy Mary Rhoads graduated from Wellesley College in 1917. She initially worked as a freelance journalist before turning to children's literature. Her life changed when she began accompanying her sister Frances and brother-in-law, the archaeologist Sylvanus G. Morley, on expeditions to Chichén Itzá. Rather than remaining at the Carnegie camp, Rhoads spent time visiting nearby villages and speaking with local children, collecting folk tales and stories that became the basis of her writing. Morley affectionately referred to her as "Sis."[8]

These experiences informed several books set in the Maya world, including The Bright Feather and Other Tales (1932), illustrated by Jean Charlot, whom Morley had brought to Chichén Itzá to document hieroglyphs. Her later book The Corn Grows Ripe (1947), was another children's story set in Yucatán. It received a Newbery Honor Award and remains her best-known work.

Although she initially stayed in the family home in Rock Island, Illinois, Rhoads relocated permanently to Santa Fe in 1964, taking up residence at La Quinta Escondida. Until that time the house had been rented. During her years in Santa Fe, she continued to lease the much smaller adobe house to the west. In the late 1950s, she leased it to Rosalea McKinney, the proprietor of The Pink Adobe.

It was during this period that 431 Arroyo Tenorio Street was documented in several aerial surveys. In 1958, the dwelling appeared as a simple rectangular building,

[6] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1949* (El Paso: Hudspeth Directory Company, 1949), 211 and 415.
[7] Executors Deed, Thelma Barnes and Katherine Otero to Dorothy Mary Rhoads, Virginia Morley Brooks, recorded February 8, 1957, Book 130, Page 132, Instrument # 220518, Santa Fe County, New Mexico.
[8] Murphey, Stinson–Morley–Weeks Residence, 17.

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approached by vehicle from the north (Fig. 3). To the east stood the bodega, a structure nearly as large as the dwelling. The two buildings were photographed again nearly thirty years later in the same configuration (Fig. 4).

**Changes**

Dorothy Mary Rhoads died in 1986 at the age of ninety. Prior to her death, she had deeded La Quinta Escondida and the subject property to Gwen Battle Horne, a gallery owner who had become her friend and caretaker.[9] For a brief period, Horne used the Morley residence as an art gallery before divesting herself of both properties.
The subject property subsequently came into the hands of Chapman Realty, a development company that recognized the potential of what was, by that time, a relatively underdeveloped parcel in an increasingly desirable area of Santa Fe's Historic Eastside.

In 1993, Chapman Homes, the building arm of the realty group, approached the Historic Districts Review Board with a proposal to expand the small dwelling at 431 Arroyo Tenorio and to construct additional residential units on the parcel (H-93-024). The project, likely designed by Chapman's architect Tom Parmer, proposed the addition as a parallel rectangular volume along the east side of the historic house, extending north of the original structure (Fig. 5). The new construction was to contain a living room, kitchen, and a two-car garage. The case was tabled twice by the board and ultimately withdrawn when Chapman Realty sold the property.

In 1994, a new owner returned to the board with a revised project aimed at further developing the lot, though with a more limited intervention on the historic house (H-94-168). For the older dwelling, the proposal consisted primarily of constructing a small portal and entry projection at the northeast corner of the building. The addition introduced approximately 80 square feet of heated space along with the small portal, creating a new entrance and window opening.
The application included photographs of each elevation (Figs. 6-9), which are significant as they document the house in its earlier condition. These images show vigas exposed

[9] Warranty Deed, Dorothy M. Rhoads to Gwen Battle Horn and Dorothy M. Rhoads, recorded March 9, 1982, Book 426, Page 980, Instrument # 493268, Santa Fe County, New Mexico.

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on both the east and west elevations and a doorway on the south elevation, facing Arroyo Tenorio, that likely served as the primary entrance. This doorway was later removed.

The board approved the project, and the building underwent a substantial renovation that simplified the fenestration and gave the small dwelling a more deliberately "antique" but smoothed over finish.

The redevelopment of the parcel also introduced two additional dwellings, now addressed as 435 and 435 A Arroyo Tenorio. Designed in the mixed Pueblo–Territorial idiom popular in Santa Fe during the late twentieth century, these buildings present the appearance of historic structures despite their relatively recent construction. Landscaping and new construction associated with the redevelopment also resulted in the loss of a small historic shed—identified in early deeds as a bodega—and erased much of the formerly open, agricultural character that once defined this portion of Arroyo Tenorio.

Today, 431 Arroyo Tenorio survives as a modest remnant of the former Morley–Rhoads estate, once the peripheral outland of La Quinta Escondida and now absorbed into a denser residential landscape.


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## Evaluation of Historical Status

**431 Arroyo Tenorio Street**

While likely predating 1948, this building has experienced considerable change in the 1990s, including the removal of original doors and windows and the construction of a new portal and entry, which altered the function and appearance of three of the home's elevations. These changes, together with the application of a smoothed "antique" finish and the loss of its associative setting, have resulted in a loss of historic integrity. The building no longer conveys its association with the Rhoads family, nor with its earlier appearance—documented into the 1990s—as a simple Pueblo Revival rectangular dwelling.

For this reason, a downgrade in status from Contributing to Non-contributing is recommended.

**Front Wall**

As shown in a 1994 photograph of the property, the wall then present was of lower height and different material than the current wall (Fig. 6). Given these changes, the wall is not eligible as a Contributing structure.

**435 Arroyo Tenorio Street**

This building was erected in the 1990s and therefore does not meet the minimum age requirement for consideration as a Contributing resource within the district.

**435 Arroyo Tenorio Street**

This building was erected in the 1990s and therefore does not meet the minimum age requirement for consideration as a Contributing resource within the district.

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## Illustrations

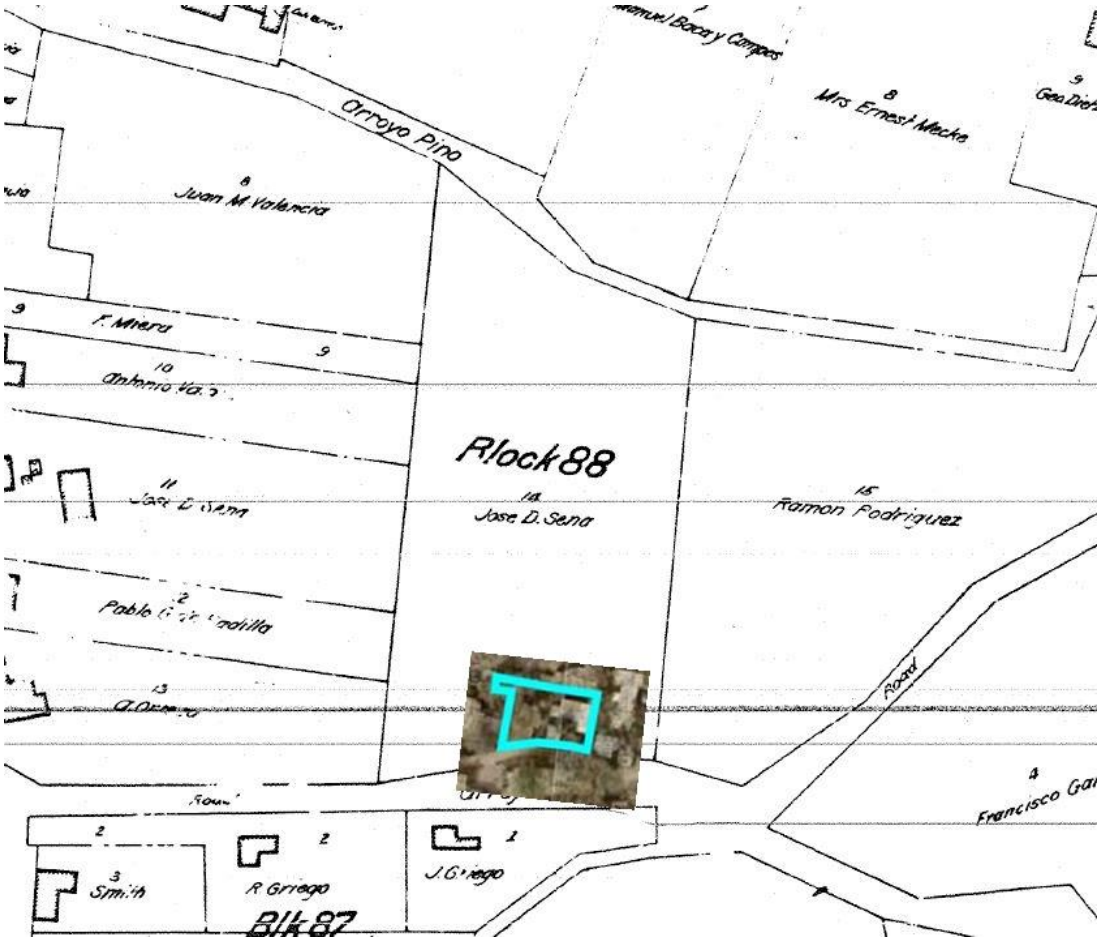


**Figure 1: N. L. King, "Map of the City of Santa Fe," 1912, with current subject parcel pasted over.**

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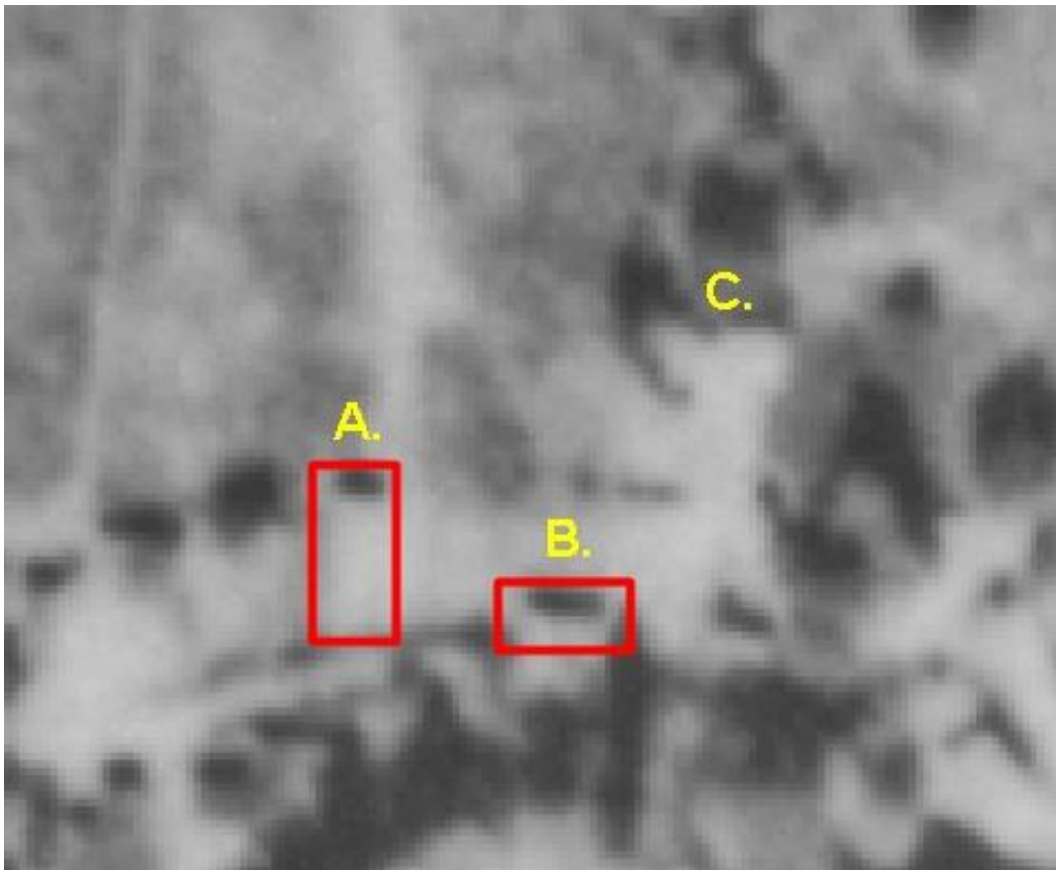


**Figure 2: October 25, 1948, aerial photograph.**
**A. 431 Arroyo Tenorio Street, B. the Bodega, and C. La Quinta Escondida.**

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**Figure 3: November 10, 1958, aerial photograph.**
**A. Arroyo Tenorio Street and B. the Bodega.**

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**Figure 4: September 11, 1978, aerial photograph.**
**A. Arroyo Tenorio Street and B. the Bodega.**

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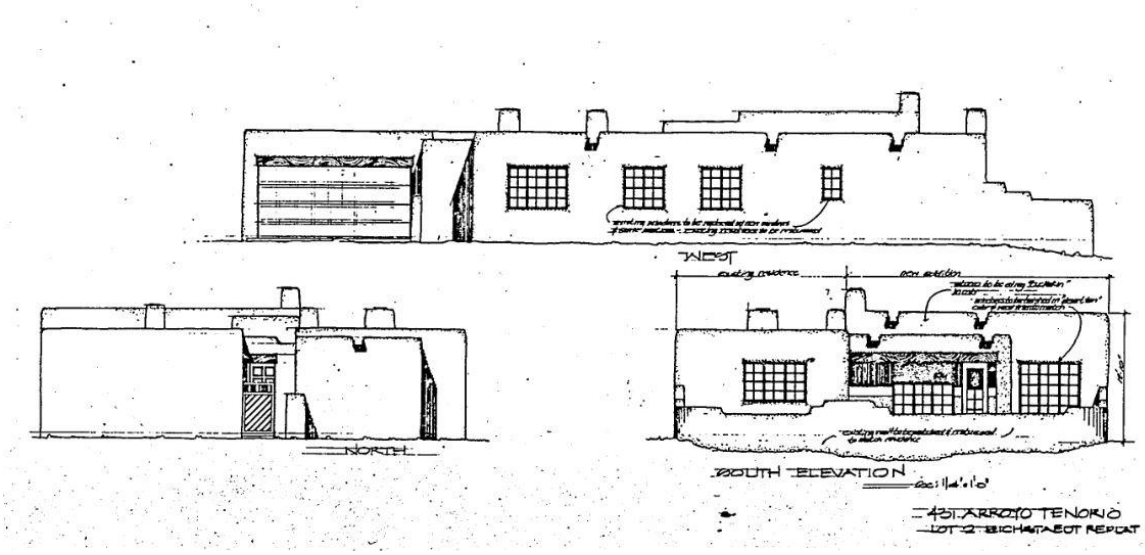


**Figure 5: 1993 proposed addition for 431 Arroyo Tenorio Street. City of Santa Fe Case File # 1993-H-24.**

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

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| 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:**<br><br>**La Quinta Escondida Outlot Rental Dwelling** | **2. Location:**<br><br>**431, 435, and 435 A Arroyo Tenorio Street Downtown and Eastside Historic District – Santa Fe** | **3. Local Reference Number: Santa Fe ID: H-496**<br>**4. County: Santa Fe**<br>**5. Date of Survey: February 14, 2026** |

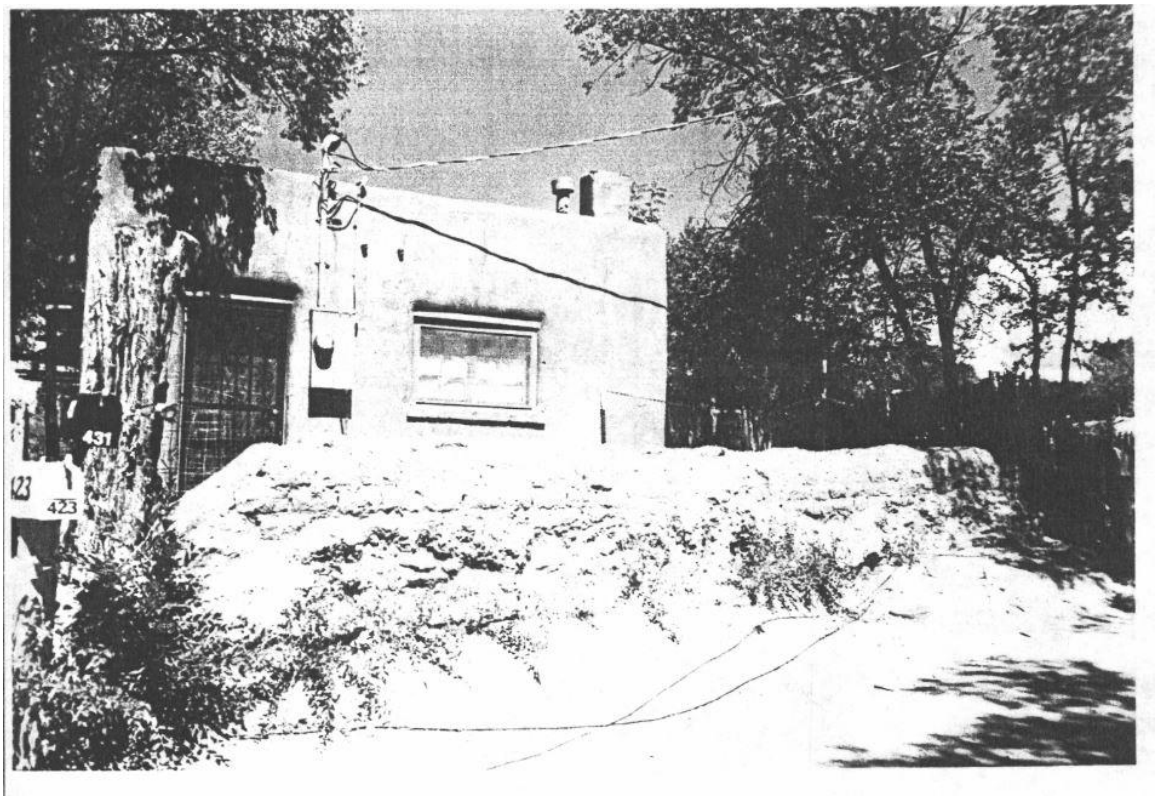


**Figure 6: 1994 photograph of south elevation of 431 Arroyo Tenorio Street. City of Santa Fe Case File # 1994-H-168.**

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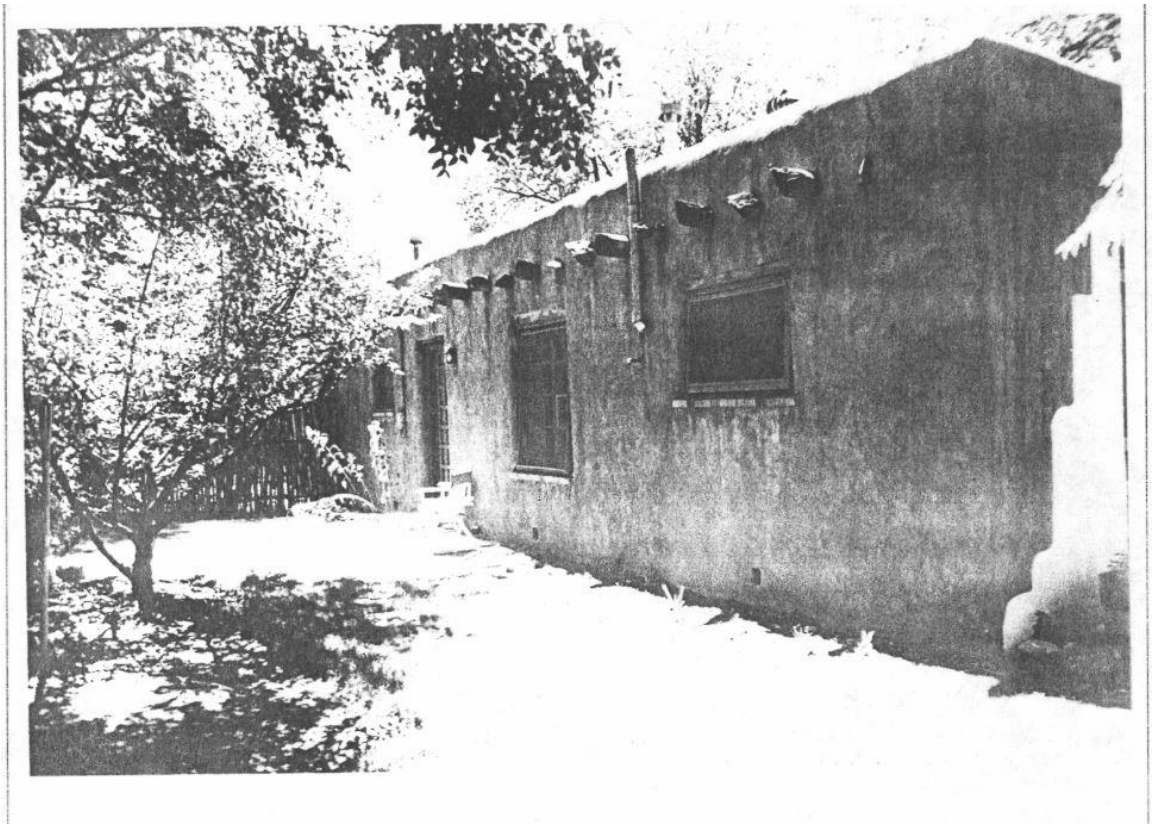

**Figure 7: 1994 photograph of east elevation of 431 Arroyo Tenorio Street. City of Santa Fe Case File # 1994-H-168.**

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**Figure 8: 1994 photograph of north elevation of 431 Arroyo Tenorio Street. City of Santa Fe Case File # 1994-H-168.**

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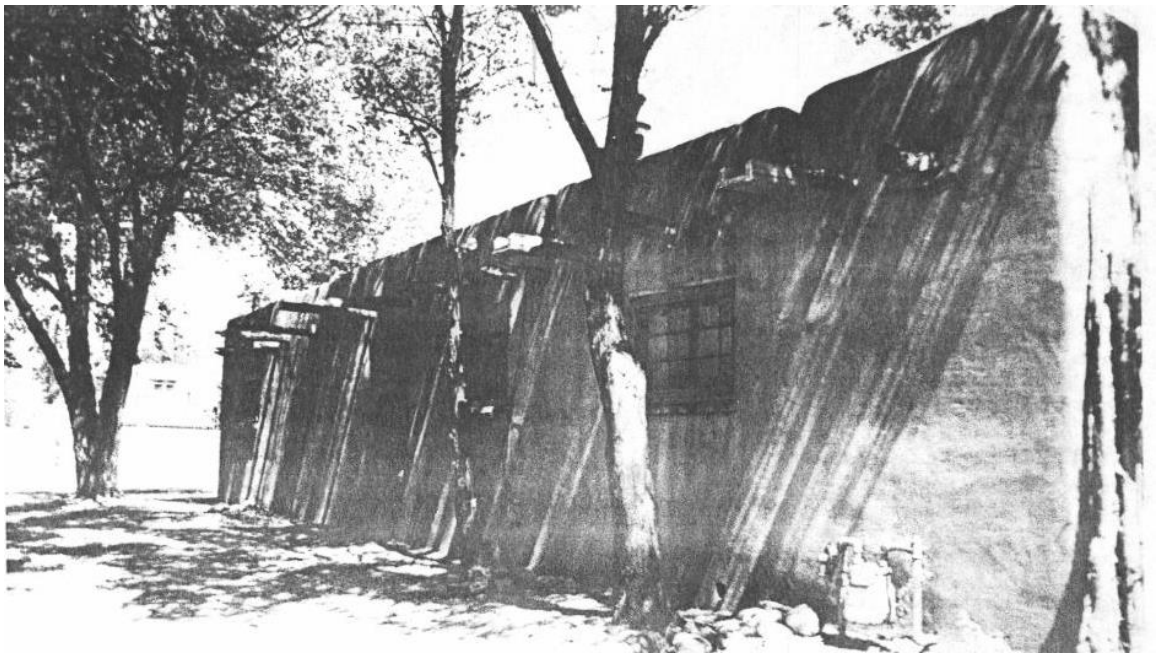

**Figure 9: 1994 photograph of west elevation of 431 Arroyo Tenorio Street. City of Santa Fe Case File # 1994-H-168.**

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

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## Survey Photographs

(All images taken by Giulia Caporuscio on February 14, 2026, unless otherwise noted)



**Photo 2: South, west end. Camera facing northwest**.

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

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

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**Photo 3: South elevation, oblique. Camera facing northwest.**

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

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

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**Photo 4: East elevation, south end. Camera facing west.**

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

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**Photo 5: East elevation, window detail. Camera facing west.**

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

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

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**Photo 6: East elevation, c.1994 portal entry addition outlined in red. Camera facing northeast.**

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

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

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**Photo 7: East elevation, c.1994 portal entry addition outlined in red. Camera facing west.**

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

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

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**Photo 8: North elevation. Camera facing south.**

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

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

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**Photo 10: West elevation, north end. Camera facing east.**

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

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**Photo 11: West elevation, south end. Camera facing east.**

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

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**Photo 12: 435 Arroyo Tenorio A, east façade. Camera facing southwest.**

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

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**Photo 14: 435 Arroyo Tenorio, south façade. Camera facing north.**

Mr. Becker, referring to the lower level with the display window, a set of doors, then another display window, asked if the last display window to the right was a wooden panel window. Mr. Hogan said this was correct. Mr. Becker said more details of these was needed, and asked if they would have divided lites. Mr. Hogan said they were not intended to have divided lites, but could show wood grain.

Chair Woods asked if it was a raised panel door. Mr. Hogan said it was.

Chair Woods said that the whole purpose of returning to the Board for this review was to provide these types of details, and suggested tabling the case until after the next case in order to allow Mr. Hogan to draw these details on the drawings which would be submitted. Mr. Hogan agreed this would be a good idea.

**Mr. Becker moved to table Case #H-94-57. Mr. Romero seconded the motion, which passed by unanimous voice vote.**

[This case was taken off the table later during this same meeting, beginning on page 11 of these minutes.]

## NEW BUSINESS

**Case #H-94-168.** 431 Arroyo Tenorio. Downtown and Eastside Historic District. Debi Sanchez proposes an addition on east elevation; yard wall construction.

Mr. Lucero presented the staff report. [Attached as Exhibit "B".]

Present and sworn was Debi Sanchez, 431 Arroyo Tenorio, who said she was proposing an 8' by 10' addition. She added that the existing house is 16' from the property line, and would still meet setback requirements. Ms. Sanchez said the stucco color would be buckskin.

There were no speakers from the public regarding this project.

There were no questions from the Board.

**Mr. Cohen moved for approval of Case #H-94-168. Mr. Becker seconded the motion. The motion passed by unanimous voice vote.**

**Case #H-94-169.** 712 Acequia Madre. Downtown and Eastside Historic District. Anne Embree, proposes a one story garage/studio.

Mr. Lucero presented the staff report. [Attached as Exhibit "C".]

Present and sworn was Clair Lange, 43B Alamo Lane. Ms. Lange said the glazing which was of concern to staff was in an enclosed courtyard, and that if the Board preferred, they could be true-divided-lite.

Referring to the French doors which were less than 3' from the corner, Ms. Lange said the existing building was 10' away and they wanted natural light. She said the set of doors was the only place they would get natural light because of the "shadow" from the existing building. She said she could move the doors, but would prefer to leave them at this location.

Ms. Lange said the third concern that staff had was the wall which connects the studio with the existing structure. She said the owner wished to have a gated entry with a high wall, but that it could be reduced in height to 6'.

Mr. Becker asked if the French doors were on the north elevation. Ms. Lange agreed that they were. Mr. Becker noted there would not be a shadow from the existing building on this side. Ms. Lange replied, "It's only 10' away." Mr. Becker explained that there could not be a shadow from the building to the north. Ms. Lange asked, "Absolutely never?" Mr. Becker noted that this was the reason that artists liked north light, because it was never in shadow, and so should not be a problem for the owner. Ms. Lange said she stood corrected.

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Isaac J. Pino, City Manager

Councilors: Larry A. Delgado, Dist. 1, Mayor Pro Tem
Patti J. Bushee, Dist.1
Steven G. Farber, Dist. 2
Cristopher Moore, Dist. 2
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Amy Manning, Dist. 4
Phil Griego, Dist. 4

Project description . : ADDITION ON EAST ELEV; YARD WALL CONST.
Project number . . . : 94- 10100120
Case Number . . . . . : H-94-168
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 09/22/94

**PROJECT LOCATION(S) : 431 Arroyo Tenorio**

**PROJECT NAMES:**

OW- Sanchez, Debi 431 Arroyo Tenorio
Santa Fe, NM 87501 (505) 9884763

**BOARD ACTION**

This is to certify that the Historic Design Review Board at their meeting on October 11, 1994, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Dennis Thompson,
Planning Division Director

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

City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Ave., 87504-0909

Project description . : ADDITION ON EAST ELEV; YARD WALL CONST.
Project number . . . : 94- 10100120
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**PROJECT LOCATION(S) : 431 Arroyo Tenorio**

**PROJECT NAMES:**

OW- Sanchez, Debi 431 Arroyo Tenorio
Santa Fe, NM 87501 (505) 9884763

**PROJECT DATA**

| | |
|---|---|
| HISTORICAL DISTRICT | DOWNTOWN AND EASTSIDE |
| HISTORIC BUILDING STATUS | CONTRIBUTING |
| PUBLICLY VISIBLE FACADE-EAST | YES |
| PUBLICLY VISIBLE FACADE-NORTH | NO |
| PUBLICLY VISIBLE FACADE-SOUTH | YES |
| PUBLICLY VISIBLE FACADE-WEST | YES |
| HISTORIC DISTRICT AREA NUMBER | 3 |
| HISTORIC DIST SURVEY NUMBER | 88 |
| AGE OF STRUCTURE | CA. 1935-40 |
| PROJECT TYPE (NEW, ADD, ETC.) | ADDITION |

# City of Santa Fe, New Mexico

# memo

DATE: 11 October 1994

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III MG

VIA: Dennis Thompson, Planning Division Director MJG FOR DT

---

CASE #H-94-168 ADDRESS 431 Arroyo Tenorio

REFERENCE ATTACHMENTS (Sequentially):

| | CITY SUBMITTALS | | APPLICANT SUBMITTALS |
|---|---|---|---|
| ____ | Case Synopsis | √ | Proposal Letter |
| √ | District Guidelines | √ | Vicinity Map |
| √ | State Historical Survey Sheet | √ | Site Plan/FloorPlan |
| ____ | Minutes of _____ | √ | Photographs |
| ____ | Other _____ | √ | Elevations |
| | | ____ | Other _____ |

STAFF RECOMMENDATIONS:

The applicant has illustrated an addition on the east elevation of the historic structure on the subject site. The addition, which houses a closet and entry area to the residence will be finished to be in keeping with the existing architecture of the building. Its height is kept below the height of the existing building by 1 foot so as to distinguish it from the exiting. As well, the proposed addition includes a portal which is detailed with simple features such as a post and lintel which supports a flat parapet with canale.

Staff presumes the primary facade of this structure to be that which faces Arroyo Tenorio. With the HDRB's concurrence on this matter, staff notes that the historic preservation standards in the SFCC have been met with regards to placement and design of the addition. As a result, staff recommends approval.

d13/mrv/h-94-168

**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)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

#496

| building threatened? yes | survey date 4-18-84 by mb | county Santa Fe | ID no. 0516#1088 |
|---|---|---|---|
| field map SFHD | number 3-01088 | UTM reference zone 12 13 easting | northing |

location description
431 Tenorio

city/town
Santa Fe

land grant/reservation

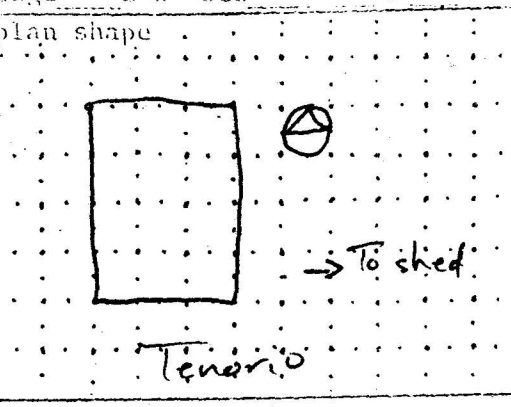
building name

legal description
twsp N S range E W sec ¼ ¼

| film roll by mb no. 4 | negative nos. 34 | loc. of neg. HPB |
|---|---|---|



plan shape




date of construction
1935-40 estimate _____ actual

source
Pubs Div

use
present residential
other _____
historic residential
other _____

condition
___ excellent ___ good
___ fair ___ deteriorating

style
Pueblo Rev

foundation material
NV

wall material/surface
Adobe / Stucco

degree of remodeling
___ minor ___ moderate ___ major
describe:

architectural features
Roof - flat, parapet, metal flues, 2 masonry chimneys
Vigas ends axed & randomly placed
Windows - 6 lt casmt, turquoise trim
Door - 6 panel wood, turquoise
Shed - adobe w adobe stucco, wood cornice, axed vigas
Garden wall - adobe, adobe stucco, river run foundation.

surroundings
Res

relationship to surroundings
___ similar ___ not similar

district potential
___ yes ___ no

comments

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

associated buildings? ___ yes
what type?
Shed
if inventoried, list ID nos.

see back? ___ yes

September 20, 1994

Historic Design Review
City of Santa Fe

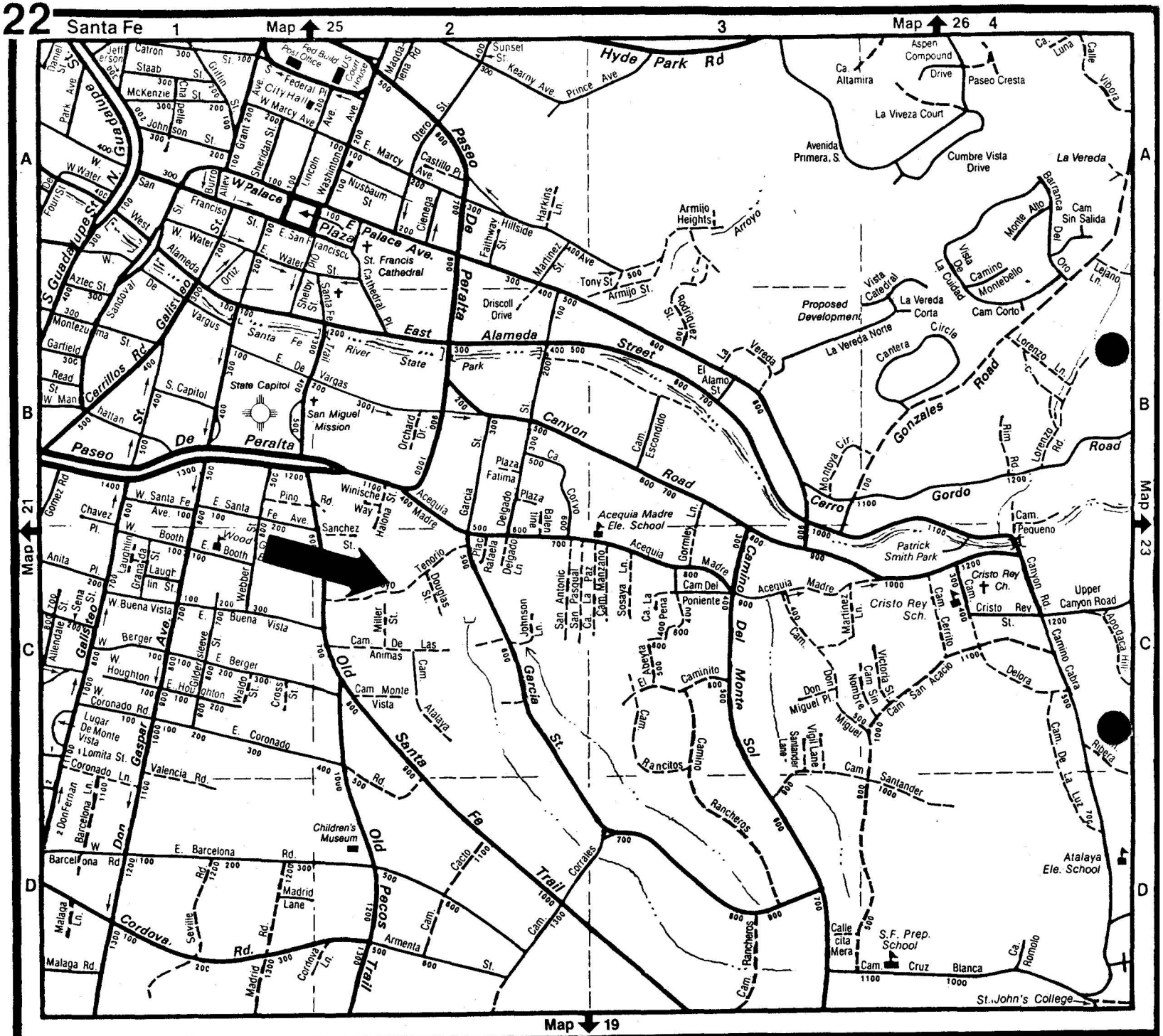
Re: Addition to property located at 431 Arroyo Tenorio in Santa Fe, New Mexico.

Dear Committee,

Existing at 431 Arroyo Tenorio is a 950 s.f. adobe home that is approximately 70 years old. Proposed construction includes ~~a~~ 80 s.f. of heated area that is to be an entry and a 80 s.f. portal of adobe/stucco construction. Also proposed is a 6 foot yard wall that faces west on the northern portion of the site and I intend to raise the existing wall that is along the southern property boundary to a height of 7 feet. The yard walls are to be adobe/stucco. Stucco color is to be Buckskin. Style of the addition is to be in keeping with the existing improvements.

Thank you for your consideration,

Debi Sanchez


22
Santa Fe
Map 25
Map 26
Map 21
Map 23
Map 19
Hyde Park Rd
Paseo De Peralta
East Alameda Street
Canyon Road
Gonzales Road
Old Santa Fe Trail
Old Pecos Trail
Garcia St.
Del Monte Sol
Camino Cabra
Upper Canyon Road
Cerro Gordo Road
Cristo Rey Ch.
Cristo Rey Sch.
Patrick Smith Park
Acequia Madre Ele. School
Atalaya Ele. School
S.F. Prep. School
St. John's College
Children's Museum
State Capitol
St. Francis Cathedral
San Miguel Mission
Aspen Compound
La Viveza Court
Avenida Primera, S.
Cumbre Vista Drive
La Vereda
Armijo Heights
Proposed Development
La Vereda Corta
La Vereda Norte
Cam Corto
Cam Sin Salida
Monte Alto
Barranca Del Oro
Vista Del Camino Montebello
Vista Cateral
Cantera Circle
Lorenzo Ln.
Rim Rd.
Cam. Pequeno
Cam. Escondido
Cam. De Las Animas
Cam. Monte Vista
Cam. Rancheros
Cam. Santander
Cam. De La Luz
Cam. San Acacio
Cam. Cerrito
Cam. Sin Nombre
Lugar De Monte Vista
Lomita St.
Coronado Ln.
Valencia Rd.
Barcelona Rd.
Madrid Lane
Cordova Rd.
Malaga Rd.
Armenta St.
Corrales
Caminito
Rancheros
Santander Lane
Virgil Lane
Don Miguel Pl.
Victoria St.
Delora
Ribera
Calle cita Mera
Cruz Blanca
Romolo
Apodaca Hill
Cam. Manzano
Cam. La Paz
Cam. San Pasqual
Cam. Sosaya Ln.
Cam. La Pena
Cam. Abeyta
Cam. Martinez Ln.
Cam. Del Poniente
Cam. Gormley Ln.
Cam. Baker Ln.
Cam. Delgado Ln.
Cam. Rafaela Plaza
Cam. Fatima Plaza
Cam. Cristo Rey
Cam. Cerrito
Cam. Sin Nombre
Cam. Santander
Cam. De La Luz
Cam. Rancheros
Cam. Corrales
Cam. Cacio
Cam. Armenta
Cam. Atalaya
Cam. Monte Vista
Cam. De Las Animas
Cam. Miller St.
Cam. Sleeve St.
Cam. Webber St.
Cam. Laughlin St.
Cam. Allendale St.
Cam. Sena St.
Cam. Granada St.
Cam. Anita Pl.
Cam. Chavez Pl.
Cam. Gomez Rd.
Cam. Montezuma St.
Cam. Garfield St.
Cam. Read St.
Cam. W. Manhattan St.
Cam. Sandoval St.
Cam. Aztec St.
Cam. Alameda St.
Cam. Ortiz St.
Cam. Shelby St.
Cam. Cathedral Pl.
Cam. Faithway St.
Cam. Hillside St.
Cam. Martinez St.
Cam. Tony St.
Cam. Armijo St.
Cam. Rodriguez St.
Cam. El Alamo St.
Cam. Moctoya Cir.
Cam. Lejano Ln.
Cam. Lorenzo Ln.
Cam. Rim Rd.
Cam. Cristo Rey
Cam. Cerrito
Cam. Sin Nombre
Cam. Santander
Cam. De La Luz
Cam. Rancheros
Cam. Corrales
Cam. Cacio
Cam. Armenta
Cam. Atalaya
Cam. Monte Vista
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Cam. Webber St.
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Cam. Shelby St.
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Cam. Faithway St.
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Cam. Martinez St.
Cam. Tony St.
Cam. Armijo St.
Cam. Rodriguez St.
Cam. El Alamo St.
Cam. Moctoya Cir.
Cam. Lejano Ln.
Cam. Lorenzo Ln.
Cam. Rim Rd.
Cam. Cristo Rey
Cam. Cerrito
Cam. Sin Nombre
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Cam. De La Luz
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Cam. Armenta
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Cam. Monte Vista
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Cam. Miller St.
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Cam. Sena St.
Cam. Granada St.
Cam. Anita Pl.
Cam. Chavez Pl.
Cam. Gomez Rd.
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Cam. Garfield St.
Cam. Read St.
Cam. W. Manhattan St.
Cam. Sandoval St.
Cam. Aztec St.
Cam. Alameda St.
Cam. Ortiz St.
Cam. Shelby St.
Cam. Cathedral Pl.
Cam. Faithway St.
Cam. Hillside St.
Cam. Martinez St.
Cam. Tony St.
Cam. Armijo St.
Cam. Rodriguez St.
Cam. El Alamo St.
Cam. Moctoya Cir.
Cam. Lejano Ln.
Cam. Lorenzo Ln.
Cam. Rim Rd.

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NOTE: The error of closure is one foot of error for every 200,000 feet along the perimeter of the legal description provided.
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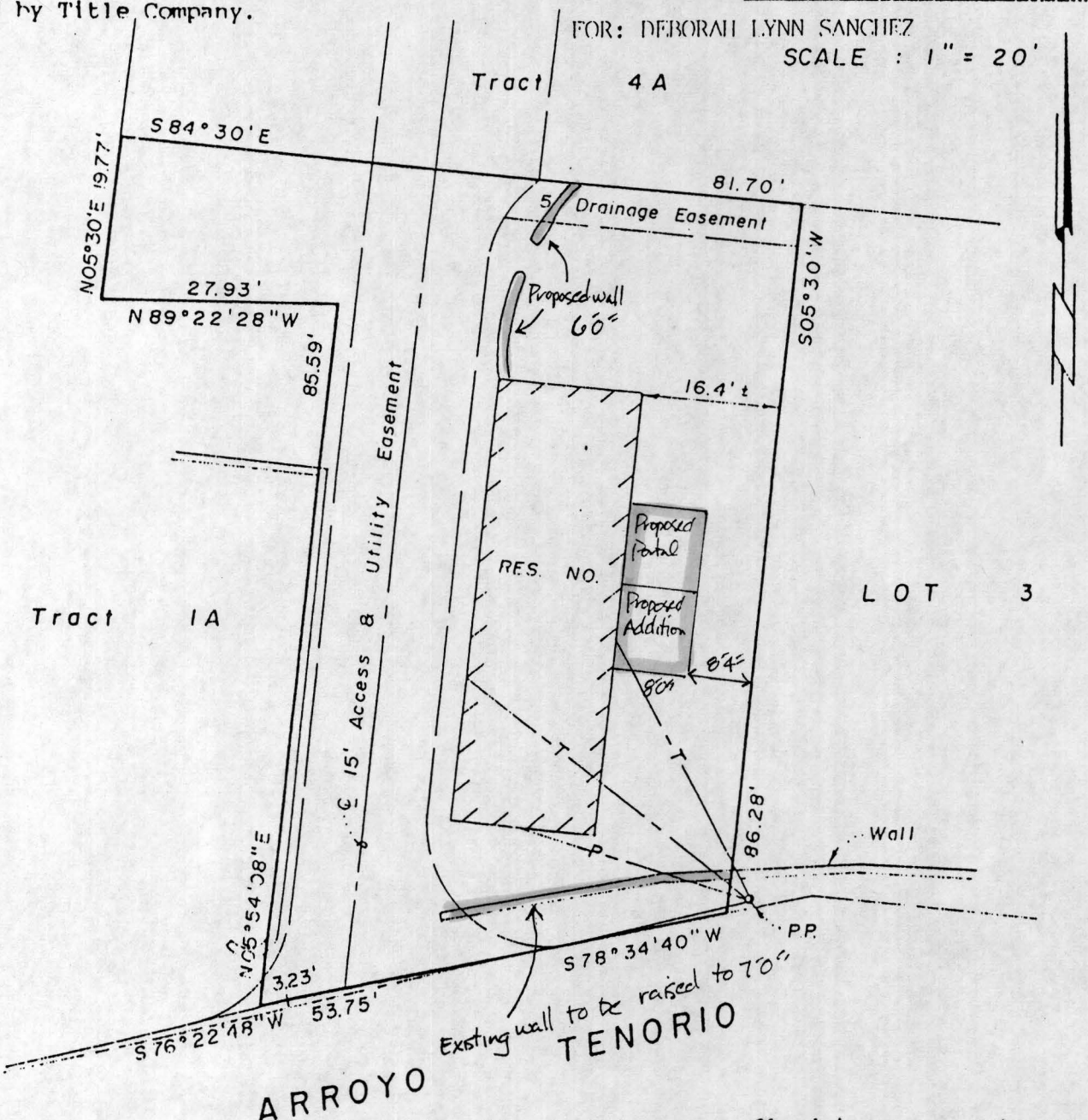



NOTE: This property does not fall within a flood plain as per flood insurance rate map, community-panel no. 350070 0005 B, effective date July 2, 1980.
This report is not to be relied on for the establishment of fences, buildings, or other future improvements.

Improvement location is based on previous property surveys. No instruments were furnished. This tract is subject to all easements, restrictions and reservations of record which pertain.

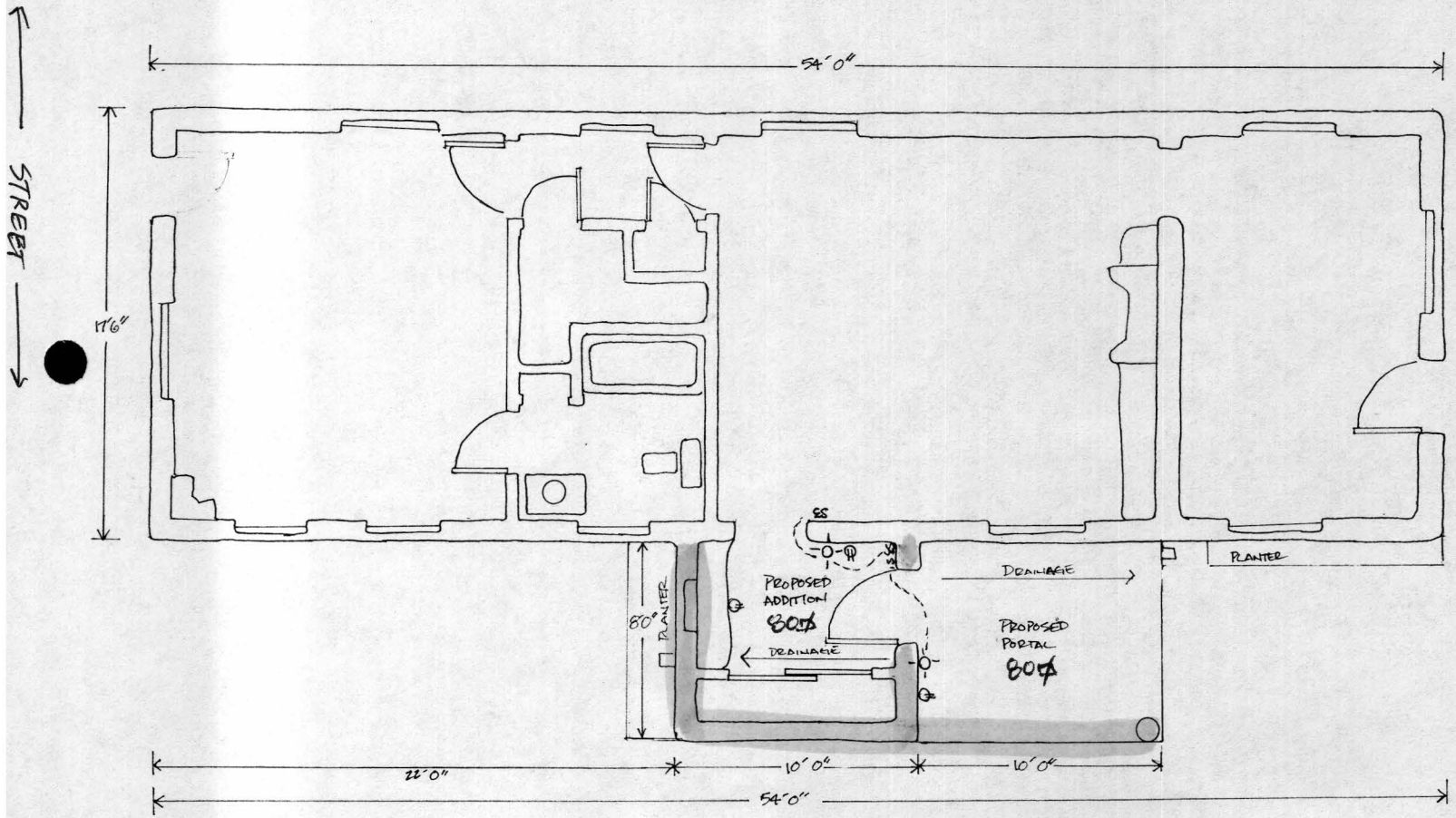
431 ARROYO TENORIO

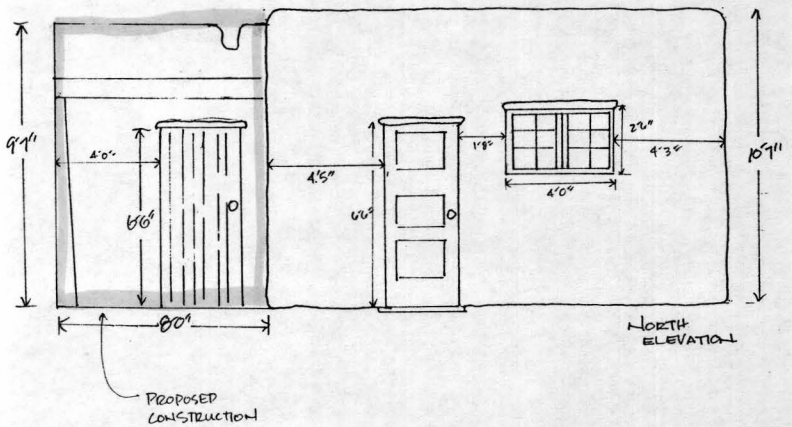
N

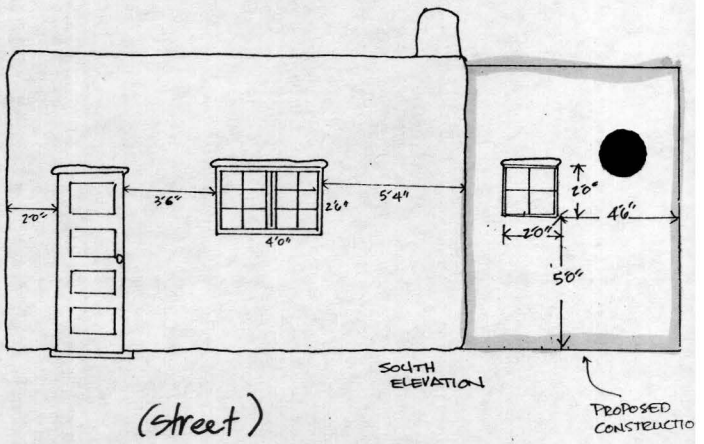
FLOOR PLAN

ROOF DRAINAGE PLAN

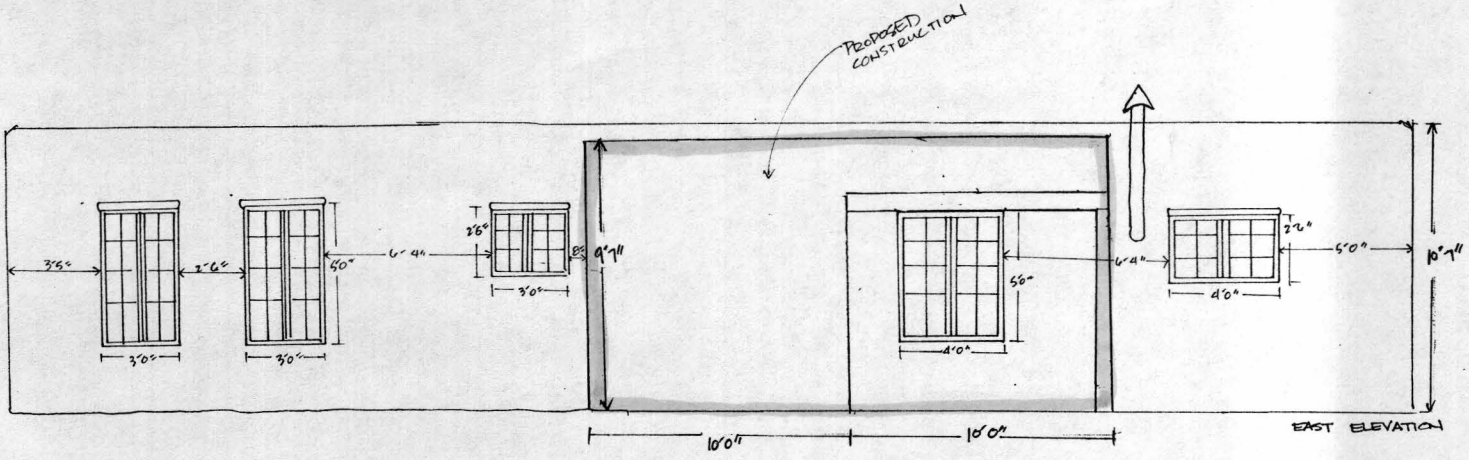
ELECTRICAL PLAN

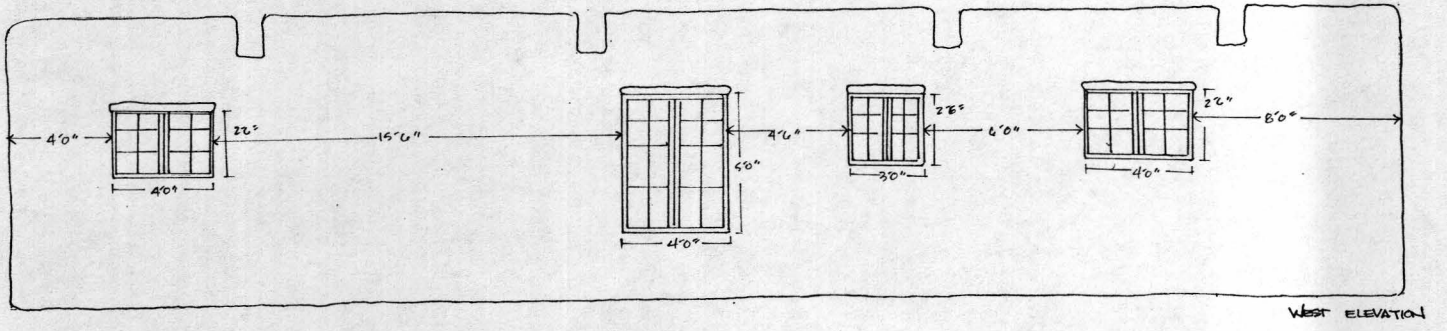



9'1"
4'0"
80"
4'5"
66"
1'8"
2'0"
4'3"
4'0"
10'7"
80"
PROPOSED CONSTRUCTION
NORTH ELEVATION


2'0"
3'6"
2'6"
4'0"
5'4"
2'0"
2'0"
4'6"
58"
(Street)
SOUTH ELEVATION
PROPOSED CONSTRUCTIO

SCALE 1/4" = 1'


PROPOSED CONSTRUCTION
3'5"
2'6"
3'0"
3'0"
40"
6'4"
2'8"
3'0"
9'7"
4'0"
50"
6'4"
2'2"
5'0"
10'7"
10'0"
10'0"
EAST ELEVATION

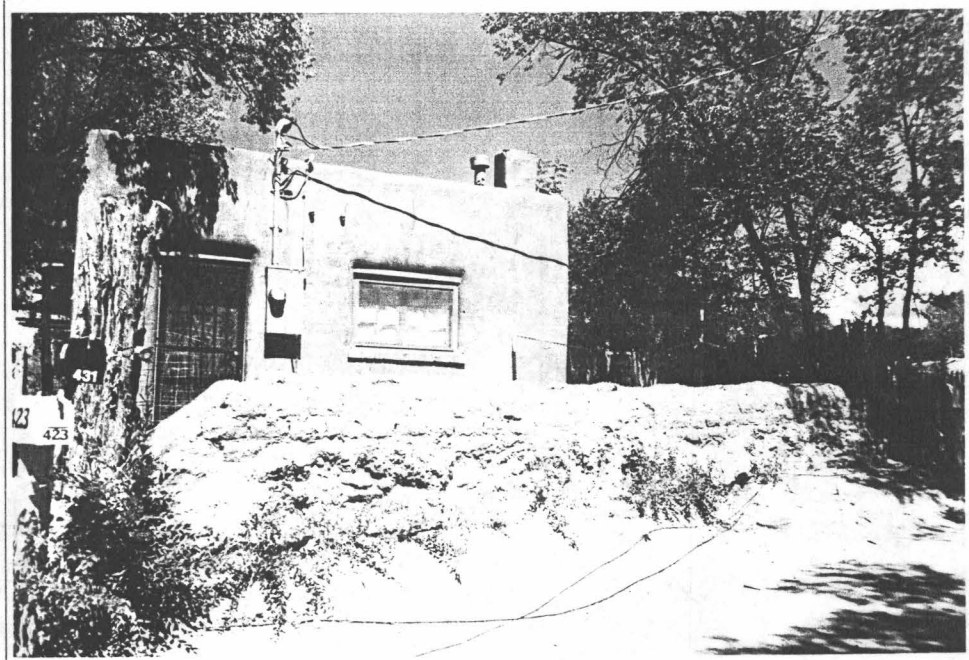

4'0"
2'2"
4'0"
15'6"
4'6"
5'0"
4'0"
2'8"
3'0"
6'0"
2'2"
4'0"
8'0"
WEST ELEVATION

SCALE 1/4" = 1'

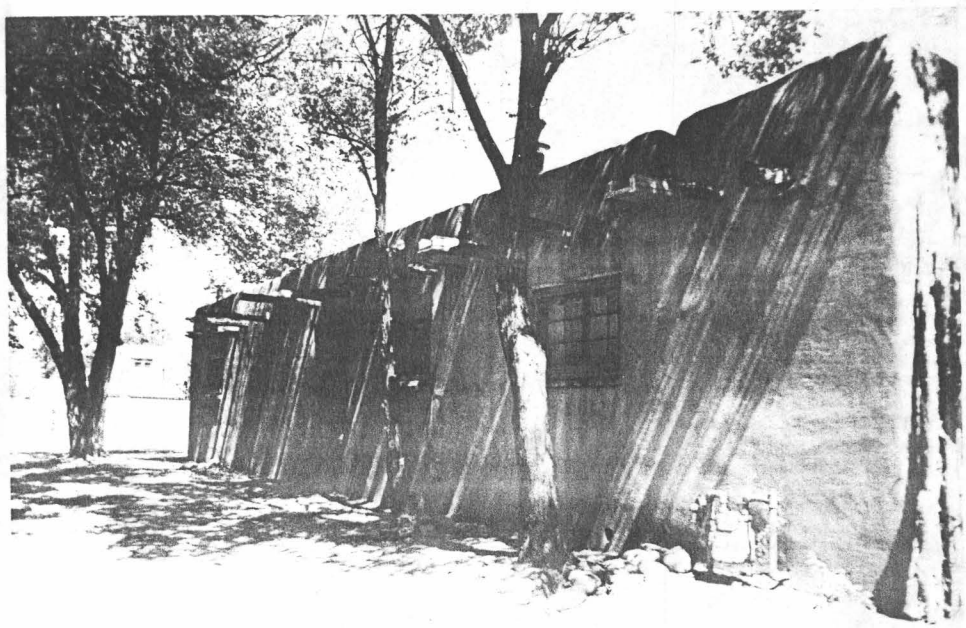
File No. 431AT

# 431 Arroyo Tenorio

Borrower/Client Debi Sanchez
Property Address 431 Arroyo Tenorio
City Santa Fe County Santa Fe State NM Zip Code 87501
Lender




South elevation
Facing Street



West elevation

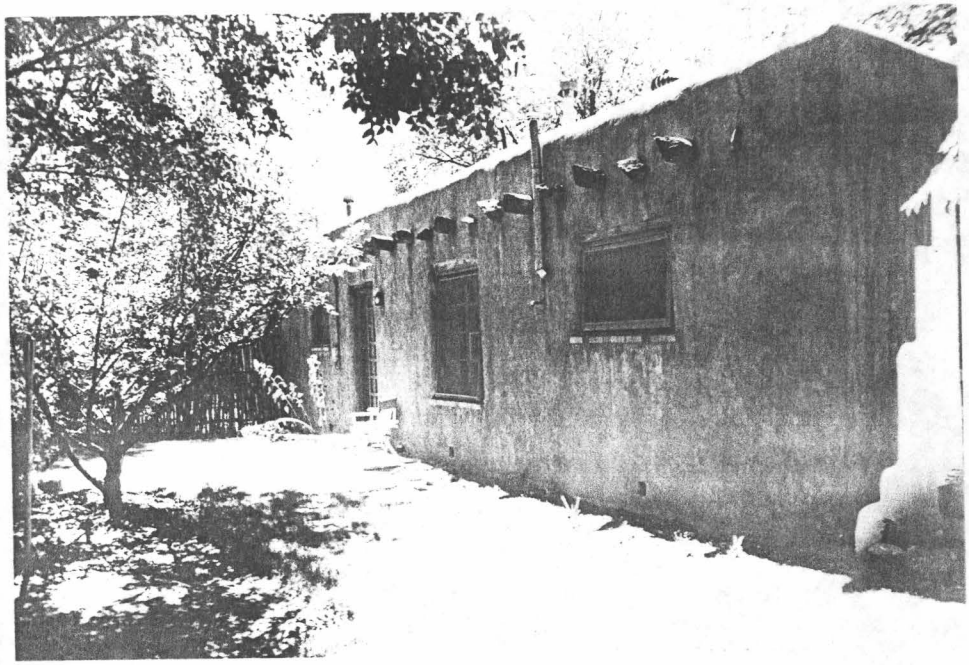
File No. 431AT

# 431 Arroyo Tenorio

Borrower/Client Debi Sanchez
Property Address 431 Arroyo Tenorio
City Santa Fe County Santa Fe State NM Zip Code 87501
Lender



North elevation



East elevation

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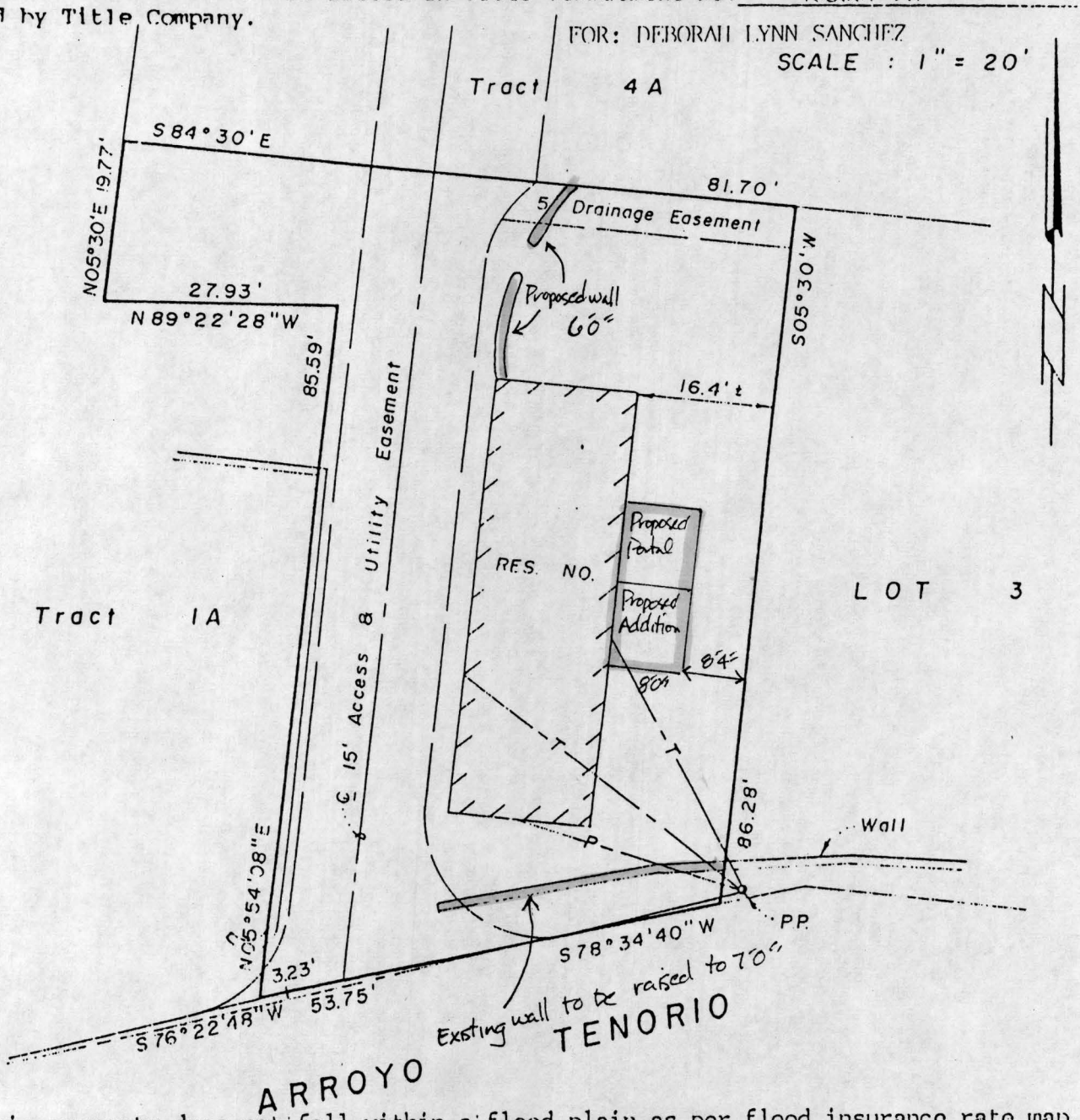
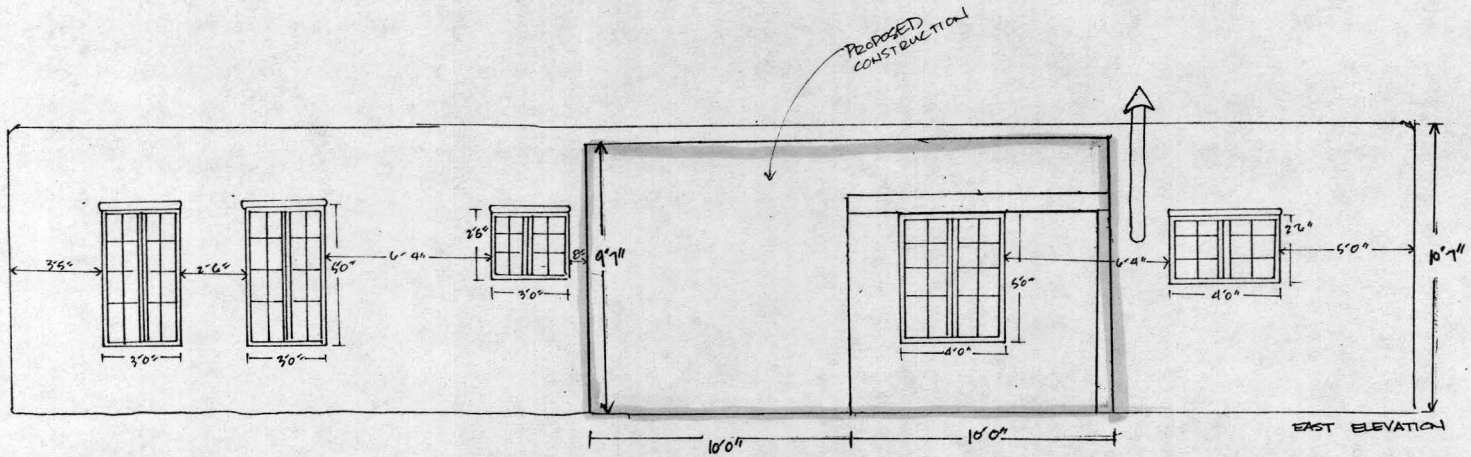
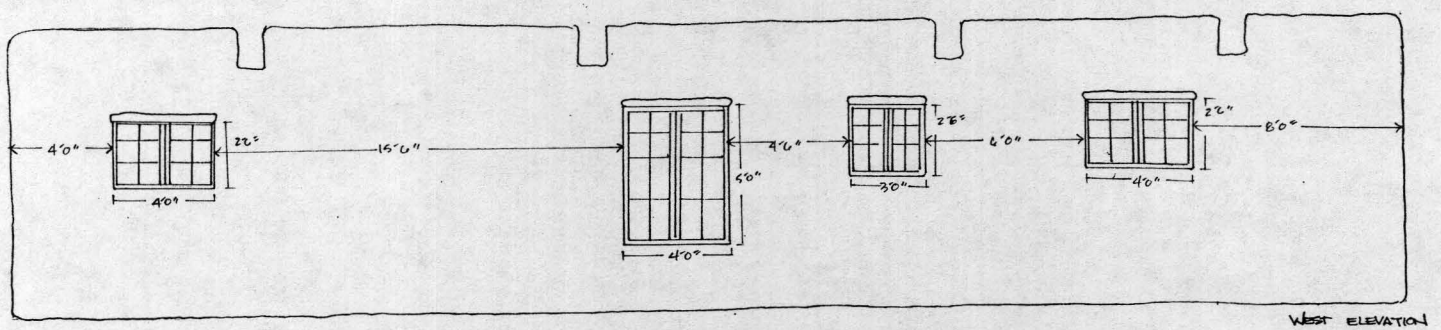


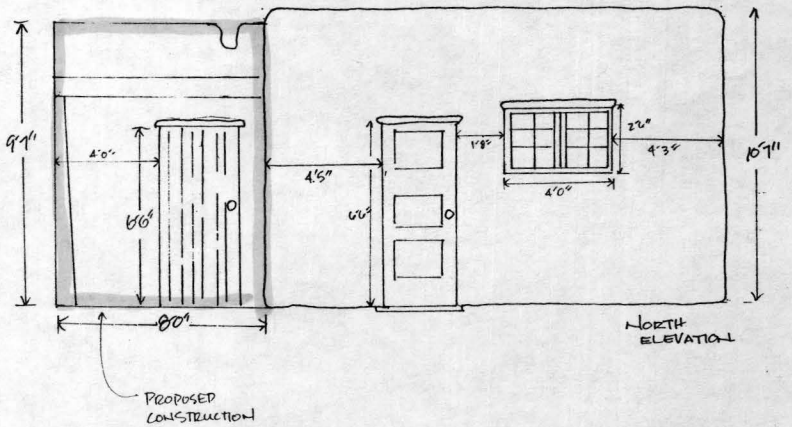

NOTE: This property does not fall within a flood plain as per flood insurance rate map, community-panel no. 350070 0005 B, effective date July 2, 1980.
This report is not to be relied on for the establishment of fences, buildings, or other future improvements.

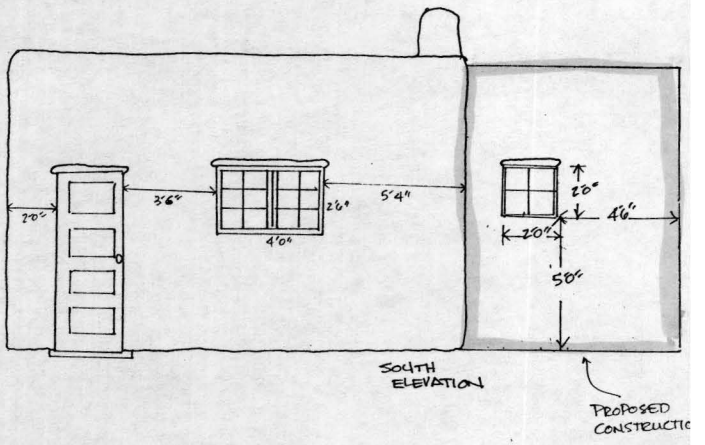
Improvement location is based on previous property surveys. No instruments were read. This tract is subject to all easements, restrictions and reservations of record which pertain.


PROPOSED CONSTRUCTION
3'5"
2'6"
5'0"
3'0"
3'0"
6'4"
2'8"
3'0"
9'7"
6'4"
5'0"
4'0"
2'2"
5'0"
10'7"
10'0"
10'0"
EAST ELEVATION


4'0"
2'2"
15'6"
4'6"
5'0"
4'0"
2'8"
6'0"
2'2"
8'0"
4'0"
3'0"
4'0"
WEST ELEVATION

SCALE 1/4" = 1'

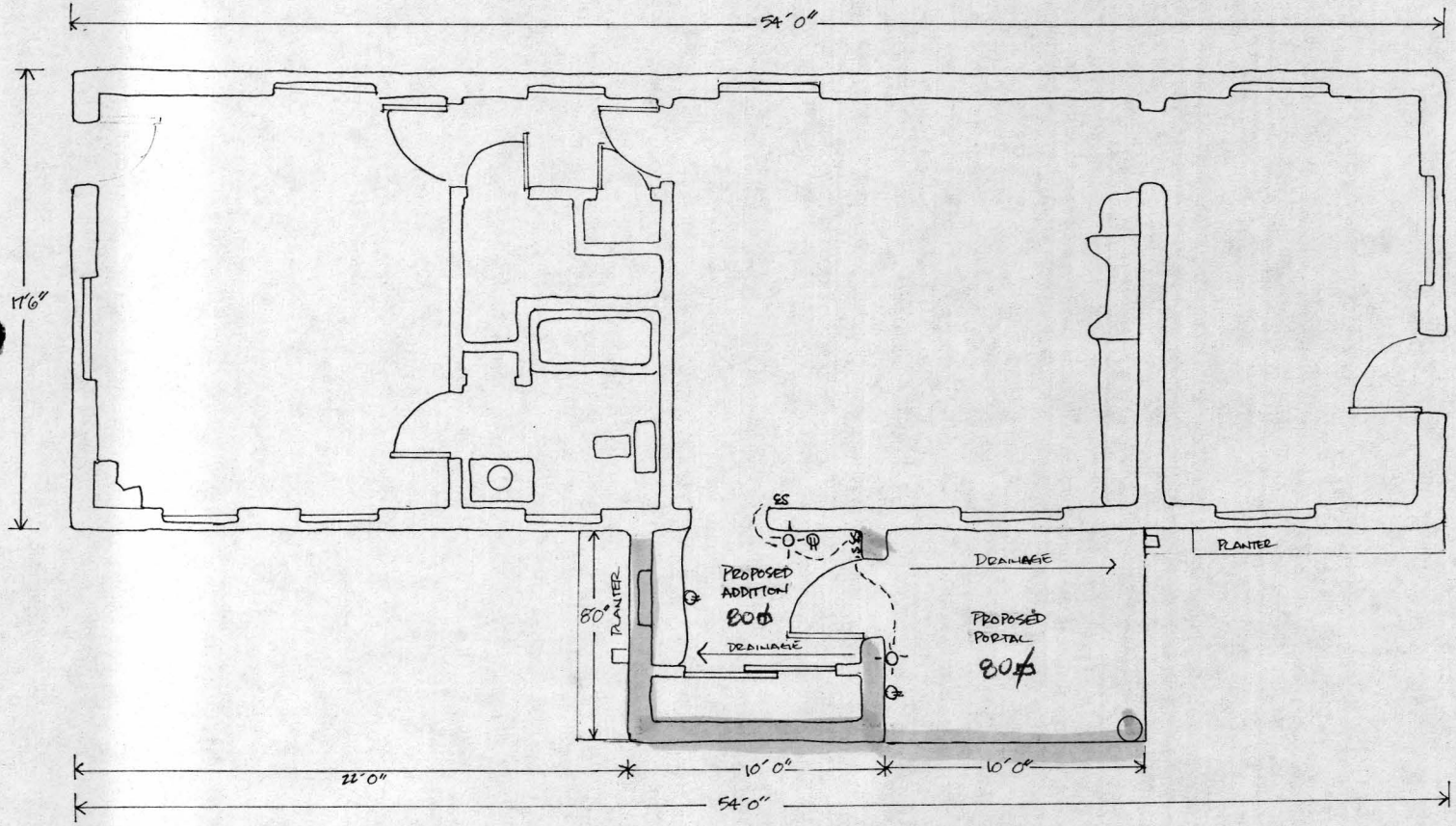

9'1"
4'0"
8'6"
80"
4'5"
6'6"
1'8"
2'0"
4'3"
4'0"
10'7"
NORTH ELEVATION
PROPOSED CONSTRUCTION


2'0"
3'6"
2'6"
5'4"
4'0"
2'0"
2'0"
4'6"
5'0"
SOUTH ELEVATION
PROPOSED CONSTRUCTIO

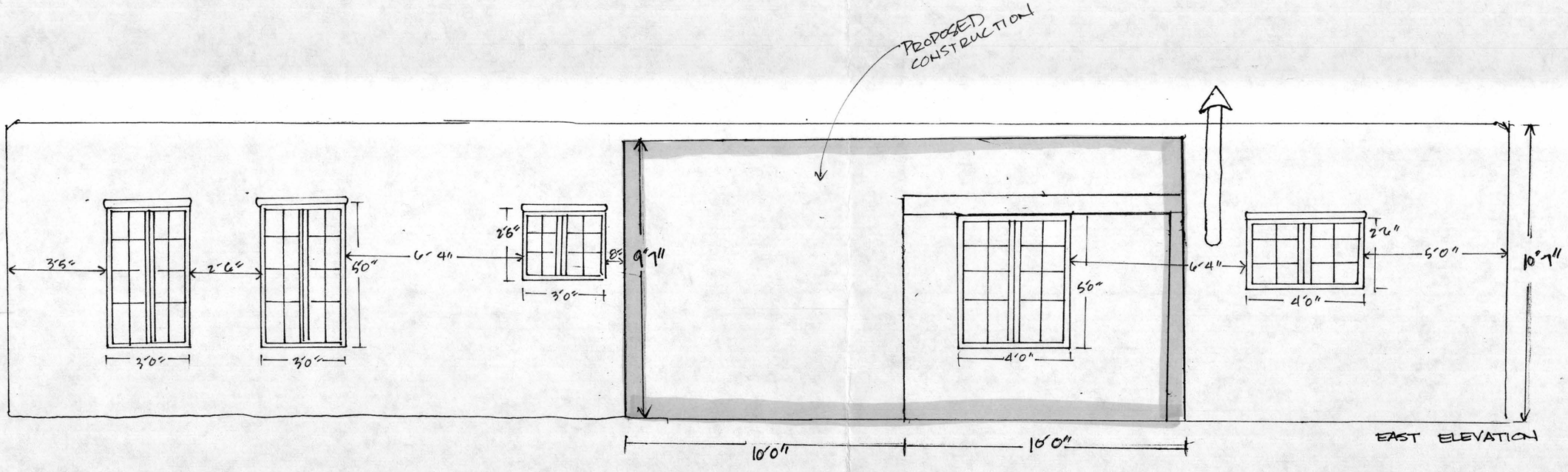
SCALE 1/4" = 1'

431 ARROYO TENORIO

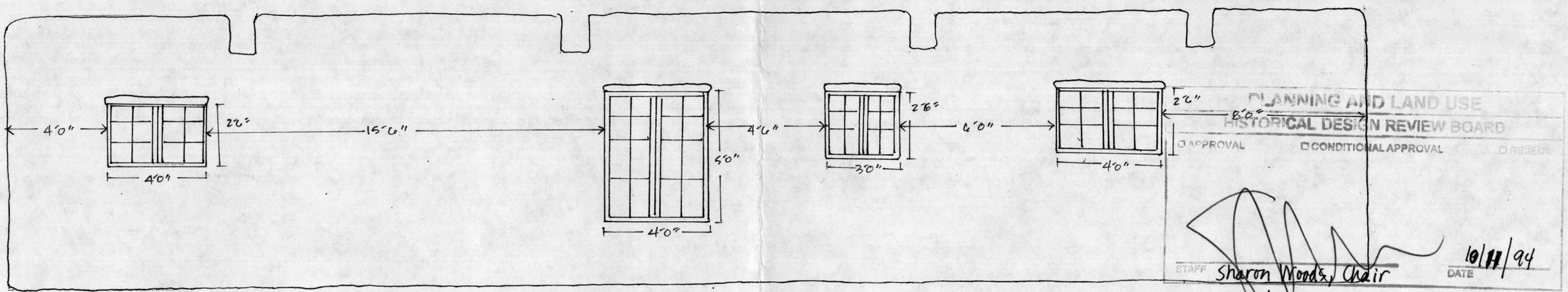
FLOOR PLAN
ROOF DRAINAGE PLAN
ELECTRICAL PLAN



431 ARROYO TENORIO




EAST ELEVATION

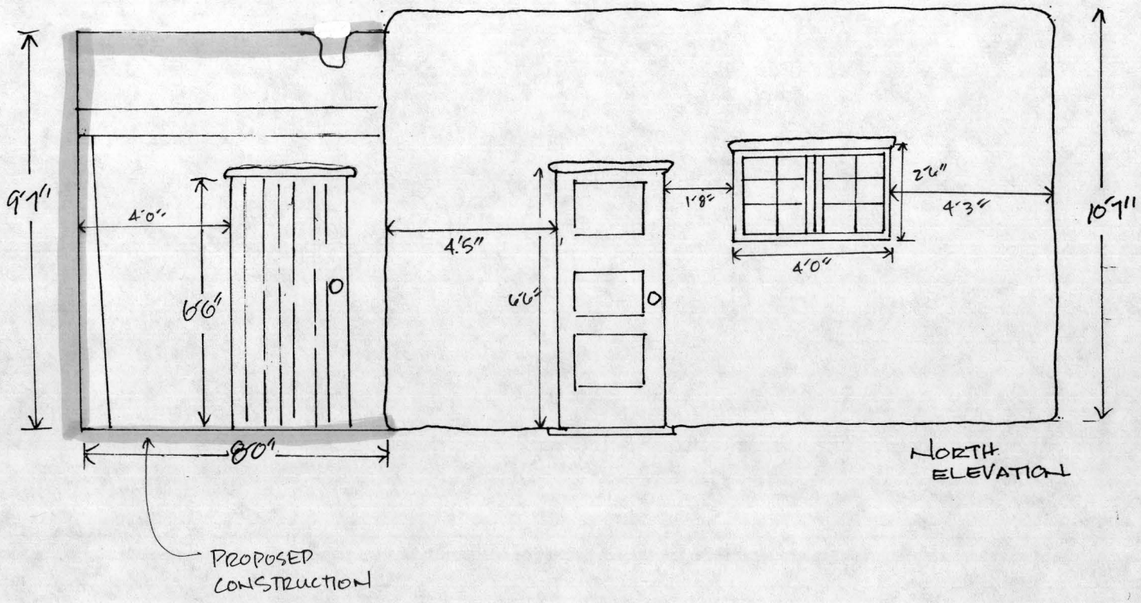


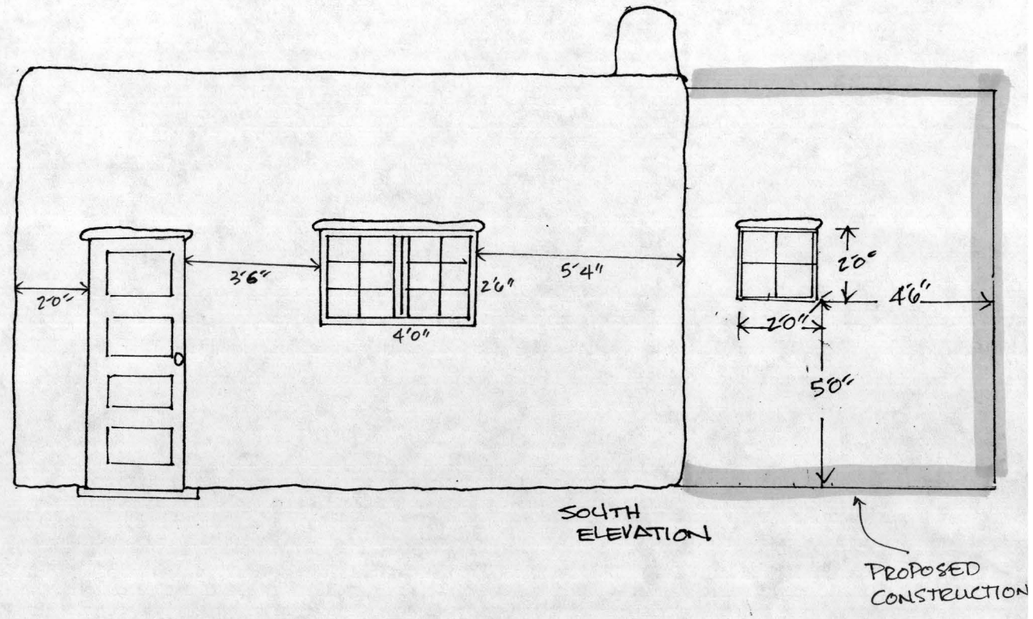

WEST ELEVATION

H-94-168

431 Arroyo Tenorio

SCALE 1/4" = 1'


9'7"
4'0"
66"
80"
4'5"
66"
1'8"
2'6"
4'3"
4'0"
10'7"
NORTH
ELEVATION
PROPOSED
CONSTRUCTION

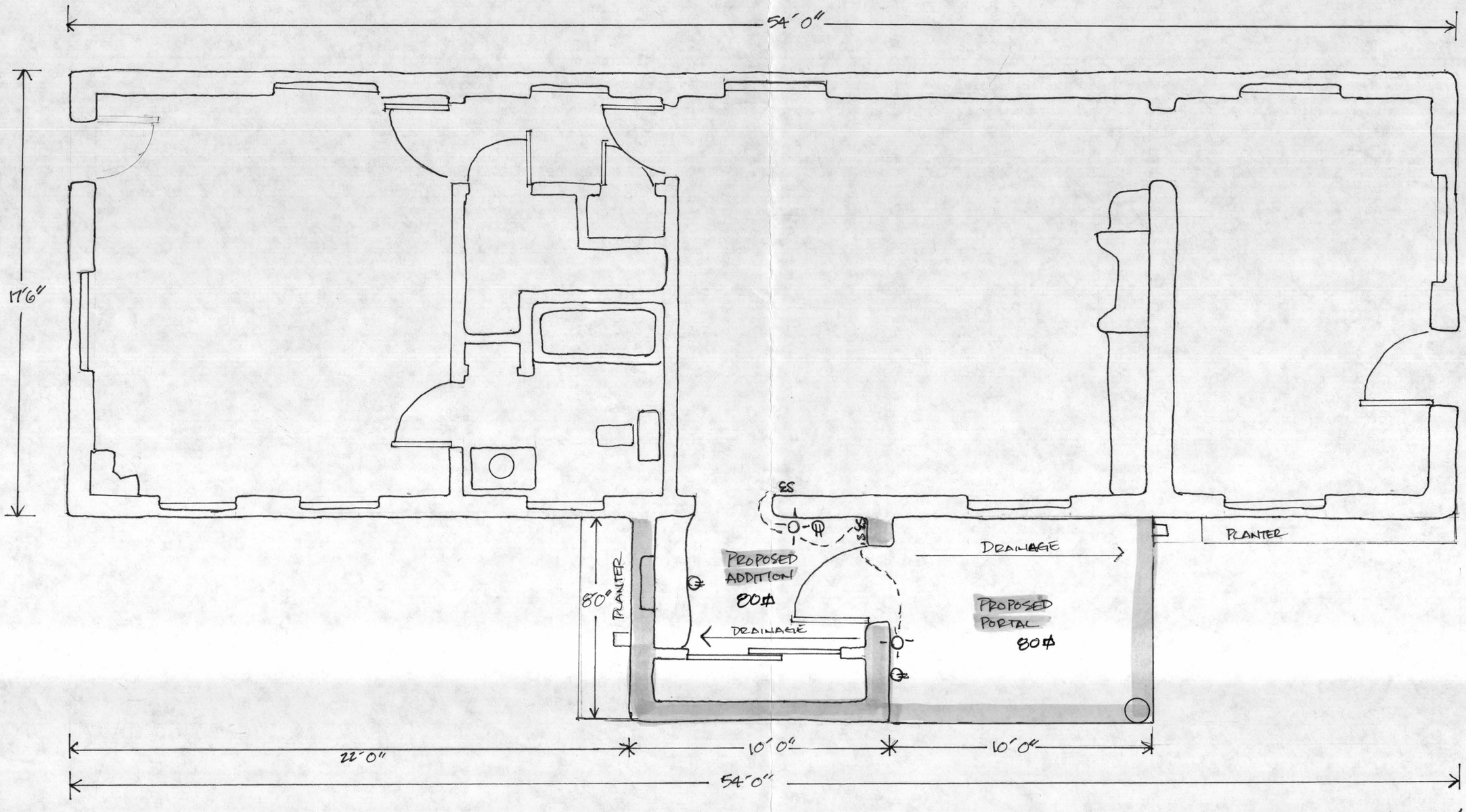

2'0"
3'6"
4'0"
2'6"
5'4"
2'0"
2'0"
4'6"
5'0"
SOUTH
ELEVATION
PROPOSED
CONSTRUCTION

SCALE 1/4" = 1'

FLOOR PLAN

ROOF DRAINAGE PLAN

ELECTRICAL PLAN




SCALE 1/4" = 1'

# SURVEYOR'S INSPECTION REPORT

TO TITLE CO.: Titles De Santa Fe

TO UNDERWRITER: TRW

TO LENDER: Los Alamos National Bank

THIS IS TO CERTIFY, THAT ON April 25, 1994, I MADE AN ACCURATE INSPECTION OF THE PREMISES SITUATED AT Santa Fe, Santa Fe COUNTY, NEW MEXICO.

BRIEFLY DESCRIBED AS: 431 Arroyo Tenorio
address, if applicable

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed)

Provided Lot 2 as shown and delineated on the plat entitled "Lot Line Adjustment Survey Plat prepared for William Chapman showing Replat of Tracts 4A, Lots 2 and 3 Plat recorded in Book 226, page 022, City and County of Santa Fe, N.M.", filed October 21, 1993 as Document No. 834,883 and recorded in Plat Book 257, page 030, in the Office of The County Clerk, Santa Fe County, New Mexico.

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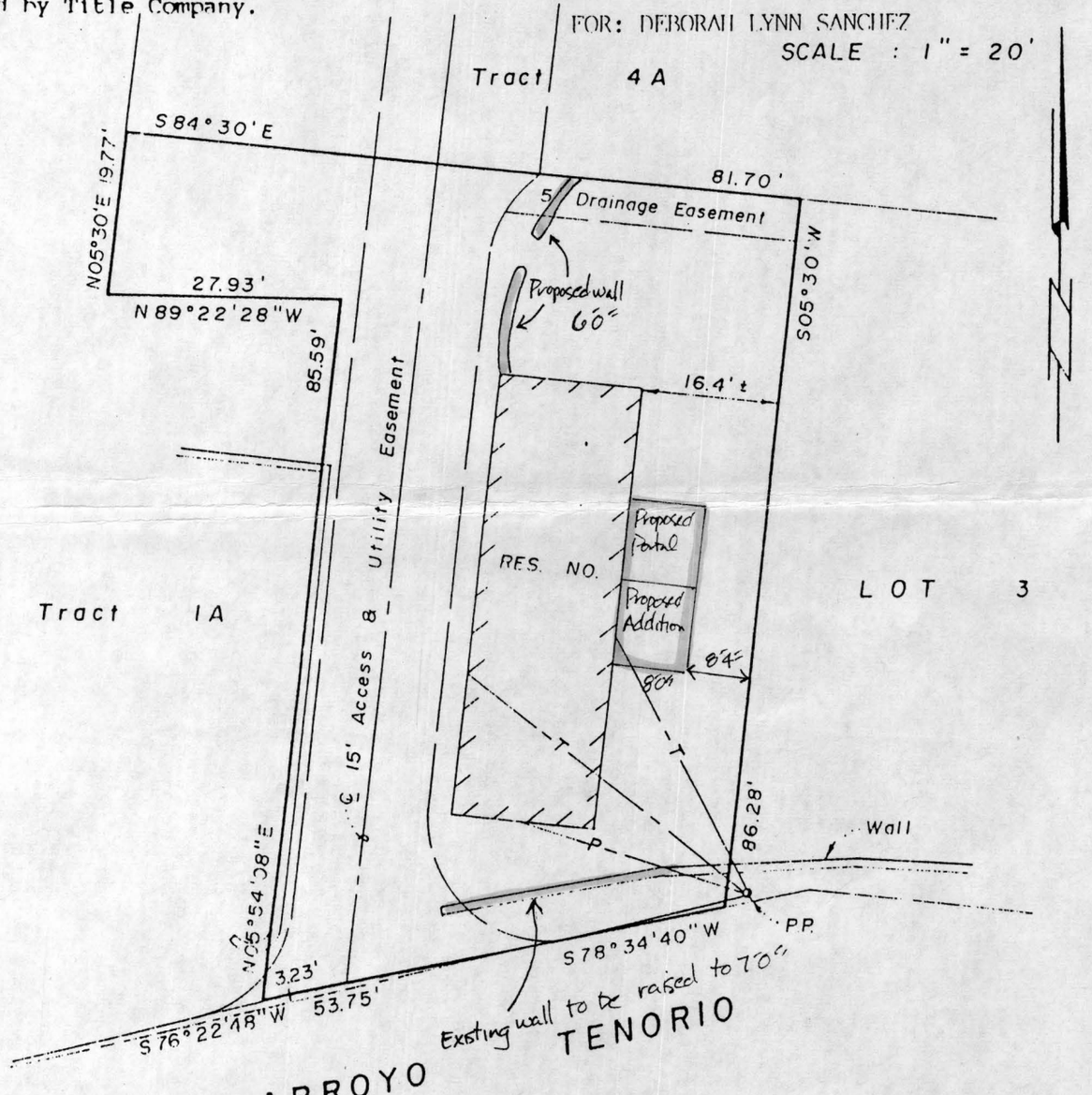


NOTE: This property does not fall within a flood plain as per flood insurance rate map, community-panel no. 350070 0005 B, effective date July 2, 1980.
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Improvement location is based on previous property surveys. No instruments were read. This tract is subject to all easements, restrictions and reservations of record which pertain.

# 431 Arroyo Tenorio

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower/Client | Debi Sanchez | | | | | | |
| Property Address | 431 Arroyo Tenorio | | | | | | |
| City | Santa Fe | County | Santa Fe | State | NM | Zip Code | 87501 |
| Lender | | | | | | | |



North elevation



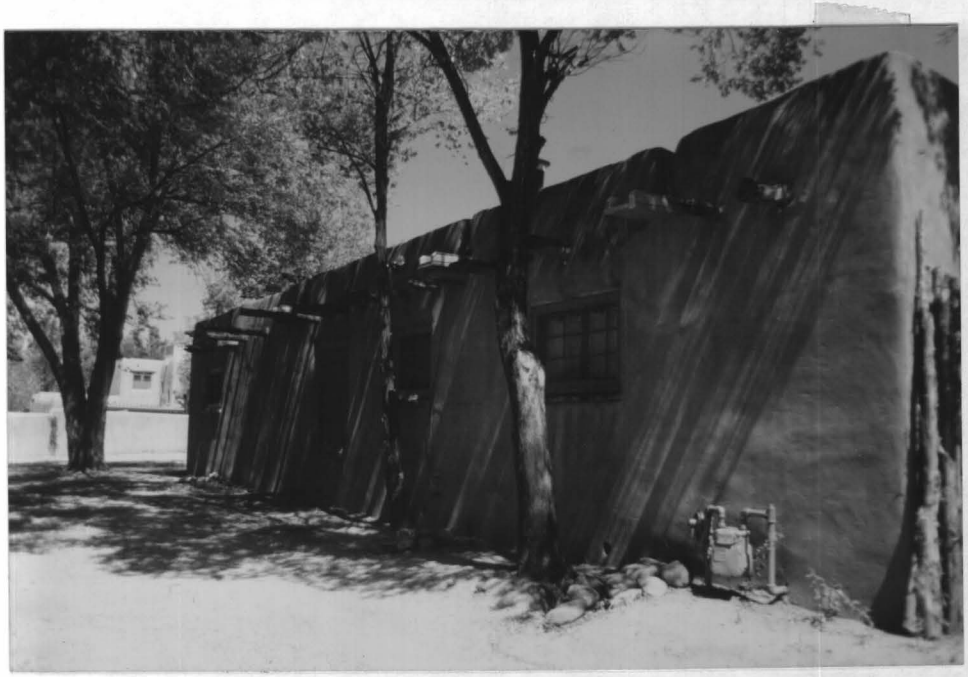
East elevation

# 431 Arroyo Tenorio

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower/Client | Debi Sanchez | | | | | | |
| Property Address | 431 Arroyo Tenorio | | | | | | |
| City | Santa Fe | County | Santa Fe | State | NM | Zip Code | 87501 |
| Lender | | | | | | | |




**South elevation**
**Facing Street**



**West elevation**

RECEIVED
SEP 20 1994
4:08 p.m.

**EXHIBIT (C)**

**HISTORIC DESIGN REVIEW BOARD APPLICATION FORM**

Application Type: Preliminary Approval ( ) Final Approval (X)

Project Location: 431 Arroyo Tenorio Santa Fe NM 87501

Owner: Debi Sanchez Address: 431 Arroyo Tenorio Phone: 988-4763

Applicant: Debi Sanchez Address: 431 Arroyo Tenorio Phone: 988-4763

Project Proposal: Addition of entry (80#) + portal, yard wall & raise existing wall

Public Visibility: North ( ) South (X) East ( ) West ( )

New Construction: Single-Family Residence (X) Multi-family Residence ( ) Commercial ( )

Other Construction: Demolition ( ) Remodel ( ) Addition (X) Restucco (X) Sign(s) ( ) Wall/Fence ( ) Antenna ( ) Solar ( )

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

Signature of Applicant or Owner

9-20-94
Date

**FOR OFFICIAL USE ONLY**

Date Received: 9/20/94 Case Number: H-94-168 Meeting Date 10/11/94

Historic District: Survey Number: Survey Area:

Age: Historic Significant ( ) Contributing ( )
Source: Status: Non Supporting ( )

**Ordinance Compliance Checklist:**

| SECTION | DESCRIPTION | | | COMPLIES YES | COMPLIES NO |
|---|---|---|---|---|---|
| 14-70.1 | Harmony ( ) | Proportion ( ) | Style ( ) | ( ) | ( ) |
| 14-70.9 | Harmony ( ) | Proportion ( ) | Style ( ) | ( ) | ( ) |
| 14-70.13 | Demolition | | | ( ) | ( ) |
| 14-70.14 | Minimum Maintenance Requirements | | | ( ) | ( ) |
| 14-70.15 | Signs | | | ( ) | ( ) |
| | Applicable District Standards | | | ( ) | ( ) |

Remarks:

Correction: Item 8., Old Business: Case #H 93-166. Should read: "proposes addition (19 foot height)"

Upon motion by Mr. Cohen and second by Mr. Bennett, the Agenda was unanimously approved, as amended.

**APPROVAL OF MINUTES - August 10, 1993:**

Ms. Grzeskowiak requested the following amendments:

Page 4, third paragraph from bottom, line 5 to read: "Mr. Romero explained to Mr. Palacios that these codes referred to the existing windows. "

Page 7, paragraph 2, line 4 to read: "She stated that it may be financially worthwhile for the owner to pursue this route..."

Page 11, last paragraph, line 2 to read: "~~Mr. Martinez~~ Mr. Romero stated that the parapet should ~~wrap around the whole building and not~~ just be in the front."

Page 12, paragraph two, line 1 to read: "Mr. Romero asked what the height regulation required."

Page 12, last paragraph, line 10 to read: "...the other was the West San Francisco project by ~~Rick~~ Chris Purvis."

In addition, Ms. Grzeskowiak asked Ms. Fox to listen to the tape regarding the following passage from page 13, paragraph 3: "Mr. Tryk stated that the ordinance was clear, but that the Board's reaction had not been consistent over the last 20 to 30 years." Ms. Grzeskowiak questioned the amount of time referred to by Mr. Tryk, stating that she thought he might have said 2 to 3 months.

Upon motion by Mr. Bennett and second by Mr. Martinez, the minutes of the above-mentioned date were unanimously approved, as amended.

**COMMUNICATIONS:**

Ms. Grzeskowiak stated that the CLG Grant needs to be closed out at the end of September and stated that one requirement of this grant is that updated resumes need to be provided to the State Preservation Office. She asked Board members to give staff a copy of updated resumes by the third week in September.

Mr. Romero and Chair Woods arrived at this time.

**OLD BUSINESS:**

**Case #H 93-24.** 431 Arroyo Tenorio. Downtown/Eastside Historic District. Chapman Homes proposes window replacement; addition on east elevation. (Tabled by applicant prior to 2/22/93 meeting.)

This case has been withdrawn.

# City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
Isaac J. Pino, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

Case #H 93-24 Meeting Date February 22, 1993

Project Address 431 Arroyo Tenorio District Core

Agent _____ Address _____ Phone _____

Owner Chapman Homes (Tom Parmer) Address 1500 St. Francis Dr. Phone 983-8100

**PUBLICLY VISIBLE FACADES:** (X) NORTH ( ) SOUTH ( ) EAST (X) WEST

**HISTORICAL SIGNIFICANCE:** NUMBER 88 AREA NO. 3 AGE c.1935-1940

( ) SIGNIFICANT (X) CONTRIBUTING ( ) NON-CONTRIBUTING

(X) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

**APPROVAL REQUIREMENTS:** ( ) NEW CONSTRUCTION (X) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE _____

**PROPOSAL:** Window replacement; addition on east elevation.

**BOARD ACTION**

This is to certify that the Historic Design Review Board at their meeting on _____, acted on the above referenced case. The decision of the Board was to ( ) approve, ( ) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: _____

For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

**NOTE:** BUILDING PERMITS FOR HDRB APROVALS 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 DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST. (SFCC 1987, SECTION 7-1.6)

# City of Santa Fe, New Mexico

# memo

DATE: February 22, 1993

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist

---

CASE #H- 93-24 ADDRESS 431 ARROYO TENORIO

**REFERENCE ATTACHMENTS (Chronologically):**

| | CITY SUBMITTALS | | APPLICANT SUBMITTALS |
|---|---|---|---|
| X | Case Synopsis | X | Proposal Letter |
| X | District Guidelines | X | Vicinity Map |
| X | State Historical Survey Sheet | X | Site Plan/Floor Plan |
| ____ | Minutes of _____ | X | Photographs |
| ____ | Other_____ | X | Elevations |
| | | ____ | Other_____ |
| | | | _____ |

**STAFF RECOMMENDATIONS:**

Please refer to the attached Memo.

# City of Santa Fe, New Mexico

# memo

DATE: February 22, 1993

TO: Historic Design Review Board

FROM: Mary Grzeskowiak, Urban Design Review Specialist

RE: Case #93-24 / 431 Arroyo Tenorio

---

The attached submission illustrates the rehabilitation and attachment of an addition to the existing building on site. This project and the two that follow it (433 & 435 Arroyo Tenorio) are/will be the result of lot line adjustments occurring on the site.

Built between 1935-1940, the existing residence at this address is a modest pueblo revival residence with multi-lite wooden casement windows and projecting viga ends on both its east and west elevation. When surveyed in 1984, the building was categorized as a "contributing" building in the Core Historic District. Staff concurs with this status assignment.

The proposal includes the construction of a large addition attached on the building's west side. The existing building will be used to accommodate bedroom space; the new addition will house common living areas and a two car garage. Separating the two building areas will be an open courtyard placed at the north end of the proposed structure.

In order to accommodate the proposed use of the existing building, window and door patterning will be revised, resulting in some existing openings to be filled in and others to be enlarged and/or covered up by placement of the addition. The building's exposed vigas will be removed (violation of 14-70.2 (C) & (D), 14-70.4 (A) (1).

Though not noted as to the architectural scale at which it is drawn, the proposed addition footprint appears to exceed 50% of the existing footprint. It does, in addition, exceed the height of the existing building by 1 ft. 10 inches (violation of 14-70.4 (B) (4), 14-70.4 (B) (5) (a),, 14-70.4 (E) (a), (b), and (c).

Staff has no doubts that, if constructed, the proposed work at 431 Arroyo Tenorio will result in the historic building loosing its status as a contributing structure in the Core Historic District.

# City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909 984-6700

CORE HISTORIC DISTRICT
(RECENT SANTA FE STYLE)

DISTRICT DESIGN STANDARDS
SECTION 3-29D-3, SFCC 1981

CASE SYNOPSIS

CASE NO. 93-24 PROJECT LOCATION 431 Arroyo Tenorio

PUBLICLY VISIBLE: N (✓) S ( ) E ( ) W (✓)

1. MASSING: Applicable (✓) Not Applicable ( )

   a. Building Height existing: 11' proposed add.: 12'10"

   b. Roof Type slope behind parapets

   c. Facade Features rounded parapets, canales, pullnosed windows, portal,

Complies (✓) Does Not Comply ( )

Staff Comments:

2. OPENINGS: Applicable (✓) Not Applicable ( )

   a. Percentage of Opening per Facade ow (N) ow (S) ow (E) ow (W)

   b. May Exceed 40%-Under Portal ow

   c. 30" Maximum Glass Size (larger under portal) ow

   d. 3 ft. Minimum Distance from Corners ow

Complies (✓) Does Not Comply ( )

Staff Comments: existing windows replaced w/ new

3. CANTILEVERS/OVERHANGS: Applicable ( ) Not Applicable (✓)

   a. Cantilevered Elements

   b. 30" Maximum Roof Overhang

Complies ( ) Does Not Comply ( )

Staff Comments:

4. MATERIALS: Applicable (✓) Not Applicable ( )

a. Primary Exterior Finish stucco

b. Secondary Exterior Finish wood

Complies (✓) Does Not Comply ( )

Staff Comments: _____

5. COLORS: Applicable (✓) Not Applicable ( )

a. Exterior buckskin

b. Accents desert tan

c. Maximum Glass Area _____

Complies (✓) Does Not Comply ( )

Staff Comments: _____

6. ROOFS: Applicable (✓) Not Applicable ( )

a. Roof Type and Slope slope behind parapet

b. 30 Maximum Roof Overhang —

c. Parapets Concealed Equipment —

Complies (✓) Does Not Comply ( )

Staff Comments: _____

**********

HISTORIC DESIGN REVIEW BOARD ACTION

Approved ( ) Deny ( ) Table ( ) Conditionally Approved ( )

CONDITIONS:

## 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)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

| building threatened? yes | survey date 24-9-84 by mb | county Santa Fe | ID no. 0516 01088 |
|---|---|---|---|
| field map SFHD | number 3-01088 | UTM reference zone 12 13 | easting northing |

location description: 431 Tenorio

city/town: Santa Fe

land grant/reservation:

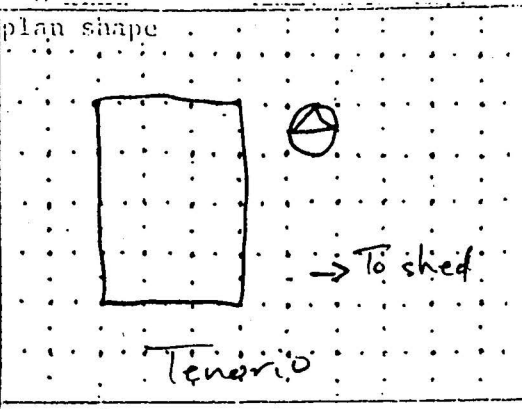
building name:

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

| film roll by mb no. 4 | negative nos. 34 | loc. of neg. HPB |
|---|---|---|



plan shape




date of construction: 1935-40 estimate _____ actual

source: Plans Dir

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

style: Pueblo Rev

foundation material: NV

wall material/surface: Adobe / Stucco

degree of remodeling
X minor ___ moderate ___ major
describe:

architectural features
Roof - flat, parapet, tb metal flues, 2 masonry chimneys
Vigas ends axed & randomly placed
Windows - 6 l. to csmt, turquoise trim
Door - 6 panel wood, turquoise
Shed - adobe w adobe stucco, wood canale, axed vigas
Garden wall - adobe, adobe stucco, river run foundation.

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

comments

significance
___ eligible X of interest ___ none

if eligible, why? contrib. ~~marginal date~~ (old enough now) 2/93

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

see back? ___ yes

CHAPMAN COMPANIES

"Two generations of dependable value"

Chapman Homes
Chapman Land
Chapman Realty
Chapman Remodeling

February 2, 1993

Historical Design Review Board
City of Santa Fe
Santa Fe, NM

To Whom It May Concern:

Enclosed you will find the architectural review package for a residence at 431 Arroyo Tenorio.

This residence is part of a four unit compound of zero lot line residences.

All the units will be stuccoed "buckskin" in color and will have wood windows that are finished with "desert tan" colored coating. Any exposed woodwork will be stained to match the windows.

This lot has an existing residence on it which will be remodeled and have an addition added to it. All the windows in the existing unit will be replaced with new windows to match the addition. After patching the exterior walls, this existing structure will be restuccoed to match the entire compound.

Any exterior walls will be stuccoed to match residence or will be a "coyote" fence with cedar post.

If there are any further questions, please feel free to contact me. Thank you very much for your cooperation.

Sincerely,

Tom Parmer
Designer

Tom Parmer

TP/rd

enclosure

1500 ST. FRANCIS DRIVE
SANTA FE, NM 87501

BUILDERS SINCE 1966
Lic. #12630

505-983-8100
FAX: 505-983-9660

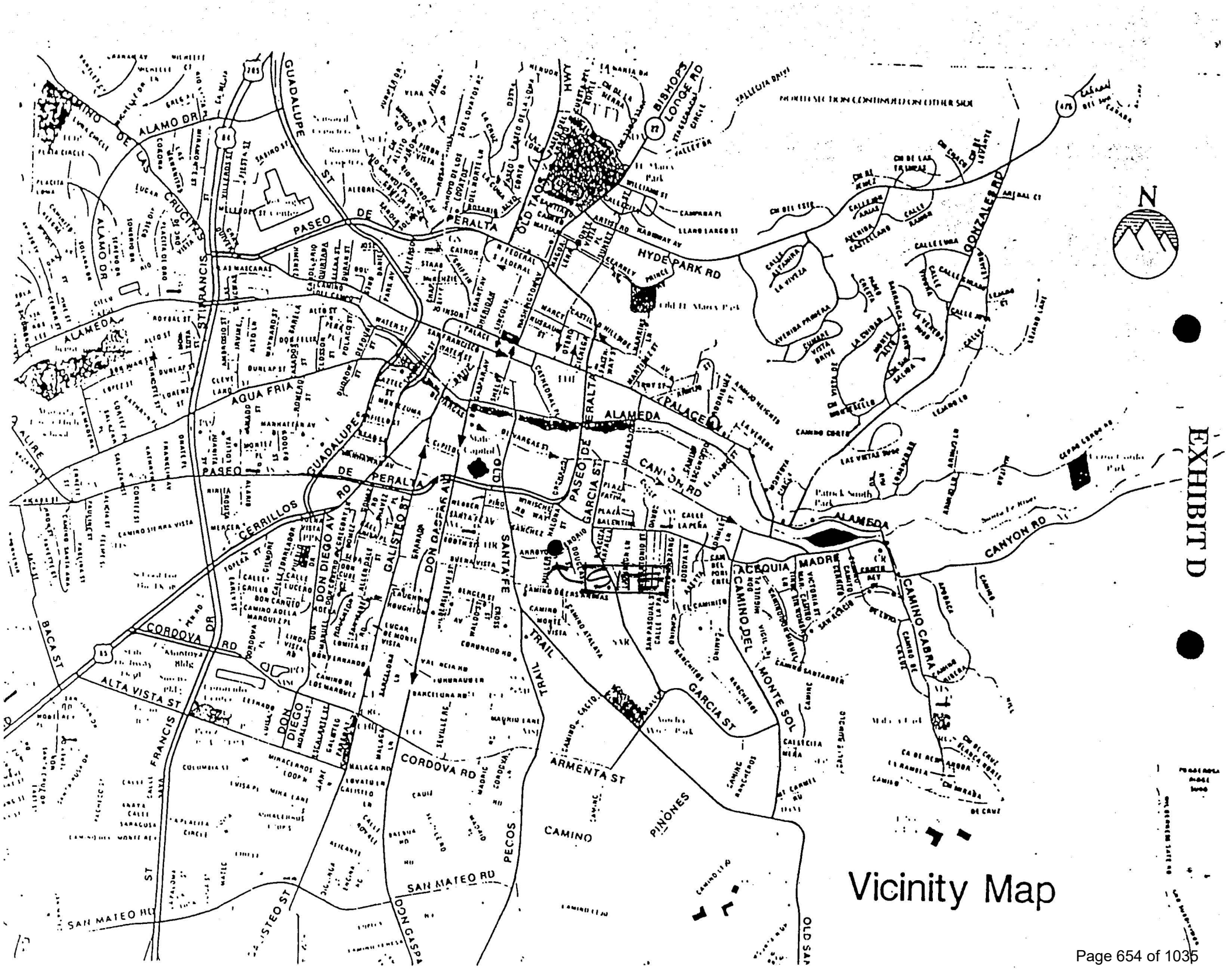
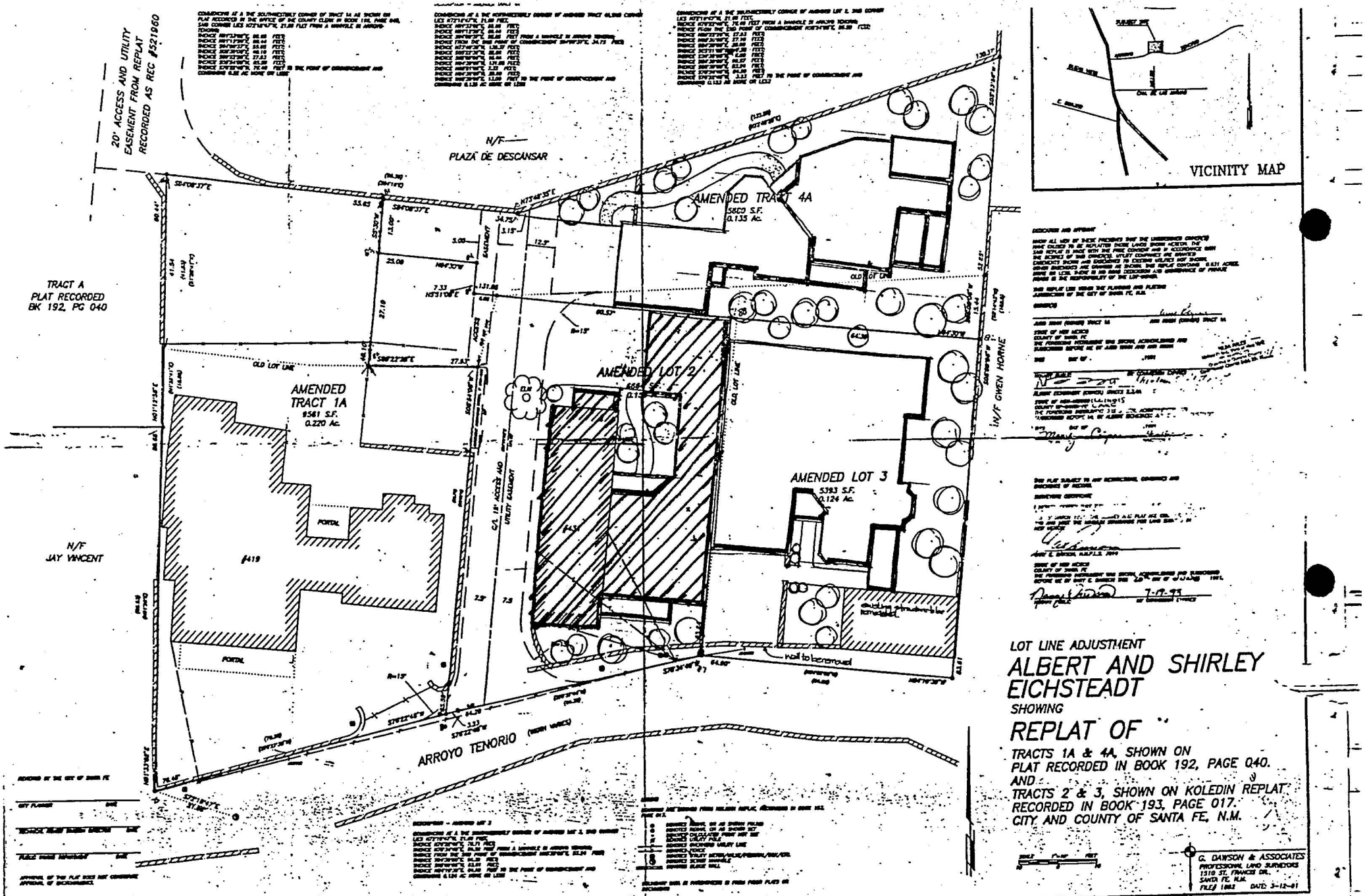
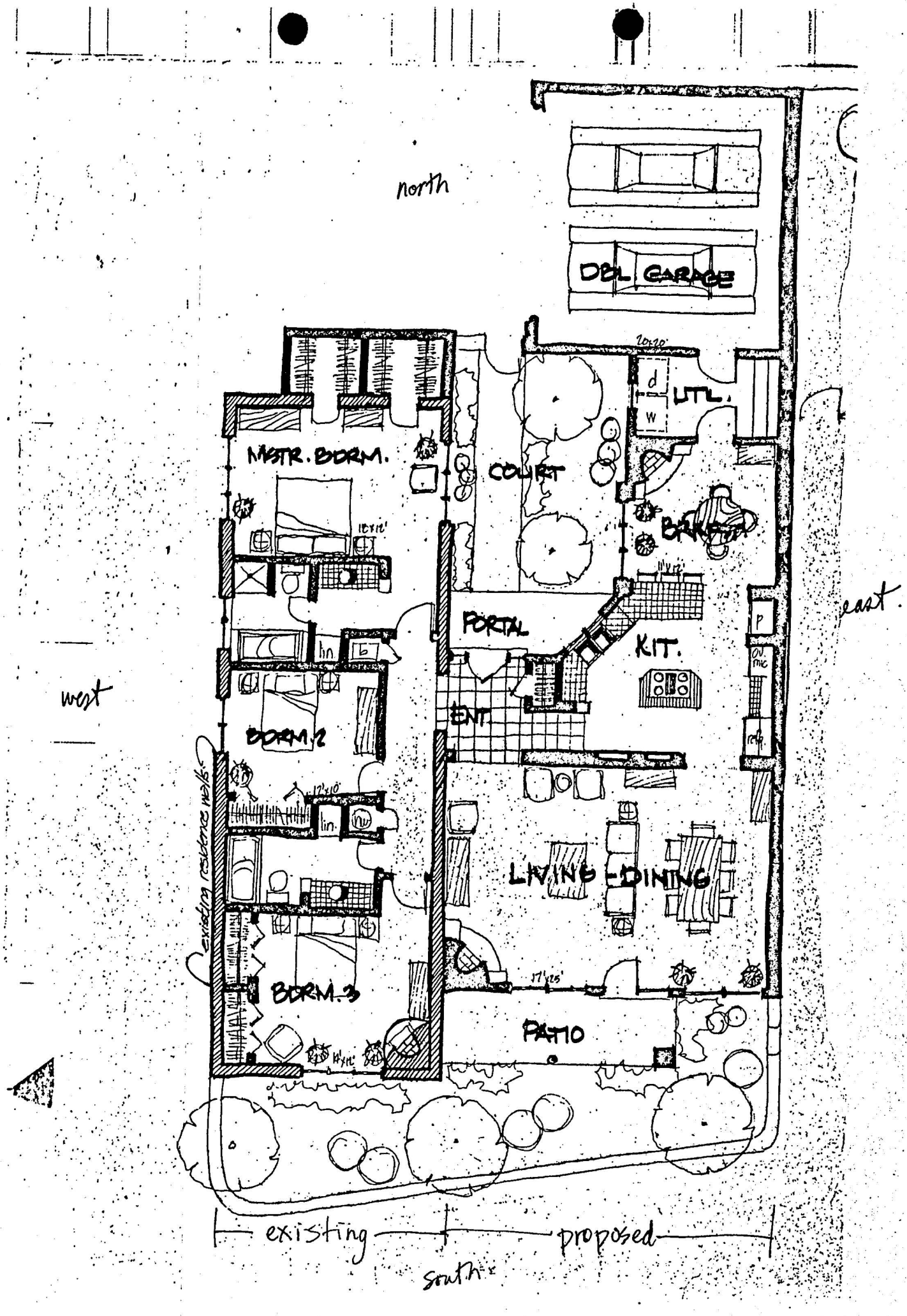
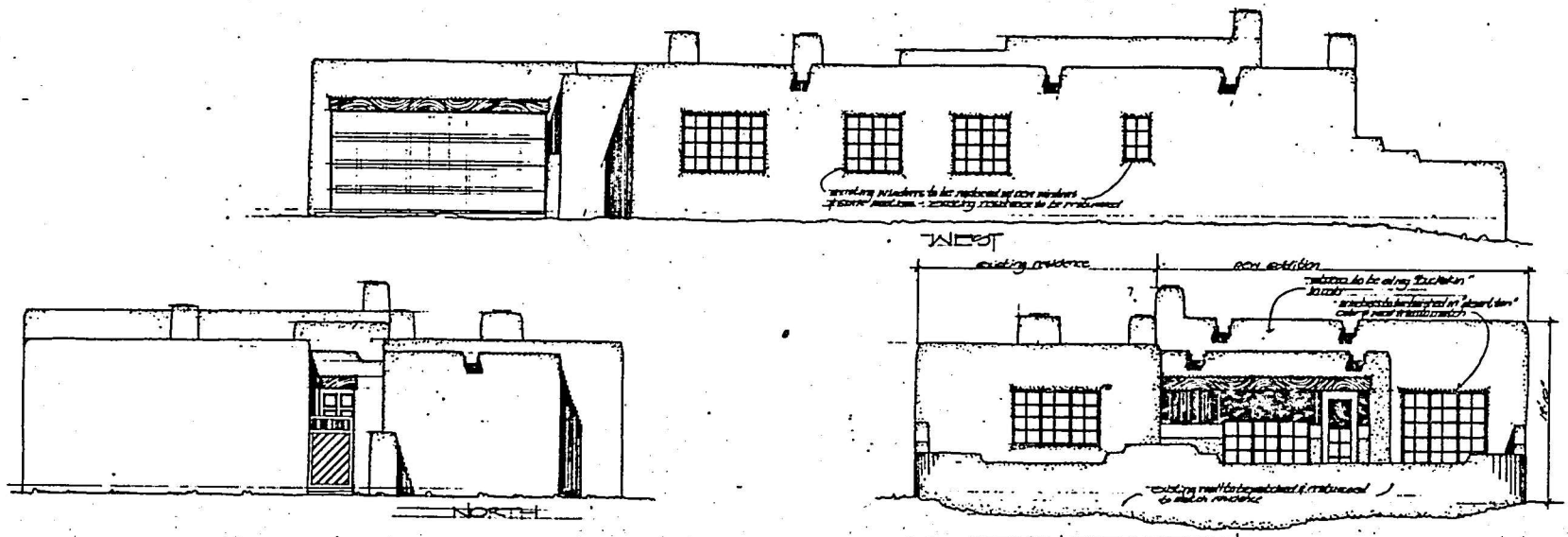


EXHIBIT D
Vicinity Map
N
ALAMEDA
PASEO DE PERALTA
GUADALUPE ST
ALAMO DR
CAMINO DE LAS CRUCITAS
ST FRANCIS
AQUA FRIA
CERRILLOS RD
CORDOVA RD
ALTA VISTA ST
SAN MATEO RD
HYDE PARK RD
OLD TAOS HWY
BISHOPS LODGE RD
GONZALES RD
CANYON RD
OLD SANTA FE TRAIL
DON DIEGO AV
DON GASPAR AV
GALISTEO ST
PASEO DE GARCIA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


20' ACCESS AND UTILITY EASEMENT FROM REPLAT RECORDED AS REC #521960
N/F PLAZA DE DESCANSAR
AMENDED TRACT 4A
5800 S.F.
0.135 Ac.
TRACT A
PLAT RECORDED
BK 192, PG 040
AMENDED LOT 2
AMENDED TRACT 1A
8581 S.F.
0.220 Ac.
AMENDED LOT 3
5393 S.F.
0.124 Ac.
N/F GWEN HORNE
N/F JAY VINCENT
#419
PORTAL
PORTAL
wall to be removed
ARROYO TENORIO
VICINITY MAP
LOT LINE ADJUSTMENT
ALBERT AND SHIRLEY EICHSTEADT
SHOWING
REPLAT OF
TRACTS 1A & 4A, SHOWN ON PLAT RECORDED IN BOOK 192, PAGE 040.
AND
TRACTS 2 & 3, SHOWN ON KOLEDIN REPLAT RECORDED IN BOOK 193, PAGE 017.
CITY AND COUNTY OF SANTA FE, N.M.
G. DAWSON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
1310 ST. FRANCIS DR.
SANTA FE, N.M.
DATE: 3-12-97


north
DBL GARAGE
20x20'
d
w
UTL.
MSTR. BDRM.
COURT
BRKFST
11'x12'
east
PORTAL
KIT.
p
ov. mic
ENT.
refr.
west
BDRM. 2
lin.
b
17'x10'
lin.
hw
existing residence walls
LIVING - DINING
BDRM. 3
17'x25'
PATIO
14'x12'
existing
proposed
south




431 ARROYO TENORIO
LOT 2 BICHSTAEDT REPLAT

Chapman Homes
BUILDERS SINCE 1986
1500 ST FRANCIS DRIVE
SANTA FE, NM 87501
505-983-8100
FAX: 505-983-9660

# 431 Arroyo Tenorio
# Existing structure



South Elevation

(fenestration pattern removed)



North elevation

(addition placed on this elev.)

431 Arroyo Tenorio
Existing Structure

~~East~~ Elevation



(elevation completely obliterated by addition)

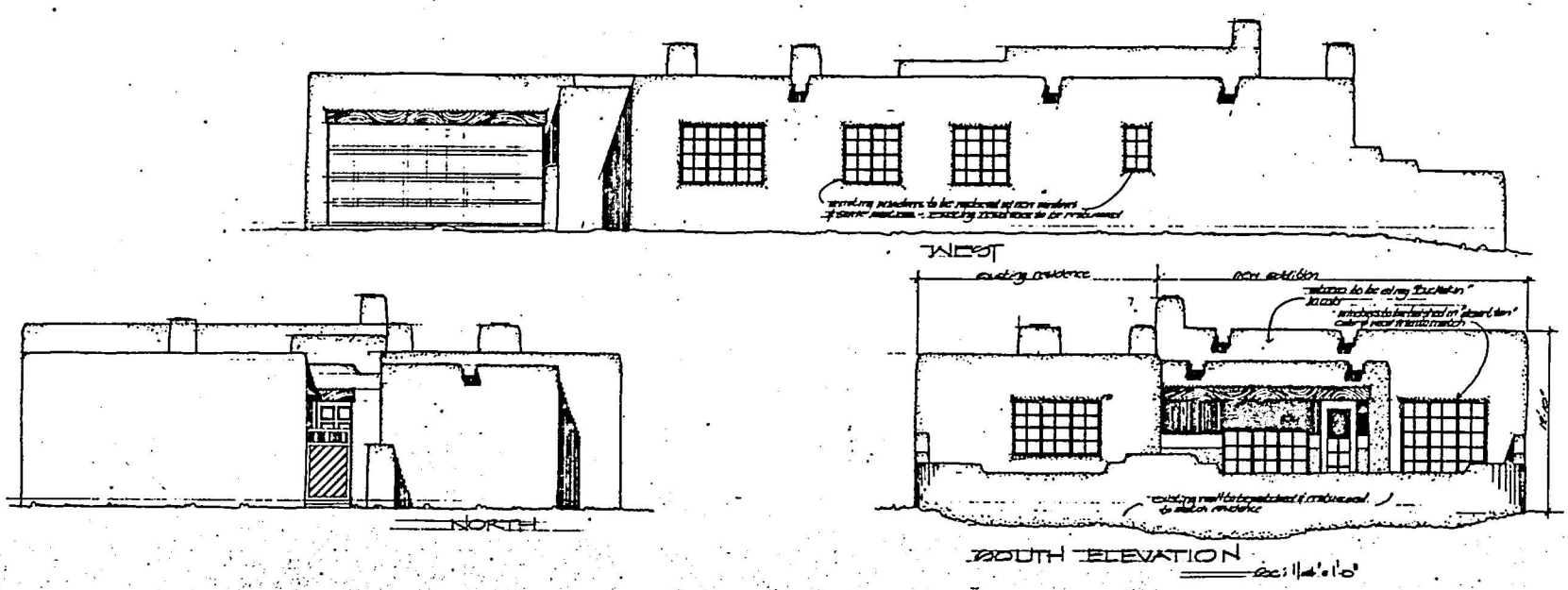


East Elevation



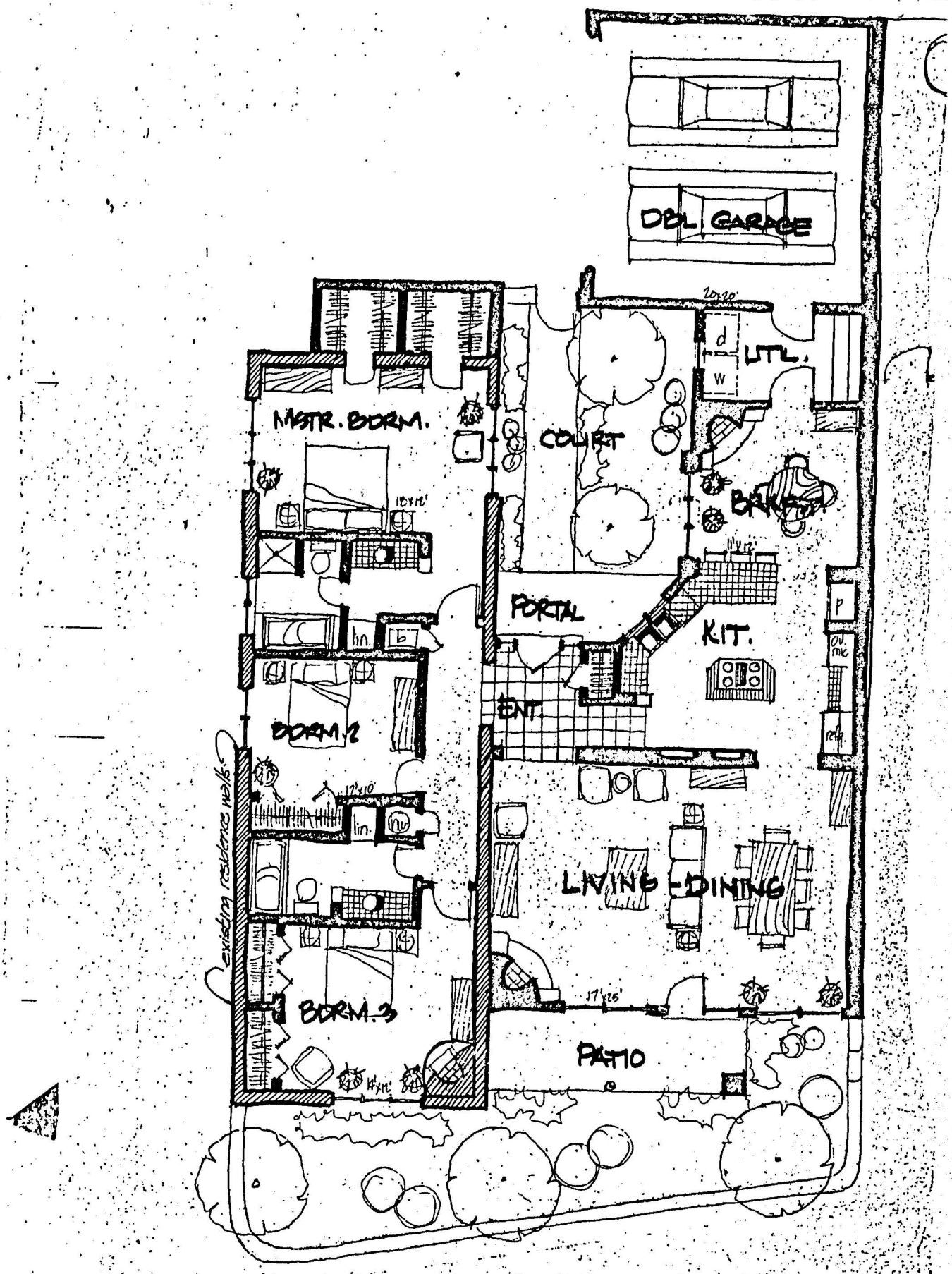
431 Arroyo Tenorio
Existing structure
West Elevation

(Fenestration pattern altered/removed projecting vigas removed)




431 ARROYO TENORIO
LOT 2 BICENTAEOT REPLAT

Chapman Homes
BUILDERS SINCE 1966


DBL GARAGE
20x20'
d
w
UTL.
MSTR. BDRM.
COURT
BRKFST
11'x12'
PORTAL
KIT.
p
ov. mic
ENT.
BDRM.2
lin.
b
17'x10'
lin.
nu
existing residence walls
LIVING - DINING
17'x25'
BDRM.3
PATIO
14'x12'

# EXHIBIT C

ZONING DIVISION

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

5

APPLICANT INFORMATION

| | | | |
|---|---|---|---|
| Application Type: | Preliminary Approval ( ) Final Approval (✓) | | |
| Project Location: | 431 Arroyo Tenorio | | |
| Owner: Chapman Homes | Address: 1500 St. Francis | Phone: | |
| Applicant: | Address: 1500 St. Francis | Phone: | |
| Project Proposal: | An addition to an existing residence. | | |
| Public Visibility: | North (✓) South ( ) East ( ) West (✓) | | |
| New Construction: | Single Family Residence ( ) Multi-family Residencce ( Commerical ( ) | | |
| Other Construction: | Demolition ( ) Remodel (✓) Addition (✓) Restucco (✓ Sign(s) ( ) Wall/Fence (✓) Antenna ( ) Solar ( ) | | |

I certify that the documents submitted for Historic Design Review meet minimum standards as set forth in the Historical Ordinance, Section 14- Failure to meet these standards may result in rejection of my applicati I also agree to post notice of construction/demolition on the project s seven days prior to the H-board meeting. I also hereby agree to surren my building permit and cease construction if an appeal is filed within seven (7) days of Historic approval.

Jim Farmer — Signature of Applicant or Owner

2/2/93 — Date

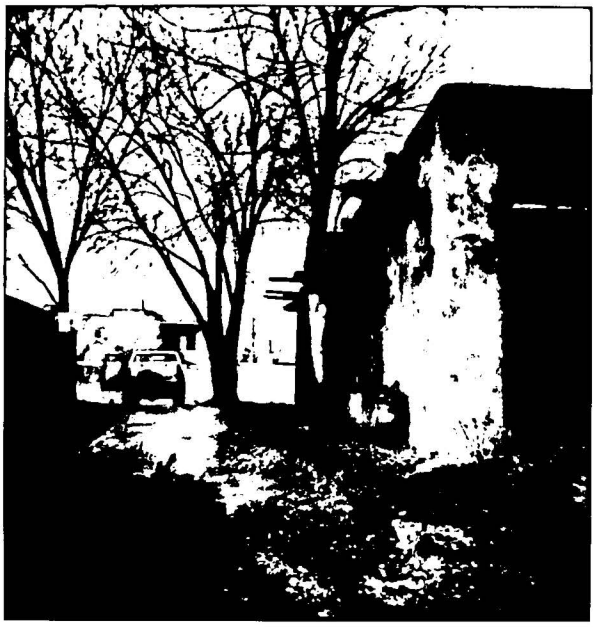
For Offical Use Only

| | | |
|---|---|---|
| Date Received: | Case Number: H- 93-24 | |
| Historic District: | Survey Number: | Survey Area: |
| Age: Source: | Historic Status: Significant ( ) Contributing ( Supporting ( ) Non Supporting ( | |
| H-Board Meeting Date: | SHPO Review Required ( ) | |

Ordinance Compliance Checklist:

| Section | Description: | Complie Yes | |
|---|---|---|---|
| 14-70.1 | Harmony ( ) Proportion ( ) Style ( ) | ( ) | ( |
| 14-70.9 | Harmony ( ) Proportion ( ) Style ( ) | ( ) | ( |
| 14-70.13 | Demolition | ( ) | ( |
| 14-70.14 | Minimum Maintenance Requirements | ( ) | ( |
| 14-70.15 | Signs | ( ) | ( |
| | Applicable District Standards | ( ) | ( |

Remarks: 5/28- will resubmit 6/8 for 6/28



431 Arroyo Tenorio
Existing structure
West Elevation

(fenestration pattern altered/removed
projecting vigas removed)



431 Arroyo Tenorio
Existing structure

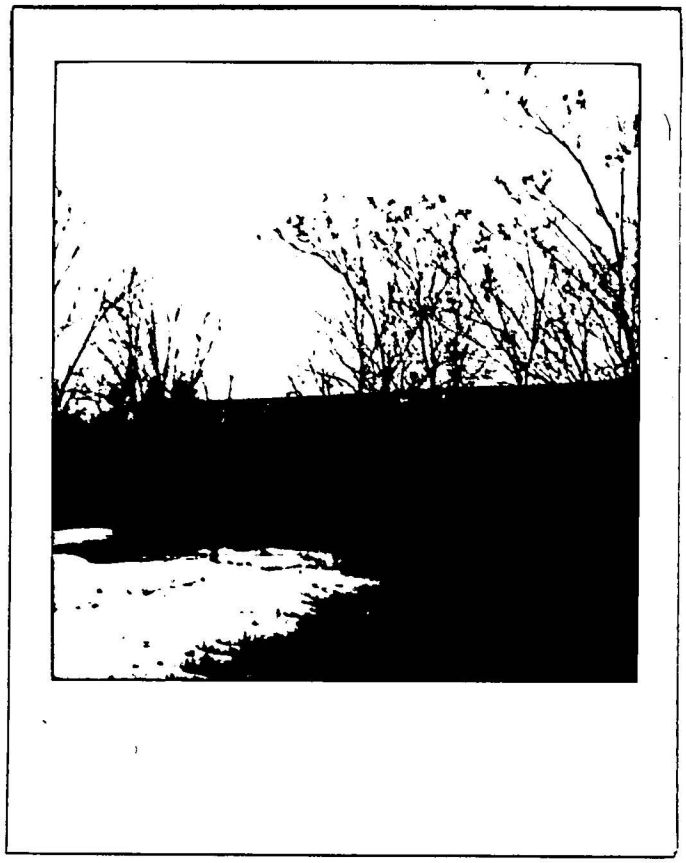
South Elevation

(fenestration pattern removed)



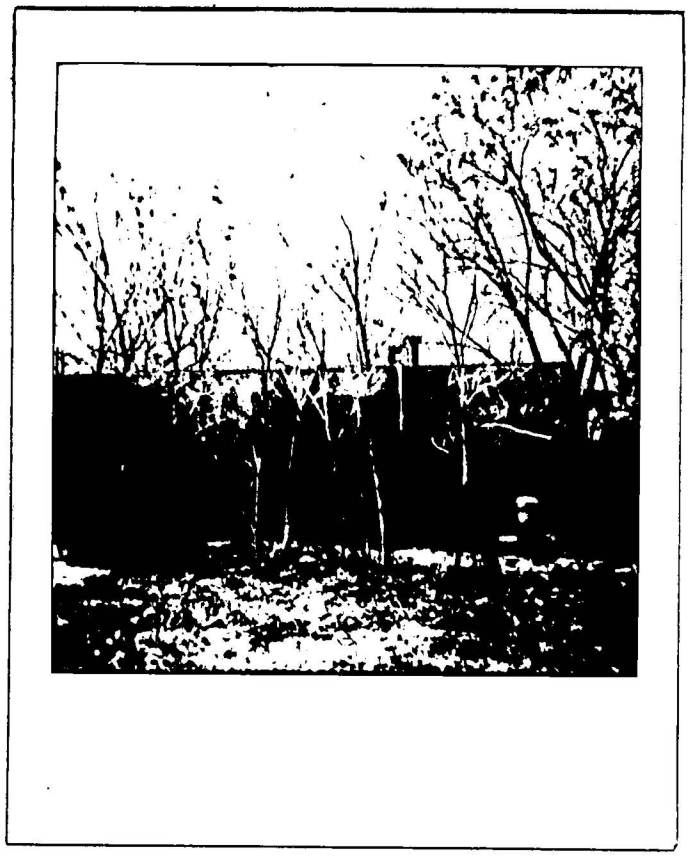
North elevation

(addition placed on this elev.)



431 Arroyo Tenorio
Existing Structure
~~East~~ Elevation

(elevation completely obliterated by addition)



East Elevation

ITEM # 13-0887

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

Case #H-13-068
Address – 435 Arroyo Tenorio
Owner/Applicant's Name – Felicitas Funke-Riehle
Agent's Name – Nicholas J. Ritter

THIS MATTER came before the Historic Districts Review Board (Board) for hearing on August 13, 2013 upon the application (Application) of Nicholas J. Ritter, as agent for Felicitas Funke-Riehle, owner.

435 Arroyo Tenorio is a single-family residence and a casita that were constructed in a blended Spanish-Pueblo Revival and Territorial Revival style in 1995. The buildings have no historic status due to recent construction date.

The Applicant requested a remodeling project (Project) including the construction of a 265 square foot addition on the northwest corner of the residence to match existing adjacent height and finishes with French doors beneath an exposed wooden header on the west elevation, construction of a 123 square foot portal on the west elevation with a corrugated metal shed roof and a decorated wooden header, decorated wooden corbels, and viga posts, window alterations with some changes in locations and dimensions, reroofing, installation of exterior insulation and restuccoing, construction of a 355 square foot carport at the southeast corner of the property to a height of 9' 6" with a decorated wooden header, decorated wooden corbels, and viga posts, removal of the existing vehicle gate to widen the opening dimension from 13' 4" to 15' 4", installation of a wider vehicle gate that matches the existing gate in design, and other sitework including the demolition of the shed on the southeast corner of the property and the west yardwall and construction of a 6' high yardwall at the southwest corner of the property.

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

## FINDINGS OF FACT

1. The Board heard testimony from staff, the Applicant, and other people interested in the Application.
2. Zoning staff has determined that the Application meets underlying zoning standards; and
3. Board staff recommended that the Board approve the Application as complying with Section 14-5.2(D)(9) and Section 14-5.2(E).
4. The Property is located in the Downtown & Eastside Historic District and is subject to the requirements of the following sections of the Santa Fe Land Development Code:
   Section 14-5.2(D)(9), General Design Standards, Height Pitch Scale and Massing;
   Section 14-5.2(E), Downtown & Eastside Historic District.
5. Under Sections 14-5.2(A)(1)(b) and (c), 14-2.7(A)(1), and 14-2.7(A)(3), the Board has the authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. The Board finds that the large unfenestrated vehicle gate is disharmonious to Santa Fe style and the streetscape.
8. The Board otherwise concurs with staff that all applicable design standards 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:

The Board concludes that the Project is in compliance with Section 14-5.2(E) Downtown & Eastside Historic District with the condition that the vehicle gate shall be fenestrated and that the design shall be approved by staff before a construction permit application is submitted.

**IT IS SO ORDERED ON THIS 27th DAY OF AUGUST 2013 THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

Sharon Woods
Chair

Date: 8/27/13

FILED

Yolanda Y. Vigil
City Clerk

Date: 9/3/13

APPROVED AS TO FORM

Kelley Brennan
Assistant City Attorney

Date: 8/27/13

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested amendment, as it complies with City of Santa Fé Land Use Code, Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and (E), Downtown and Eastside Historic District.

Questions to Staff

Mr. Boniface asked Mr. Murphey if he had a chance to speak with Yolanda about that issue.

Mr. Rasch thought Mr. Murphey summarized it well. The Code stated clearly wood bond beams were acceptable and also wood lintels were acceptable. Wood or concrete lintels were allowed when certified by a licensed engineer.

Applicant's Presentation

Present and sworn was Mr. Richard Martínez, Martínez Architecture Studio, who said the owner wanted to eliminate the lintels. He had drawn them originally to replicate the lintels on the existing house but found there were so many that were rotten or the openings had changed. So they wanted to eliminate the lintels.

The engineer, Jim Hands said it was possible to put wood lintels on this building because the concrete bond beam at the top of the walls were so close to the openings that they would only be supporting 3-4 courses of adobes. He knew that was not allowed on houses outside the historic districts.

They were now putting drawings together for historic renovation in which there would be both wooden bond beam and wood lintels.

Ms. Rios said she was confused whether it would have wood lintels in this project or not.

Mr. Martínez clarified that the owners would like to eliminate them.

There were no speakers from the public regarding this case.

**Ms. Rios moved to approve Case #H-13-004 per staff recommendations. Mr. Boniface seconded the motion and it passed by unanimous voice vote.**

3. **Case #H-13-068. 435 Arroyo Tenorio.** Downtown & Eastside Historic District. Felicitas Funke-Riehle, agent for Nicholas J. Ritter, owner, proposes to remodel a non-historic property including the construction of a 265 sq. ft. addition, 355 sq. ft. carport, and a 123 sq. ft. portal with alterations to windows, yardwalls, and gates. (David Rasch).

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

435 Arroyo Tenorio is a single-family residence and a casita that were constructed in a blended Spanish-Pueblo Revival and Territorial Revival style in 1995. The buildings have no historic status due to recent construction date.

The applicant proposes to remodel the property with the following nine items.

1. The non-historic yardwall between the primary residence and adjacent guest house and the patio and the shed on the southeast corner of the property will be demolished. A double pedestrian gate will be retained for reuse.
2. A 265 square foot addition will be constructed on the northwest corner of the residence. The addition will match existing adjacent height and finishes with reused French doors beneath an exposed wooden header on the west elevation.

3. A 123 square foot portal will be constructed on the west elevation with a corrugated metal shed roof with a decorated wooden header, decorated wooden corbels, and viga posts and a reused door.

4. Window alterations are proposed with some changes in locations and dimensions.

5. The building will be reroofed and restuccoed after foam insulation is installed.

6. A 355 square foot carport will be constructed at the southeast corner of the property to a height of 9' 6". The carport will feature a decorated wooden header, decorated wooden corbels, and viga posts.

7. The existing vehicle gate will be removed and the opening in the wall will be widened from 13' 4" to 15' 4" and a wider vehicle gate that matches the existing gate will be installed.

8. The existing double pedestrian gate from the demolished wall will be reused in the yardwall at the southwest corner of the property.

9. A 6' high stuccoed yardwall will be constructed at the southwest corner of the property and the single pedestrian gate will be reused.

**STAFF RECOMMENDATION:**

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General

Design Standards, Height Pitch Scale and Massing and 14-5.2(E) Downtown & Eastside Historic District.

Questions to Staff

Ms. Walker asked Mr. Rasch what the public visibility was of this project.

Mr. Rasch said the yard wall was very high so only the top of the building behind it was visible.

Ms. Walker said on the field trip she asked if the gate was fenestrated.

Mr. Rasch said it appeared to not be fenestrated.

Ms. Mather noted on page 13, there were a number of walls that appeared to have coyote fencing on top, and asked if that was part of this application.

Mr. Rasch agreed it was coyote fencing on top of the walls and thought the applicant should clarify that. He thought some was existing and some was part of this application.

Applicant's Presentation

Present and sworn was Mr. Mr. Nicholas Ritter, Nicholas J. Ritter Companies who said in the existing courtyard parking area there was existing coyote fences approximately two feet tall on top of a wall. He would go back to the place where the carport would be located to remove that existing wall and adding coyote fencing on top to try to unify everything with the same details. On the lower elevation he was trying to match the second portion on top right hand side.

Questions to the Applicant

Chair Woods thought it looked like he was expanding it because the top was existing and the second was proposed and it looked like he was adding more coyote on top.

Mr. Ritter agreed on the inside of the courtyard. On the site plan, he said on the lower right hand side with flagstone, he would remove it at the existing patio so could build a carport.

Ms. Walker asked if he was enlarging the vehicular gate.

Mr. Ritter agreed.

Ms. Walker asked if he could fenestrate the gate.

Ms. Ritter agreed to redesign it and explained that he was just trying to replicate the existing gate.

Ms. Rios asked if the gate was getting taller and wider.

Mr. Ritter said it would have the same height but he was expanding the width.

Mr. Boniface said he couldn't see the existing corrugated roof on the tour and asked if the new portal would match that and what it would look like.

Mr. Ritter said it was a corrugated galvanized roof and on the new portal he had matched all the existing details, even the carved part on all the beams and to match all the stain work as well to try to keep everything blending as much as possible. The roof was not colored.

Mr. Boniface referred to page 12 where it looked like he was relocating a window. He asked if the window had a wooden lintel.

Mr. Ritter said it had no lintel. He took the window from the east side of the kitchen and reusing it on the elevation of the casita, second from the top, and trimming it out to match. Page 13 showed where the window would go.

Mr. Boniface second window from right.

Chair Woods pointed out to the applicant that if he added straw to the STO, the company would no longer warrant the STO.

Chair Woods said she would rather see him raise the wall than sticking coyote fence posts on top of a wall.

Mr. Ritter replied that currently there was ivy and vines growing up over it so it really worked as a lattice to support everything.

There were no speakers from the public regarding this case.

**Mr. Katz moved to approve Case #H-13-068 approved with condition that the gate be fenestrated. Ms. Rios seconded the motion.**

**Chair Woods proposed an amendment that the new drawing for the gate be brought back to staff. Mr. Katz accepted the amendment as friendly and the motion passed by unanimous voice vote.**

4. <u>Case #H-13-069</u>. **322A Camino Cerrito.** Downtown & Eastside Historic District. Andrew Lyons, agent for Dr. Moon Wai IP, owner, proposes to remodel a non-contributing residential structure including the removal and replacement of portals, staircases, roof decks, and windows. (David Rasch).

# City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4


Project description: Proposes to remodel a non-historic property including the construction of a 355 sq. ft. carport and a 123 sq. ft. portal with alterations to windows, yardwalls, and gates.

Project Number: 13-130068
Case number: H-13-068
Project Type: HDRB

**PROJECT LOCATION (S): 435 Arroyo Tenorio**

**PROJECT NAMES:**

OW – Felicitas Funke-Riehle
Ketchum, Idaho 83340

56 Eagle Creek Road
208-726-9588

AP – Nicholas J. Ritter
Santa Fe, NM 87501

101 Llano Largo Street
505-577-2939

**BOARD ACTION**

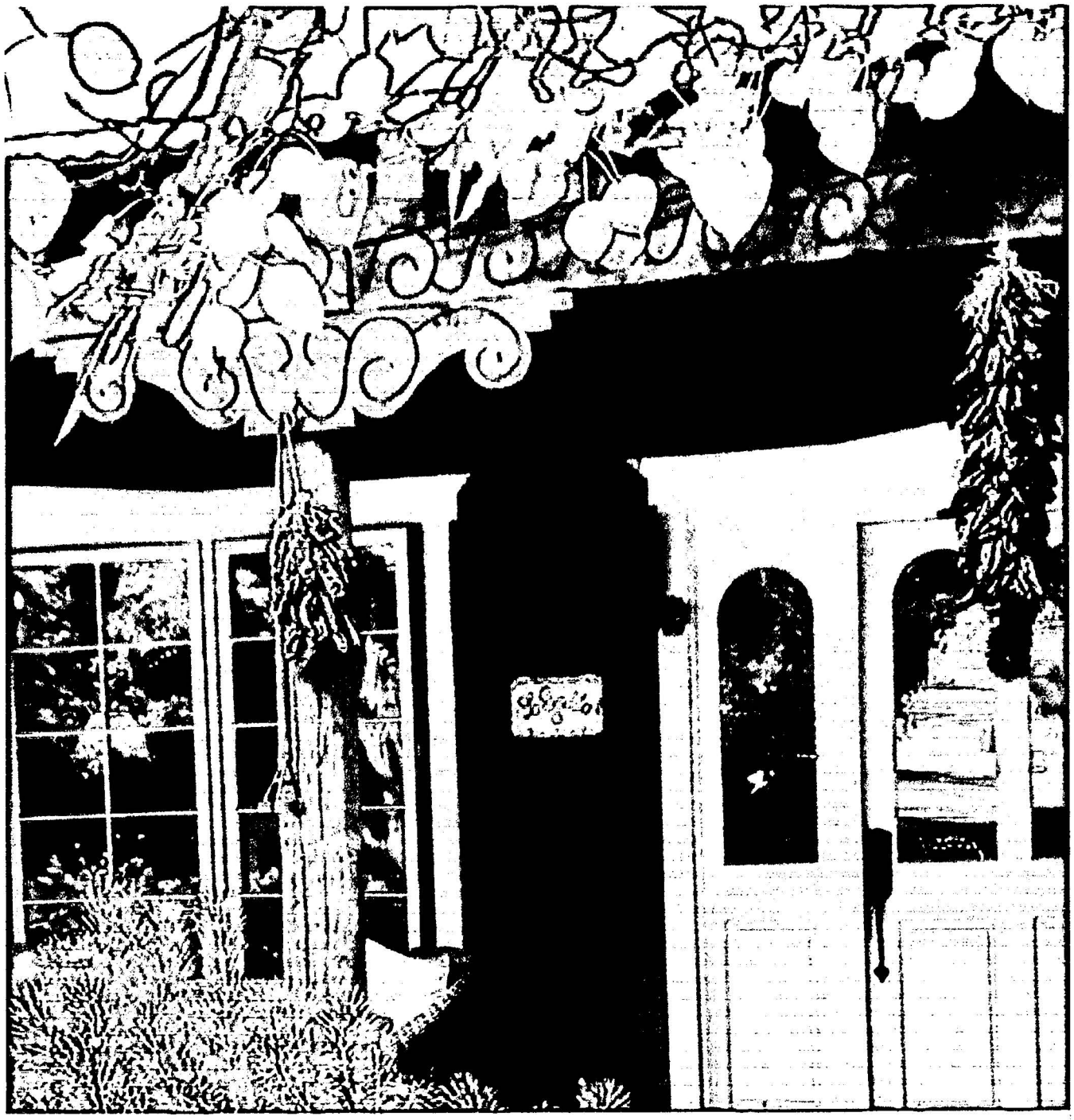
This is to certify that the Historic Districts Review Board (HDRB) at their hearing on August 13, 2013, the decision of the Board was to approve your request with the condition that the vehicle gate shall be fenestrated and that the design shall be approved by staff before a construction permit application is submitted. For further information please call 955-6605.

Sincerely,

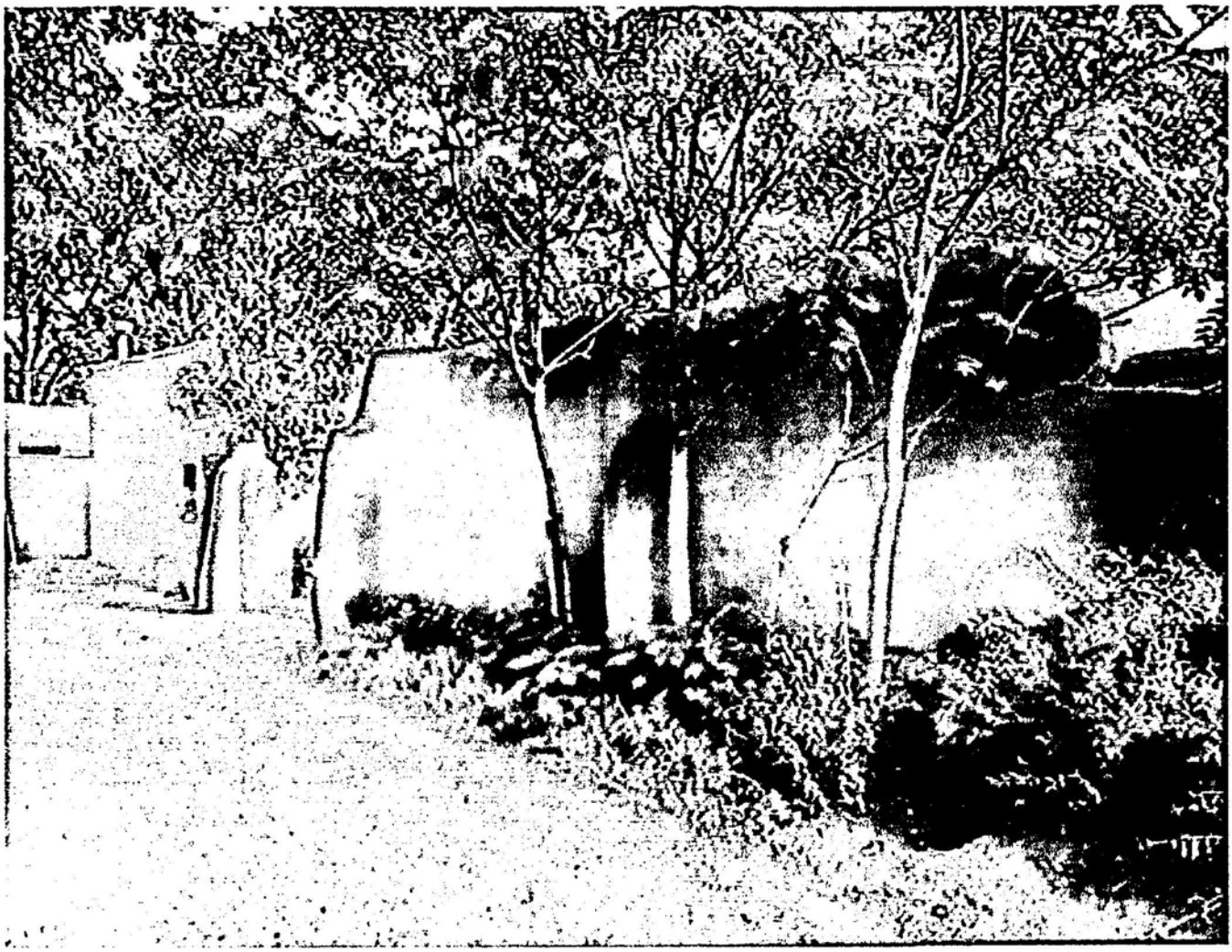
David Rasch
Planner Supervisor, Preservation Division

**NOTE:** Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City 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.**

D



STAIN AND CARVING TO MATCH EXISITNG TIMBERS



435 ARROYO TENORIO - STREET ELEVATION



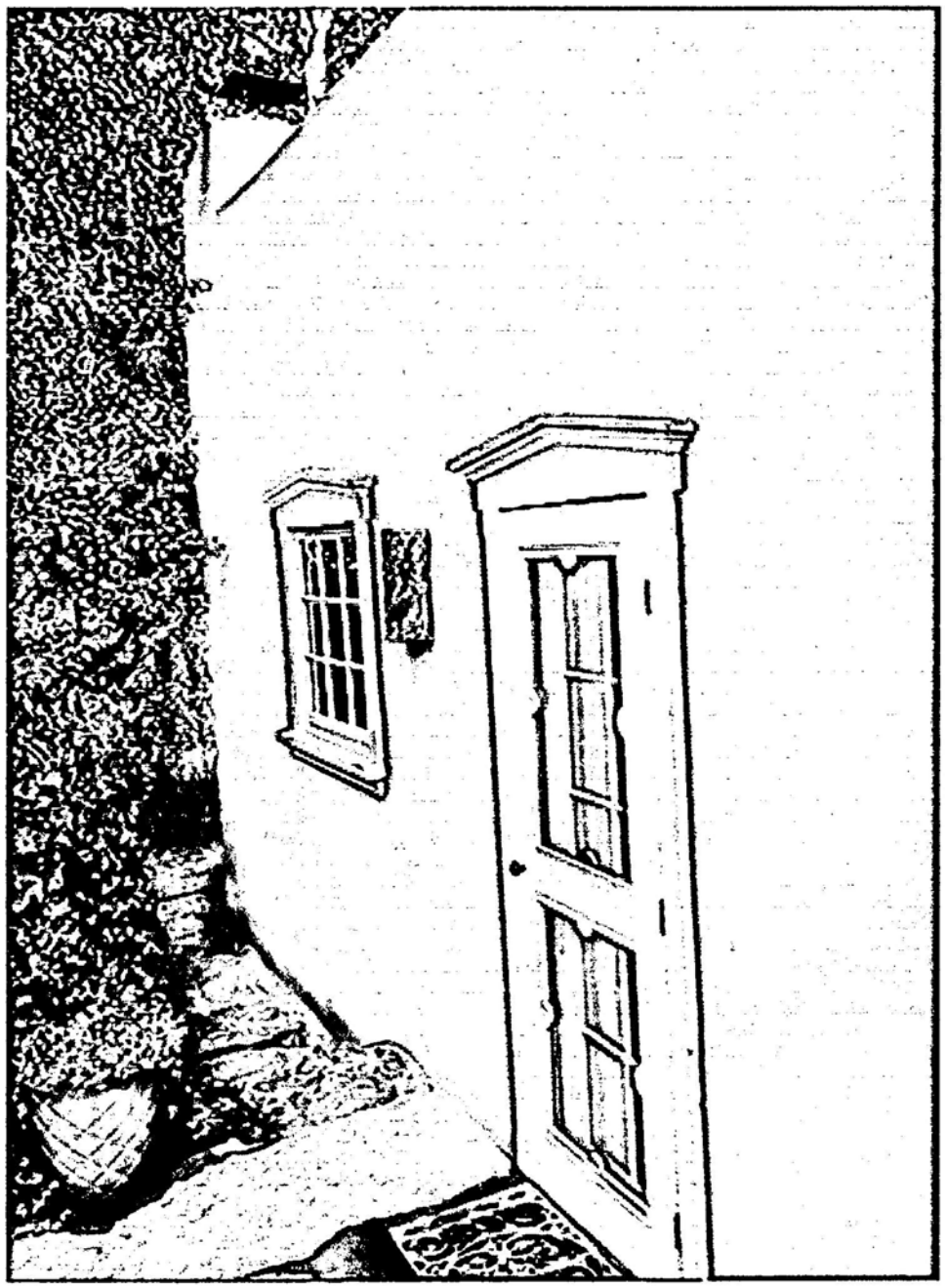
435 ARROYO TENORIO - STREET ELEVATION



+35 ARROYO TENORIO - MAIN HOUSE SOUTH ELEVATION



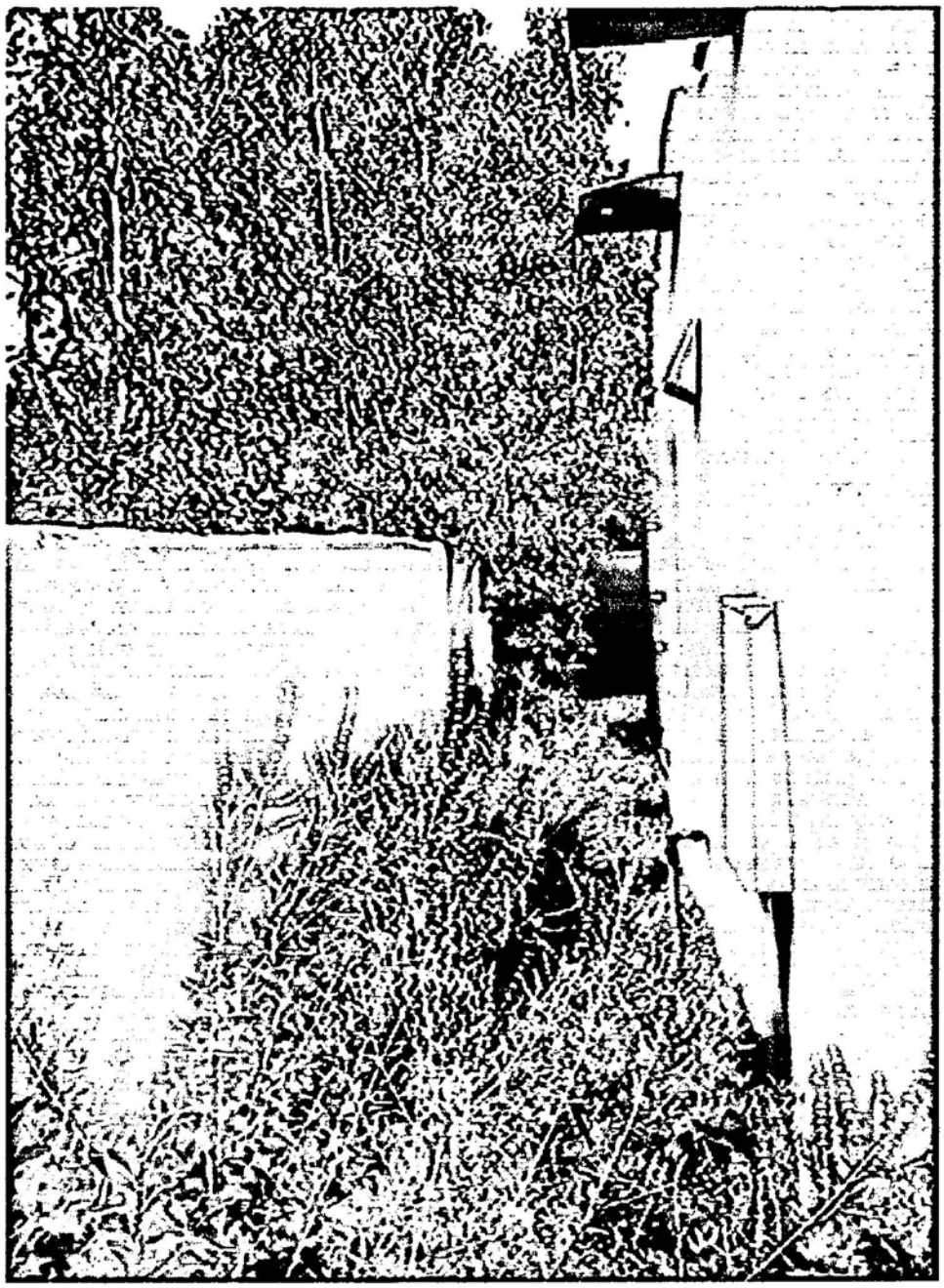
+35 ARROYO TENORIO - MAIN HOUSE SOUTH ELEVATION



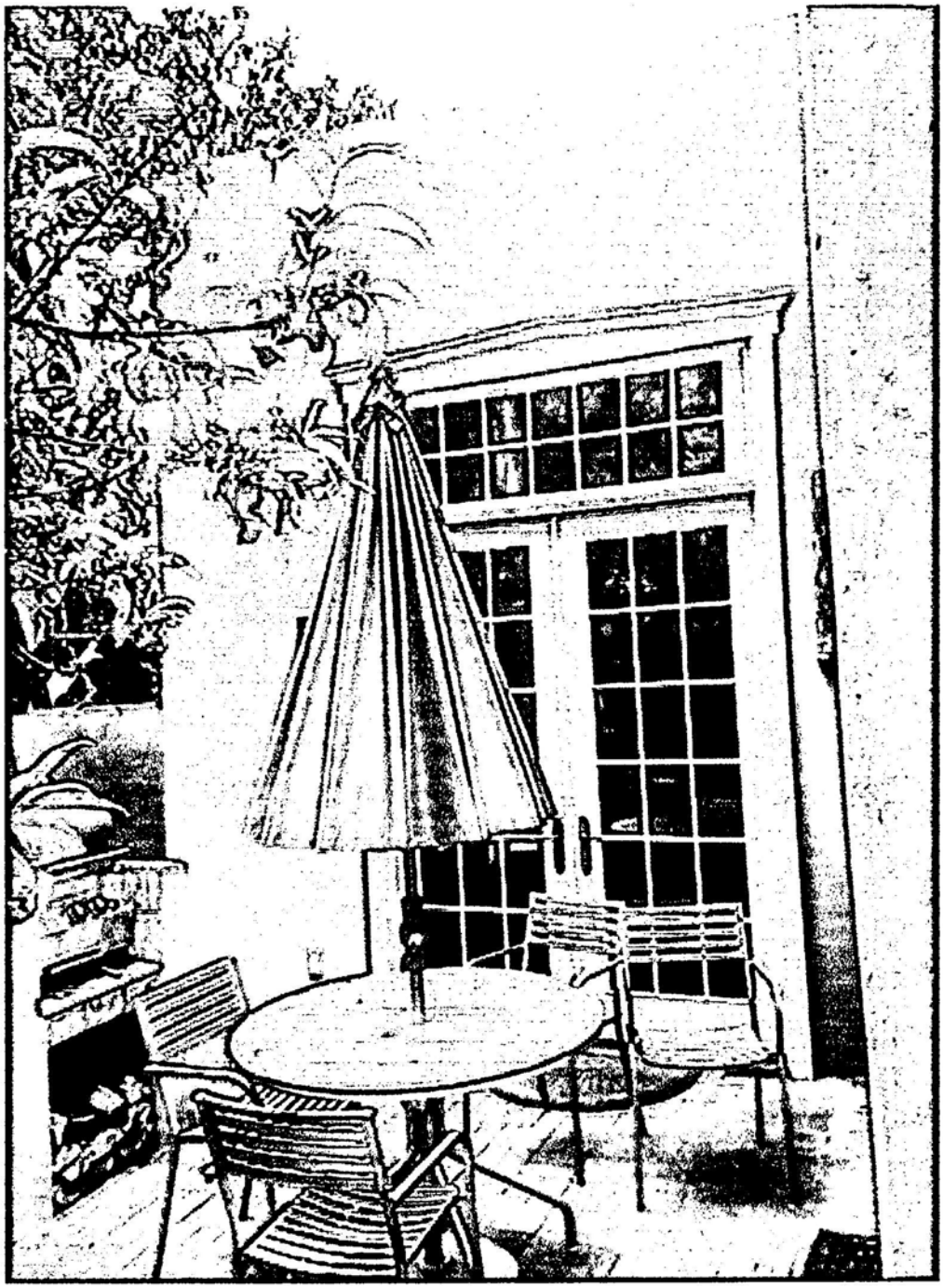
435 ARROYO TENORIO - MAIN HOUSE SOUTH ELEVATION



435 ARROYO TENORIO - MAIN HOUSE SOUTH & WEST ELEVATION



435 ARROYO TENORIO - MAIN HOUSE WEST ELEVATION



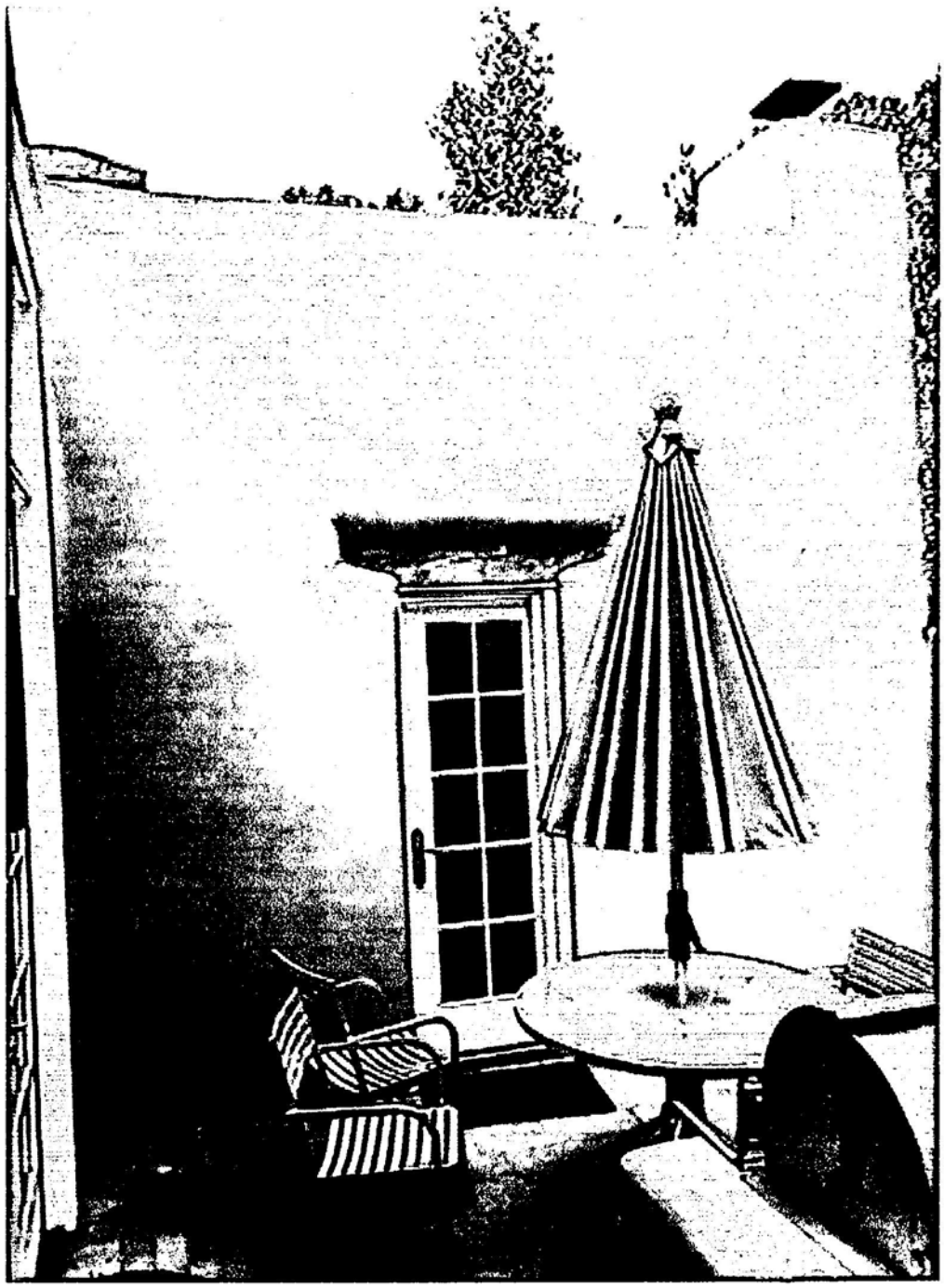
+35 ARROYO TENORIO - MAIN HOUSE WEST ELEVATION



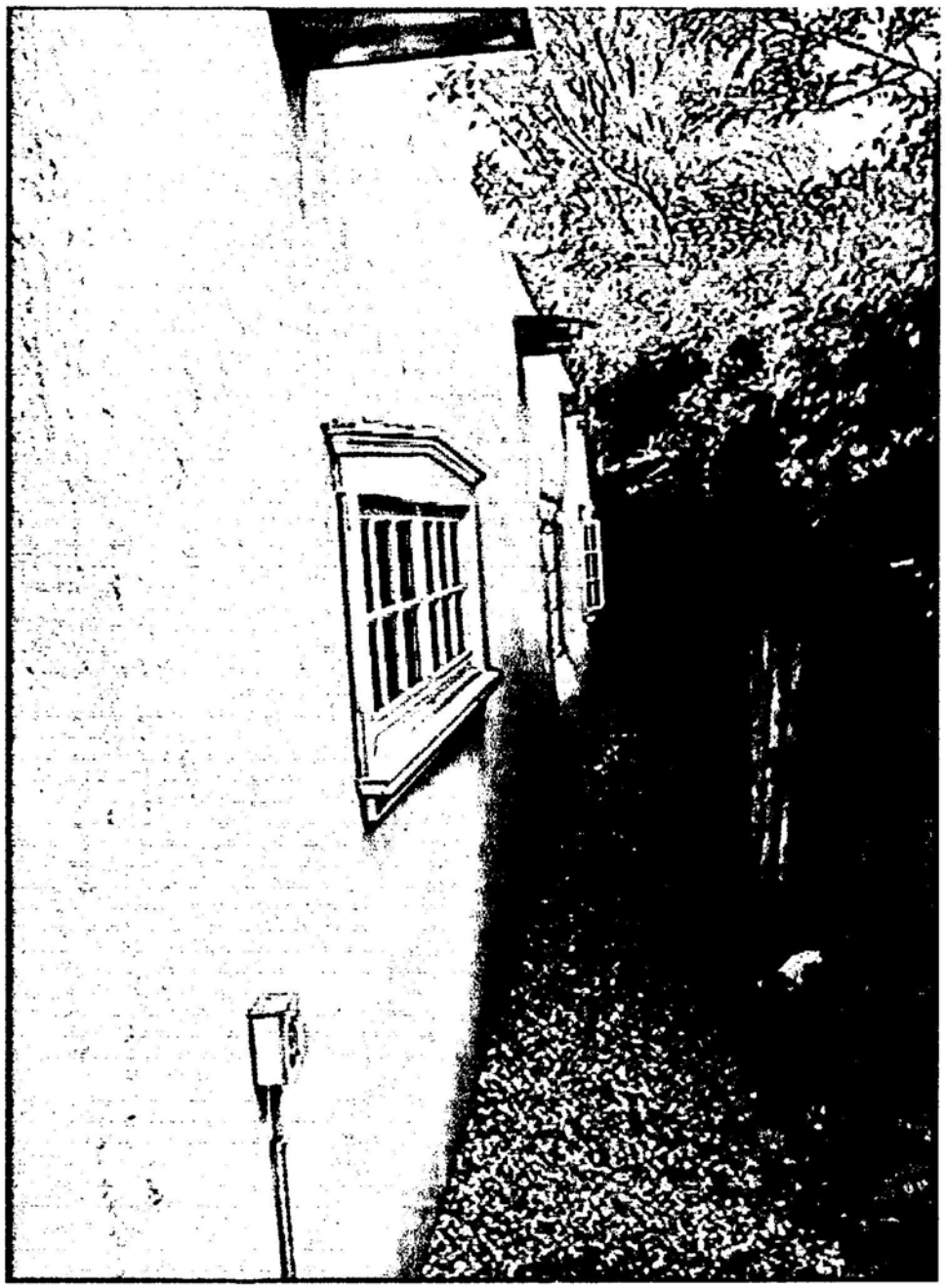
435 ARROYO TENORIO - MAIN HOUSE NORTH ELEVATION



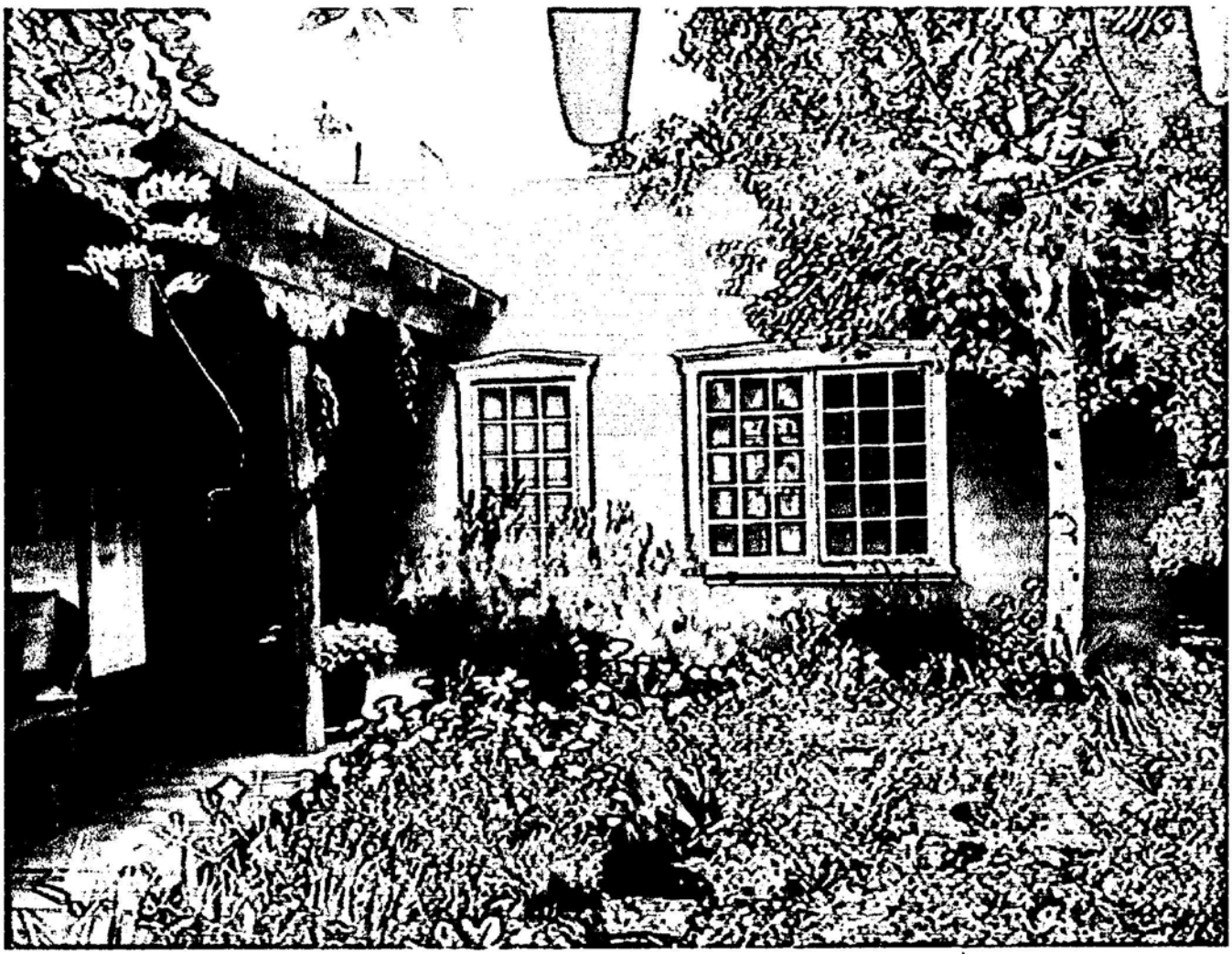
435 ARROYO TENORIO - MAIN HOUSE NORTH ELEVATION



435 ARROYO TENORIO - MAIN HOUSE NORTH ELEVATION



435 ARROYO TENORIO - MAIN HOUSE EAST ELEVATION



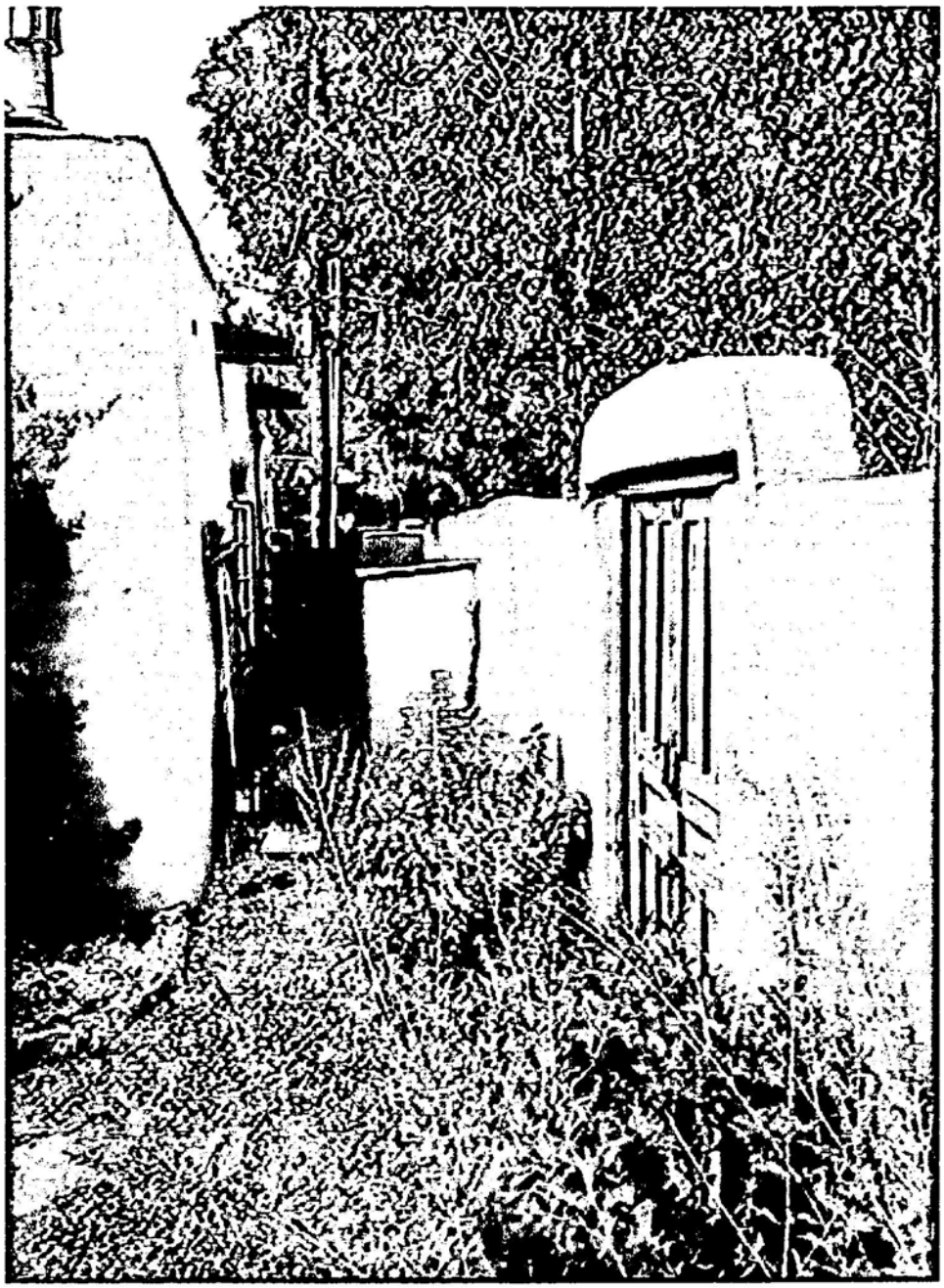
435 ARROYO TENORIO - MAIN HOUSE COURTYARD WEST ELEVATION



435 ARROYO TENORIO - CASITA EAST ELEVATION

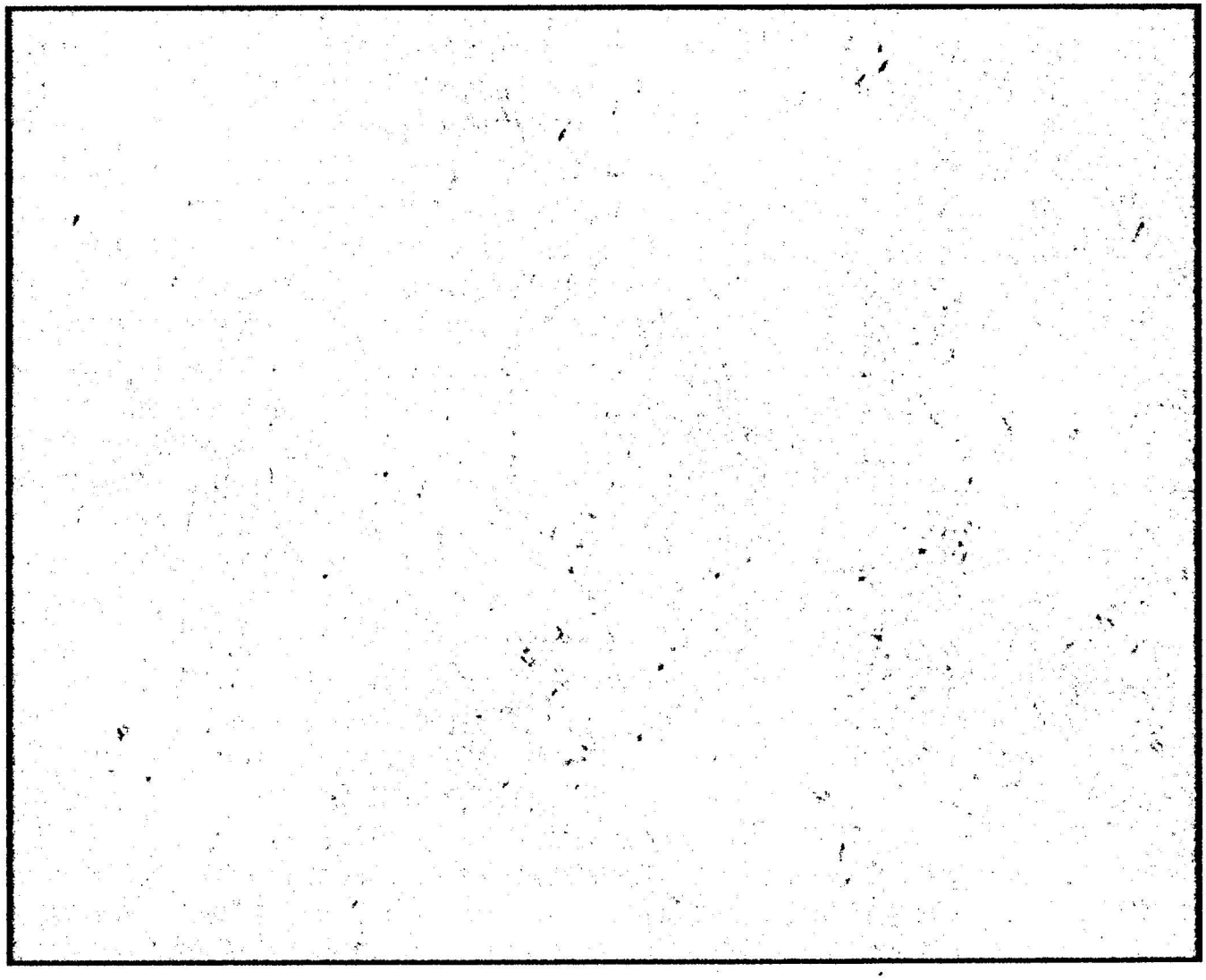


435 ARROYO TENORIO - CASITA NORTH ELEVATION



435 ARROYO TENORIO - CASITA WEST ELEVATION

C



435 ARROYO TENORIO - EXISITNG STUCCO COLOR (FREE FORM STO W/ STRAW

# Preliminary Zoning Review Worksheet

**City of Santa Fe Land Use Department**

| To Be Completed By Applicant: | Site Address: |
|---|---|
| Date Submitted: 7/12/2013 | 435 ARROYO TENORIO |
| Property Owner of Record: FELICITAS FUNKE-RIEHLE | Proposed Construction Description: ADDITION & RENOVATION |
| Applicant/Agent Name: NICHOLAS J RITTER | |
| Contact Person Phone Number: (505) 577-2939 | TOTAL ROOF AREA: 4452 |

**Zoning District:** RC8

**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 :** 37 %
☐Open Space Required:_____

**Setbacks:**
Proposed Front: 0 Minimum: 0
2nd Front? _____
Proposed Rear: 5 Minimum: 5
Proposed Sides: L 5 R 5 Minimum: 5

**Height:** Proposed 12'4"
Maximum Height: 14'-0" or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

**Parking Spaces:**
Proposed 4 Accessible 1
Minimum:_____

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

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

NICHOLAS J RITTER [☐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 7/12/2013 DATE

## To Be Completed By City Staff:

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

**Zoning Approval:**
☒ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**
Comments/Conditions: _____

REVIEWER: _____ DATE: 7/12/13

**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: August 13, 2013

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

---

**CASE # H-13-068**

**ADDRESS: 435 Arroyo Tenorio**
**Historic Status: Non-contributing**
**Historic District: Downtown & Eastside**

**REFERENCE ATTACHMENTS (Sequentially):**

| CITY SUBMITTALS | APPLICANT SUBMITTALS |
|---|---|
| x Case Synopsis | x Proposal Letter |
| ___ District Standards & Yard wall & fence standards. | ___ Vicinity Map |
| ___ Historic Inventory Form | x Site Plan/Floor Plan |
| x Zoning Review Sheet | x Elevations |
| ___ Other: | x Photographs |
| | ___ Other: |

**STAFF RECOMMENDATION:**

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and 14-5.2(E) Downtown & Eastside Historic District.

## BACKGROUND & SUMMARY:

435 Arroyo Tenorio is a single-family residence and a casita that were constructed in a blended Spanish-Pueblo Revival and Territorial Revival style in 1995. The buildings have no historic status due to recent construction date.

The applicant proposes to remodel the property with the following nine items.

1. The non-historic yardwall between the primary residence and adjacent guest house and the patio and the shed on the southeast corner of the property will be demolished. A double pedestrian gate will be retained for reuse.

2. A 265 square foot addition will be constructed on the northwest corner of the residence. The addition will match existing adjacent height and finishes with reused French doors beneath an exposed wooden header on the west elevation.

3. A 123 square foot portal will be constructed on the west elevation with a corrugated metal shed roof with a decorated wooden header, decorated wooden corbels, and viga posts and a reused door.

4. Window alterations are proposed with some changes in locations and dimensions.

5. The building will be reroofed and restuccoed after foam insulation is installed.

6. A 355 square foot carport will be constructed at the southeast corner of the property to a height of 9' 6". The carport will feature a decorated wooden header, decorated wooden corbels, and viga posts.

7. The existing vehicle gate will be removed and the opening in the wall will be widened from 13' 4" to 15' 4" and a wider vehicle gate that matches the existing gate will be installed.

8. The existing double pedestrian gate from the demolished wall will be reused in the yardwall at the southwest corner of the property.

9. A 6' high stuccoed yardwall will be constructed at the southwest corner of the property and the single pedestrian gate will be reused.

Nicholas J. Ritter Companies
101 Llano Largo St.
Santa Fe, NM 87501
(505) 577-2939
Nritterus@yahoo.com

July 17, 2013

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

## Proposal Letter – Historic Districts Review Board

Nicholas J. Ritter Companies is proposing to make the following additions and alterations to 435 Arroyo Tenorio. 435 Arroyo Tenorio was constructed in 1995 and is a non-historic building. Please find the attached stamped Field Set of drawings dated May 23, 1995.

Remove the existing dividing wall that separates the main house and casita from the guesthouse. This is a non-historic wall that was constructed after 7-19-93. Please find the attached plat marked "A" dated 7-19-93 where the wall is not documented.

Enlarge the existing automatic entry gate opening from 13'-4" to 15'-4". Please find the attached approved Permit to Access Public Right-of-way marked "B". We will tie into the existing wall after it has been cut back and reconstruct the buttress on the east side of the opening to match the existing. This will be reconstructed with CMU block and stuccoed to match (Brown, Free Form Sto with straw, see attached photo marked "C"). We will replace the existing gate with a new gate that is 2'-0" longer. New gate will be constructed to match existing.

Remove the existing pedestrian gate on the southwest corner of the property that accesses the road and replace with the double gate that is currently installed in the wall that separates the main house and castia from the guesthouse. Construct a new yard wall that will match the top elevation of the existing (+/- 6'-0") on the southwest corner of the property. This will be 2'-0" in length and at a 90 degree angel to the existing division wall to create an isolated storage area. We will install the single gate that will be removed from the existing southwest corner of the property as noted previously.

Remove the existing outdoor Kiva fireplace and BBQ area and construct a new TV room on the northwest corner of the exiting structure (approximately 265 sqft). The addition is to be constructed with adobe walls, standing dead vigas and exposed decking to match the existing structure. The addition will have maximum height of 12'-6" above finish grade. The top of parapet for the addition will match the top of parapet of the existing neighboring mass. We will reuse the existing double doors located on the west elevation of the existing structure, spray foam the exterior walls and roof and stucco to match the existing house (Brown, Free Form Sto with straw, see attached photo marked "C").

Remove the existing single door on the north elevation of the main house that accesses the outdoor Kiva and BBQ area from the existing kitchen and close off the opening. We will reuse the door to access the new portal on the west elevation of the structure.

Remove the existing window on the west elevation of the existing kitchen and reuse on the north elevation of the casita. Increase the size of the opening from the existing window to allow for the installation of the existing single door that will be removed on the north elevation of the kitchen.

Construct a new portal with BBQ area on the west elevation of the existing structure (approximately 123 sqft). All structural details will match the existing portal on the south elevation of the existing building. This will be constructed with pier footings, 2x8 wood deck flooring, 8" round vigas posts, 8x8 corbels to match the existing, 8x10 beam hand carved to match existing, 4x6 rough sawn joist, 1x4 flat purlins and a 24 gauge galvanized metal roof. All exposed timber is to be stained to match the existing (see attached photo marked "D").

Add a new window opening to the north elevation of the existing casita. We will reuse the existing window that is to be removed from the west elevation of the main house at the kitchen. This window will be set at the same elevation as the existing window on the opposite side of the existing door on the north elevation of the casita, trimmed and painted to match.

Remove and reset the existing window and timber lintel on the west elevation of the casita. We will shift the window 1'-7 ½" to allow for new interior renovation floor plan. We will reuse the existing exposed timber lintel and window. Both will be reset at the same elevation.

Remove the existing canales on the west elevation of the casita. They are currently out of code compliance due to the location of the electrical meter. Remove the existing roof, spray foam all exterior walls and new roof, re-stucco casita to match the existing (Brown, Free Form Sto with straw, see attached photo marked "C").

Install new canals on the east elevation of the casita. Replace the existing 5'-11" door on the east elevation of the casita with a new 6'-8" door.

Remove existing wall, flagstone patio and storage shed in the southeast corner of the property.

Construct a new carport on the southeast corner of the property (approximately 355 sqft). The carport is to be constructed with concrete footings, 10" CMU block, 8" round viga posts, 8x8 corbels to match the existing, 8x10 beams hand carved to match, 6x6 purlins and 1x10 decking. The carport will have a new spray foam roof and will be stuccoed to match the existing structures (Brown, Free Form Sto with straw, see attached photo marked "C"). All exposed timbers will be stained to match existing (see attached photo marked "D"). The top of the parapet on the new carport will match the top of the existing wall on the street. The maximum height of the carport parapet will not exceed +/- 9'-6" from finish grade.

We will reuse all existing doors, windows and gates. All details, stain, trim; paint colors and stucco will match the existing to seamlessly blend all additions and alterations.

Regards,

Nicholas Ritter

# HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 435 Arroyo Tenorio

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

PROJECT PROPOSAL: ADDITIONS & EXTERIOR ALTERATIONS.

CONSTRUCTION COST: $ 169,195.00 FEE: $ _____ + $25 Poster Cost = $ _____

OWNER: FELICITAS FUNKE-RIEHLE PHONE #: 208 726 9588

OWNER ADDRESS: 56 EAGLE CREEK RD

CITY, STATE, ZIP CODE: KETCHUM, IDAHO, 83340

APPLICANT: NICHOLAS J. RITTER PHONE #: 505 577 2939

ADDRESS: 101 LLANO LARGO ST.

CITY, STATE, ZIP CODE: SANTA FE, NM 87501

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

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

PREAPPLICATION MEETING: Date: 6.03.13 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: 7/12/2013 Planner: DAN ESQUIBEL
**(You must schedule a meeting with Zoning Planner prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)**

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

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
I am/We are the owner(s) and record title holder(s) of the property located at: 435 Arroyo Tenorio, SF

I/We authorize Nicholas Ritter to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: Felicitas Funke-Riehle Date: 7-15-13

*I agree to post notice of the proposed project on the site fourteen (15) days prior to the Historic Districts Review Board hearing. I am aware that a decision of the HDRB may be appealed by any aggrieved party within fifteen (15) days of the adoption of Findings and Conclusions.*

Felicitas Funke-Riehle July 15, 2013
Signature of Applicant/Owner Date

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Isaac J. Pino, City Manager

Councilors: Larry A. Delgado, Dist. 1, Mayor Pro Tem
Patti J. Bushee, Dist.1
Steven G. Farber, Dist. 2
Cristopher Moore, Dist. 2
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Amy Manning, Dist. 4
Phil Griego, Dist. 4

## Project Outline for Wall Restoration - 435 Arroyo Tenorio

As per the direction of the Department Director, William C. Kueffer, Mr. Coombs will recreate the streetscape on Arroyo Tenorio to the best of his ability. Mr. Coombs stated he can accomplish a rough application with Sto stucco so it appears to be a mud-plaster. Staff approves the application of the Sto stucco instead of the mud-plaster as long as it is alike in appearance as the mud-plaster.

Mr. Coombs will attempt to recreate the original rock foundation by the addition of more rocks so as to make the transition between the foundation and the wall more gradual. Staff agrees with and approves this treatment.

As a result of this construction, the contributing designation of the structure has been lost. Staff and Mr. Coombs have attempted to the best of their ability to rectify this situation so as to recreate the historic character of the streetscape on Arroyo Tenorio and to respond to concerns expressed by neighbors.

Phillip Coombes, Owner

Heather Pierson, Planner II

XC: Carlos Martinez, City Manager's Office
William C. Kueffer, Planning and Land Use Department Director
Mark Basham, Deputy City Attorney
File H-95-49

corr\hlp\coombswl.mem

Chair Woods agreed to disagree on this point. She suggested that the Board might want to see story poles at the corners of the structure on the site to determine what the mass would look like.

Mr. Earnest agreed with the Chair's concerns, suggesting that a drawing showing both structures together would be helpful, saying they were only seeing one of the elements in the drawings. He said this might be helpful, noting the concerns regarding trying to mitigate the sheerness of the Antonio elevation.

Mr. Becker agreed it would be helpful to see both projects drawn together, since they share a common wall. He asked the applicant to consider "shaving off" 200 square feet, which would provide more setback. Mr. Ortega asked if what he wanted was a change to the massing, and Mr. Becker agreed.

Ms. Seth asked if these were spec homes. Mr. Martinez said he had sold the first home, and he did not yet know what he would do with the second home. Chair Woods asked him if he was building a home without knowing what he was going to do with it. Mr. Martinez replied by saying that he had no "hidden agendas", and had been clear about them from the start. He added that there would be a big difference between the heights of the two structures if this one was constructed as a single story.

There were no speakers from the public regarding this proposal.

**Mr. Earnest moved to table Case #H-95-45. Mr. Becker seconded the motion, which passed 3-1, with Mr. Becker, Mr. Earnest and Mr. Cohen voting "aye" and Ms. Seth voting "no".**

Chair Woods asked Mr. Earnest if he was asking to see a drawing of the two structures together and story poles at the corners of the building. Mr. Earnest agreed he was. Mr. Martinez asked how to do the story poles, and Chair Woods replied that Mr. Ortega knew how to place the story poles.

Case #H-95-49. 435 Arroyo Tenorio. Downtown and Eastside Historic District. Lloyd and Tryk Architects, agents for Phillip Coombs, propose demolition; one-story, single family residence with garage. (Tabled by HDRB 3/28/95.)

Chair Woods noted that this was not a Woods Construction project, but the applicant was a former client of hers and excused herself from the meeting, leaving Mr. Cohen to chair.

**Mr. Becker moved to take Case #H-95-49 from the table. Ms. Seth seconded the motion, which passed unanimously.**

Ms. Cole presented the staff report. [Attached as Exhibit "G".]

Present and sworn was Wayne Lloyd, 301 N. Guadalupe.

Ms. Seth said the notes from the sub-committee meeting were in the packet, saying there was still a concern with one corner of the existing structure.

Mr. Lloyd said they had made some changes while working with the sub-committee and thanked them for their help. He said they had reached a compromise which allows the owner to proceed, saying he felt the sub-committee could support the changes to the design.

Mr. Lloyd said they were willing to decrease the highest part of the roof in the living room by one foot, which had been requested by a neighbor. He said they had eliminated the guest parking completely in an effort to maintain the streetscape.

Mr. Lloyd said they were planning to leave the existing south wall and three feet of the existing west wall intact and removing the north and east walls.

Ms. Seth asked if this was in the drawings which had been submitted, and Mr. Lloyd said it was not. He provided the Board with a drawing, which he said was a sketch showing how this would look. [A copy of this drawing is attached as Exhibit "H".]

Ms. Seth asked if the corner was in the location of the existing corner. Mr. Lloyd replied, "Not exactly." He said the adobe corner would already be interrupted when they removed the west wall. He said he would not have enough room for the pedestrian gate and the vehicle gate without taking off the 1½ foot of the south wall. He said if he moved the vehicle gate to the west it would not look good proportionately.

Mr. Becker asked if the gate could be moved back. Mr. Lloyd replied that there was only three feet to the garage wall, and that he needed a pilaster between the gates which was of good proportion. He added that the existing wall was adobe with a rubble foundation, and they would keep it this way, including the mud plaster.

Mr. Lloyd continued by saying they had eliminated a wall which would have been in front of the garage and had set back the gate in the alley between the west wall of the garage and the western property line.

Mr. Lloyd said the two windows which had previously been on the south wall with territorial trim and shutters had been changed to be Pueblo in style and were now moved to the west wall. He said the rest of the house remained unchanged. He said the south side of the house was done consistently in territorial trim and the east and west elevations were not very visible from the street, there being a six foot wall at this location. He said he had further information regarding the "blending" of the two styles, if the Board wished to hear it.

Ms. Seth asked the width of the pilasters between the gates. Mr. Lloyd said they were 2 feet, 10 inches, saying the pilaster on the west side actually overlaps the garage, and was 1 foot from the garage door.

Mr. Earnest asked if the contributing status of the structure would be maintained if two of the walls were being removed. He suggested that the north wall on the back corner could be maintained. Ms. Cole said she did not believe it could be considered a contributing structure if 50% of the structure is removed, saying that it would have to be more than 50%.

Mr. Earnest asked the applicant if they could maintain a portion of the original corner at the location of the north wall as it comes off the east wall. Mr. Lloyd said he could, noting that the wall was high and would shelter the sun from the front bedroom.

Ms. Grzeskowiak asked if this was in conjunction with the revision which had been submitted by Mr. Lloyd this evening. Mr. Lloyd and Mr. Earnest agreed.

Present and sworn was Betty Gold, 423 Arroyo Tenorio, who said she lived to the back of the property and had submitted a letter at the time this case was last reviewed. She said she was concerned with the streetscape,

the design of the house, and the height of the structure. She said her living room and dining room looked out onto the wall. She said she had met with Mr. Coombs since the last HDRB meeting, and had requested that the "outside height" of his building be no more than hers, which is 13 feet 10 inches. She requested that the minutes reflect that they had agreed to lower the roof by one foot to be 14 feet, six inches. She said she would like to have it even lower, if the Board thought it should be.

Mr. Lloyd declined cross examination of the speaker.

**Mr. Becker moved to designate the structure at 435 Arroyo Tenorio, as described in Case #H-95-49 as contributing. Mr. Earnest seconded the motion, which passed by unanimous voice vote.**

**Ms. Seth moved for approval of Case #H-95-49 subject to the following conditions:**

1. **The north wall of the existing contributing structure be retained and extended 4 feet from the east corner**

2. **The south wall of the existing contributing structure be retained and extended 3 feet from the western corner, as submitted in the drawings presented at this meeting.**

**Mr. Becker seconded the motion.**

Ms. Grzeskowiak noted that two items were presented differently than what had been submitted in the plans. She explained that the one foot decrease in the parapet height was not reflected in the plans. Mr. Lloyd added that the entire portion of the high roof would be decreased in height. Ms. Grzeskowiak said the staff would require a specific height to review the project during the building permit process.

Mr. Becker asked the applicant the height. Mr. Lloyd replied that the drawings showed a height of 15' 6" from finished floor and they would reduce it to be 14' 6" from finished floor. Ms. Grzeskowiak said they needed the height from finished grade, and Mr. Lloyd replied that it was shown as 16 feet from finished grade, and they would reduce the height to 15 feet from finished grade.

Ms. Grzeskowiak said the second item was that the west wall which would be preserved three feet running south from north was not being preserved. Ms. Seth said she did not mean that it was, and had not used the word preserved.

Ms. Seth clarified that the northeast corner of the structure would be preserved and that the southwest corner would be new.

Ms. Seth asked that the motion include the condition that the highest portion of the wall be 15 feet from finished grade.

**The motion for approval of Case #H-95-49 subject to the following conditions:**

1. **The north wall of the existing contributing structure be retained and extended 4 feet from the east corner**

2. **The south wall of the existing contributing structure be retained and extended 3 feet from the western corner, as submitted in the drawings presented at this meeting.**

3. **The highest portion of the structure be 15 feet from finished grade.**

**Passed by unanimous voice vote, with Mr. Becker, Mr. Earnest and Ms. Seth voting "aye".**

Ms. Gold asked Mr. Lloyd if the height would be 14' 6" from finished floor and Mr. Lloyd agreed.

Case #H-95-55. 342 Otero Street. Downtown and Eastside Historic District. Claire Lange, agent for Flora Dow, proposes a one story addition to north elevation and remodel. (Tabled by HDRB 4/11/95.)

[Chair Woods rejoined the meeting at this time.]

**Upon motion by Mr. Becker and second by Ms. Seth Case #H-95-55 was unanimously removed from the table.**

**Arroyo Tenorio application by Philip Coombs and Wayne Lloyd - Subcommittee notes prepared by Laurel Seth, April 17, 1995**

At the Historic Design Review meeting held April 11, it was announced that the applicants for this project (which had been tabled at the March 28th meeting) had made a request for a subcommittee. Stephen Earnest and Laurel Seth agreed to be on the subcommittee. A meeting with Mr. Lloyd and Mr. Coombs was arranged by phone and set for **April 13 at 9:30 AM** in Stephen Earnest's office on Paseo de Peralta.

Present at this meeting were Wayne Lloyd, Philip Coombes, Stephen Earnest and Laurel Seth. Mr. Earnest and Ms. Seth spoke to the applicants about the duties of the board and the subcommittee, saying they could only give general guidance based on the ordinances at hand and what they understood the feelings of the board to be regarding the application. They reiterated that they could make no commitments and could not promise that any adjustments made as a result of meeting with the subcommittee would be agreeable to the entire board, or to any of it's members, including the subcommittee members. They stated that the board is currently evaluating the entire process for subcommittee meetings. The applicants said they understood, and appreciated the opportunity to discuss the application in this forum.

The drawings which the applicants brought to this meeting were unchanged from those presented at the March 28 meeting.

Mr. Lloyd requested that the subcommittee address the general design of the proposed residence first, noting that comments had been made regarding the mixture of territorial and pueblo style detailing. He defended his design by saying first that he felt it was his prerogative as an architect, and also that there was precedence, particularly in designs by John Gaw Meem which he showed the subcommittee. Mr. Coombes said he would like to move the two territorial style windows from the western end of the south elevation to the west elevation. Mr. Earnest commented that any proposed shutters should be operable and not just decorative. There was more discussion about the mix of styles with not much resolution, and Mr. Lloyd was urged to bring this aspect of the case to the full board.

Discussion then turned to the adobe structure on the property which the applicant wishes to demolish. Mr. Earnest and Ms. Seth both stated that they felt strongly that the streetscape must be preserved, and that all options should be explored to save and preserve the structure. Mr. Coombes said that he would not have purchased the property if he thought he would have to keep the building which he feels is quite dangerous and very fragile. The applicants mentioned that they had not done anything to address redesigning the proposal regarding demolition because they were waiting for the final structural report from the city and the two engineers who had reviewed the proposal. They were urged by Mr. Earnest and Ms. Seth to do what they could to preserve the existing sense of driving or walking down Arroyo Tenorio. Mr. Coombes felt that his new building and mud plastered adobe wall would accomplish this. The subcommittee did not agree, and the applicants left at about 10:15, saying they appreciated the meeting and that they would work on the project over the weekend.

Later that afternoon, the applicant requested another meeting to review proposed changes

which would preserve part of the structure. A meeting was set for **3:00 PM on Friday, April 14th** at Mr. Earnest's office, and the same people were in attendance.

Mr. Lloyd presented the proposal which showed the applicant retaining and restoring the east and south walls of the existing structure. The pedestrian gate was moved further west on the south elevation, and the vehicular gate spanned the space between the new pedestrian entrance and the existing south wall of the old adobe structure. Mr. Coombes mentioned salvaging the spindle window from the north wall and installing it in the south, but the subcommittee felt that would not be appropriate. The applicant agreed the exterior walls would be mud-plastered.

Mr. Earnest and Ms. Seth agreed that this proposal looked like a good step in the right direction, but both expressed a concern that more of the existing structure was not preserved, especially the southwest corner. There was some discussion of keeping that corner for both stability and aesthetics, and setting the gate back and to the west a bit to accomplish this. Mr. Coombes and Mr. Lloyd felt pleased with this new proposal, and the subcommittee expressed appreciation that the applicants were attempting to address the concerns of the board in preserving this important streetscape.

Chair Woods asked what the ½ moon was on the north elevation drawings above the window which he was proposing. Mr. Kueffer said it was to be a skylight, and the drawings were not correct, because the skylight would not be seen from this elevation.

Chair Woods asked if the skylight would be concealed with the parapet and Mr. Kueffer agreed.

Chair Woods asked if the applicant would agree to a vertical mullion. Mr. Kueffer agreed.

Chair Woods clarified that the applicant was agreeing that the windows would be left as is; that the infill on the north elevation would result in the three windows becoming interior windows, which would be removed; that the tall window on the north elevation would have a vertical mullion, and that the parapet would continue across to hide the skylight. Mr. Kueffer agreed that this was correct.

There were no speakers from the public regarding this project.

Mr. Samora asked the color of the stucco. Mr. Kueffer said it would be light tan as existing.

**Ms. Seth moved for approval of Case #H-95-48 subject to the following conditions:**

1. **All existing window openings to remain as they exist with the exception of the three windows on the north elevation**
2. **The parapet to be extended to conceal the skylight**
3. **The stucco color match the existing stucco color**
4. **A vertical mullion be added to the tall window on the north elevation**

**Mr. Cohen seconded the motion, which passed by unanimous voice vote.**

Chair Woods thanked the applicant for his cooperation.

Case #H-95-49. 435 Arroyo Tenorio. Downtown and Eastside Historic District. Lloyd and Tryk Architects, agents for Phillip Coombs, propose demolition; one-story, single family residence with garage.

Chair Woods, noting that the applicant was a former client of Woods Construction, excused herself from participation in this case, leaving Mr. Cohen to chair the meeting.

Ms. Cole presented the staff report. [Attached as Exhibit "K".] She added that they had received two letters in regard to this case, one appearing to be in support and one appearing to be opposed to the project. [Copies of these letters are attached as a part of Exhibit "K".] She noted that the Board was also provided with a memo from the City Building Inspector regarding a structural analysis of the structure. [A copy of this memo is attached as Exhibit "L".] She said there was also a statement from a structural engineer in regard to the condition of the building. [A copy of this statement is attached as Exhibit "M".]

Present and sworn was Wayne Lloyd, 301 N. Guadalupe. Mr. Lloyd stated that the owner would like to give a statement.

Present and swom was Phillip Coombs, 1224 North Summit Drive. Mr. Coombs said that he had purchased the subject property about one year ago. He said that at the time, he had inspected City records and had found that the structure was not listed as a supporting or contributing building, and that he had purchased the property because of this. He said he liked the street where the structure was located and would like to live there, but could not find a way to use the structure as an habitable building.

Mr. Coombs continued by saying the building was listed in 1985 as a shed, and that now the structure does not have a roof. He said the proposed structure will be adobe. He said it "took him by surprise" that the staff was now reassessing that 1985 Historic Review" and calling the structure contributing. He said that he had hired a structural engineer and that his report explains that the structure is not sound. He said he would not use the building as a habitable space, saying he did not want to be liable that "if I put somebody in there" and a car "touches" the building, making it fall down.

Mr. Coombs said he would restore the streetscape with the design of the new structure, which would "look similar" to the existing structure. He said the garage which they were proposing was in the same scale as the existing structure, with mud plaster. He repeated that he was not willing to put someone's safety in danger by using the existing structure.

Ms. Seth noted that not every structure was listed in the 1985 Historic Review and asked what the owner meant by saying the staff had reassessed that review. Mr. Lloyd noted that at the time of the 1985 Historic Review, 431 Arroyo Tenorio included the "shed" and since that time, the property had been divided into three lots, with three addresses.

Ms. Seth asked what the property was designated as. Mr. Lloyd said the house had been designated as contributing, but the "shed" had not been designated.

Ms. Seth said many time the designation was meant to include all the outbuildings. Mr. Lloyd said he had a copy of the inventory and there was an arrow pointing to the "shed". He said there was no inventory number associated with the "shed", but was listed as an associated building. Ms. Seth said that if the structure was listed as an associated building, it was meant to have the same designation as the rest of the property. Mr. Lloyd repeated that 435 was a part of 431 at the time of the survey and the "shed" was not listed on the inventory as a contributing structure. Ms. Seth noted that it did list the structure as an associated structure, and Mr. Lloyd agreed.

Ms. Seth asked Mr. Lloyd to show the survey to the staff and he did so. Mr. Lloyd continued by saying that not every site was inventoried. Ms. Seth said the argument could be made that the "shed" was meant to be listed as contributing since it was a part of the property.

Chair Cohen asked staff to comment on the question regarding whether out buildings were included in the designation of a property. Ms. Grzeskowiak replied that the survey data collected by the City between 1978 and 1984 was not always accurate or thorough, and this is the reason they had requested funding from the State Historic Preservation Office each year so the properties could be re-surveyed. She said that in the past, the property address was noted, and all buildings on the site were listed under a designation. She said the re-surveys which had been conducted in the last five years included forms for each individual building on a property. She agreed with Ms. Seth that the survey form includes all the structures as they appeared in 1984. She said the structure now sits on a separate piece of property with a separate address, which justifies the staff asking for a separate designation.

Ms. Seth said the question was really if the structure needed to be demolished. She said that maintaining the building appeared to be possible, and the applicant was proposing to tear down the building to provide space

for a parking area. She suggested that the structure could be integrated fairly easily into the plans for a new structure.

Mr. Lloyd replied by saying that it was not being torn down in order to build a parking lot, but rather because it is not a safe structure according to the structural engineer who had provided the report. He said the owner had just stated that the preference was to save the structure, if it was possible.

Ms. Seth noted that the argument was that the structure was going to be demolished based on the report from Red Mountain Engineer, dated March 28, but the proposal to demolish the structure was made March 15. Mr. Lloyd replied by saying they did not know the seriousness of the request by City staff to save the structure. Ms. Seth commented that the request for demolition was not based on the report then, since the report was written subsequent to the request. Mr. Lloyd agreed.

Mr. Lloyd continued by explaining that they had assumed the structure could be saved, and had checked with the building department to see what would be required to do so. He said they had told him that they would require concrete bonding to distribute the load of the roof because there were cracks in the adobe wall. Mr. Lloyd said they had then asked about the foundations and the building department requested a structural engineer's report, so they had hired one, which resulted in the report. Ms. Seth thanked the applicant for his explanation.

Mr. Lloyd said the adobe had been exposed to the weather for one to three years. He provided a sample of the adobe which he said was from the structure in question. He showed where the brick was cracked, and then dropped the adobe on the floor, and it broke into many pieces. He said the structural engineer had advised that the wall would have to be taken down to the footing, and replaced. He questioned what would be saved by doing so.

Ms. Seth asked where the adobe had come from. Mr. Lloyd said it was taken from the top of the wall, which had more exposure to the weather, adding that the structural engineer's opinion was that the adobes from the bottom of the wall were in the same condition.

Mr. Lloyd continued by saying that the added weight of the decking and roofing material would cause the walls to crumble in times of heavy snow fall. He said he had asked the engineer how the structure might be saved and he was told he would have to build a re-enforcing wall on each side of the

existing wall, "entombing" the wall, which would not be a restoration of the existing walls. He added that they had to "be safe" not only for those who might live in the structure, but for those "walking down the street".

Mr. Earnest cited SFCC 14-70.13C(2), noting that one of the considerations in regard to demolition was weather the unique streetscape could be reestablished. He asked the applicant what they had done to meet this requirement. Mr. Lloyd said they had not interpreted this code requirement "quite so literally" He said to reestablish the streetscape they had thought they could do it not by "reestablishing it in its precise form as it existed before", but by "reestablishing the streetscape". He said he thought this could be done by building the proposed garage closer to the street.

Mr. Earnest referred to the U.B.C., saying there were some provision which provided some latitude. Mr. Lloyd agreed that Section 104F did provide for this. He added that his point was how to rebuild the integrity of an adobe "which has gone bad".

Mr. Earnest said his point was that if the Board were to approve the demolition, they needed proof that the unique streetscape would be reestablished. He said it should match in style, texture and scale with what is existing.

Ms. Grzeskowiak commented that the existing front yard setback requirement would not allow the applicant to reestablish the streetscape if the structure is demolished.

Vice-Chair Cohen read SFCC 14-70.13C as follows:

In determining whether a request fro demolition should be approved or denied, the board shall consider the following:

(1) Whether the structure is of historical importance;

(2) 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

(3) The state of repair and structural stability of the structure under consideration.

Vice-Chair Cohen commented they were faced with conflicting opinions from the experts. He read from the March 22 letter from the Construction Section Supervisor as follows: "The structure stem, foundation walls appear to be in sound condition. The structure's adobe walls appear to be in sound condition with one exception: ... this can be easily repaired with some protective coating such as plaster. The structure on the roof portion there shall require replacement as deterioration will continue to the interior without such". He noted that the Board was faced with conflicting reports: one saying the structure was sound, and the other saying it was not.

Mr. Lloyd commented that one of the experts had worked for the City for a long time, and this expert would not take the liability or responsibility for the structure once it was completed. He described a case in Silver City where an adobe structure had collapsed and had resulted in a law suit against the City.

Present and sworn was Sara Melton, 408 Sosoya Lane. She questioned if the ordinance addressed "demolition by neglect". Ms. Grzeskowiak replied that the ordinance addressed minimum maintenance requirements, and she believed that demolition by neglect was addressed in this code section.

Ms. Melton said that the previous owner had been required to protect the building from further decay, and that the decay of the structure had been accelerated when the roof came off. She said the walls had been covered by black plastic, but it was not secured, and so the structure had not been protected. She suggested that the care of the structure should be a consideration of the Board.

Vice-Chair Cohen cited 14-70.14 and read as follows:

> All buildings and structures in the historic district over which the board has jurisdiction to determine whether a demolition permit should be approved or denied shall be preserved against decay and deterioration and free from certain structural defects in the following manner, by the owner thereof or such other person or persons who may have the legal custody and control thereof. The owner or other person having legal custody and control thereof shall repair such building or structure if it is found to have any of the following defects:

He then noted that there was a list of about 13 items which followed. He noted that the owner of the property could be in violation of this section of the ordinance, adding that Mr. Coombs had not owned the property for very long. He said that he may still have some responsibility depending on when the decay had actually occurred.

Ms. Seth referred to the artifacts which may have been found in the area previously, and asked staff to comment. Ms. Cole reported that she had spoken to David Snow, who is an archeologist, and he did not have any addition information in this regard.

Mr. Lloyd described the project and said that it would reestablish the streetscape. He said he had "done a quick overlay" to show what the project would look like, and displayed it.

Ms. Seth said she was unsure of the status of the existing structure, noting that it could already be designated, and she asked that this issue be resolved before motion on the case. Ms. Grzeskowiak explained that if the Board determines that the structure does warrant designation as a contributing portion of 431 Arroyo Tenorio (as suggested by the survey data), she would suggest a motion to affirm the apparent, existing designation at the new address at 435.

Vice-Chair Cohen asked for a motion regarding the designation of the structure.

Mr. Earnest expressed discomfort in making this determination without more information, saying that the survey in 1984 points to that structure. He asked staff how they could take the structure which was considered to be contributing to the property listed as 431 Arroyo Tenorio and now "pull it out as a separate item". Ms. Grzeskowiak, acknowledging she did not want to speak for the Board, said that agreeing that the structure warranted designation as a contributing building was the premise.

Ms. Grzeskowiak continued by saying the structure was currently recognized at 431 Arroyo Tenorio, being called out on the survey forms, both on the site drawings and in the description of features on the site. She noted that now the structure is at a separate address (435 Arroyo Tenorio), and this was the reason she suggested the term "affirm", or "confirm". She questioned if it was a designation.

Ms. Grzeskowiak said it was the intent of the survey forms, as surveys were conducted ten years ago, to include this structure as a part of the property. She noted that the Revised Historic Status Map, which goes to the City Council before the end of the year, will address properties such as these and have every structure designated individually of the property.

Vice-Chair Cohen said it appeared that the Board could not do its duty and approve the application, noting there were too many questions.

Mr. Lloyd said no one knows if the person who conducted the survey 10 years ago meant for the "shed" to be designated as contributing or not. He said the survey data includes a map, where the structures on the site are depicted as being either contributing or significant. He said the subject structure does not appear on this colored map. He showed this map to Ms. Seth. Ms. Seth asked that he show the map to the other Board members as well.

Mr. Earnest asked Mr. Lloyd if he would agree there was some "gray area". Mr. Lloyd replied, "Yes".

Ms. Grzeskowiak said that the applicant and the architect were aware that the source of information on structures in the historic districts is the survey form (which was completed in 1984), and that she could not comment on the map which was published in 1982. She said the map was updated in 1992, and another revision was currently being done. Ms. Grzeskowiak stated the position of staff to be that the survey form is the information used on a daily basis in their office when reviewing projects.

Mr. Coombs commented that he had contacted the Planning Department when he was thinking about purchasing the property and that he had been given the map which Mr. Lloyd had presented as being the information for the property. He said that now the staff is saying that this was not the correct document.

Vice-Chair Cohen stated that the Board "had a job to do", and this could not be determined by what one person may have told another person when they purchased a property.

Ms. Seth noted bigger issues, including sub-dividing properties in Santa Fe. She commented that the Board had attempted to view properties as a whole, and cited a case of a compound on De Vargas Street as an example.

She said there were many cases were smaller structures were "included as part of the whole", and were important to the integrity to the entire property and the streetscape.

Ms. Seth acknowledged that this case must be unpleasant for the owner of the property. She said the Board must look at all structures, whether they be a shed, a building, or a wall and regardless of what they may have been used for in the past.

Vice-Chair Cohen explained to the owner that the area is a very important one in Santa Fe, reflecting the "old character". He recalled that Dorothy Pillsbury, who lived on San Antonio street had written four books about the area called Tenorio Flats, which were classics of New Mexico literature. He explained this was the reason for the Board's concern. He said it "sets the tone" and could set precedent for many things in the area. He asked if the applicant would consider having his case tabled so that he could consider the concerns expressed tonight and work with staff on alternatives for the project.

Mr. Coombs thanked the Chair for his offer, and asked what the Board would suggest, considering that the engineer he had hired had determined that the structure was not safe. He added that he would like to preserve the streetscape and again asked the Board for suggestions.

Vice-Chair Cohen replied that he did not believe it was the Board's place to make suggestions, adding that a classic response would be to "get a second opinion" in regard to an opinion about the structure's soundness. He noted that there were two conflicting opinions, and suggested that there may have been on unconscious effort on the part of the engineer to please his client. He concluded by saying that if the applicant wanted more time to explore options, the Board could table his case.

Noting that the applicant was aware of these examples, Ms. Grzeskowiak cited two cases on the west 400 block of San Francisco Street for the Board. She said they were both condemned by the City, and the owners worked with the City and closely with staff. She noted that both efforts may result in award winning projects. She offered to refer the applicant to the owners of these properties, noting that they had saved and preserved the two structures.

Other examples of preservation cited

Mr. Coombs asked when he could return to the Board for review if his case were tabled. Vice-Chair said the Board was not interest in delaying him, and said they would be ready to hear the case as soon as he was ready.

Ms. Grzeskowiak requested that the Board give the applicant some direction in regard to the design of the project, separate from the placement of structures on the site.

Mr. Samora expressed concern that there were both Territorial and Pueblo style details on the building. Mr. Lloyd responded by saying this was an effort to "mimic" the styles of John Gaw Meem's designs. Referring to the glass which measured more than 30 inches, Mr. Lloyd said this was an oversight, and it would be easy to corrected by adding muntins.

Mr. Lloyd continued by describing how he had studied drawings of Mr. Meem's work, and there were many examples of mixing the two architectural styles. He added that he did not believe this was in violation of city code.

Mr. Earnest commented that he had worked with Mr. Meem, and agreed that there was some mixture of styles, but most were on large scale projects. He questioned if this was appropriate on smaller residential projects, adding that he did not recall territorial and pueblo style windows only four feet away from each other. Mr. Lloyd agreed.

Risking sounding facetious, Vice-Chair Cohen commented that Mr. Meem's style does not decide the appropriate design for projects before the Board. He added his project did however, "set nice precedent".

Ms. Seth asked if the pitched portals on the south elevation had metal roofs. Mr. Lloyd said they did not, and cited an example of the roof being proposed.

Ms. Seth asked Mr. Lloyd to explain what appeared to be a covered walkway between the garage and the portal on the east elevation, acknowledging that she was unsure if it was visible from the street. Mr. Lloyd replied that it was a pergola where they would plant climbing roses.

Vice-Chair Cohen asked staff if the matter of archeological permit was outside this Board's jurisdiction. Ms. Grzeskowiak agreed, adding that they included it in the staff report so that it be included in the public hearing and so that the applicant will be aware of this issue.

Ms. Seth asked the trim color. Mr. Lloyd replied that the territorial trim would be sage green. Ms. Seth asked if the outside gates were stained wood. Mr. Lloyd agreed they were, adding that there would be blue and deep red on the raised panel portions of the gates.

Ms. Seth asked if the windows were true-divided-lites. Mr. Lloyd replied that they were. Ms. Seth noted that the applicant said that the structures would be constructed of either adobe or frame (depending on the budget), and asked if the owner had not said the structures would be adobe. Mr. Lloyd replied, "If we can get through the hearings in due course, yes." Mr. Coombs replied that he would like to use adobe.

Mr. Lloyd commented that he had used these mixtures of styles on many homes he had designed.

Mr. Earnest asked if the shutters on the Arroyo Tenorio street side were operable or fixed. Mr. Lloyd said they had not decided. He briefly studied his drawings and then said they could be made operable. Mr. Earnest asked if they could be eliminated, noting that this element did not appear anywhere else in the project. Mr. Lloyd explained that they were attempting to make it appear that the project had been built in stages, like many older structures on the east side. He added that the window treatments looked more contemporary if there is no "blend". Mr. Earnest commented that if they were "tack ons", then they were nothing more than "decoration."

Ms. Seth referred to the letter from Ms. Betty Gold, the neighbor who had written a letter to the Board, noting that she had several concerns. Ms. Seth asked Mr. Lloyd to address the neighbors concerns in regard to the height of the structure and the 50 foot length of wall. Mr. Lloyd replied that the height of the structure was proposed at 15½ feet and the wall was actually 30 feet in length. He said this wall was the "raised portion" at the location of the living room and dining room.

Mr. Lloyd noted that Ms. Gold had said this was the location of her front door, and he did not believe this was correct. Mr. Lloyd offered to show the Board the floor plan of Ms. Gold's home, noting that the front door was on the north side of her structure.

Vice-Chair Cohen suggested that the applicant attempt to talk to Ms. Gold before the next hearing of this case.

Mr. Samora moved to table Case #H-95-49. Ms. Rivera seconded the motion, which passed by unanimous voice vote.

[A brief recess was taken at this time. Chair Woods rejoined the meeting when it reconvened.]

Case #H-95-51. 500 Camino Rancheros. Downtown and Eastside Historic District. David Serafin, agent for Maj Hagman, proposes fenestration alterations, partial second story, skylights, associated renovation treatments.

Ms. Grzeskowiak presented the staff report. [Attached as Exhibit "N".]

Present and sworn was Maj Hagman, 500 Camino Rancheros. She asked the Board to review a map she had, which she said was the area immediately surrounding her property. She showed the Board the map, showing the location of Monte Sol and said "a lot of this is two story". She said they were "no where near" the height of these other two stories, adding that she needed two more bedrooms in her home.

Ms. Hagman stated that David Serafin had been "working on the project", and that they had tried "everything we could" to accommodate her needs. She said the height was four feet higher, including the parapet. She said the massing was more in style with Santa Fe style and that she thought this was "what the Board was after".

Present and affirmed was David Serafin, who gave his address as Route 1, Santa Fe. Mr. Serafin said they had "stretched and pulled" in an effort to "scale down" the second story as much as they could. He said the second floor was "I think like 30%" of the footprint of the first floor. He said the second story was 48 inches above the height of the highest portion of the existing parapet. He added that a precedence had been set in the neighborhood with "all these other second stories" surrounding the property.

Mr. Earnest commented that there had been a lot of discussion in the history of this case about second story solutions which were rejected for a variety of reasons. He questioned why another application for a second story addition had been made.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- South elevation of existing adobe structure. Note severe erosion of walls and daylight poking through.



435 Arroyo Tenorio

Lloyd & Tryk - Architects

- South and west elevations of existing adobe ruin. (South elevation facing roadway.) Note eroding concrete & rock foundation.



435 Arroyo Tenorio
LLoyd & Tryk-Architects

- View into interior of existing adobe structure. Note electrical outlets.. unknown as to whether they were installed when structure was originally built or later.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- Severe erosion at south wall of existing adobe structure.



435 Arroyo Tenorio
LLoyd & Tryk - Architects

- West elevation of existing adobe structure.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- North elevation (with openings) and west elevation.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- North elevation of existing adobe structure.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- Partial North elevation and [redacted] view into interior of existing adobe structure. Note the lack of vigas, roof and bond beam.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- View to east from inside existing adobe structure. This east wall would be partially saved and incorporated into yard walls. (It would have to be brought down to regulation 6'-8' height and the opening closed up.).

Exterior east elevation not available doe to it's facing into a neighbors lot and the neighbors not being home during Picture taking.



Coombs Residence - 435 Arroyo Tenorio
LLoyd & TryK, Architects

- Adobe wall at SouthWest corner of lot.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- View to west from inside existing adobe structure. Note lack of roof.

# 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 . : DEMOLITION; 1 STORY, SINGLE-FAM. RES.
Project number . . . : 95- 10100045
Case Number . . . . . : H-95-49
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 03/17/95

**PROJECT LOCATION(S) :** 435 Arroyo Tenorio

**PROJECT NAMES:**

OW- Coombs, Phillip 1224 N. Summit Drive Santa Fe, Nm
Santa Fe, NM 87501 (505) 9899289

AP- Lloyd Tryk Architects 301 N. Guadalupe, Ste. 201 Santa Fe, Nm
Santa Fe, NM 87501 (505) 9889789

## BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on April 25, 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: Four feet of the north wall of the existing structure shall be retained, beginning at the northeast corner and proceeding west from that point. The west wall shall be rebuilt for three feet beginning near the southwest corner (as presented to the HDRB) and proceeding north from that point. The raised center portion of the proposed building shall be reduced to 15' from finished grade.

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.

City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Avc., [redacted]04-0909

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Santa Fe, NM 87501 (505) 9889789

**PROJECT DATA**

| | |
|---|---|
| HISTORICAL DISTRICT | DOWNTOWN AND EASTSIDE |
| HISTORIC BUILDING STATUS | N/A |
| PUBLICLY VISIBLE FACADE-EAST | YES |
| PUBLICLY VISIBLE FACADE-NORTH | NO |
| PUBLICLY VISIBLE FACADE-SOUTH | YES |
| PUBLICLY VISIBLE FACADE-WEST | YES |
| PROJECT TYPE (NEW, ADD, ETC.) | DEMO; NEW CONST. |
| USE, PROPOSED | RESIDENTIAL |

# City of Santa Fe, New Mexico

# memo

DATE: April 25, 1995

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III
Joan Cole, Planner II

VIA: Dennis Thompson, Planning Division Director DT by MG

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CASE #H- 95-49 ADDRESS 435 Arroyo Tenorio

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 |
| x | Minutes of 3/28/95 | x | Elevations |
| x | Other Previous submittal, Subcommittee report | x | Photographs |
| | | ___ | Other ___ |

STAFF RECOMMENDATIONS:

As requested by the applicant and agreed upon by the HDRB at its April 11, 1995 hearing, a subcommittee met with the applicant to address the concerns expressed by the board at the March 28, 1995 HDRB hearing regarding the demolition of the existing structure and the reestablishment of the Arroyo Tenorio streetscape. A subcommittee report is attached, and staff defers to the subcommittee to confirm the discussions which took place at the meeting(s) with the applicant.

No specific construction date of this building has been identified by staff or the applicant. The existing one-room structure is constructed of adobe with mud plaster exterior walls and a stone foundation, and retains one door and two, deeply recessed window openings. Remnants of a stone foundation wall exists along the street. Staff is of the opinion that the form and materials which the structure possess speak to a historic building technology. The building has been without a roof for a time and has been exposed to the elements. Staff acknowledges deterioration due to this exposure, but feels that this structure contributes to the unique streetscape of Arroyo Tenorio and the historic district. It appears that the existing structure is currently identified by reference in the historic districts survey inventory at 431 Arroyo Tenorio as a contributing property. As the result of recent lot splits, the structure is now located at 435 Arroyo Tenorio. Staff recommends that contributing status be assigned to this structure at the 435 Arroyo Tenorio address.

Current revisions of the original proposal for this property illustrate the elimination of the previously proposed guest parking at the location of the existing structure, retention of two walls (S and E facades) of the existing structure, the relocation of a pair of windows from the S elevation to the W elevation of the garage, the elimination of shutters and pedimented lintels and the addition of heavy wood lintels at those windows, the relocation of a pedestrian gate to the western portion of the S elevation, and the extension of the 5'0" yardwall from the interior pedestrian gate to the remaining S wall of the existing structure. All elevations of the main house remain unchanged.

With reference to the historic districts ordinance, staff notes the following concerns:

1) Section 14-70.13C(2) of SFCC. The applicant currently proposes to demolish half the structure in an attempt to address the retention of the unique Arroyo Tenorio streetscape. Though this represents a compromise to complete demolition, staff is concerned that the particular streetscape is retained only if viewed from the south and east directions.

2) Section 14-70.73A(1) of SFCC. If the HDRB concurs with staff that this structure warrants contributing status, staff is concerned that retention of only two walls would not preserve that status.

3) Section 14-70.9C(5) of SFCC. The details of the windows of the proposed residence remain inconsistent throughout the building. Both territorial and pueblo style details are combined throughout the project and on the same facades at the N, W and E elevations.

4) Since ground disturbance for this project exceeds 2500 sq. ft., staff reminds the applicant that archaeological clearance will be required prior to submitting for a building permit.

Staff defers to the HDRB for its review of this project. Staff reminds the board that assignment of status to this structure at 435 Arroyo Tenorio is necessary.

a:\jc\h-95-49.2

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

#496

| | | | |
|---|---|---|---|
| building threatened? yes | survey date 2-9-84 by mb | county Santa Fe | ID no. 0516 01088 |
| field map SFHD | number 3-01088 | UTM reference zone 12 13 | easting northing |

location description
431 Tenorio
now designated 435 Arroyo Tenorio

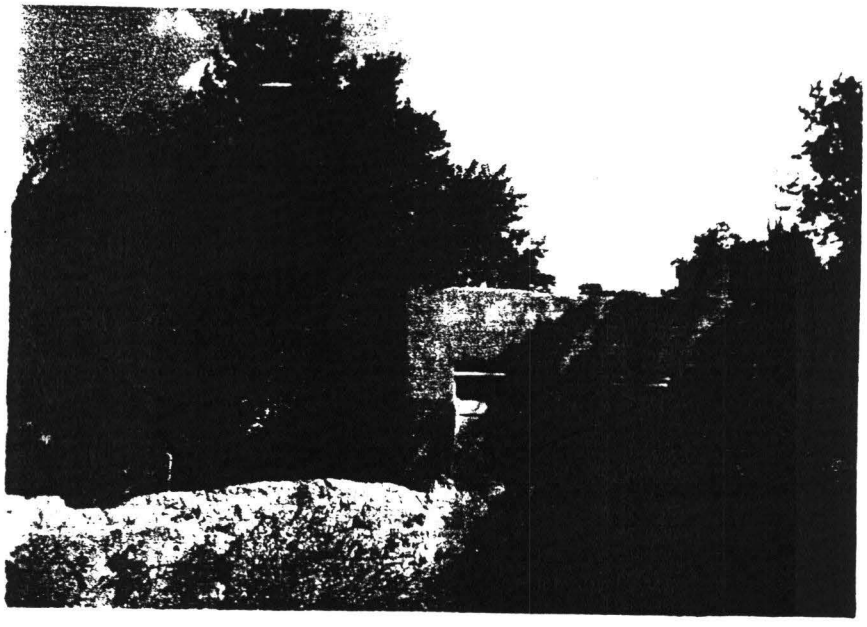
city/town
Santa Fe

land grant/reservation

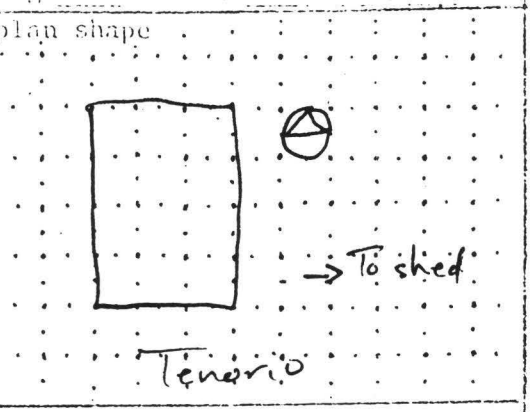
building name

legal description
twsp N S range E W sec ¼ ¼

film roll by mb no. 4 | negative nos. 34 | loc. of neg. HPB



plan shape




date of construction
1935-40 estimate _____ actual
source
Bus Dir

use
present residential
other _____
historic residential
other _____

condition
___ excellent ___ x good
___ fair ___ deteriorating

style
Pueblo Rev

foundation material
NV

wall material/surface
Adobe / Stucco

degree of remodeling
___ x minor ___ moderate ___ major
describe:

architectural features
Roof - flat, parapet, 6 metal flues, 2 masonry chimneys
Vigas ends axed & randomly placed
Windows - 6 lt. to csmt, turquoise trim
Door - 6 panel wood, turquoise
Shed - adobe w adobe stucco, wood corbels, axed vigas
Garden wall - adobe, adobe stucco, river run foundation.

surroundings
Res

relationship to surroundings
___ similar ___ not similar

district potential
___ yes ___ no

comments

significance
___ eligible ___ x of interest ___ none
if eligible, why? contrib.

associated buildings? ___ x yes
what type?
Shed
if inventoried, list ID nos.

see back? ___ yes

# City of Santa Fe, New Mexico

# memo

DATE: March 22, 1995

TO: Joan Cole, Planner II

FROM: Rudy Gallegos, Construction Section Supervisor

RE: Structural analysis of structure at 435 Arroyo Tenorio.

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This office recently conducted an onsite inspection at the above location at the request of the H-styles liaison to determine the over all stability of said building. The following is noted:

1. The structure stem, foundation walls appear to be in sound condition.

2. The structures adobe walls appear to be in sound condition with one exception: The wall facing Arroyo Tenorio is showing signs of some deterioration, however this can be easily repaired with some protective coating such as plaster.

3. The structure on the roof portion there to shall require replacement as deterioration will continue to the interior-without such.

Enclosing this structure can help maintain the integrity by there of.

Should any additional information be required I can be reached at 984-6646 at your convenience.

**Arroyo Tenorio application by Philip Coombs and Wayne Lloyd - Subcommittee notes prepared by Laurel Seth, April 17, 1995**

At the Historic Design Review meeting held April 11, it was announced that the applicants for this project (which had been tabled at the March 28th meeting) had made a request for a subcommittee. Stephen Earnest and Laurel Seth agreed to be on the subcommittee. A meeting with Mr. Lloyd and Mr. Coombs was arranged by phone and set for **April 13 at 9:30 AM** in Stephen Earnest's office on Paseo de Peralta.

Present at this meeting were Wayne Lloyd, Philip Coombes, Stephen Earnest and Laurel Seth. Mr. Earnest and Ms. Seth spoke to the applicants about the duties of the board and the subcommittee, saying they could only give general guidance based on the ordinances at hand and what they understood the feelings of the board to be regarding the application. They reiterated that they could make no commitments and could not promise that any adjustments made as a result of meeting with the subcommittee would be agreeable to the entire board, or to any of it's members, including the subcommittee members. They stated that the board is currently evaluating the entire process for subcommittee meetings. The applicants said they understood, and appreciated the opportunity to discuss the application in this forum.

The drawings which the applicants brought to this meeting were unchanged from those presented at the March 28 meeting.

Mr. Lloyd requested that the subcommittee address the general design of the proposed residence first, noting that comments had been made regarding the mixture of territorial and pueblo style detailing. He defended his design by saying first that he felt it was his prerogative as an architect, and also that there was precedence, particularly in designs by John Gaw Meem which he showed the subcommittee. Mr. Coombes said he would like to move the two territorial style windows from the western end of the south elevation to the west elevation. Mr. Earnest commented that any proposed shutters should be operable and not just decorative. There was more discussion about the mix of styles with not much resolution, and Mr. Lloyd was urged to bring this aspect of the case to the full board.

Discussion then turned to the adobe structure on the property which the applicant wishes to demolish. Mr. Earnest and Ms. Seth both stated that they felt strongly that the streetscape must be preserved, and that all options should be explored to save and preserve the structure. Mr. Coombes said that he would not have purchased the property if he thought he would have to keep the building which he feels is quite dangerous and very fragile. The applicants mentioned that they had not done anything to address redesigning the proposal regarding demolition because they were waiting for the final structural report from the city and the two engineers who had reviewed the proposal. They were urged by Mr. Earnest and Ms. Seth to do what they could to preserve the existing sense of driving or walking down Arroyo Tenorio. Mr. Coombes felt that his new building and mud plastered adobe wall would accomplish this. The subcommittee did not agree, and the applicants left at about 10:15, saying they appreciated the meeting and that they would work on the project over the weekend.

Later that afternoon, the applicant requested another meeting to review proposed changes

which would preserve part of the structure. A meeting was set for **3:00 PM on Friday, April 14th** at Mr. Earnest's office, and the same people were in attendance.

Mr. Lloyd presented the proposal which showed the applicant retaining and restoring the east and south walls of the existing structure. The pedestrian gate was moved further west on the south elevation, and the vehicular gate spanned the space between the new pedestrian entrance and the existing south wall of the old adobe structure. Mr. Coombes mentioned salvaging the spindle window from the north wall and installing it in the south, but the subcommittee felt that would not be appropriate. The applicant agreed the exterior walls would be mud plastered.

Mr. Earnest and Ms. Seth agreed that this proposal looked like a good step in the right direction, but both expressed a concern that more of the existing structure was not preserved, especially the southwest corner. There was some discussion of keeping that corner for both stability and aesthetics, and setting the gate back and to the west a bit to accomplish this. Mr. Coombes and Mr. Lloyd felt pleased with this new proposal, and the subcommittee expressed appreciation that the applicants were attempting to address the concerns of the board in preserving this important streetscape.

Chair Woods asked what the ½ moon was on the north elevation drawings above the window which he was proposing. Mr. Kueffer said it was to be a skylight, and the drawings were not correct, because the skylight would not be seen from this elevation.

Chair Woods asked if the skylight would be concealed with the parapet and Mr. Kueffer agreed.

Chair Woods asked if the applicant would agree to a vertical mullion. Mr. Kueffer agreed.

Chair Woods clarified that the applicant was agreeing that the windows would be left as is; that the infill on the north elevation would result in the three windows becoming interior windows, which would be removed; that the tall window on the north elevation would have a vertical mullion, and that the parapet would continue across to hide the skylight. Mr. Kueffer agreed that this was correct.

There were no speakers from the public regarding this project.

Mr. Samora asked the color of the stucco. Mr. Kueffer said it would be light tan as existing.

**Ms. Seth moved for approval of Case #H-95-48 subject to the following conditions:**

1. **All existing window openings to remain as they exist with the exception of the three windows on the north elevation**
2. **The parapet to be extended to conceal the skylight**
3. **The stucco color match the existing stucco color**
4. **A vertical mullion be added to the tall window on the north elevation**

**Mr. Cohen seconded the motion, which passed by unanimous voice vote.**

Chair Woods thanked the applicant for his cooperation.

Case #H-95-49. 435 Arroyo Tenorio. Downtown and Eastside Historic District. Lloyd and Tryk Architects, agents for Phillip Coombs, propose demolition; one-story, single family residence with garage.

Chair Woods, noting that the applicant was a former client of Woods Construction, excused herself from participation in this case, leaving Mr. Cohen to chair the meeting.

Ms. Cole presented the staff report. [Attached as Exhibit "K".] She added that they had received two letters in regard to this case, one appearing to be in support and one appearing to be opposed to the project. [Copies of these letters are attached as a part of Exhibit "K".] She noted that the Board was also provided with a memo from the City Building Inspector regarding a structural analysis of the structure. [A copy of this memo is attached as Exhibit "L".] She said there was also a statement from a structural engineer in regard to the condition of the building. [A copy of this statement is attached as Exhibit "M".]

Present and sworn was Wayne Lloyd, 301 N. Guadalupe. Mr. Lloyd stated that the owner would like to give a statement.

Present and sworn was Phillip Coombs, 1224 North Summit Drive. Mr. Coombs said that he had purchased the subject property about one year ago. He said that at the time, he had inspected City records and had found that the structure was not listed as a supporting or contributing building, and that he had purchased the property because of this. He said he liked the street where the structure was located and would like to live there, but could not find a way to use the structure as an habitable building.

Mr. Coombs continued by saying the building was listed in 1985 as a shed, and that now the structure does not have a roof. He said the proposed structure will be adobe. He said it "took him by surprise" that the staff was now reassessing that 1985 Historic Review" and calling the structure contributing. He said that he had hired a structural engineer and that his report explains that the structure is not sound. He said he would not use the building as a habitable space, saying he did not want to be liable that "if I put somebody in there" and a car "touches" the building, making it fall down.

Mr. Coombs said he would restore the streetscape with the design of the new structure, which would "look similar" to the existing structure. He said the garage which they were proposing was in the same scale as the existing structure, with mud plaster. He repeated that he was not willing to put someone's safety in danger by using the existing structure.

Ms. Seth noted that not every structure was listed in the 1985 Historic Review and asked what the owner meant by saying the staff had reassessed that review. Mr. Lloyd noted that at the time of the 1985 Historic Review, 431 Arroyo Tenorio included the "shed" and since that time, the property had been divided into three lots, with three addresses.

Ms. Seth asked what the property was designated as. Mr. Lloyd said the house had been designated as contributing, but the "shed" had not been designated.

Ms. Seth said many time the designation was meant to include all the outbuildings. Mr. Lloyd said he had a copy of the inventory and there was an arrow pointing to the "shed". He said there was no inventory number associated with the "shed", but was listed as an associated building. Ms. Seth said that if the structure was listed as an associated building, it was meant to have the same designation as the rest of the property. Mr. Lloyd repeated that 435 was a part of 431 at the time of the survey and the "shed" was not listed on the inventory as a contributing structure. Ms. Seth noted that it did list the structure as an associated structure, and Mr. Lloyd agreed.

Ms. Seth asked Mr. Lloyd to show the survey to the staff and he did so. Mr. Lloyd continued by saying that not every site was inventoried. Ms. Seth said the argument could be made that the "shed" was meant to be listed as contributing since it was a part of the property.

Chair Cohen asked staff to comment on the question regarding whether out buildings were included in the designation of a property. Ms. Grzeskowiak replied that the survey data collected by the City between 1978 and 1984 was not always accurate or thorough, and this is the reason they had requested funding from the State Historic Preservation Office each year so the properties could be re-surveyed. She said that in the past, the property address was noted, and all buildings on the site were listed under a designation. She said the re-surveys which had been conducted in the last five years included forms for each individual building on a property. She agreed with Ms. Seth that the survey form includes all the structures as they appeared in 1984. She said the structure now sits on a separate piece of property with a separate address, which justifies the staff asking for a separate designation.

Ms. Seth said the question was really if the structure needed to be demolished. She said that maintaining the building appeared to be possible, and the applicant was proposing to tear down the building to provide space

for a parking area. She suggested that the structure could be integrated fairly easily into the plans for a new structure.

Mr. Lloyd replied by saying that it was not being torn down in order to build a parking lot, but rather because it is not a safe structure according to the structural engineer who had provided the report. He said the owner had just stated that the preference was to save the structure, if it was possible.

Ms. Seth noted that the argument was that the structure was going to be demolished based on the report from Red Mountain Engineer, dated March 28, but the proposal to demolish the structure was made March 15. Mr. Lloyd replied by saying they did not know the seriousness of the request by City staff to save the structure. Ms. Seth commented that the request for demolition was not based on the report then, since the report was written subsequent to the request. Mr. Lloyd agreed.

Mr. Lloyd continued by explaining that they had assumed the structure could be saved, and had checked with the building department to see what would be required to do so. He said they had told him that they would require concrete bonding to distribute the load of the roof because there were cracks in the adobe wall. Mr. Lloyd said they had then asked about the foundations and the building department requested a structural engineer's report, so they had hired one, which resulted in the report. Ms. Seth thanked the applicant for his explanation.

Mr. Lloyd said the adobe had been exposed to the weather for one to three years. He provided a sample of the adobe which he said was from the structure in question. He showed where the brick was cracked, and then dropped the adobe on the floor, and it broke into many pieces. He said the structural engineer had advised that the wall would have to be taken down to the footing, and replaced. He questioned what would be saved by doing so.

Ms. Seth asked where the adobe had come from. Mr. Lloyd said it was taken from the top of the wall, which had more exposure to the weather, adding that the structural engineer's opinion was that the adobes from the bottom of the wall were in the same condition.

Mr. Lloyd continued by saying that the added weight of the decking and roofing material would cause the walls to crumble in times of heavy snow fall. He said he had asked the engineer how the structure might be saved and he was told he would have to build a re-enforcing wall on each side of the

existing wall, "entombing" the wall, which would not be a restoration of the existing walls. He added that they had to "be safe" not only for those who might live in the structure, but for those "walking down the street".

Mr. Earnest cited SFCC 14-70.13C(2), noting that one of the considerations in regard to demolition was weather the unique streetscape could be reestablished. He asked the applicant what they had done to meet this requirement. Mr. Lloyd said they had not interpreted this code requirement "quite so literally" He said to reestablish the streetscape they had thought they could do it not by "reestablishing it in its precise form as it existed before", but by "reestablishing the streetscape". He said he thought this could be done by building the proposed garage closer to the street.

Mr. Earnest referred to the U.B.C., saying there were some provision which provided some latitude. Mr. Lloyd agreed that Section 104F did provide for this. He added that his point was how to rebuild the integrity of an adobe "which has gone bad".

Mr. Earnest said his point was that if the Board were to approve the demolition, they needed proof that the unique streetscape would be reestablished. He said it should match in style, texture and scale with what is existing.

Ms. Grzeskowiak commented that the existing front yard setback requirement would not allow the applicant to reestablish the streetscape if the structure is demolished.

Vice-Chair Cohen read SFCC 14-70.13C as follows:

In determining whether a request fro demolition should be approved or denied, the board shall consider the following:

(1) Whether the structure is of historical importance;

(2) 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

(3) The state of repair and structural stability of the structure under consideration.

Vice-Chair Cohen commented they were faced with conflicting opinions from the experts. He read from the March 22 letter from the Construction Section Supervisor as follows: "The structure stem, foundation walls appear to be in sound condition. The structure's adobe walls appear to be in sound condition with one exception: ... this can be easily repaired with some protective coating such as plaster. The structure on the roof portion there shall require replacement as deterioration will continue to the interior without such". He noted that the Board was faced with conflicting reports: one saying the structure was sound, and the other saying it was not.

Mr. Lloyd commented that one of the experts had worked for the City for a long time, and this expert would not take the liability or responsibility for the structure once it was completed. He described a case in Silver City where an adobe structure had collapsed and had resulted in a law suit against the City.

Present and sworn was Sara Melton, 408 Sosoya Lane. She questioned if the ordinance addressed "demolition by neglect". Ms. Grzeskowiak replied that the ordinance addressed minimum maintenance requirements, and she believed that demolition by neglect was addressed in this code section.

Ms. Melton said that the previous owner had been required to protect the building from further decay, and that the decay of the structure had been accelerated when the roof came off. She said the walls had been covered by black plastic, but it was not secured, and so the structure had not been protected. She suggested that the care of the structure should be a consideration of the Board.

Vice-Chair Cohen cited 14-70.14 and read as follows:

> All buildings and structures in the historic district over which the board has jurisdiction to determine whether a demolition permit should be approved or denied shall be preserved against decay and deterioration and free from certain structural defects in the following manner, by the owner thereof or such other person or persons who may have the legal custody and control thereof. The owner or other person having legal custody and control thereof shall repair such building or structure if it is found to have any of the following defects:

He then noted that there was a list of about 13 items which followed. He noted that the owner of the property could be in violation of this section of the ordinance, adding that Mr. Coombs had not owned the property for very long. He said that he may still have some responsibility depending on when the decay had actually occurred.

Ms. Seth referred to the artifacts which may have been found in the area previously, and asked staff to comment. Ms. Cole reported that she had spoken to David Snow, who is an archeologist, and he did not have any addition information in this regard.

Mr. Lloyd described the project and said that it would reestablish the streetscape. He said he had "done a quick overlay" to show what the project would look like, and displayed it.

Ms. Seth said she was unsure of the status of the existing structure, noting that it could already be designated, and she asked that this issue be resolved before motion on the case. Ms. Grzeskowiak explained that if the Board determines that the structure does warrant designation as a contributing portion of 431 Arroyo Tenorio (as suggested by the survey data), she would suggest a motion to affirm the apparent, existing designation at the new address at 435.

Vice-Chair Cohen asked for a motion regarding the designation of the structure.

Mr. Earnest expressed discomfort in making this determination without more information, saying that the survey in 1984 points to that structure. He asked staff how they could take the structure which was considered to be contributing to the property listed as 431 Arroyo Tenorio and now "pull it out as a separate item". Ms. Grzeskowiak, acknowledging she did not want to speak for the Board, said that agreeing that the structure warranted designation as a contributing building was the premise.

Ms. Grzeskowiak continued by saying the structure was currently recognized at 431 Arroyo Tenorio, being called out on the survey forms, both on the site drawings and in the description of features on the site. She noted that now the structure is at a separate address (435 Arroyo Tenorio), and this was the reason she suggested the term "affirm", or "confirm". She questioned if it was a designation.

Ms. Grzeskowiak said it was the intent of the survey forms, as surveys were conducted ten years ago, to include this structure as a part of the property. She noted that the Revised Historic Status Map, which goes to the City Council before the end of the year, will address properties such as these and have every structure designated individually of the property.

Vice-Chair Cohen said it appeared that the Board could not do its duty and approve the application, noting there were too many questions.

Mr. Lloyd said no one knows if the person who conducted the survey 10 years ago meant for the "shed" to be designated as contributing or not. He said the survey data includes a map, where the structures on the site are depicted as being either contributing or significant. He said the subject structure does not appear on this colored map. He showed this map to Ms. Seth. Ms. Seth asked that he show the map to the other Board members as well.

Mr. Earnest asked Mr. Lloyd if he would agree there was some "gray area". Mr. Lloyd replied, "Yes".

Ms. Grzeskowiak said that the applicant and the architect were aware that the source of information on structures in the historic districts is the survey form (which was completed in 1984), and that she could not comment on the map which was published in 1982. She said the map was updated in 1992, and another revision was currently being done. Ms. Grzeskowiak stated the position of staff to be that the survey form is the information used on a daily basis in their office when reviewing projects.

Mr. Coombs commented that he had contacted the Planning Department when he was thinking about purchasing the property and that he had been given the map which Mr. Lloyd had presented as being the information for the property. He said that now the staff is saying that this was not the correct document.

Vice-Chair Cohen stated that the Board "had a job to do", and this could not be determined by what one person may have told another person when they purchased a property.

Ms. Seth noted bigger issues, including sub-dividing properties in Santa Fe. She commented that the Board had attempted to view properties as a whole, and cited a case of a compound on De Vargas Street as an example.

She said there were many cases were smaller structures were "included as part of the whole", and were important to the integrity to the entire property and the streetscape.

Ms. Seth acknowledged that this case must be unpleasant for the owner of the property. She said the Board must look at all structures, whether they be a shed, a building, or a wall and regardless of what they may have been used for in the past.

Vice-Chair Cohen explained to the owner that the area is a very important one in Santa Fe, reflecting the "old character". He recalled that Dorothy Pillsbury, who lived on San Antonio street had written four books about the area called Tenorio Flats, which were classics of New Mexico literature. He explained this was the reason for the Board's concern. He said it "sets the tone" and could set precedent for many things in the area. He asked if the applicant would consider having his case tabled so that he could consider the concerns expressed tonight and work with staff on alternatives for the project.

Mr. Coombs thanked the Chair for his offer, and asked what the Board would suggest, considering that the engineer he had hired had determined that the structure was not safe. He added that he would like to preserve the streetscape and again asked the Board for suggestions.

Vice-Chair Cohen replied that he did not believe it was the Board's place to make suggestions, adding that a classic response would be to "get a second opinion" in regard to an opinion about the structure's soundness. He noted that there were two conflicting opinions, and suggested that there may have been on unconscious effort on the part of the engineer to please his client. He concluded by saying that if the applicant wanted more time to explore options, the Board could table his case.

Noting that the applicant was aware of these examples, Ms. Grzeskowiak cited two cases on the west 400 block of San Francisco Street for the Board. She said they were both condemned by the City, and the owners worked with the City and closely with staff. She noted that both efforts may result in award winning projects. She offered to refer the applicant to the owners of these properties, noting that they had saved and preserved the two structures.

Mr. Coombs asked when he could return to the Board for review if his case were tabled. Vice-Chair said the Board was not interest in delaying him, and said they would be ready to hear the case as soon as he was ready.

Ms. Grzeskowiak requested that the Board give the applicant some direction in regard to the design of the project, separate from the placement of structures on the site.

Mr. Samora expressed concern that there were both Territorial and Pueblo style details on the building. Mr. Lloyd responded by saying this was an effort to "mimic" the styles of John Gaw Meem's designs. Referring to the glass which measured more than 30 inches, Mr. Lloyd said this was an oversight, and it would be easy to corrected by adding muntins.

Mr. Lloyd continued by describing how he had studied drawings of Mr. Meem's work, and there were many examples of mixing the two architectural styles. He added that he did not believe this was in violation of city code.

Mr. Earnest commented that he had worked with Mr. Meem, and agreed that there was some mixture of styles, but most were on large scale projects. He questioned if this was appropriate on smaller residential projects, adding that he did not recall territorial and pueblo style windows only four feet away from each other. Mr. Lloyd agreed.

Risking sounding facetious, Vice-Chair Cohen commented that Mr. Meem's style does not decide the appropriate design for projects before the Board. He added his project did however, "set nice precedent".

Ms. Seth asked if the pitched portals on the south elevation had metal roofs. Mr. Lloyd said they did not, and cited an example of the roof being proposed.

Ms. Seth asked Mr. Lloyd to explain what appeared to be a covered walkway between the garage and the portal on the east elevation, acknowledging that she was unsure if it was visible from the street. Mr. Lloyd replied that it was a pergola where they would plant climbing roses.

Vice-Chair Cohen asked staff if the matter of archeological permit was outside this Board's jurisdiction. Ms. Grzeskowiak agreed, adding that they included it in the staff report so that it be included in the public hearing and so that the applicant will be aware of this issue.

Ms. Seth asked the trim color. Mr. Lloyd replied that the territorial trim would be sage green. Ms. Seth asked if the outside gates were stained wood. Mr. Lloyd agreed they were, adding that there would be blue and deep red on the raised panel portions of the gates.

Ms. Seth asked if the windows were true-divided-lites. Mr. Lloyd replied that they were. Ms. Seth noted that the applicant said that the structures would be constructed of either adobe or frame (depending on the budget), and asked if the owner had not said the structures would be adobe. Mr. Lloyd replied, "If we can get through the hearings in due course, yes." Mr. Coombs replied that he would like to use adobe.

Mr. Llloyd commented that he had used these mixtures of styles on many homes he had designed.

Mr. Earnest asked if the shutters on the Arroyo Tenorio street side were operable or fixed. Mr. Lloyd said they had not decided. He briefly studied his drawings and then said they could be made operable. Mr. Earnest asked if they could be eliminated, noting that this element did not appear anywhere else in the project. Mr. Lloyd explained that they were attempting to make it appear that the project had been built in stages, like many older structures on the east side. He added that the window treatments looked more contemporary if there is no "blend". Mr. Earnest commented that if they were "tack ons", then they were nothing more than "decoration."

Ms. Seth referred to the letter from Ms. Betty Gold, the neighbor who had written a letter to the Board, noting that she had several concerns. Ms. Seth asked Mr. Lloyd to address the neighbors concerns in regard to the height of the structure and the 50 foot length of wall. Mr. Llloyd replied that the height of the structure was proposed at 15½ feet and the wall was actually 30 feet in length. He said this wall was the "raised portion" at the location of the living room and dining room.

Mr. Lloyd noted that Ms. Gold had said this was the location of her front door, and he did not believe this was correct. Mr. Lloyd offered to show the Board the floor plan of Ms. Gold's home, noting that the front door was on the north side of her structure.

Vice-Chair Cohen suggested that the applicant attempt to talk to Ms. Gold before the next hearing of this case.

**Mr. Samora moved to table Case #H-95-49. Ms. Rivera seconded the motion, which passed by unanimous voice vote.**

[A brief recess was taken at this time. Chair Woods rejoined the meeting when it reconvened.]

**Case #H-95-51.** 500 Camino Rancheros. Downtown and Eastside Historic District. David Serafin, agent for Maj Hagman, proposes fenestration alterations, partial second story, skylights, associated renovation treatments.

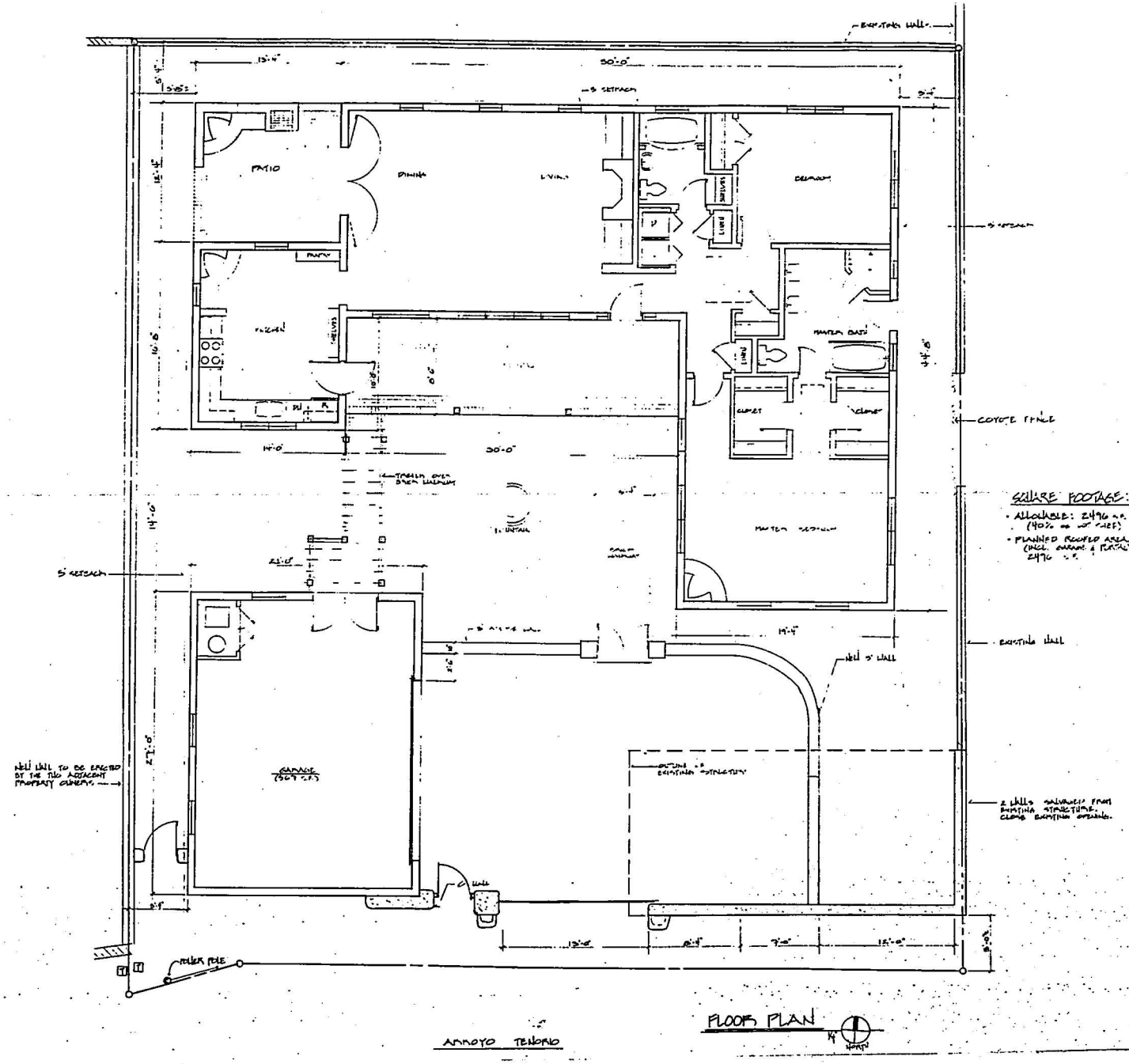
Ms. Grzeskowiak presented the staff report. [Attached as Exhibit "N".]

Present and sworn was Maj Hagman, 500 Camino Rancheros. She asked the Board to review a map she had, which she said was the area immediately surrounding her property. She showed the Board the map, showing the location of Monte Sol and said "a lot of this is two story". She said they were "no where near" the height of these other two stories, adding that she needed two more bedrooms in her home.

Ms. Hagman stated that David Serafin had been "working on the project", and that they had tried "everything we could" to accommodate her needs. She said the height was four feet higher, including the parapet. She said the massing was more in style with Santa Fe style and that she thought this was "what the Board was after".

Present and affirmed was David Serafin, who gave his address as Route 1, Santa Fe. Mr. Serafin said they had "stretched and pulled" in an effort to "scale down" the second story as much as they could. He said the second floor was "I think like 30%" of the footprint of the first floor. He said the second story was 48 inches above the height of the highest portion of the existing parapet. He added that a precedence had been set in the neighborhood with "all these other second stories" surrounding the property.

Mr. Earnest commented that there had been a lot of discussion in the history of this case about second story solutions which were rejected for a variety of reasons. He questioned why another application for a second story addition had been made.




FLOOR PLAN

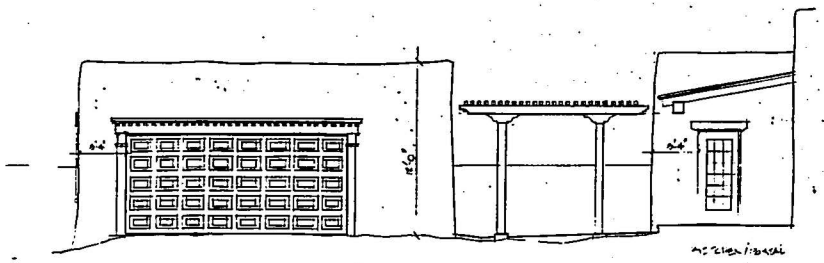
SQUARE FOOTAGE:
- ALLOWABLE: 2496 S.F. (40% OF LOT SIZE)
- PLANNED ROOFED AREA (INCL. GARAGE & PORTAL) 2496 S.F.

McHugh·Lloyd·Tryk
ARCHITECTS
301 N. GUADALUPE, SUITE 201
SANTA FE, NEW MEXICO 87501
TELEPHONE 505-988-9789 FAX 505-986-1165

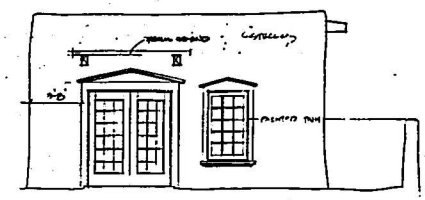
RESIDENCE FOR PHILLIP COOMBS
435 ARROYO TENORIO
SANTA FE NEW MEXICO

Date
Revised
Drawn By
Checked By
Job Number 95.02
Sheet Title FLOOR PLAN
Sheet No.
Of

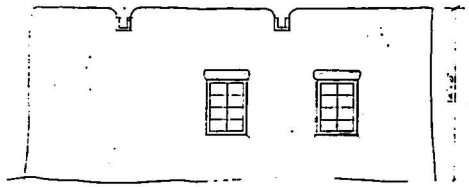
REVISED SUBMITTAL



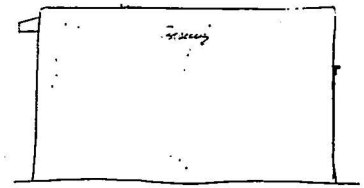
1 EAST ELEVATION · GARAGE



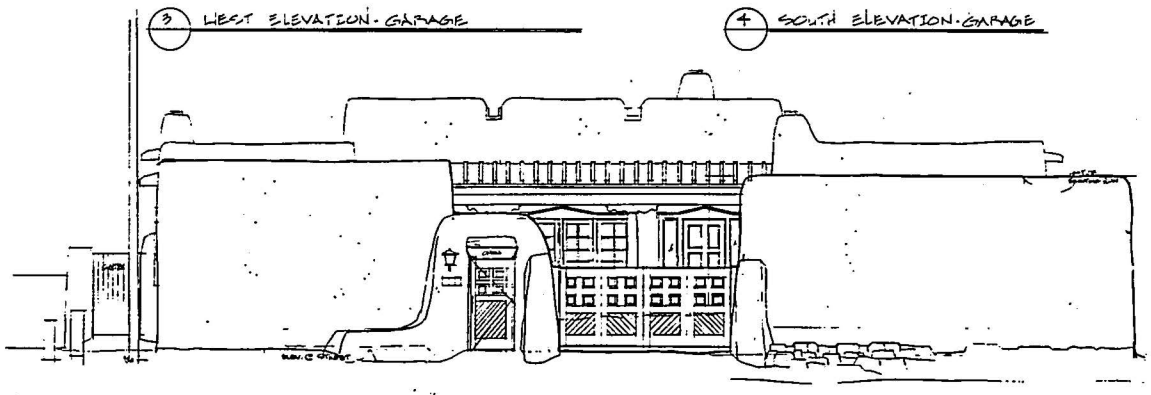
2 NORTH ELEVATION · GARAGE



3 WEST ELEVATION · GARAGE



4 SOUTH ELEVATION · GARAGE



3 ELEVATION FROM ARROYO TENORIO

McHugh · Lloyd · Tryk
ARCHITECTS
301 N. GUADALUPE, SUITE 306
SANTA FE, NEW MEXICO 87501
TELEPHONE 505-988-9789 FAX 505-986-1163

RESIDENCE
FOR
PHILIP COOMBS
HISS ARROYO TENORIO

Date: MARCH 7, 1995
Reviewed:
Drawn by: AL
Checked By:
Job Number: 02
ELEVATION
GARAGE & FRONT WALL
Sheet No. 01

ed Mountain
Engineers,
Inc.

ENGINEERS • SURVEYORS • PLANNERS

March 28, 1995

Mr. Phillip Coombs
Fax Transmittal: (505) 988-1245

***RE: Adobe Walls at 435 Arroyo Tenorio***
***Santa Fe, New Mexico***

Dear Mr. Coombs:

As requested, I made a visit to the above referenced site. The purpose of my visit was to evaluate the structural safety of the adobe walls and their support.

My observations indicate the following:

1. Crumbled and eroded adobe
2. Eroded and damaged dirt mortar joints
3. Exposed undercut rubble foundation
4. Inadequate binding of rubble foundation stones at exposed areas
5. Some settlement which has caused cracking in the adobe walls

In general, the adobe walls and their support are in very poor condition and have sustained damage due to exposure to the elements. The walls and their support are not structurally safe and are a danger to safety. Additional loading to the weak adobe walls is not structurally advisable. The wall in its present condition is also a hazard due to the probability that failure of the wall may occur.

I recommend due to safety reasons that the adobe walls and the rubble foundation be removed. Weak and broken adobes and the mortar joints will not comply with the Uniform Building Code requirements for transferring static loads and lateral loads induced by earthquakes or wind loads.

If you have any further questions, please contact me.

Sincerely,

James A. Hands

James A. Hands, P.E.
Vice President

JAH/jh

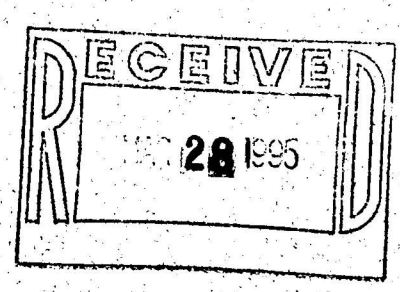
JAMES A. HANDS NEW MEXICO 6151 REGISTERED PROFESSIONAL ENGINEER 3-28-95

Previous Submittal

J:\1-WORKNG\STRUCTUL\REPORTS\COOMBS.RPT

P.O. BOX 16115, SANTA FE, NM 87506-6115 PHONE: (505) 473-7373 FAX: (505) 473-7605

Debi Sanchez Appraisal Associates
Real Estate Appraisers & Consultants




March 28, 1995

Historic Design Review Board
City of Santa Fe

Re: Proposed construction to be located at 435 Arroyo Tenorio, Phillip Coombs - owner/builder.

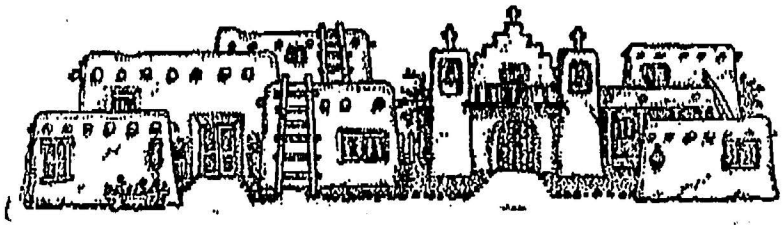
Dear Design Review Board,

My name is Debi Sanchez and I own the home at 431 Arroyo Tenorio which is next door to the house Mr. Coombs is proposing to build. I have examined the plans for the property and am very excited to see him constructing such an attractive home in keeping with the flavor of Arroyo Tenorio. It has come to my attention that the Design Review Board my require Phillip to incorporate the dilapidated, existing structure into his building plans. This structure appears to have been built around the same time as the adjoining wall, a portion of which fronts my property. The construction material is adobe with a stone footing, which is in keeping with the architectural style of the area. However, the stability of the structure is in question as I kicked over my portion of this wall by myself in less than one hour. The street-scape is important along this lovely dirt road. However, based on the elevations of what is proposed, the street-scape will be similar if not enhanced by the new construction. I do understand the importance of preserving a contributing historical structure. However, if this structure is contributing only to the street-scape of Arroyo Tenorio, I am sure the same aesthetic quality can be obtained through the use of traditional materials when constructing a replacement wall.

Debi Sanchez
431 Arroyo Tenorio
988-4763

223 N. Guadalupe, Suite 462 Santa Fe, New Mexico 87501 (505) 988-3314 Fax (505) 983-4317

BETTY GOLD
423 ARROYO TENORIO
SANTA FE, NEW MEXICO 87501



March 23, 1995

To: The Historic Design Review Board

This letter is in regard to a proposed structure at 435 Arroyo Tenorio. I am the owner of a home on a flag lot in back of the proposed house, with my living room, dining room, entrance and bedroom facing the proposed house.

I have great concern about the proposed design because of its impact on the unique character of the street and on the livability and value of my house.

Let me say that, to me, my vision of Santa Fe is summed up in a walk or drive down this narrow, curved dirt road, so close to the Plaza and Capitol that any structure fronting the street should be especially sensitive to its neighbors and history. One aspect of the street is the abundance of old walls, both rock and adobe. One of the most beautiful adobe walls, to my mind, is in the existing structure, which will be demolished if this plan is approved. I would like to suggest that this building be incorporated into the new structure.

On a more subjective level, in my opinion, the Territorial/Pueblo design combo is out of keeping with the character of Arroyo Tenorio and all of Santa Fe (for that matter).

In reviewing the proposed plans, it appears that no consideration was given to the impact on my property, which faces the rear of the proposed house. In this plan, my living room, dining room, entrance and bedroom will look out on a 50-foot wall, 15-plus feet high, just 14 feet from my house. The 15-foot high structure will cast shadows over my entire patio area for eight months of the year, ruin the enjoyment of my home, and substantially lower its value.

The 50-foot wall is really a ruthless design, with no three-dimensional quality. When I consider how it will impact my house, I have to say that it is just not acceptable. It is too high and too close. It is higher than any other house that fronts on Arroyo Tenorio.

BETTY GOLD
423 ARROYO TENORIO
SANTA FE, NEW MEXICO 87501



- I request that the height of Mr. Coomb's house be lowered to 12-1/2 feet, the same as my house.

- I also request that his house be moved forward at least four feet to allow more light into my house and patio. Please note that the only windows in my living room, dining room, entrance are on the south, facing the proposed structure.

- I am also concerned that the barbecue area and outdoor fireplace are not shown in elevation. I am worried about the impact of smoke so close to my house.

I will be out of town for the meeting regarding 435 Arroyo Tenorio. I will be back March 31. I don't know if this is out of order, but before any decision is made I'd like to invite the Historic Design Review Board, the Planning Division, and Mr. Coombs or his architects to my house to see the severe impact the current design would have.

Sincerely,

Betty Gold
982-9735

Lloyd and Tryk
ARCHITECTS

March 3, 1995

Historic Design Review Committee
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87501

*RE: Philip Coombs Residence*
*Architects Project No. 95-02*

Dear Board Members:

On behalf of Mr. Philip Coombs, Owner of 435 Arroyo Tenorio, Lloyd & Tryk Architects is submitting this application for Historical Review Board approval. This project lies within the core historical zone. This project requires the demolition of a small, existing, unroofed, unusable ruin and construction of a 1,674 square foot residence and a 567 square foot detached garage.

The first part of the project involves demolition of an approximately 435 square foot, one room adobe structure of unknown age and of dubious structural integrity and value. This building no longer has a roof of any sort, has stone foundations that are exposed and eroding, with no footing and the adobe walls are severely eroded in several places, to the point of allowing daylight through. In short, it is a ruin. We propose to salvage, if feasible, a few sections of the walls for incorporation into yard walls.

The second part of the project is the construction of an entirely new one story residence and detached 2 car garage. The style conforms to Pueblo Revival with a few Territorial highlights and a slightly pitched, wood board covered roof on the south portal. Much of the south facade will be out of view from the street due to yard walls and gates requested by the Owner for privacy. Construction will employ either 2 x 8 frame or adobe, as the Owner is reviewing the budget. The maximum parapet height is approximately 15 feet above finish grade, which is within zoning regulations and in keeping with other structures along Arroyo Tenorio. Exterior walls will be stuccoed, and woodwork will employ traditional Northern New Mexico details and patterns.

As for site development, parking for the residents shall be within the gates, while an on-site guest parking space is available directly off the street. A wood trellis assembly will cover the walkway between the garage and the house. The use of native landscaping and a fountain will complete the site amenities.

We have complied with the Historical core district guidelines to the best of our knowledge. Please contact me if you have any questions or require further information. Thank you for your consideration.

Best Regards,

Wayne S. Lloyd

Wayne S. Lloyd, AIA

cc: Philip Coombs

A I A
PARTNERS: WAYNE S. LLOYD, AIA LORN C. TRYK, AIA
301 NORTH GUADALUPE, SUITE 201, SANTA FE, NEW MEXICO, 87501 TELEPHONE 505-988-9789 FAX 505-986-1165

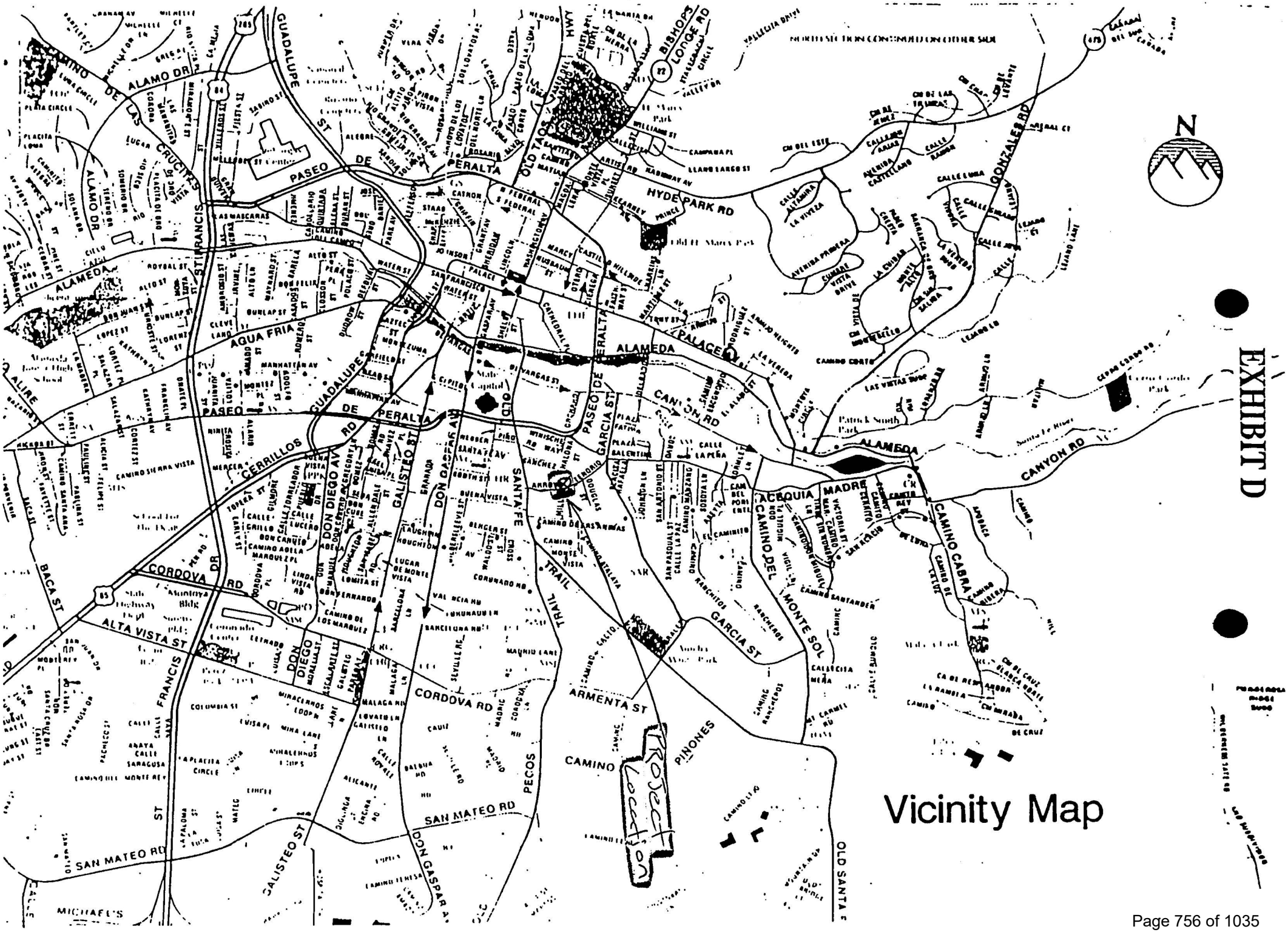


EXHIBIT D
Vicinity Map
Project Location
N
PASEO DE PERALTA
ALAMEDA
CANYON RD
CAMINO DEL MONTE SOL
CAMINO CABRA
GARCIA ST
CORDOVA RD
SAN MATEO RD
ARMENTA ST
CAMINO PINONES
OLD SANTA FE TRAIL
GUADALUPE ST
ST FRANCIS DR
ALAMO DR
CAMINO DE LAS CRUCITAS
HYDE PARK RD
OLD TAOS HWY
BISHOPS LODGE RD
GONZALES RD
CERRILLOS RD
DON DIEGO AVE
GALISTEO ST
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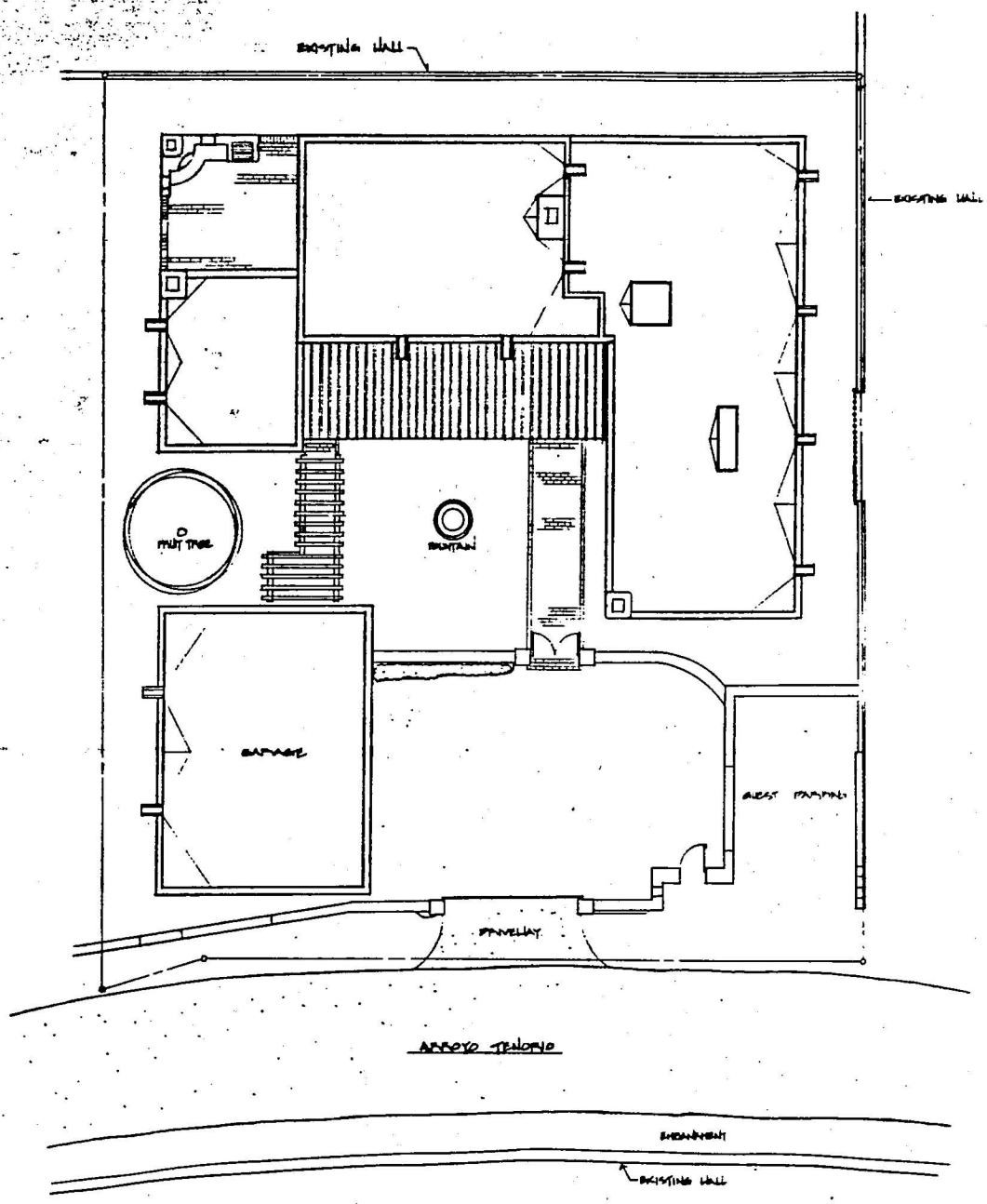
BACA ST
ALIRE
MICHAEL'S




SITE PLAN

1/8" NORTH

Previous Submittal

McHugh · Lloyd · Tryk
ARCHITECTS
301 N. GUADALUPE, SUITE 201
SANTA FE, NEW MEXICO 87501
TELEPHONE 505-988-9789 FAX 505-984-1865

RESIDENCE FOR PHILIP COOMBS
435 ARROYO TENORIO
SANTA FE NEW MEXICO

Date

Revised

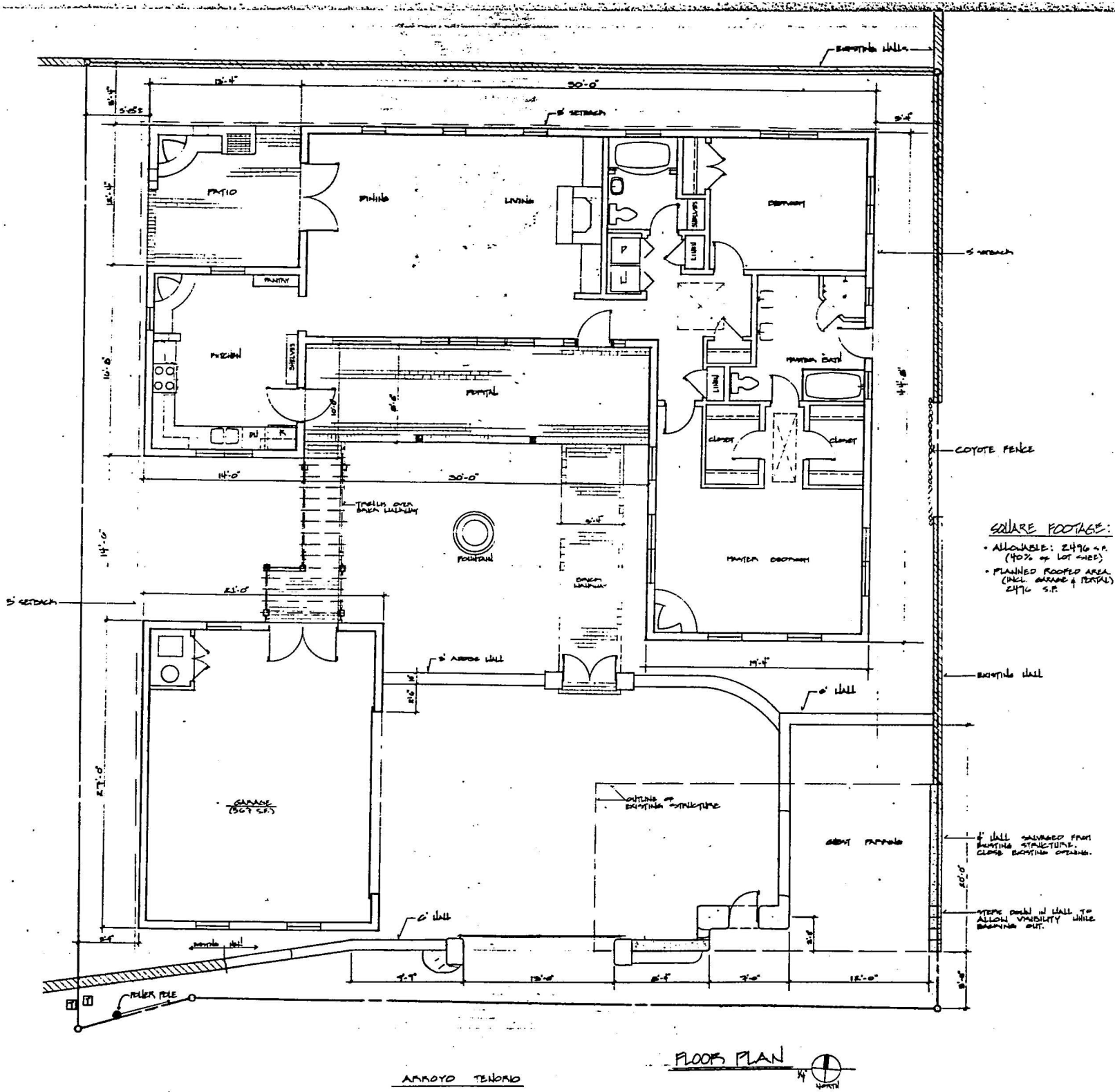
Drawn By

Checked By

Job Number 95-02

Sheet Title SITE PLAN

Sheet No.




SQUARE FOOTAGE:

- ALLOWABLE: 2496 S.F. (40% of LOT SIZE)
- PLANNED ROOFED AREA (INCL. GARAGE & PORTAL) 2496 S.F.

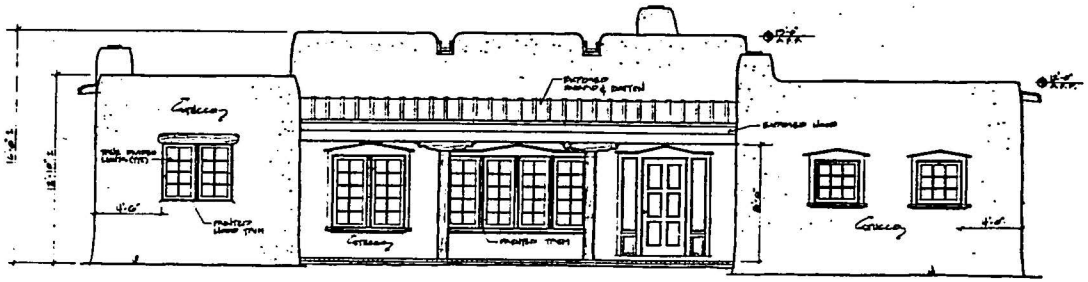
FLOOR PLAN

ARROYO TENORIO

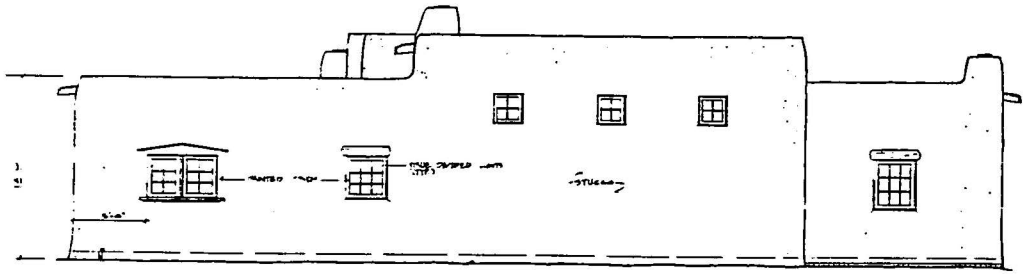
McHugh · Lloyd · Tryk
ARCHITECTS
301 N. GUADALUPE, SUITE 201
SANTA FE, NEW MEXICO 87501
TELEPHONE 505-988-9789 FAX 505-986-1565

RESIDENCE FOR PHILLIP COOMBS
435 ARROYO TENORIO
SANTA FE NEW MEXICO

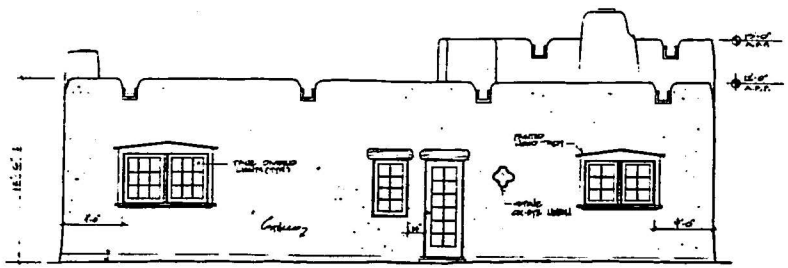
Date
Revised
Drawn By
Checked By
Job Number 95.02
Sheet Title FLOOR PLAN
Sheet No.
Of



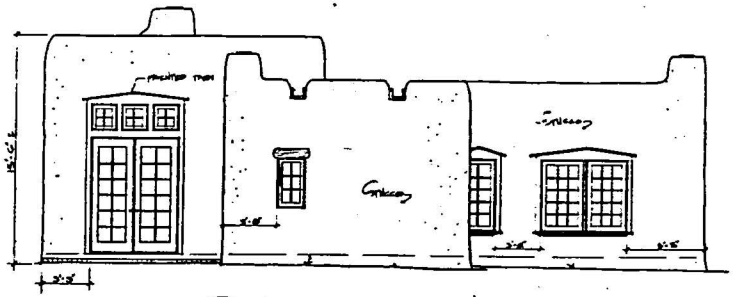
1 SOUTH ELEVATION 1/4"



2 NORTH ELEVATION 1/4"



3 EAST ELEVATION 1/4"



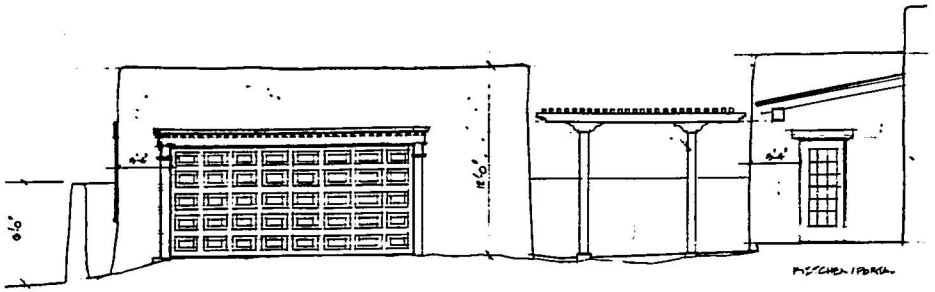
4 WEST ELEVATION 1/4"

McHugh · Lloyd · Tryk
ARCHITECTS

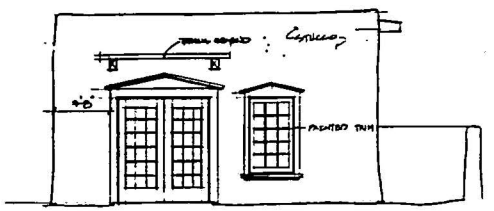
RESIDENCE FOR PHILIP COOMBS
435 ARROYO TENORIO
SANTA FE NEW MEXICO

Drawn by AL

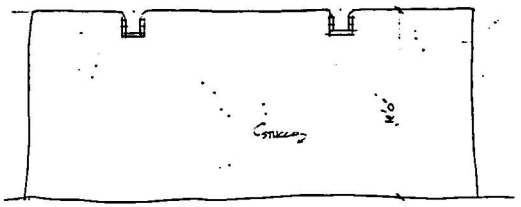
ELEVATIONS (MAIN HOUSE)



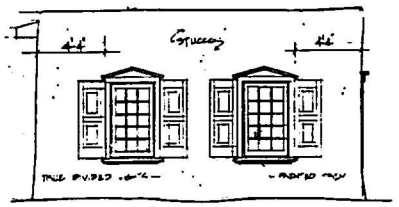
1 EAST ELEVATION - GARAGE



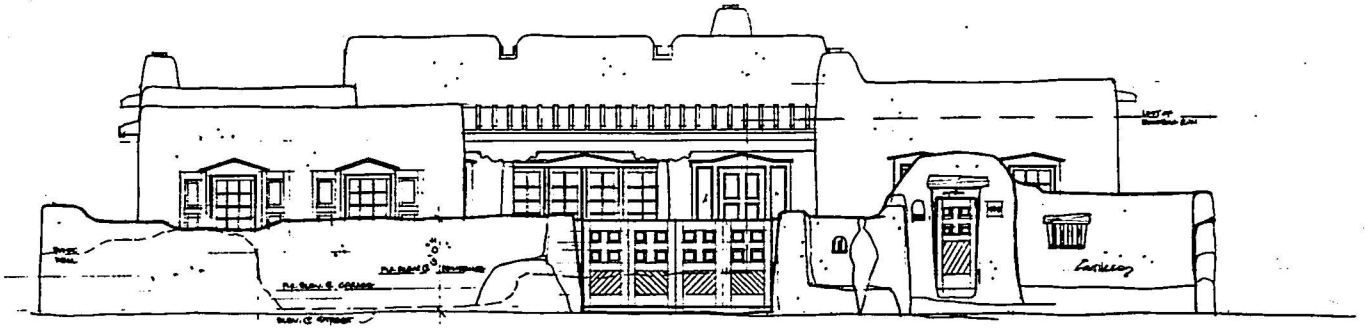
2 NORTH ELEVATION - GARAGE



3 WEST ELEVATION - GARAGE



4 SOUTH ELEVATION - GARAGE

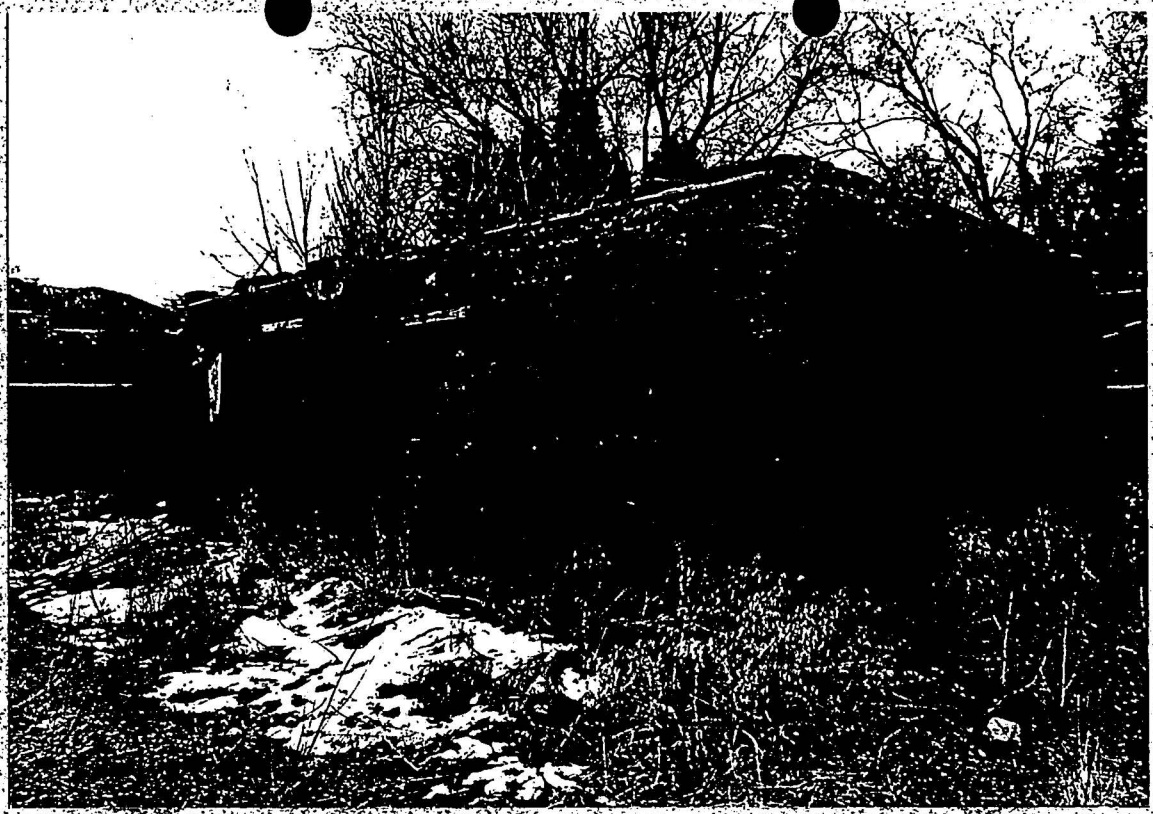


5 ELEVATION FROM ARROYO TENORIO

McHugh · Lloyd · Tryk
ARCHITECTS
301 N. GUADALUPE, SUITE 201
SANTA FE, NEW MEXICO 87501
TELEPHONE 101-988-9789 FAX 101-986-1165

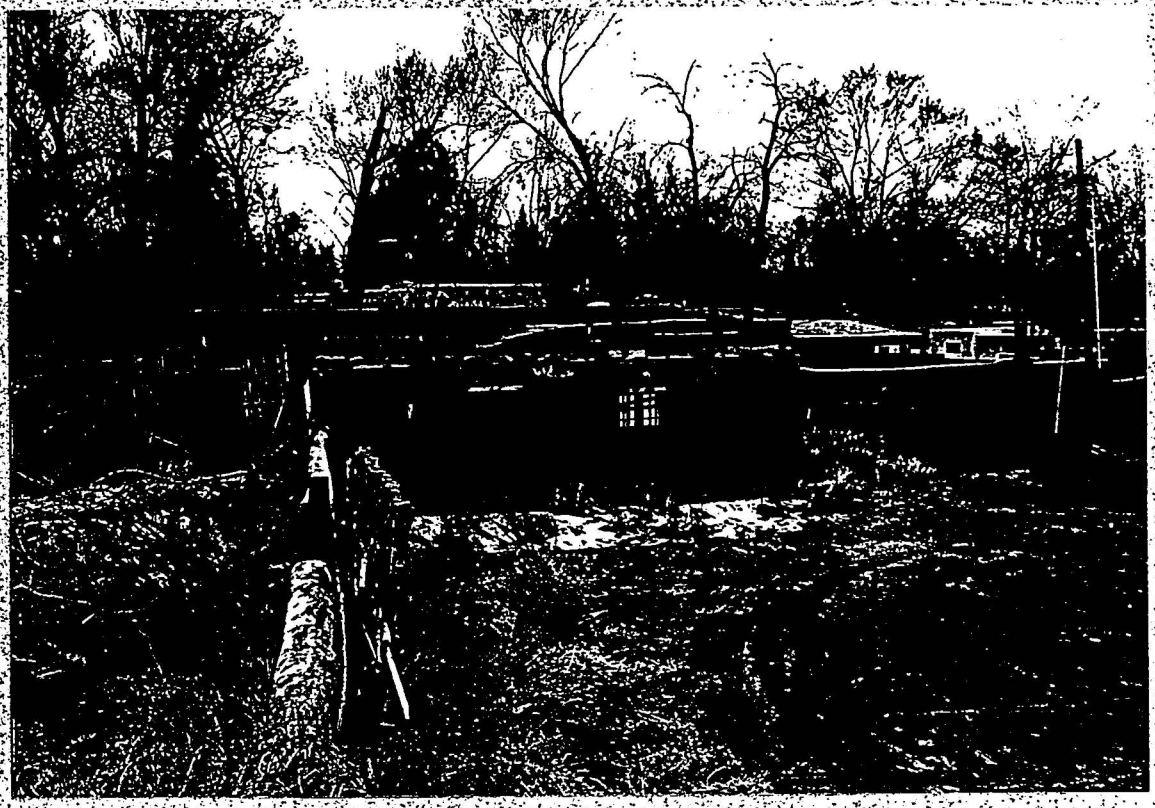
RESIDENCE
FOR
PHILIP COOMB
435 ARROYO TENORIO

Date MARCH 7, 1995
Revised
Drawn By AL
Checked By
Job No. [redacted]2
Sheet Title
ELEVATION
GARAGE &
FRONT WALL
Sheet No.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- North elevation (with openings) and west elevation.



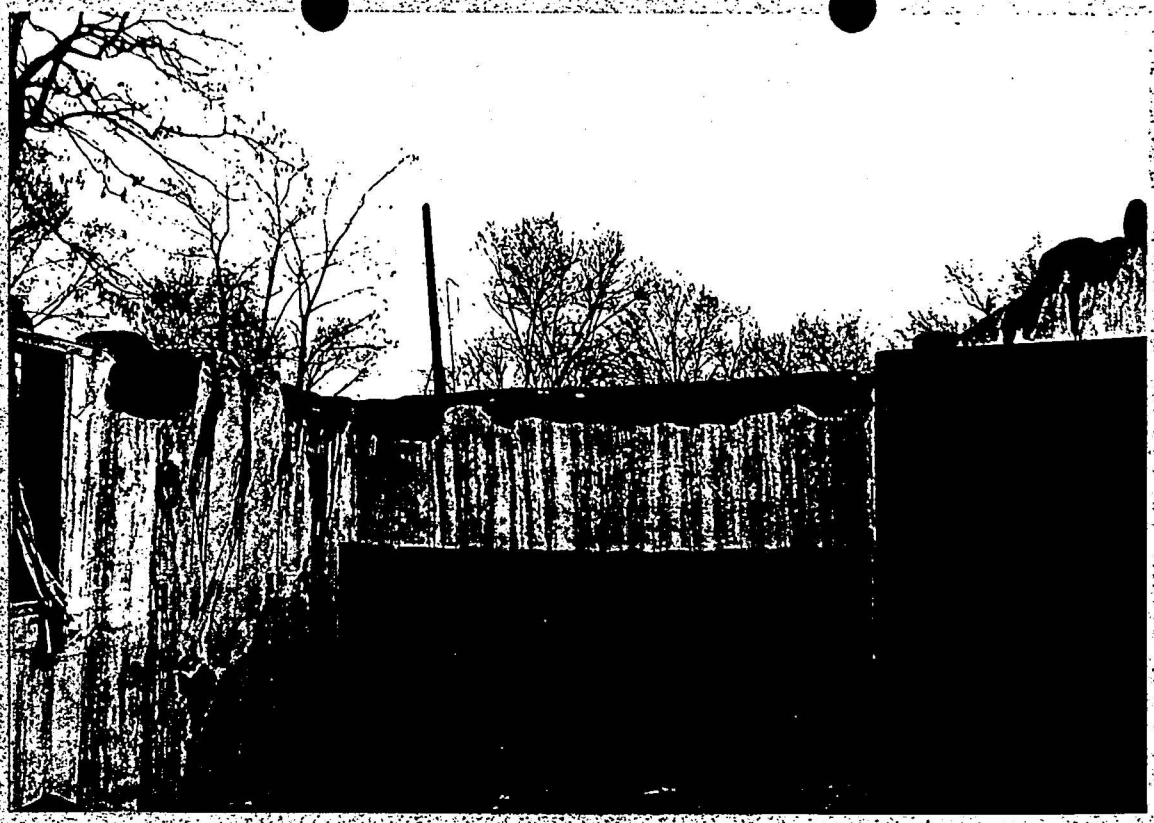
435 Arroyo Tenorio
LLoyd & Tryk - Architects

- North elevation of exrsting adobe structure.



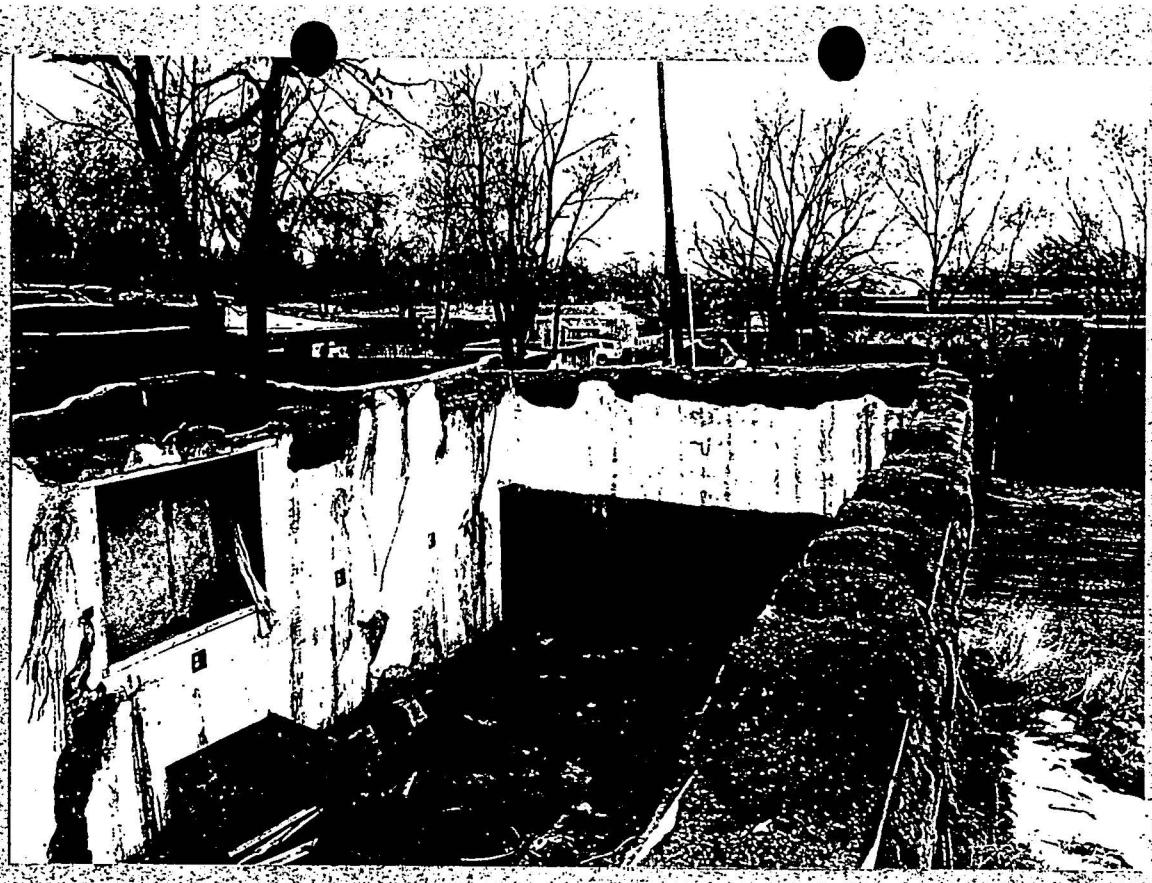
435 Arroyo Tenorio
Lloyd & Tryk - Architects

- Partial North elevation and [redacted] view into interior of existing adobe structure. Note the lack of vigas, roof and bond beam.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- View to west from inside existing adobe structure. Note lack of roof.



435 Arroyo Tenorio
LLoyd & Tryk-Architects

- View into interior of existing adobe structure. Note electrical outlets - unknown as to whether they were installed when structure was originally built or later.



435 Arroyo Tenorio
Lloyd & Tryk- Architects

- View to east from inside existing adobe structure. This east wall would be partially saved and incorporat into yard walls. (It would have to be brought down to regulation 6'-8' height a the opening closed up.)

Exterior east elevation not availabl due to it's facing into a neighbors lot and the neighbors not being home dur Picture taking.



435 Arroyo Tenoria

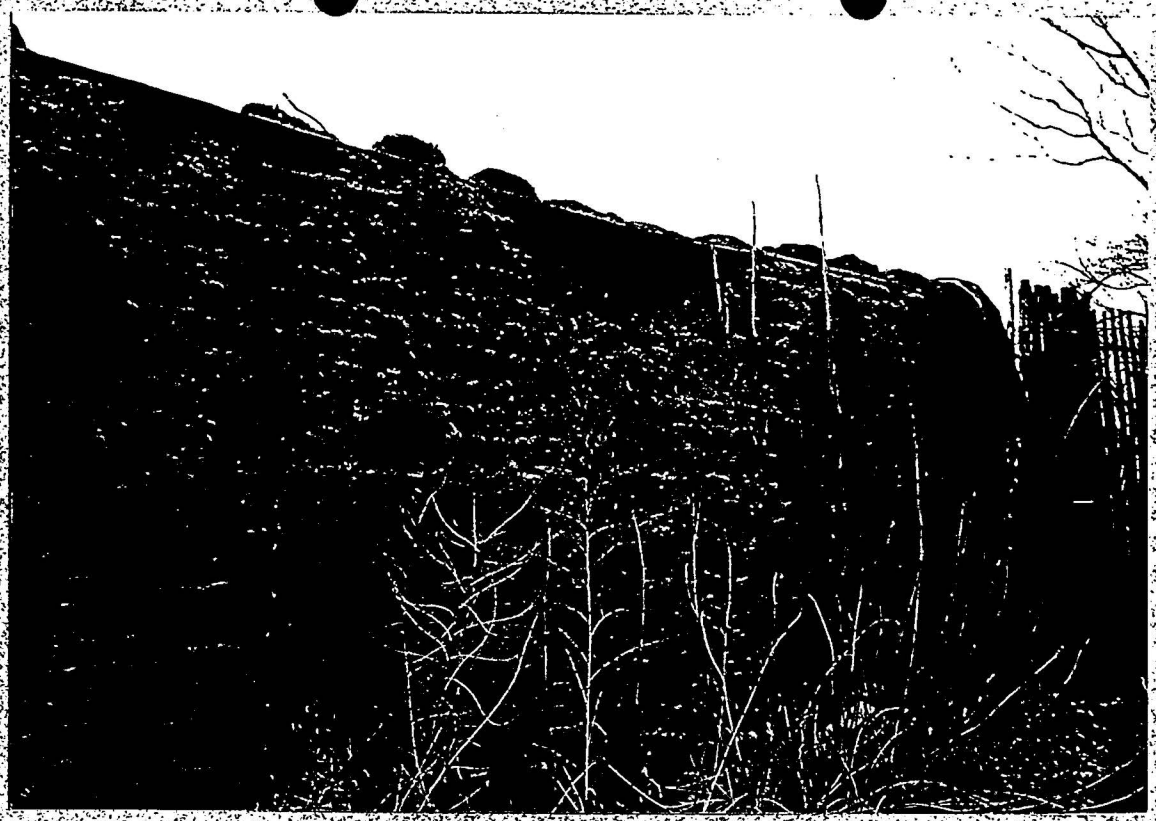
Lloyd & Tryk - Architects

- South and west elevations of existing adobe ruin. (South elevation facing roadway.) Note eroding concrete & rock foundation.



435 Arroyo Tenorio
LLoyd & Tryk - Architects

- West elevation of existing adobe structure.



435 Arroyo Tenorio
LLoyd & Tryk - Architects

- Severe erosion at south wall of existing adobe structure.



435 Arroyo Tenorio
Lloyd & Tryk - Architects

- South elevation of existing adobe structure. Note severe erosion of walls and daylight poking through.



Coombs Residence - 435 Arroyo Tenorio
LLoyd & Tryk, Architects

- Adobe wall at SouthWest corner of lot.

# City of Santa Fe, New Mexico

# memo

DATE: APRIL 19, 1995

TO: JOAN COLE, URBAN PLAN REVIEW SPECIALIST
PLANNING DIVISION

FROM: RUDY GALLEGOS, ACTING OPERATIONS MANAGER RG

~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~

**ITEM & ISSUE**

435 Arroyo Tenorio

**BACKGROUND & SUMMARY**

This inspector conducted an on site inspection at the above location on Wednesday, April 12, 1995. The purpose for this inspection was to meet with Mr. James Hands who had previously conducted an analysis of the structure and to analyze what his position was in difference to what the city Building Inspector feels is a structure than can be salvaged!

This office is in agreement with Mr. Hands that overall this building is in poor shape where as the top four (4) or five (5) layers of adobe are in need of replacement. The structure is without a roof and without a bond beam. In addition, the bottom of this structure at the connection between the footing and foundation where the adobe rests is in most areas (throughout the perimeter), in good shape although some foundation is being exposed on the south side facing the street. Please note that there is no settlement in this or other sides leaving me to believe that this structure is relatively stable.

| | |
|---|---|
| Electrical | The electrical wiring is outdated incomplete and otherwise in need of replacement as would be a requirement as per the NEC 1991 edition. |
| Plumbing | No plumbing in this structure therefore no violation. |
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~

In conclusion, rebuilding this structure or causing it to be a safe structure would be a requirement per UBC section 203 1991 edition, should it be decided that restoring this structure is to everyone's best interests.

**RECOMMENDED ACTION**

As per request.

dk1/at.rg

**Arroyo Tenorio application by Philip Coombs and Wayne Lloyd - Subcommittee notes prepared by Laurel Seth, April 17, 1995**

At the Historic Design Review meeting held April 11, it was announced that the applicants for this project (which had been tabled at the March 28th meeting) had made a request for a subcommittee. Stephen Earnest and Laurel Seth agreed to be on the subcommittee. A meeting with Mr. Lloyd and Mr. Coombs was arranged by phone and set for **April 13 at 9:30 AM** in Stephen Earnest's office on Paseo de Peralta.

Present at this meeting were Wayne Lloyd, Philip Coombes, Stephen Earnest and Laurel Seth. Mr. Earnest and Ms. Seth spoke to the applicants about the duties of the board and the subcommittee, saying they could only give general guidance based on the ordinances at hand and what they understood the feelings of the board to be regarding the application. They reiterated that they could make no commitments and could not promise that any adjustments made as a result of meeting with the subcommittee would be agreeable to the entire board, or to any of it's members, including the subcommittee members. They stated that the board is currently evaluating the entire process for subcommittee meetings. The applicants said they understood, and appreciated the opportunity to discuss the application in this forum.

The drawings which the applicants brought to this meeting were unchanged from those presented at the March 28 meeting.

Mr. Lloyd requested that the subcommittee address the general design of the proposed residence first, noting that comments had been made regarding the mixture of territorial and pueblo style detailing. He defended his design by saying first that he felt it was his prerogative as an architect, and also that there was precedence, particularly in designs by John Gaw Meem which he showed the subcommittee. Mr. Coombes said he would like to move the two territorial style windows from the western end of the south elevation to the west elevation. Mr. Earnest commented that any proposed shutters should be operable and not just decorative. There was more discussion about the mix of styles with not much resolution, and Mr. Lloyd was urged to bring this aspect of the case to the full board.

Discussion then turned to the adobe structure on the property which the applicant wishes to demolish. Mr. Earnest and Ms. Seth both stated that they felt strongly that the streetscape must be preserved, and that all options should be explored to save and preserve the structure. Mr. Coombes said that he would not have purchased the property if he thought he would have to keep the building which he feels is quite dangerous and very fragile. The applicants mentioned that they had not done anything to address redesigning the proposal regarding demolition because they were waiting for the final structural report from the city and the two engineers who had reviewed the proposal. They were urged by Mr. Earnest and Ms. Seth to do what they could to preserve the existing sense of driving or walking down Arroyo Tenorio. Mr. Coombes felt that his new building and mud plastered adobe wall would accomplish this. The subcommittee did not agree, and the applicants left at about 10:15, saying they appreciated the meeting and that they would work on the project over the weekend.

Later that afternoon, the applicant requested another meeting to review proposed changes

which would preserve part of the structure. A meeting was set for **3:00 PM on Friday, April 14th** at Mr. Earnest's office, and the same people were in attendance.

Mr. Lloyd presented the proposal which showed the applicant retaining and restoring the east and south walls of the existing structure. The pedestrian gate was moved further west on the south elevation, and the vehicular gate spanned the space between the new pedestrian entrance and the existing south wall of the old adobe structure. Mr. Coombes mentioned salvaging the spindle window from the north wall and installing it in the south, but the subcommittee felt that would not be appropriate. The applicant agreed the exterior walls would be mud plastered.

Mr. Earnest and Ms. Seth agreed that this proposal looked like a good step in the right direction, but both expressed a concern that more of the existing structure was not preserved, especially the southwest corner. There was some discussion of keeping that corner for both stability and aesthetics, and setting the gate back and to the west a bit to accomplish this. Mr. Coombes and Mr. Lloyd felt pleased with this new proposal, and the subcommittee expressed appreciation that the applicants were attempting to address the concerns of the board in preserving this important streetscape.

McHugh · Lloyd · Tryk

ARCHITECTS

# TRANSMITTAL

PROJECT: 435 Arroyo Tenorio JOB NO.: 95.02

TO: City of Santa Fe
Historic Division

ATTN: Joan Cole DATE: April 17, 1995

**WE TRANSMIT**

☒ HEREWITH ☐ UNDER A SEPARATE COVER VIA .....

☒ IN ACCORDANCE WITH YOUR REQUEST

**FOR YOUR**

☐ APPROVAL ☐ DISTRIBUTION TO PARTIES ☐ INFORMATION ☒ USE

☐ REVIEW & COMMENT ☐ RECORD ☐ .....

**THE FOLLOWING**

☐ DRAWINGS ☐ SPECIFICATIONS ☐ SHOP DRAWINGS ☐ SUBMITTALS

☐ PRINTS ☐ PROJECT INFORMATION ☒ 8½" x 11" Reductions

| COPIES | DATE | DESCRIPTION |
|---|---|---|
| #2 | | 8½ x 11 of Site/Floor Plan (revised) |
| 2 | | " " Elevation (revised) |
| | | |
| | | |
| | | |
| | | |
| | | |

| COPIES TO: | REMARKS |
|---|---|
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| | |
| | |

SENT BY: Andy Lyons

A I A

301 NORTH GUADALUPE, SUITE 201, SANTA FE, N.M. 87501 TELEPHONE: 505-988-9789 FAX: 505-986-1165

McHugh · Lloyd · Tryk

ARCHITECTS

# TRANSMITTAL

PROJECT: 435 Arroyo Tenorio JOB NO.: 95.02

TO: City of Santa Fe
Historic Division

RECEIVED
APR 17 1995

ATTN: Joan Cole DATE: 4/17/95

**WE TRANSMIT**

☒ HEREWITH ☐ UNDER A SEPARATE COVER VIA .....

☐ IN ACCORDANCE WITH YOUR REQUEST

**FOR YOUR**

☐ APPROVAL ☐ DISTRIBUTION TO PARTIES ☐ INFORMATION ☒ USE

☐ REVIEW & COMMENT ☐ RECORD ☐ .....

**THE FOLLOWING**

☐ DRAWINGS ☐ SPECIFICATIONS ☐ SHOP DRAWINGS ☐ SUBMITTALS

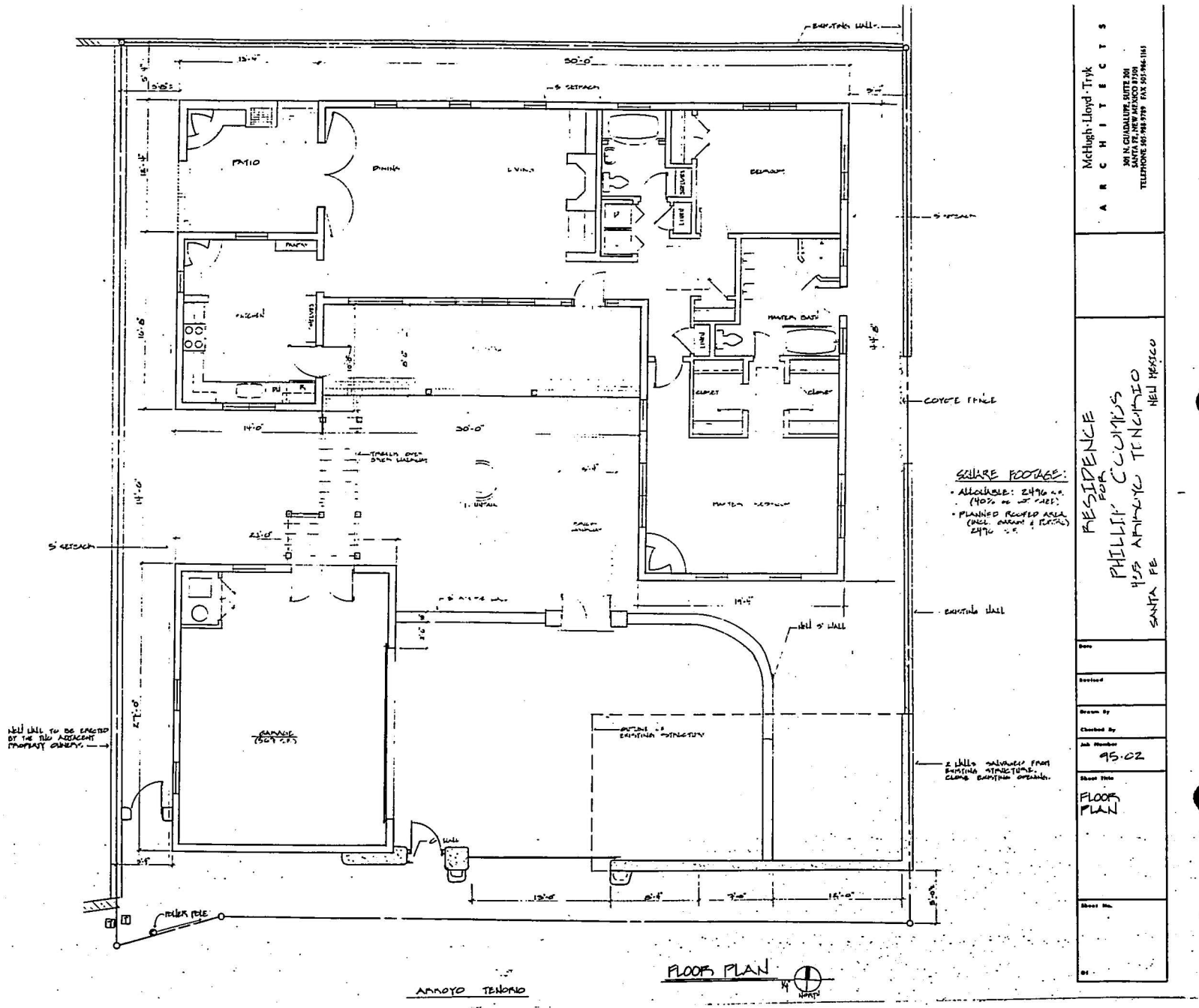
☒ PRINTS ☐ PROJECT INFORMATION ☐ .....

| COPIES | DATE | DESCRIPTION |
|---|---|---|
| 1 | 4/17 | Revised site Plan |
| 1 | 4/17 | Revised Elevations |
| | | |
| | | |
| | | |
| | | |
| | | |

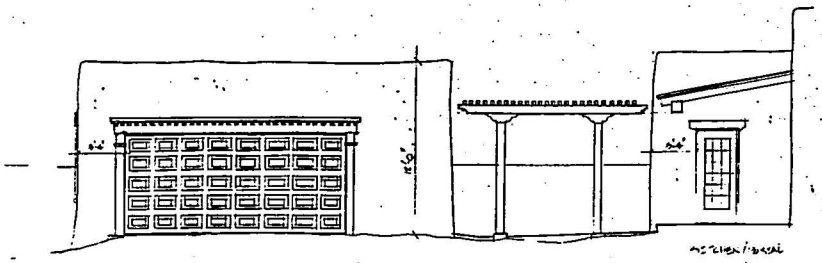
| COPIES TO: | REMARKS |
|---|---|
| | |
| | Please call if there are any questions |
| | |
| | |

SENT BY: Andy Lyons
A I A

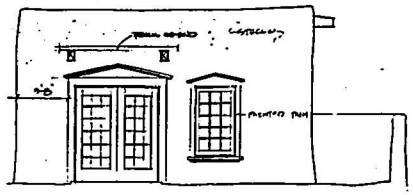
301 NORTH GUADALUPE, SUITE 201, SANTA FE, N.M. 87501 TELEPHONE: 505-988-9789 FAX: 505-986-1165



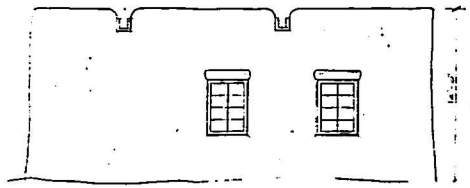

REVISED SUBMITTAL



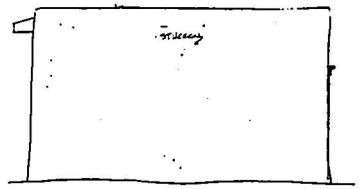
1 EAST ELEVATION - GARAGE



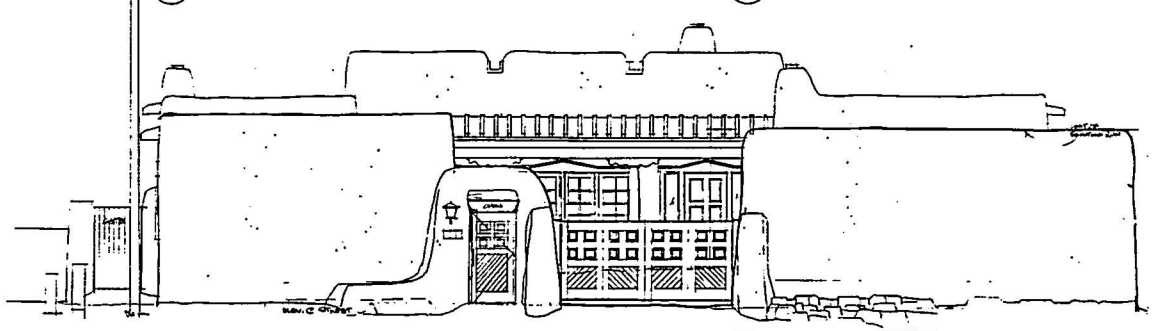
2 NORTH ELEVATION - GARAGE



3 WEST ELEVATION - GARAGE



4 SOUTH ELEVATION - GARAGE



5 ELEVATION FROM ARROYO TENORIO

McHugh · Lloyd · Tryk
ARCHITECTS
301 N. GUADALUPE, SUITE 201
SANTA FE, NEW MEXICO 87501
TELEPHONE 505 988 9799 FAX 505 986 1165

RESIDENCE FOR PHILIP COOMBS
1135 ARROYO TENORIO

Date: MARCH 7, 1995
Revised:
Drawn By: AL
Checked By:
Job Number: [redacted]02
[redacted]
ELEVATION GARAGE & FRONT WALL
Sheet No.
of

City of Santa Fe

# Agenda

**HISTORIC DESIGN REVIEW BOARD FIELD TRIP**

**TUESDAY, MARCH 28, 1995 - 12:00 NOON ON-SITE**

**HISTORIC DESIGN REVIEW BOARD MEETING**

**TUESDAY, MARCH 28, 1995 - 6:00 P.M.**

**CITY COUNCIL CHAMBERS**

CITY CLERK'S OFFICE
DATE 3/21/95 TIME 9:03
SIGNED BY Maria Vigil
RECEIVED BY Glenda Villa

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. March 14, 1995

E. COMMUNICATIONS

F. OLD BUSINESS TO REMAIN TABLED

1. Case #H-95-1. 123 Grant Avenue. Downtown and Eastside Historic District. Poohbah Corporation proposes construction of a security station and dumpster enclosure. (Tabled by HDRB 2/14/95. Will remain tabled for 3/28/95 HDRB.)

G. OLD BUSINESS

1. Case #H-94-125A-E. 228 N. St. Francis Drive. Westside-Guadalupe Historic District. Antonio F. Ortega, agent for Peralta Properties provides revised details regarding proposed lighting. (Tabled at 2/28/95 HDRB.)

2. Case #H-95-25. 554 San Antonio Street. Downtown and Eastside Historic District. Colleen Gavin, agent for Darrell Dawson, proposes an attic and trellis addition. (Tabled prior to 2/28/95 HDRB.

3. Case #H-95-46. 106 North Guadalupe Street. Downtown and Eastside Historic District. Blaine Young Architects for Joel Goldstein/Zabie Vourvouls, propose revisions to previous HDRB approval (10/25/94).

4. Case #H-95-50. 201 Washington Avenue. Downtown and Eastside Historic District. Lloyd & Tryk Architects, agents for Herman Weisenteiner, proposes revised window details as per the HDRB's 2/14/95 condition for approval.

City of Santa Fe

# Agenda



H. NEW BUSINESS

1. Case #H-95-43. 466 W. San Francisco Street. Westside-Guadalupe Historic District. Christopher Purvis proposes to enclose carport, fenestration alteration at east elevation.

2. Case #H-95-45. 314 1/2 Magdalena Road. Downtown and Eastside Historic District. Antonio Ortega, agent for Robert J. Martinez, proposes a two story single-family residence.

3. Case #H-95-47. 554 E. Coronado. Downtown and Eastside Historic District. Michael Krufnick, agent for Peter Wendel, proposes one story additions to north, east and south elevations.

4. Case #H-95-48. 58 South Federal Place. Downtown and Eastside Historic District. Lino Pertusini proposes wholesale window replacement; restucco.

5. Case #H-95-49. 435 Arroyo Tenorio. Downtown and Eastside Historic District. Lloyd & Tryk Architects, agents for Phillip Coombs, propose demolition; one-story, single family residence with garage.

6. Case #H-95-51. 500 Camino Rancheros. Downtown and Eastside Historic District. David Serafin, agent for Maj Hagman, proposes fenestration alterations, partial second story, skylights, associated renovation treatments.

7. Case #H-95-52. 134 W. Water Street. Downtown and Eastside Historic District. Michael Henry, agent for Giftsmith, proposes storefront alterations.

8. Case #H-95-53. 62 Lincoln Avenue. Downtown and Eastside Historic District. The First National Bank of Santa Fe proposes new signage.

9. Case #H-95-54. 100 Sandoval. Downtown and Eastside Historic District. The First National Bank of Santa Fe proposes new signage.

I. BUSINESS FROM THE FLOOR

J. ADJOURNMENT

d15/mrv/bdrb3-28

Planning / 6600

**City of Santa Fe, New Mexico**

200 Lincoln Avenue, P.O. Box 909, 87504-0909

SANTA FE N.MEX. MAR22'95 P.B.METER 613262 U.S.POSTAGE $0.32

Phillip Coombs
411 San Antonio Street
Santa Fe, New Mexico 87501

COOM411 875012004 1N 03/28/95
RETURN TO SENDER
NO FORWARD ORDER ON FILE
UNABLE TO FORWARD .
RETURN TO SENDER

87501-2846 83

# 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 . : DEMOLITION; 1 STORY, SINGLE-FAM. RES.
Project number . . . : 95- 10100045
Case Number . . . . . : H-95-49
Project type . . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 03/17/95

PROJECT LOCATION(S) : 435 Arroyo Tenorio

PROJECT NAMES:

OW- Coombs, Phillip 411 San Antonio St. Santa Fe, Nm
Santa Fe, NM 87501 (505) 9899289

AP- Lloyd Tryk Architects 301 N. Guadalupe, Ste. 201 Santa Fe, Nm
Santa Fe, NM 87501 (505) 9889789

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on March 28, 1995, acted on the above referenced case. The decision of the Board was to table your request. The applicant shall continue to work with staff to resolve the matters raised by the HDRB at its hearing, including but not limited to, the proposed demolition of the existing structure; maintenance of the unique existing streetscape of Arroyo Tenorio; and the inconsistent architectural detailing proposed for the new residence. Staff suggests that in light of HDRB discussions, the applicant protect the existing structure from further deterioration from the elements.

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.

City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Ave., 87504-0909

Project description . : DEMOLITION; 1 STORY, SINGLE-FAM. RES.
Project number . . . : 95- 10100045
Case Number . . . . . : H-95-49
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 03/17/95

**PROJECT LOCATION(S) : 435 Arroyo Tenorio**

**PROJECT NAMES:**

OW- Coombs, Phillip 411 San Antonio St. Santa Fe, Nm
Santa Fe, NM 87501 (505) 9899289

AP- Lloyd Tryk Architects 301 N. Guadalupe, Ste. 201 Santa Fe, Nm
Santa Fe, NM 87501 (505) 9889789

**PROJECT DATA**

| | |
|---|---|
| HISTORICAL DISTRICT | DOWNTOWN AND EASTSIDE |
| HISTORIC BUILDING STATUS | CONTRIBUTING |
| PUBLICLY VISIBLE FACADE-EAST | YES |
| PUBLICLY VISIBLE FACADE-NORTH | NO |
| PUBLICLY VISIBLE FACADE-SOUTH | YES |
| PUBLICLY VISIBLE FACADE-WEST | YES |
| PROJECT TYPE (NEW, ADD, ETC.) | DEMO; NEW CONST. |
| USE, PROPOSED | RESIDENTIAL |

# City of Santa Fe, New Mexico

# memo

DATE: March 28, 1995

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III
Joan Cole, Planner II

VIA: Dennis Thompson, Planning Division Director

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CASE #H- 95-49 ADDRESS 435 Arroyo Tenorio

REFERENCE ATTACHMENTS (Sequentially):

| | CITY SUBMITTALS | | APPLICANT SUBMITTALS |
|---|---|---|---|
| x | Case Synopsis | x | Proposal Letter |
| x | District Standards | x | Vicinity Map |
| ____ | State Historical Survey Sheet | x | Site Plan/Floor Plan |
| x | Minutes of 2/22/93 | x | Elevations |
| ____ | Other _____ | x | Photographs |
| | | ____ | Other _____ |

STAFF RECOMMENDATIONS:

The applicant proposes to demolish an existing one-story, structure at the SE corner of this property in the Downtown and Eastside Historic District. The existing structure is not currently identified in the historic districts survey inventory. Though no specific construction date of this building has been identified by staff or the applicant, included herein is a statement from an adjacent property owner (See attached HDRB minutes of 2/22/93.) attesting to the fact that this "bodega" was "probably one of the older buildings in this part of town." Also attached is a report from the city building inspector on the building's state of repair and structural stability.

The existing one-room structure is constructed of adobe with mud plaster exterior walls and a stone foundation, and retains one door and two, deeply recessed window openings. Remnants of a stone foundation wall exists along the street. Staff is of the opinion that the form and materials which the structure possess speak to a historic building technology. The building has been without a roof for a time and has been exposed to the elements. Staff acknowledges deterioration due to this exposure, but feels that this structure contributes to the unique streetscape of Arroyo Tenorio and the historic district. Staff recommends that contributing status be assigned to this structure by the HDRB.

If allowed to demolish this structure, the applicant proposes to construct a one-story, single-family residence, two-car garage and yard wall. The plans show a

building height of 15'6"-16'0" at the highest point (N and S elevations). The roof is flat with a rounded parapet, canales and skylights. Details include a portal at the S elevation with simple, wood columns and corbels, and a pitched, wood board roof. Windows are multi-lite, TDL wood fixed/casement, some with pedimented territorial style details and others with wood lintels of the pueblo style. A pair of multi-lite French doors are shown at the W facade and a wood, six-panel door with sidelights are at the S elevation.

The garage is 12'0" in height, with a flat roof, rounded parapet, canales, multi-panel garage doors, territorial detailed, multi-lite wood windows with shutters at the S elevation and a pair of French doors at the N facade. A wooden trellis structure covers the brick walkway which connects the portal to the garage. A 3'0" adobe wall is proposed across the S elevation, creating an interior courtyard, while a 6'0" stucco wall separates the property from the street. A 12'0"- 13'0" vehicular opening is planned for the center of the S elevation, and a pedestrian gate (10'6" high) and guest parking are proposed for the location of the existing adobe structure.

With reference to the historic districts ordinance, staff notes the following concerns:

1) Section 14-70.13C(2) of SFCC. Prior to application submittal, staff encouraged the applicant to consider incorporating the existing structure in any new plans for the site. The applicant proposes to demolish a structure which sits right along Arroyo Tenorio and is an essential part of this unique streetscape. Because the project proposes to locate the pedestrian gate and guest parking at the location of the existing structure, it does not reestablish this unique existing streetscape.

2) Section 14-70.73A(1) of SFCC. If the HDRB concurs with staff that this structure warrants contributing status, the alterations proposed by the applicant would not preserve that status.

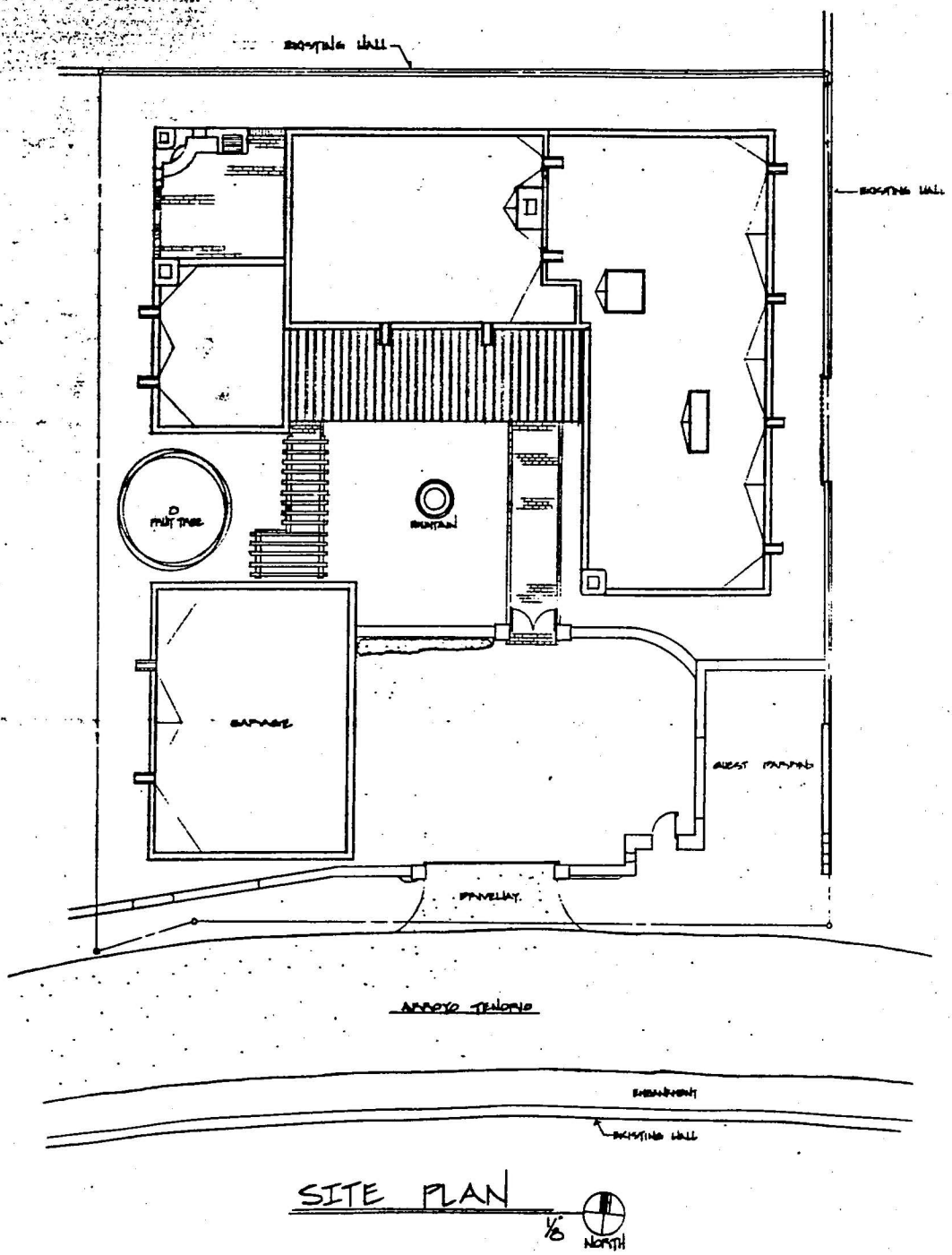
3) The details of the windows of the proposed residence are inconsistent throughout the building. Both territorial and pueblo style details are combined throughout the project and on the same facades at the N, W and E elevations.

4) Section 14-70.9B(3). The sidelights at the front door do not meet the 30" glazing rule.

4) Since ground disturbance for this project exceeds 2500 sq. ft., staff reminds the applicant that archaeological clearance will be required prior to submitting for a building permit.

Staff cannot recommend approval of this project and defers to the HDRB for its review. Staff reminds the board that a designation of this property is necessary.

a:\jc\h-95-49




SITE PLAN

1/8"

NORTH

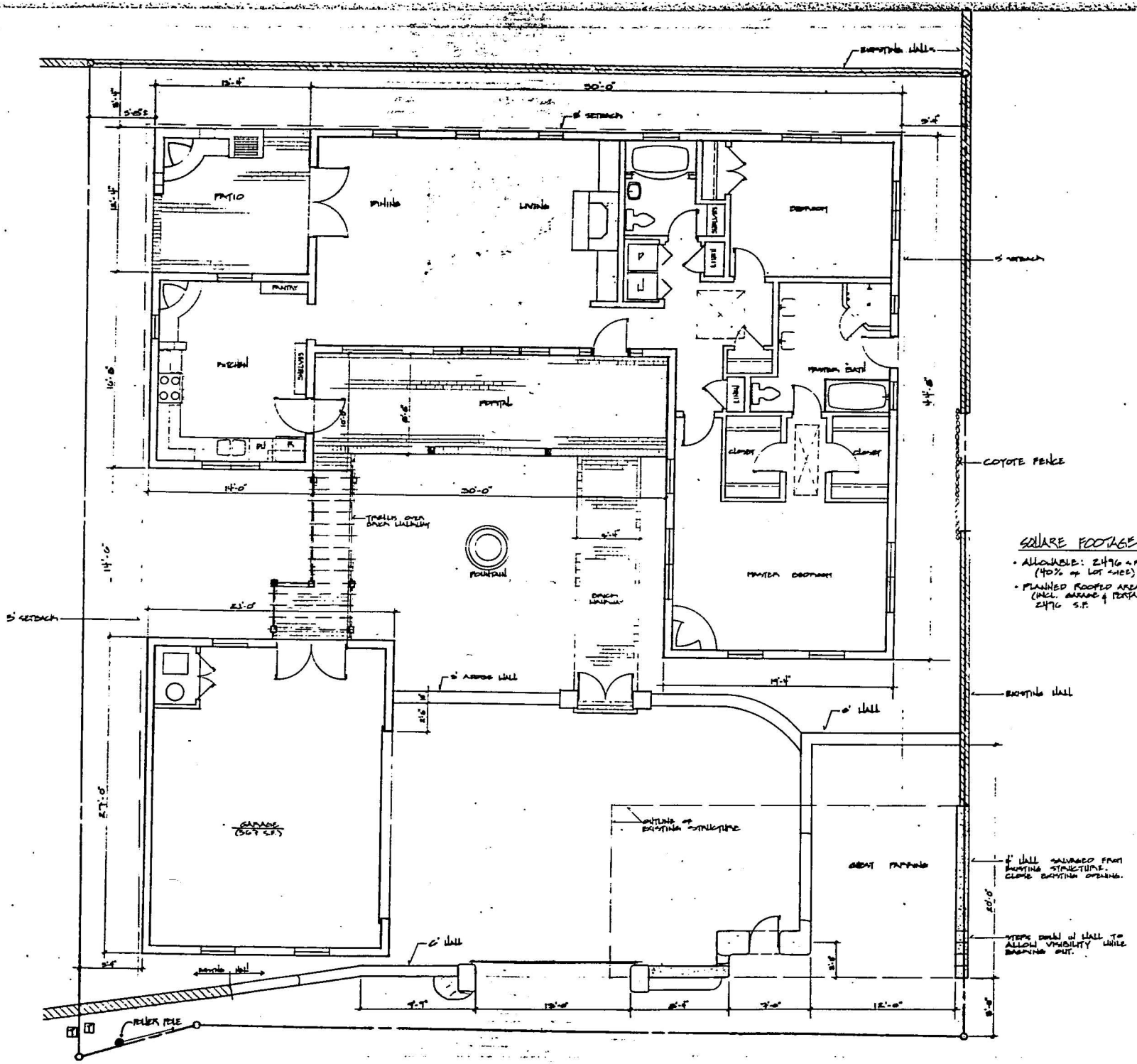
McHugh · Lloyd · Tryk

ARCHITECTS

301 N. GUADALUPE, SUITE 201
SANTA FE, NEW MEXICO 87501
TELEPHONE 505-988-9789 FAX 505-986-1645

RESIDENCE
FOR
PHILIP COOMBS
435 ARROYO TENORIO
SANTA FE NEW MEXICO

| | |
|---|---|
| Date | |
| Revised | |
| Drawn By | |
| Checked By | |
| Job Number | 95-02 |
| Sheet Title | SITE PLAN |
| Sheet No. | |




McHugh · Lloyd · Tryk
ARCHITECTS
361 N. GUADALUPE, SUITE 201
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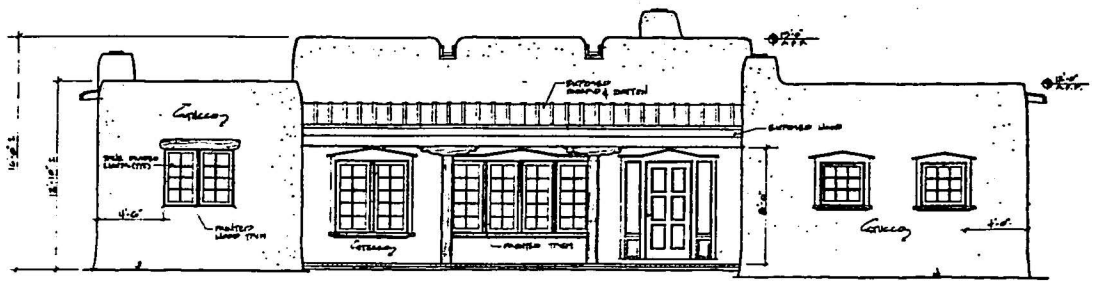
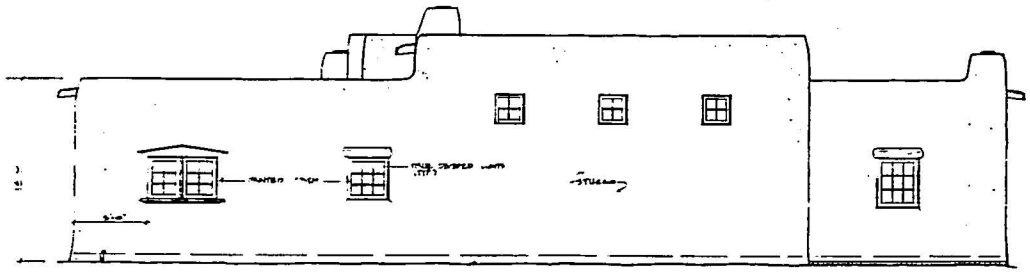
TELEPHONE 505 986-9799 FAX 505 986-1565

RESIDENCE
FOR
PHILLIP COOMBS
435 ARROYO TENORIO
SANTA FE
NEW MEXICO

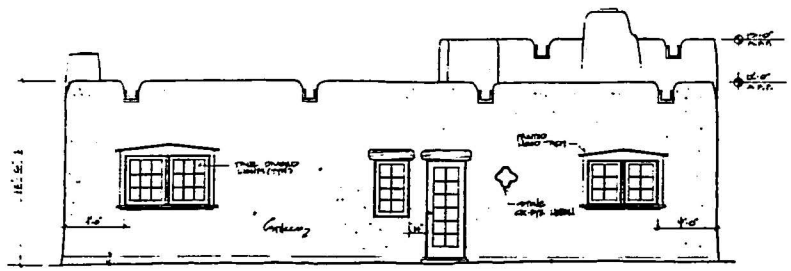
Date
Revised
Drawn By
Checked By
Job Number 95.02
Sheet Title FLOOR PLAN
Sheet #



1 SOUTH ELEVATION 1/4"



2 NORTH ELEVATION 1/4"



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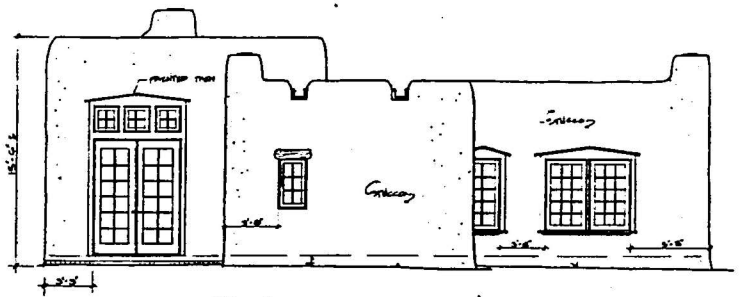
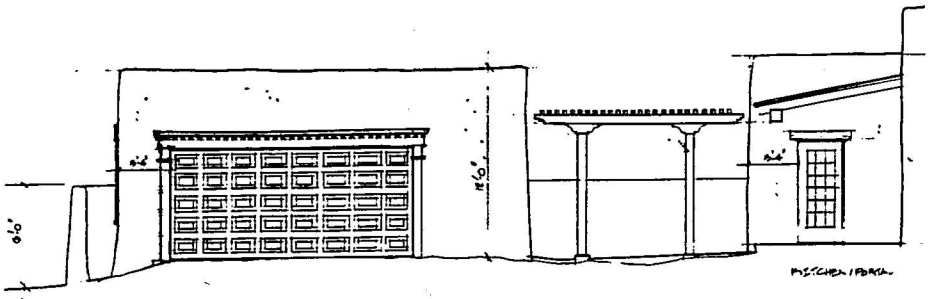


4 WEST ELEVATION 1/4"

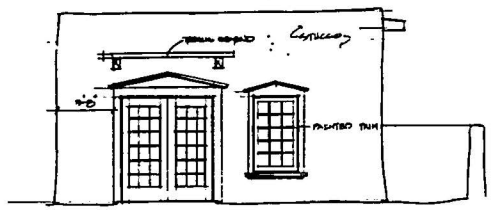
McHugh · Lloyd · Tryk
ARCHITECTS

RESIDENCE FOR PHILIP COMBS
435 ARROYO TENORIO
SANTA FE NEW MEXICO

Date
Revised
Drawn By
Checked By
Job Number 75-02
Sheet Title ELEVATIONS (MAIN HOUSE)
Sheet No.



1 EAST ELEVATION - GARAGE



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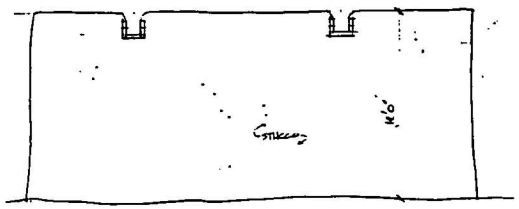

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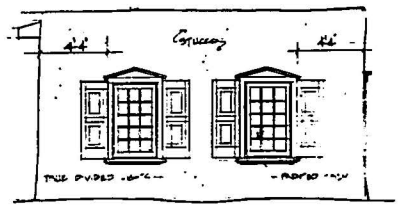
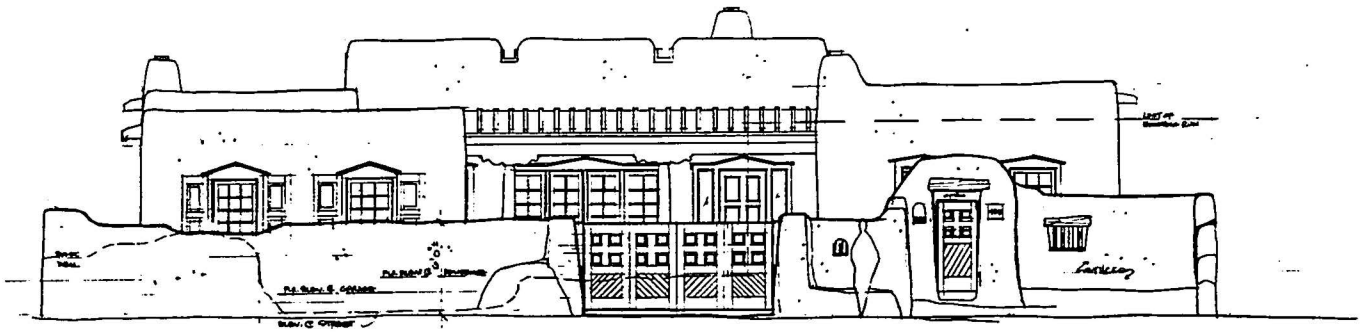


4 SOUTH ELEVATION - GARAGE

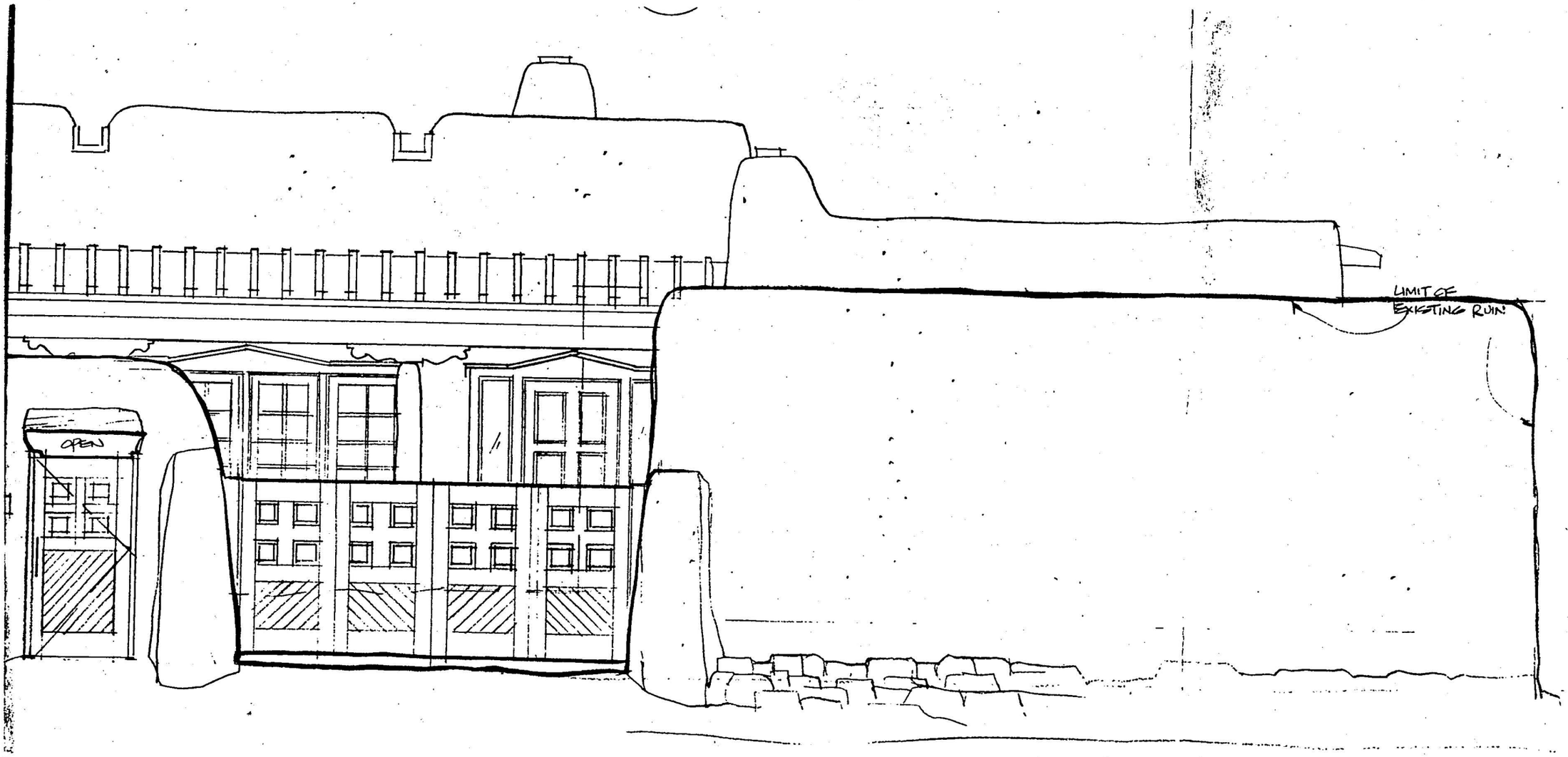


5 ELEVATION FROM ARROYO TENORIO

McHugh · Lloyd · Tryk
ARCHITECTS
300 N. GUADALUPE, SUITE 201
SANTA FE, NEW MEXICO 87501
TELEPHONE 505 988 9787 FAX 505 986-1161

RESIDENCE
FOR
PHILIP COOMBS
435 ARROYO TENORIO

Date: MARCH 7, 1995
Revised:
Drawn by: AL
Checked by:
Job No.: 2
Sheet Title: ELEVATIONS GARAGE & FRONT WALL
Sheet No.: 01




SOYC TENORIO

CITY OF SANTA FE
DOWNTOWN AND EASTSIDE HISTORIC DISTRICT CASE SYNOPSIS

DISTRICT DESIGN STANDARDS: SECTION 14-70.9 SFCC 1987

CASE NO. H-95-49 PROJECT ADDRESS 435 Arroyo Tenorio

PUBLICLY VISIBLE: N ( ) S ( ) E ( ) W ( )

**1. MASSING:** Applicable (X) Not Applicable ( )

a. Building height 15'6"–16'0" at S. (front) & N elevations

b. Roof type flat w/ parapet; slightly pitched roof @ S. portal

c. Facade features portal w/ simple WD columns & corbels; multi-lite, WD. (TDL) WDWS; some WDWS have pediments while others WD. lintels; Fr. door @ E.; pair of Fr doors @ W elevation; ox-eye WDW @ E.; shutters @ garage S elev.

Complies ( ) Does not comply ( ) Staff comments: Fenestration styles not consistent – Pueblo Rev. & Territorial mix.

**2. OPENINGS:** Applicable (X) Not Applicable ( )

a. Percentage of opening per facade (exception under portal) N — S — E — W —

b. 30 " maximum glass size (exception under portal) ~~ok~~ ~~[illegible]~~ 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 wood

Complies (X) Does not comply ( ) Staff comments:

**5. COLORS:** Applicable (X) Not Applicable ( )

a. Exterior stucco

b. Accents wood trim, doors, shutters

Complies ( ) 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:

PLU013.PM5-10/94

## 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)

circle from around the property, noting that there was a two story house, "two houses down" and said that this lot does not touch the street, except for the 20' wide driveway. The Chair said that she was also concerned with the irregular shape of the house, which may be appropriate in other areas of the city, but may not be appropriate on this street in the core district. The Chair added that the Board has worked hard to keep this street one story and one applicant had sought a variance from the Board of Adjustment to keep his plans to one story. She said that it would be hard for the Board to now approve a second story. Mr. Parmer stated that this was why there were no two story structures proposed fronting on Arroyo Tenorio, but he thought this was a transition zone.

Mr. Drew asked how many houses would be built. Mr. Parmer stated that there would be two, with one existing house having an addition placed on it. He said that the case which had been tabled was being modified, because it proposes an addition on contributing structure.

Mr. Drew then asked what elevation would be seen from Arroyo Tenorio. Mr. Parmer said that, after the front unit is built, only a portion of the second story would be visible from across the street.

Mr. Martinez stated that he did not believe that Halona Street was the streetscape, but Arroyo Tenorio was the streetscape.

Mr. Bennett said that he did not feel a two story was appropriate and would set a precedent in the neighborhood.

Mr. Cohen characterized Arroyo Tenorio as "a wonderful little street" and said he would also be concerned with setting a precedent.

Speaking from the floor and previously sworn was Ms. Gwen Horne, who asked how far away this structure would be from her house. Mr. Parmer stated that there was a 15' setback. Ms. Horne said that, when the lot was divided into three separate lots, there was no notice to the neighbors. She stated that she was also concerned with her easement. Chair Woods informed Ms. Horne that the easement question was not within the Board's jurisdiction. Ms. Horne stated that there was no Halona Street entrance to this property and noted that her property was one acre in size with only one structure. She said that she thought an approval would set a precedent and there would be "a little Taos Pueblo" in this historic area.

Mr. Parmer then requested that the Board table this request, pending the Board's review of the other unit.

Mr. Cohen moved to table **Case #H-93-25.** The motion was seconded by Mr. Drew and passed by unanimous voice vote

**Case #H-93-26.** 435 Arroyo Tenorio. Core Historic District. Chapman Homes proposes one story, single-family residence.

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "H").

Present for the applicant and previously sworn was Mr. Tom Parmer, who reviewed the plans for the Board.

Mr. Cohen asked what material would be used for the garage door. Mr. Parmer said that it would be painted wood, to match the rest of the trim.

Mr. Bennett observed that the angles proposed for some of the rooms were incongruous with the buildings in the area.

Mr. Drew asked about the windows coming into the kitchen. Mr. Parmer stated that there was only 1½', so he thought these would have to be eliminated to meet the 3' rule.

Regarding Mr. Bennett's comment, the Chair referred to Section 14-70.9 C., and read:

"Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion and general detail."

Mr. Parmer replied that these angles are not publicly visible. He said that he would agree to change the visible portion, but at the rear it was not visible, because there was a 6' wall.

Ms. Horne stated that she was concerned about the "bodega", because it was an historic structure. Ms. Grzeksowiak stated that the survey does not address this specifically and her only knowledge was what had been submitted by the applicant.

Ms. Horne stated that she had formerly owned this property and it was probably one of the older buildings in this part of town. She added that the bodega had an interesting history, because "some of the biggest thievery in Santa Fe has taken place right there". Ms. Horne said that her property was on the other side of the wall, which was not 6', because she could see over it. Mr. Parmer stated that the ground was higher on Ms. Horne's side of the wall.

Mr. Bennett asked about the windows. Mr. Parmer stated that the windows would be true divided lights, with a desert tan color.

Mr. Martinez asked the applicant if he would modify the bay window. Mr. Parmer stated that, while he would agree with the comments about the angles on the front of the building, the bay window was not publicly visible. Mr. Martinez asked staff if it was not correct that the Board has a letter from the city attorney indicating that, if any portion of a structure is publicly visible, the entire building is within the Board's jurisdiction. Ms. Grzeskowiak stated that it was correct that the Board did have such a memo. Mr. Parmer stated that, in this case, he would re-work the window and take it to a square window. He said that he would also square off the kitchen and he indicated this on the plans.

There were no further speakers on this request.

Mr. Martinez moved approval of **Case #H-93-26**, as amended in the drawings. The motion was seconded by Mr. Bennett and passed by voice vote, with Mr. Drew voting "Nay".

**Case #H-93-27**. 1005 W. Alameda. Core historic District. Theodore Waddell proposes bedroom addition on north elevation.

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "I").

Present and sworn was the applicant, Mr. Theodore Waddell, who presented renderings for the Board's perusal. He stated that he would prefer not to move the windows, because he wanted to put two beds on the west wall, between the windows. Mr. Waddell stated that he did not believe the windows were visible from Cerro Gordo. Ms. Grzeskowiak stated that the Board had been able to see where the construction would be on the site visit and, while the visibility was minimal, staff did not have the authority to vary the code requirements.

The Chair asked if the east elevation was visible and Mr. Waddell stated that there were "an enormous number of huge junipers". Chair Woods stated that her major concern was with the visibility of the skylight, adding that the ordinance does require screening. Mr. Waddell stated that he could "put up a little fake barrier, but I don't think it's going to prove anything". He stated that there would be no light showing through the skylight and he did not believe it would be a nuisance.

There were no speakers from the floor on this request.

Mr. Romero moved approval of **Case #H-93-27**, with the condition that the windows on the east elevation be moved to accommodate the 3' rule. The motion was seconded by Mr. Bennett and passed by unanimous voice vote.

**Case #H-93-28**. 624 E. Alameda, Unit 2. Core Historic District. John D. Teel, proposes to demolish existing south elevation greenhouse and rebuild same facade.

It was noted that the applicant for this request was not present.

Mr. Drew moved to table **Case #H-93-28**, due to the absence of the applicant. The motion was seconded by Mr. Bennett and passed by unanimous voice vote.

**Case #H-93-29**. 228 Old Santa Fe Trail. Core Historic District. Michael and Rita Linder proposes an appeal of staff's decision regarding the inappropriateness of the color of awnings hung over doors.

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "J").

Present and sworn were the applicants, Michael and Rita Linder.

RECEIVED
MAR 8 1995
10:08 a.m.

**EXHIBIT (C)**

# HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval (X)

Project Location: 435 Arroyo Tenorio

Owner: Phillip Coombs Address: 511 San Antonio St. Phone: 989-9789

Applicant: Lloyd & Tryk-Architects Address: 301 N. Guadalupe ste. 201 Phone: 988-9789

Project Proposal: New single family house, Detached Garage; Demolition of existing structure

Public Visibility: North ( ) South (X) East ( ) West ( )

New Construction: Single-Family Residence (X) Multi-family Residence ( ) Commercial ( )

Other Construction: Demolition (X) Remodel ( ) Addition ( ) Restucco ( ) Sign(s) ( ) Wall/Fence ( ) Antenna ( ) Solar ( )

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

Signature of Applicant or Owner

Andy Lyons

March 3, 1995
Date

**FOR OFFICIAL USE ONLY**

Date Received: Case Number: H-95-49 Meeting Date

Historic District: Survey Number: Survey Area:

Age: Historic Significant ( ) Contributing ( )
Source: Status: Non Supporting ( )

**Ordinance Compliance Checklist:**

| SECTION | DESCRIPTION | | | COMPLIES YES | COMPLIES NO |
|---|---|---|---|---|---|
| 14-70.1 | Harmony ( ) | Proportion ( ) | Style ( ) | ( ) | ( ) |
| 14-70.9 | Harmony ( ) | Proportion ( ) | Style ( ) | ( ) | ( ) |
| 14-70.13 | Demolition | | | ( ) | ( ) |
| 14-70.14 | Minimum Maintenance Requirements | | | ( ) | ( ) |
| 14-70.15 | Signs | | | ( ) | ( ) |
| | Applicable District Standards | | | ( ) | ( ) |

Remarks:

circle from around the property, noting that there was a two story house, "two houses down" and said that this lot does not touch the street, except for the 20' wide driveway. The Chair said that she was also concerned with the irregular shape of the house, which may be appropriate in other areas of the city, but may not be appropriate on this street in the core district. The Chair added that the Board has worked hard to keep this street one story and one applicant had sought a variance from the Board of Adjustment to keep his plans to one story. She said that it would be hard for the Board to now approve a second story. Mr. Parmer stated that this was why there were no two story structures proposed fronting on Arroyo Tenorio, but he thought this was a transition zone.

Mr. Drew asked how many houses would be built. Mr. Parmer stated that there would be two, with one existing house having an addition placed on it. He said that the case which had been tabled was being modified, because it proposes an addition on contributing structure.

Mr. Drew then asked what elevation would be seen from Arroyo Tenorio. Mr. Parmer said that, after the front unit is built, only a portion of the second story would be visible from across the street.

Mr. Martinez stated that he did not believe that Halona Street was the streetscape, but Arroyo Tenorio was the streetscape.

Mr. Bennett said that he did not feel a two story was appropriate and would set a precedent in the neighborhood.

Mr. Cohen characterized Arroyo Tenorio as "a wonderful little street" and said he would also be concerned with setting a precedent.

Speaking from the floor and previously sworn was Ms. Gwen Horne, who asked how far away this structure would be from her house. Mr. Parmer stated that there was a 15' setback. Ms. Horne said that, when the lot was divided into three separate lots, there was no notice to the neighbors. She stated that she was also concerned with her easement. Chair Woods informed Ms. Horne that the easement question was not within the Board's jurisdiction. Ms. Horne stated that there was no Halona Street entrance to this property and noted that her property was one acre in size with only one structure. She said that she thought an approval would set a precedent and there would be "a little Taos Pueblo" in this historic area.

Mr. Parmer then requested that the Board table this request, pending the Board's review of the other unit.

Mr. Cohen moved to table **Case #H-93-25.** The motion was seconded by Mr. Drew and passed by unanimous voice vote

**Case #H-93-26.** 435 Arroyo Tenorio. Core Historic District. Chapman Homes proposes one story, single-family residence.

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "H").

Present for the applicant and previously sworn was Mr. Tom Parmer, who reviewed the plans for the Board.

Mr. Cohen asked what material would be used for the garage door. Mr. Parmer said that it would be painted wood, to match the rest of the trim.

Mr. Bennett observed that the angles proposed for some of the rooms were incongruous with the buildings in the area.

Mr. Drew asked about the windows coming into the kitchen. Mr. Parmer stated that there was only 1½', so he thought these would have to be eliminated to meet the 3' rule.

Regarding Mr. Bennett's comment, the Chair referred to Section 14-70.9 C., and read:

"Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion and general detail."

Mr. Parmer replied that these angles are not publicly visible. He said that he would agree to change the visible portion, but at the rear it was not visible, because there was a 6' wall.

Ms. Horne stated that she was concerned about the "bodega", because it was an historic structure. Ms. Grzeksowiak stated that the survey does not address this specifically and her only knowledge was what had been submitted by the applicant.

Ms. Horne stated that she had formerly owned this property and it was probably one of the older buildings in this part of town. She added that the bodega had an interesting history, because "some of the biggest thievery in Santa Fe has taken place right there". Ms. Horne said that her property was on the other side of the wall, which was not 6', because she could see over it. Mr. Parmer stated that the ground was higher on Ms. Horne's side of the wall.

Mr. Bennett asked about the windows. Mr. Parmer stated that the windows would be true divided lights, with a desert tan color.

Mr. Martinez asked the applicant if he would modify the bay window. Mr. Parmer stated that, while he would agree with the comments about the angles on the front of the building, the bay window was not publicly visible. Mr. Martinez asked staff if it was not correct that the Board has a letter from the city attorney indicating that, if any portion of a structure is publicly visible, the entire building is within the Board's jurisdiction. Ms. Grzeskowiak stated that it was correct that the Board did have such a memo. Mr. Parmer stated that, in this case, he would re-work the window and take it to a square window. He said that he would also square off the kitchen and he indicated this on the plans.

There were no further speakers on this request.

Mr. Martinez moved approval of **Case #H-93-26**, as amended in the drawings. The motic was seconded by Mr. Bennett and passed by voice vote, with Mr. Drew voting "Nay".

**Case #H-93-27**. 1005 W. Alameda. Core historic District. Theodore Waddell proposes bedroom addition on north elevation.

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "I").

Present and sworn was the applicant, Mr. Theodore Waddell, who presented renderings for the Board's perusal. He stated that he would prefer not to move the windows, because he wanted to put two beds on the west wall, between the windows. Mr. Waddell stated that he did not believe the windows were visible from Cerro Gordo. Ms. Grzeskowiak stated that the Board had been able to see where the construction would be on the site visit and, while the visibility was minimal, staff did not have the authority to vary the code requirements.

The Chair asked if the east elevation was visible and Mr. Waddell stated that there were "an enormous number of huge junipers". Chair Woods stated that her major concern was with the visibility of the skylight, adding that the ordinance does require screening. Mr. Waddell stated that he could "put up a little fake barrier, but I don't think it's going to prove anything". He stated that there would be no light showing through the skylight and he did not believe it would be a nuisance.

There were no speakers from the floor on this request.

Mr. Romero moved approval of **Case #H-93-27**, with the condition that the windows on the east elevation be moved to accommodate the 3' rule. The motion was seconded by Mr. Bennett and passed by unanimous voice vote.

**Case #H-93-28**. 624 E. Alameda, Unit 2. Core Historic District. John D. Teel, proposes to demolish existing south elevation greenhouse and rebuild same facade.

It was noted that the applicant for this request was not present.

Mr. Drew moved to table **Case #H-93-28**, due to the absence of the applicant. The motion was seconded by Mr. Bennett and passed by unanimous voice vote.

**Case #H-93-29**. 228 Old Santa Fe Trail. Core Historic District. Michael and Rita Linder proposes an appeal of staff's decision regarding the inappropriateness of the color of awnings hung over doors.

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "J").

Present and sworn were the applicants, Michael and Rita Linder.

# City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
Isaac J. Pino, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

Case #H 93-26 Meeting Date February 22, 1993

Project Address 435 Arroyo Tenorio District Core

Agent _____ Address _____ Phone _____

Owner Chapman Homes Address 1500 St. Francis Dr. Phone 983-8100

PUBLICLY VISIBLE FACADES: ( ) NORTH (X) SOUTH (X) EAST ( ) WEST

HISTORICAL SIGNIFICANCE: NUMBER _____ AREA NO. _____ AGE _____

( ) SIGNIFICANT ( ) CONTRIBUTING ( ) NON-CONTRIBUTING

( ) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: (X) NEW CONSTRUCTION ( ) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE _____

PROPOSAL: One story single family residence.

## BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on February 22, 1993, acted on the above referenced case. The decision of the Board was to ( ) approve, (X) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: Both the angled walls in the east elevation bay window and the south west corner kitchen must be squared off.

For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak

Mary Grzeskowiak
Urban Design Review Specialist

NOTE: BUILDING PERMITS FOR HDRB APROVALS 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 DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST. (SFCC 1987, SECTION 7-1.6)

# City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
Isaac J. Pino, City Manager

Councilors:
Larry A. Delgado, Dist. 1
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Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

Case #H 93-26 Meeting Date February 22, 1993

Project Address 435 Arroyo Tenorio District Core

Agent _____ Address _____ Phone _____

Owner Chapman Homes Address 1500 St. Francis Dr. Phone 983-8100

**PUBLICLY VISIBLE FACADES:** ( ) NORTH (X) SOUTH (X) EAST ( ) WEST

**HISTORICAL SIGNIFICANCE:** NUMBER _____ AREA NO. _____ AGE _____

( ) SIGNIFICANT ( ) CONTRIBUTING ( ) NON-CONTRIBUTING

( ) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

**APPROVAL REQUIREMENTS:** (X) NEW CONSTRUCTION ( ) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE _____

**PROPOSAL:** One story single family residence.

**BOARD ACTION**

This is to certify that the Historic Design Review Board at their meeting on _____, acted on the above referenced case. The decision of the Board was to ( ) approve, ( ) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: _____

For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

**NOTE:** BUILDING PERMITS FOR HDRB APROVALS 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 DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST. (SFCC 1987, SECTION 7-1.6)

# City of Santa Fe, New Mexico

# memo

DATE: February 22, 1993

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist

---

CASE #H- 93-26 ADDRESS 435 ARROYO TENORIO

**REFERENCE ATTACHMENTS (Chronologically):**

| CITY SUBMITTALS | APPLICANT SUBMITTALS |
|---|---|
| X Case Synopsis | X Proposal Letter |
| X District Guidelines | X Vicinity Map |
| ___ State Historical Survey Sheet | X Site Plan/Floor Plan |
| ___ Minutes of _____ | X Photographs |
| ___ Other_____ | X Elevations |
| | ___ Other_____ |
| | _____ |

**STAFF RECOMMENDATIONS:**

The attached submission illustrates the third construction proposal at this site which is the result of a lot line adjustment.

The proposal includes the renovation of the existing shed on the site and its conversion to guest quarters. This building will be physically attached to the new main residence by means of a covered patio.

The proposed new residence includes pueblo revival detailing including rounded parapets, canales, exposed lintels over multi-lite windows, and an earthtone color scheme.

The standards for design in the Core Historic District appear to have been met.

# City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909 984-6700

CORE HISTORIC DISTRICT
(RECENT SANTA FE STYLE)

DISTRICT DESIGN STANDARDS
SECTION 3-29D-3, SFCC 1981

CASE SYNOPSIS

CASE NO. 93-26 PROJECT LOCATION 435 Arroyo Tenorio

PUBLICLY VISIBLE: N ( ) S (✓) E (✓) W ( )

1. MASSING: Applicable (✓) Not Applicable ( )

   a. Building Height 11.5' to 13'

   b. Roof Type shed behind parapet

   c. Facade Features rounded parapets, multi-lite windows, canales, portal, exposed lintels

Complies (✓) Does Not Comply ( )

Staff Comments:

2. OPENINGS: Applicable (✓) Not Applicable ( )

   a. Percentage of Opening per Facade oc (N) oc (S) oc (E) oc (W)

   b. May Exceed 40%-Under Portal oc

   c. 30" Maximum Glass Size (larger under portal) oc

   d. 3 ft. Minimum Distance from Corners oc

Complies (✓) Does Not Comply ( )

Staff Comments:

3. CANTILEVERS/OVERHANGS: Applicable ( ) Not Applicable ( )

   a. Cantilevered Elements

   b. 30" Maximum Roof Overhang

Complies ( ) Does Not Comply ( )

Staff Comments:

4. MATERIALS: Applicable (✓) Not Applicable ( )

a. Primary Exterior Finish stucco

b. Secondary Exterior Finish wood

Complies (✓) Does Not Comply ( )

Staff Comments: _____

5. COLORS: Applicable (✓) Not Applicable ( )

a. Exterior brickstone

b. Accents desert tan

c. Maximum Glass Area —

Complies (✓) Does Not Comply ( )

Staff Comments: _____

6. ROOFS: Applicable (✓) Not Applicable ( )

a. Roof Type and Slope slope behind parapet

b. 30 Maximum Roof Overhang —

c. Parapets Concealed Equipment —

Complies (✓) Does Not Comply ( )

Staff Comments: _____

**********

HISTORIC DESIGN REVIEW BOARD ACTION

Approved ( ) Deny ( ) Table ( ) Conditionally Approved ( )

CONDITIONS:

## 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)

CHAPMAN COMPANIES

"Two generations of dependable value"

Chapman Homes
Chapman Land
Chapman Realty
Chapman Remodeling

February 2, 1993

Historical Design Review Board
City of Santa Fe
Santa Fe, NM

To Whom It May Concern:

Enclosed you will find the architectural review package for a residence at 435 Arroyo Tenorio.

This residence is part of a four unit compound of zero lot line residences.

All the units will be stuccoed "buckskin" in color and will have wood windows that are finished with "desert tan" colored coating. Any exposed woodwork will be stained to match the windows.

This lot has an existing adobe structure which is used as a storage shed now. This building will be remodeled into a guest house with original exterior walls to remain. There will be new windows installed to meet fire codes and the roof will be removed and rebuilt for structural integrity.

Any exterior walls will be stuccoed to match residence or will be a "coyote" fence with cedar post.

If there are any further questions, please feel free to contact me. Thank you very much for your cooperation.

Sincerely,

Tom Parmer
Designer

TP/rd

enclosure

1500 ST. FRANCIS DRIVE
SANTA FE, NM 87501

BUILDERS SINCE 1966
Lic. #12630

505-983-8100
FAX: 505-983-9660

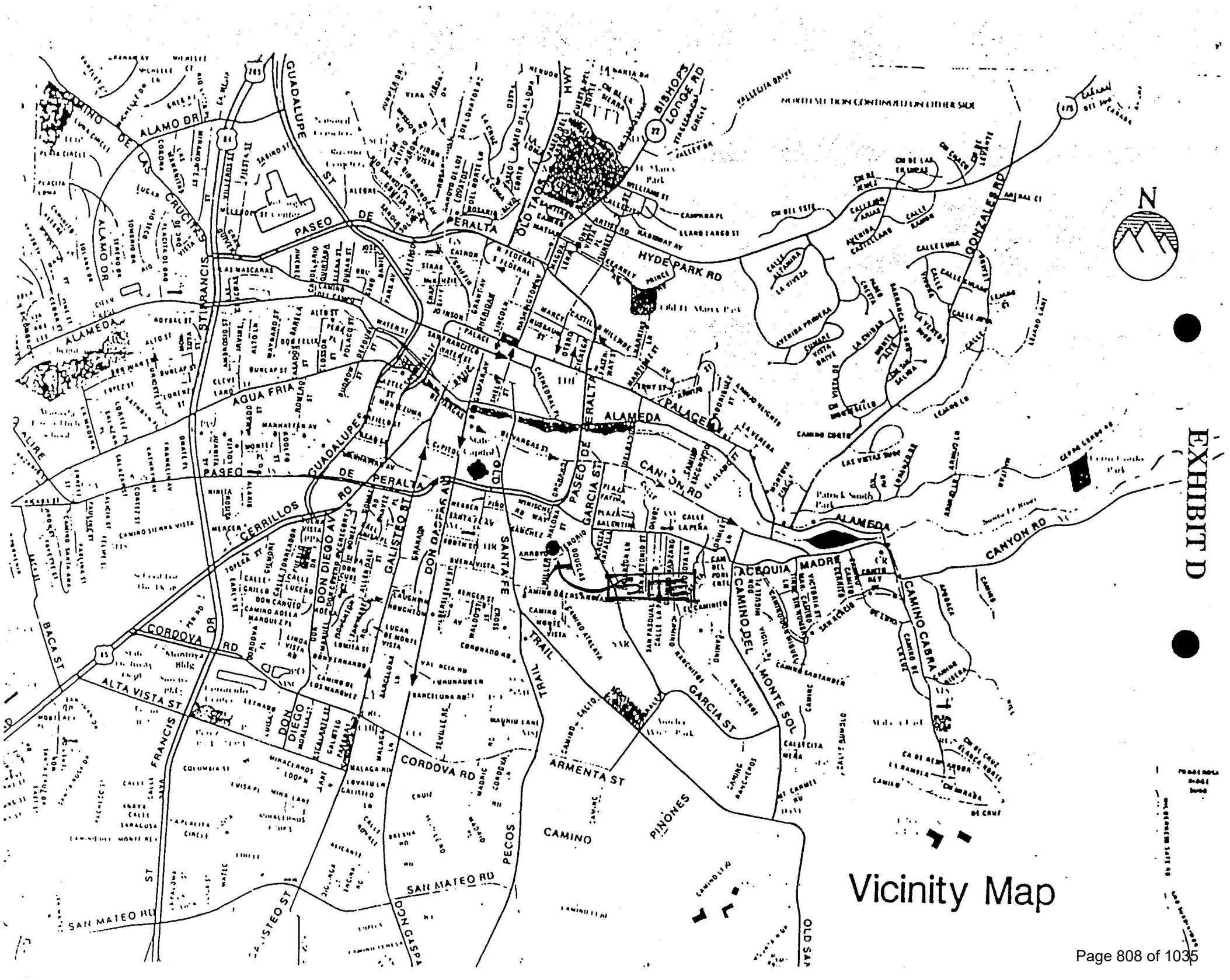
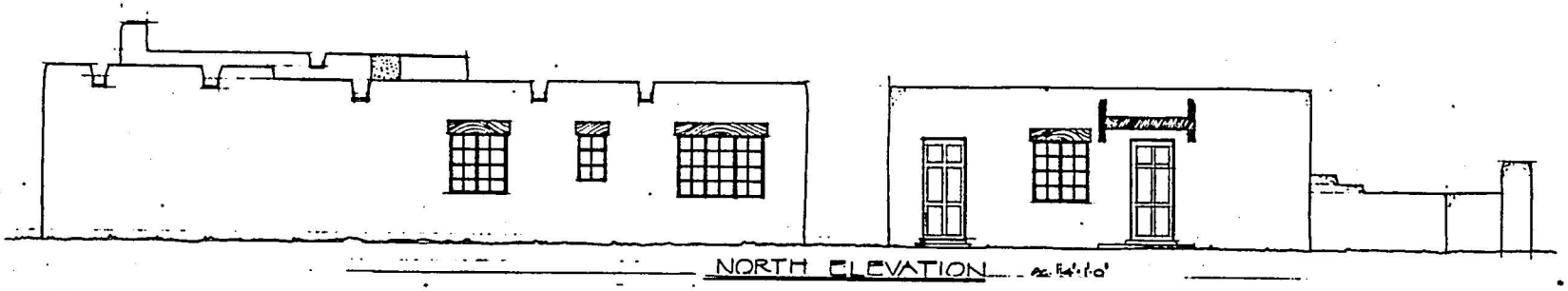
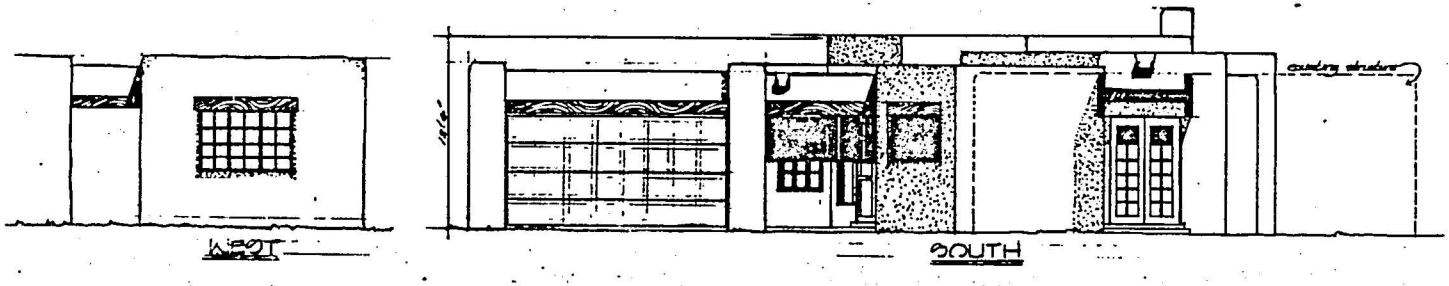


EXHIBIT D
Vicinity Map
N
ALAMEDA
PASEO DE PERALTA
CAMINO DE LAS CRUCITAS
ALAMO DR
GUADALUPE
ST FRANCIS
HYDE PARK RD
GONZALES RD
OLD TAOS
BISHOPS LODGE RD
AQUA FRIA
CERRILLOS RD
CANYON RD
PALACE
GARCIA ST
DON DIEGO AV
GALISTEO ST
DON GASPAR AV
SANTA FE TRAIL
CORDOVA RD
ALTA VISTA ST
BACA ST
FRANCIS ST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



NORTH ELEVATION



WEST

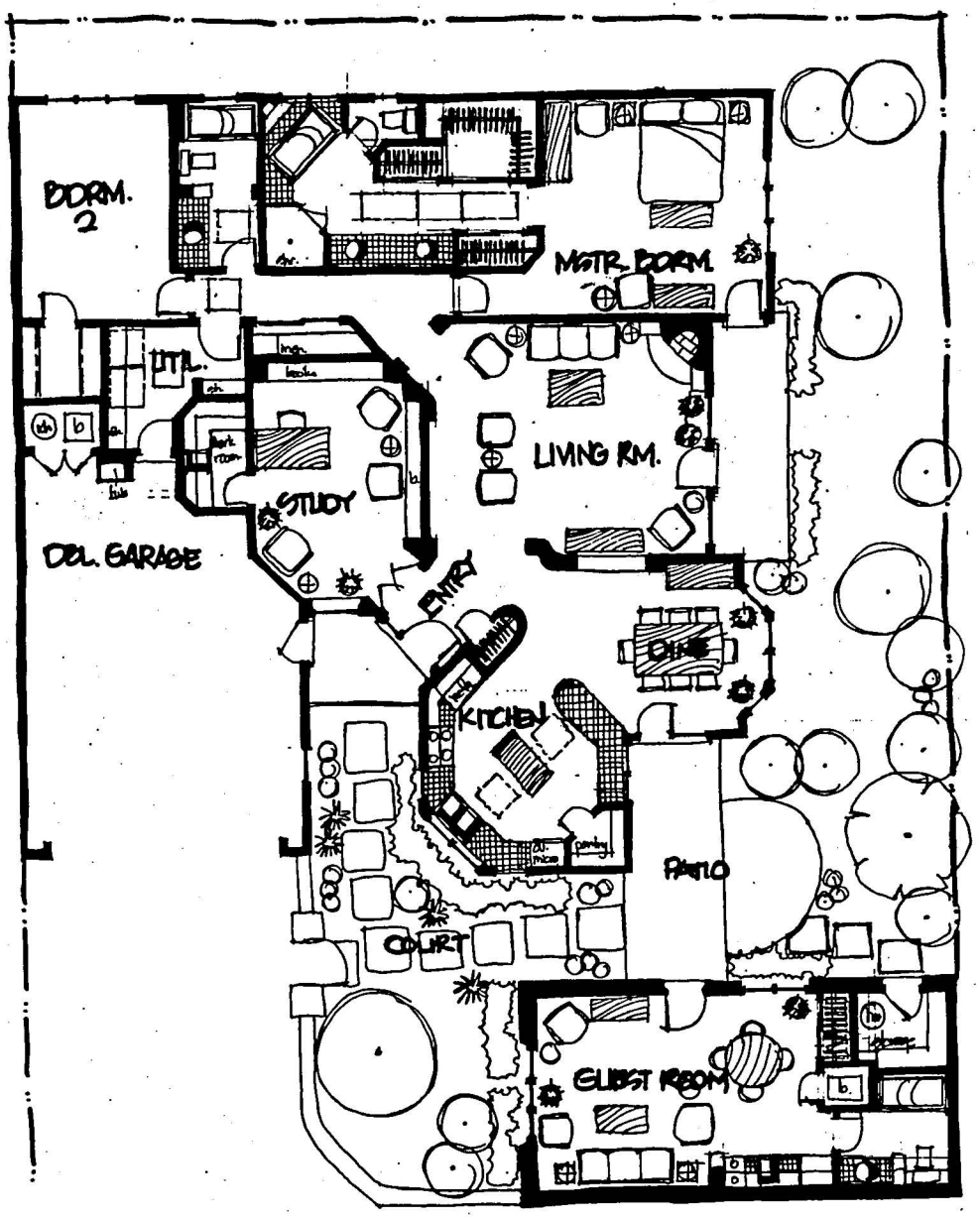
SOUTH



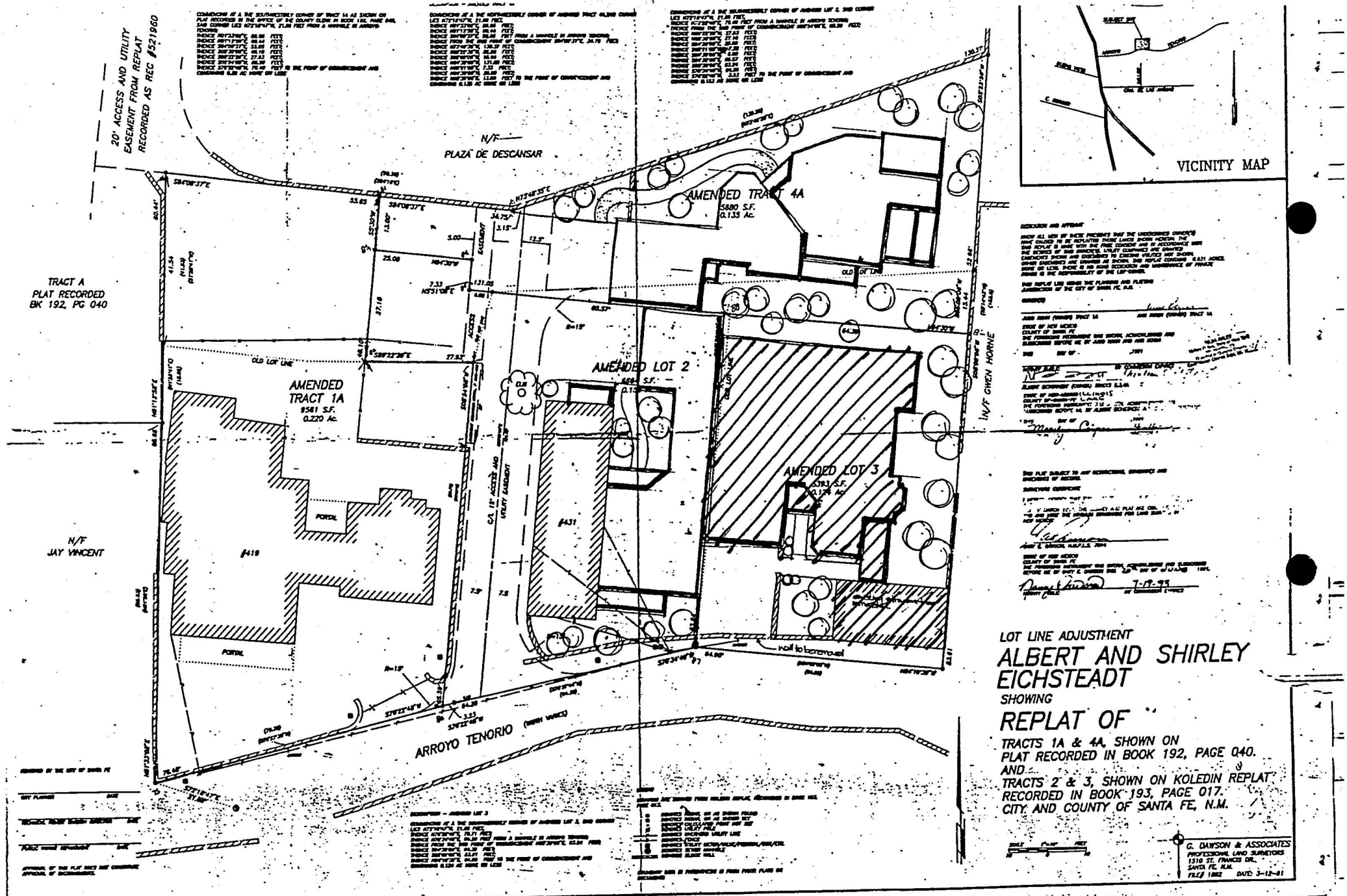
EAST ELEVATION

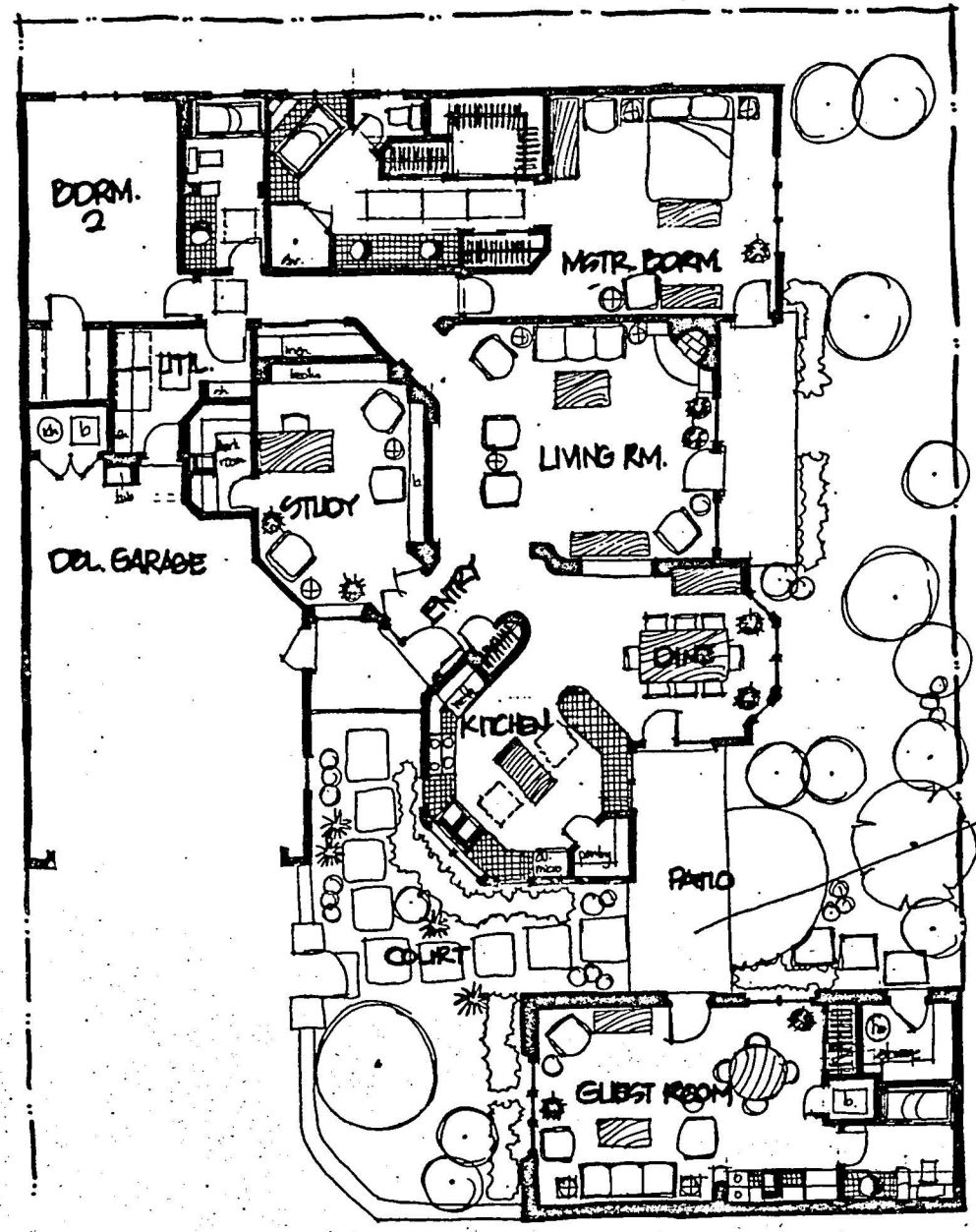
Chapman Homes

LOT 5 EICHSTEADT REPLAT
425 ARROYO TENORIO

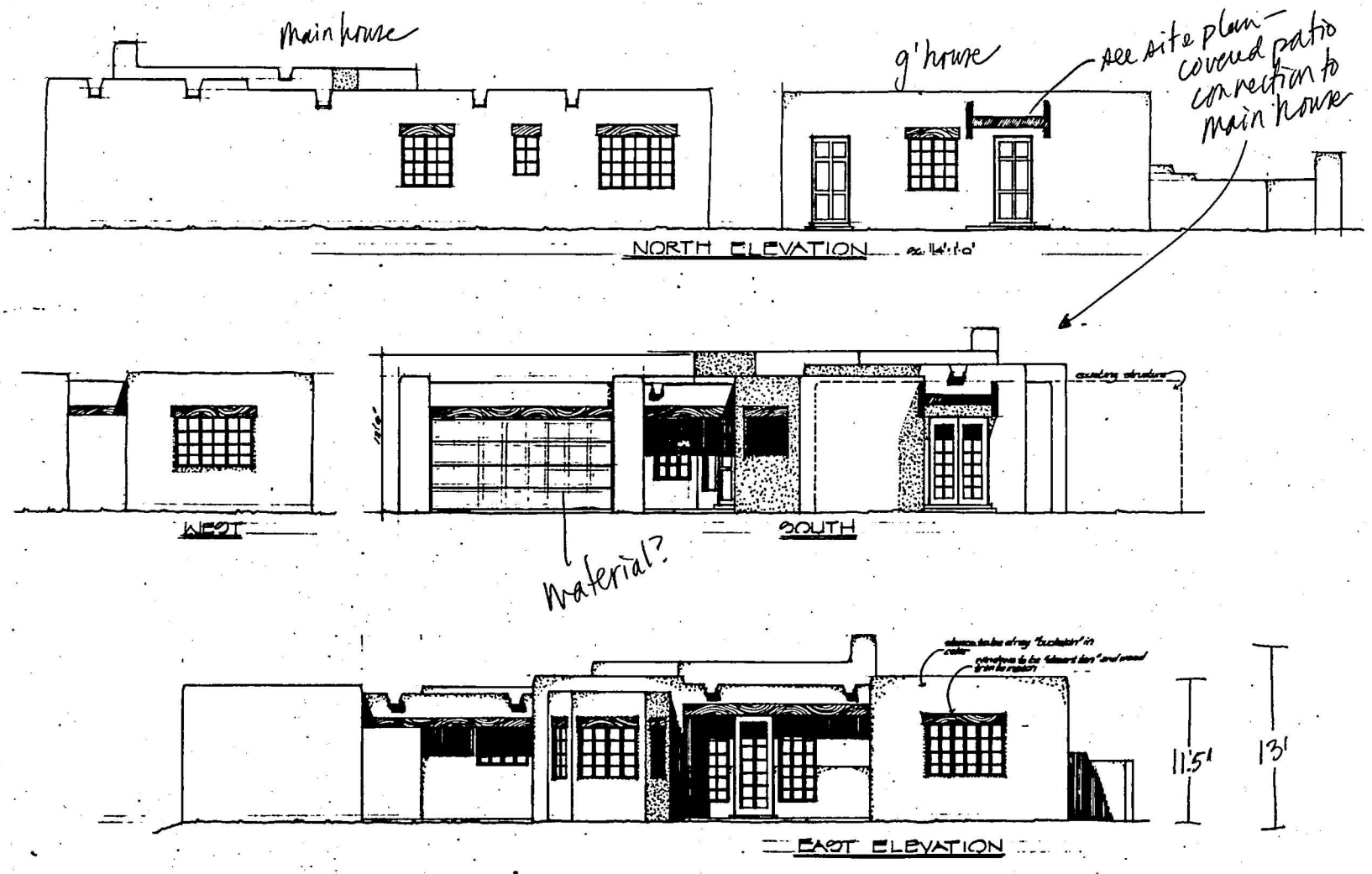

BDRM. 2
MSTR. BDRM.
UTL.
LIVING RM.
STUDY
DBL. GARAGE
ENTR.
DINE
KITCHEN
PATIO
COURT
GUEST ROOM

PLAN


20' ACCESS AND UTILITY EASEMENT FROM REPLAT RECORDED AS REC #521960
N/F PLAZA DE DESCANSAR
TRACT A PLAT RECORDED BK 192, PG 040
N/F JAY VINCENT
AMENDED TRACT 1A
9561 S.F.
0.220 Ac.
AMENDED TRACT 4A
5880 S.F.
0.135 Ac.
AMENDED LOT 2
AMENDED LOT 3
N/F GWEN HORNE
ARROYO TENORIO
#419
#431
PORTAL
OLD LOT LINE
VICINITY MAP
LOT LINE ADJUSTMENT
ALBERT AND SHIRLEY EICHSTEADT
SHOWING
REPLAT OF
TRACTS 1A & 4A, SHOWN ON PLAT RECORDED IN BOOK 192, PAGE 040.
AND
TRACTS 2 & 3, SHOWN ON KOLEDIN REPLAT RECORDED IN BOOK 193, PAGE 017.
CITY AND COUNTY OF SANTA FE, N.M.
G. DAWSON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
1510 ST. FRANCIS DR.
SANTA FE, N.M.
FILE# 1882 DATE: 3-12-81


BDRM. 2
MSTR. BDRM.
LIVING RM.
STUDY
DEL. GARAGE
ENTRY
DINING
KITCHEN
PATIO
COURT
GUEST ROOM
covered connection to main house/ guesthouse

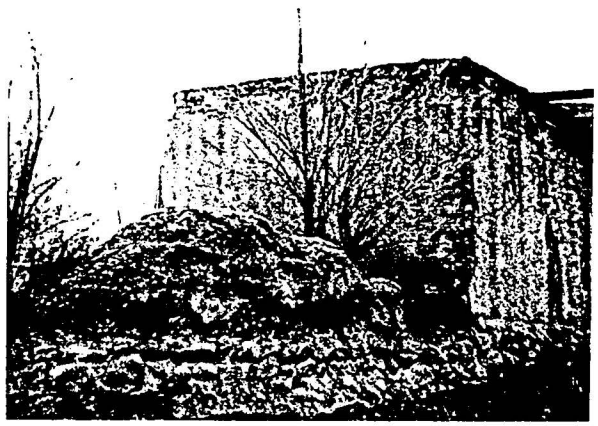
PLAN



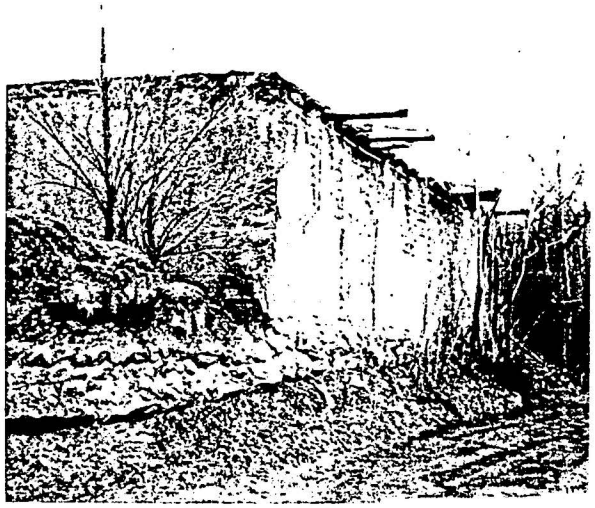

LOT 5 EICHSTAEDT REPLAT
ARROYO TENORIO

Chapman Homes

435 Arroyo Terorio
Existing Structure



West Elevation
East Elevation (same)



South elevation

435 Arroyo Tenorio
Existing Structure:



North elevation



North elevation

# EXHIBIT C

ZONING DIVISION

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

6

APPLICANT INFORMATION

| | | | |
|---|---|---|---|
| Application Type: | Preliminary Approval ( ) Final Approval (✓) | | |
| Project Location: | 435 Arroyo Tenorio | | |
| Owner: Chapman Homes | Address: 1500 St. Francis | Phone: 983 8100 | |
| Applicant: Chapman Homes. | Address: 1500 St. Francis. | Phone 983-8100 | |
| Project Proposal: | New single family residence | | |
| Public Visibility: | North ( ) South (✓) East (✓) West ( ) | | |
| New Construction: | Single Family Residence (✓) Multi-family Residencce ( Commerical ( ) | | |
| Other Construction: | Demolition ( ) Remodel (✓) Addition ( ) Restucco (✓ Sign(s) ( ) Wall/Fence (✓) Antenna ( ) Solar ( ) | | |

I certify that the documents submitted for Historic Design Review meet minimum standards as set forth in the Historical Ordinance, Section 14- Failure to meet these standards may result in rejection of my applicati I also agree to post notice of construction/demolition on the project s seven days prior to the H-board meeting. I also hereby agree to surren my building permit and cease construction if an appeal is filed within seven (7) days of Historic approval.

Jm Palmer — Signature of Applicant or Owner

2/2/93 — Date

For Offical Use Only

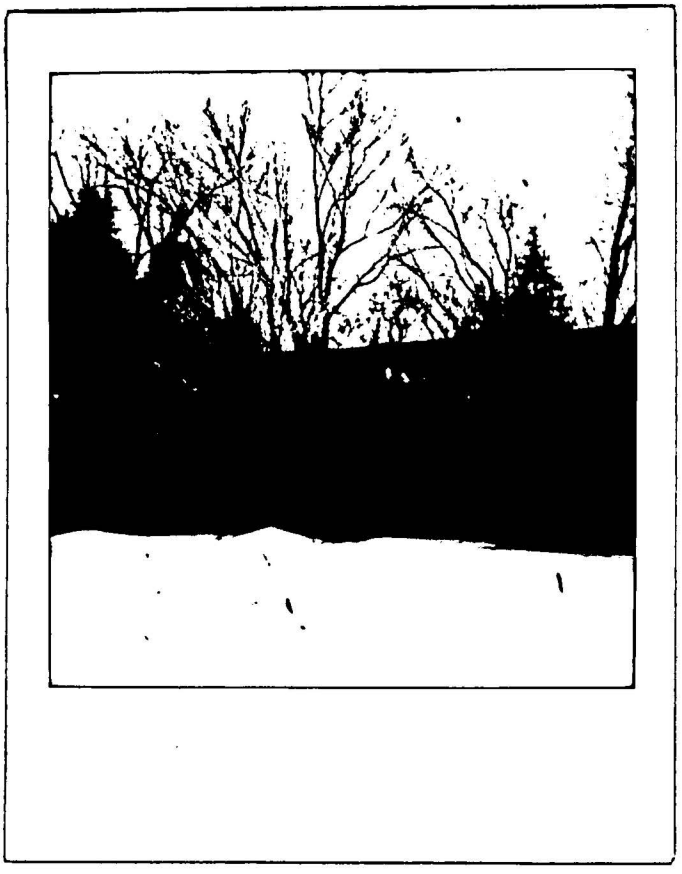
| | | |
|---|---|---|
| Date Received: | Case Number: H- 93-26 | |
| Historic District: | Survey Number: | Survey Area: |
| Age: Source: | Historic Status: Significant ( ) Supporting ( ) | Contributing ( Non Supporting ( |
| H-Board Meeting Date: | SHPO Review Required ( ) | |

Ordinance Compliance Checklist:

| Section | Description: | Complie Yes | |
|---|---|---|---|
| 14-70.1 | Harmony ( ) Proportion ( ) Style ( ) | ( ) | ( |
| 14-70.9 | Harmony ( ) Proportion ( ) Style ( ) | ( ) | ( |
| 14-70.13 | Demolition | ( ) | ( |
| 14-70.14 | Minimum Maintenance Requirements | ( ) | ( |
| 14-70.15 | Signs | ( ) | ( |
| | Applicable District Standards | ( ) | ( |

Remarks:

435 Arroyo Tenorio
Existing Structure:



North elevation

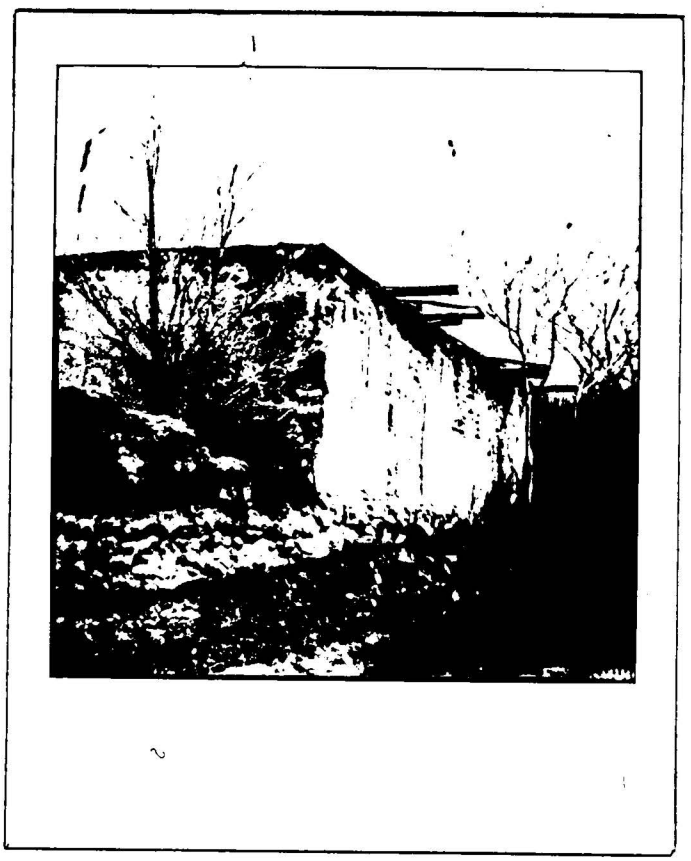


North elevation

435 Arroyo Tenorio
Existing Structure



West Elevation
East Elevation (same)



South elevation

Speaking from the floor and sworn was Ms. Theresa Wineburg Hensley, who stated that she was an adjacent property owner and would like to know about the entrance and exit to the property. Mr. Besser stated that it was from Canyon Road.

(At this point, a five-minute recess was taken to allow Ms. Hensley an opportunity to review the plans.)

After review of the plans, Ms. Hensley stated that she had no objections.

Mr. Drew asked if this was one lot or two. Mr. Besser stated that it was two lots and the second lot would be used for a garden.

Chair Woods inquired as to why the parapet was so high. Present and sworn was Ms. Stacey Perry, designer, who stated that the plate and bond beam would be at different heights. She said that the parapet accounts for the high peak of the highest ridge. The Chair asked how high the parapet would be from the existing grade. Ms. Perry responded that it was 14', with a portion on the east elevation being 16'. The Chair then asked what the trim and stucco colors would be. Ms. Perry said that the trim would be white and the stucco a light earthtone color.

There were no further speakers on this request.

Mr. Drew moved approval of **Case #H-93-23**, as submitted. The motion was seconded by Mr. Martinez and passed by unanimous voice vote.

**Case #H-93-24**. 431 Arroyo Tenorio. Core Historic District. Chapman Homes, proposes window replacement; addition on west elevation.

This item was tabled at the request of the applicant.

**Case #H-93-25**. 433 Arroyo Tenorio. Core Historic District. Chapman Homes, proposes two story, single-family residence.

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "G").

Present for the applicant and sworn was Mr. Tom Parmer, who presented renderings for the Board's review.

(At this point, a five-minute recess was taken to allow interested parties an opportunity to review the plans.)

Mr. Martinez asked what the size of the lot was and Mr. Parmer stated that it was 6,000 sq. ft.

The Chair asked what the size was of the first and second floors. Mr. Parmer stated that the first floor was 2,400 sq. ft. and the second story was 600 sq. ft. The Chair said that she had a problem, because it seems that Arroyo Tenorio was the streetscape and not the street behind. Mr. Parmer stated that he had taken a 300'

circle from around the property, noting that there was a two story house, "two houses down" and said that this lot does not touch the street, except for the 20' wide driveway. The Chair said that she was also concerned with the irregular shape of the house, which may be appropriate in other areas of the city, but may not be appropriate on this street in the core district. The Chair added that the Board has worked hard to keep this street one story and one applicant had sought a variance from the Board of Adjustment to keep his plans to one story. She said that it would be hard for the Board to now approve a second story. Mr. Parmer stated that this was why there were no two story structures proposed fronting on Arroyo Tenorio, but he thought this was a transition zone.

Mr. Drew asked how many houses would be built. Mr. Parmer stated that there would be two, with one existing house having an addition placed on it. He said that the case which had been tabled was being modified, because it proposes an addition on contributing structure.

Mr. Drew then asked what elevation would be seen from Arroyo Tenorio. Mr. Parmer said that, after the front unit is built, only a portion of the second story would be visible from across the street.

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Mr. Cohen characterized Arroyo Tenorio as "a wonderful little street" and said he would also be concerned with setting a precedent.

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Mr. Parmer then requested that the Board table this request, pending the Board's review of the other unit.

Mr. Cohen moved to table **Case #H-93-25.** The motion was seconded by Mr. Drew and passed by unanimous voice vote

**Case #H-93-26.** 435 Arroyo Tenorio. Core Historic District. Chapman Homes proposes one story, single-family residence.

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "H").

# City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
Isaac J. Pino, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

Case #H 93-25 Meeting Date March 8, 1993

Project Address 433 Arroyo Tenorio District Core

Agent _____ Address _____ Phone _____

Owner Chapman Homes Address 1500 St. Francis Dr. Phone 983-8100

PUBLICLY VISIBLE FACADES: ( ) NORTH (X) SOUTH ( ) EAST (X) WEST

HISTORICAL SIGNIFICANCE: NUMBER _____ AREA NO. _____ AGE _____

( ) SIGNIFICANT ( ) CONTRIBUTING ( ) NON-CONTRIBUTING

( ) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: (X) NEW CONSTRUCTION ( ) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE _____

PROPOSAL: Two story single family residence. (Tabled by HDRB at 2/22/93 meeting).

## BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on March 8, 1993, acted on the above referenced case. The decision of the Board was to (√) approve, ( ) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: This approval applies to the revised proposal for a one story building.

For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak

Mary Grzeskowiak
Urban Design Review Specialist

NOTE: BUILDING PERMITS FOR HDRB APROVALS 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 DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST. (SFCC 1987, SECTION 7-1.6)

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Case #H 93-25 Meeting Date March 8, 1993

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Agent _____ Address _____ Phone _____

Owner Chapman Homes Address 1500 St. Francis Dr. Phone 983-8100

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( ) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

**APPROVAL REQUIREMENTS:** (X) NEW CONSTRUCTION ( ) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE _____

**PROPOSAL:** Two story single family residence. (Tabled by HDRB at 2/22/93 meeting).

## BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on _____, acted on the above referenced case. The decision of the Board was to ( ) approve, ( ) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: _____

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Urban Design Review Specialist

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# City of Santa Fe, New Mexico

# memo

DATE: March 8, 1993

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist

---

CASE #H- 93-25 ADDRESS 433 ARROYO TENORIO

**REFERENCE ATTACHMENTS (Chronologically):**

| CITY SUBMITTALS | APPLICANT SUBMITTALS |
|---|---|
| ____ Case Synopsis | X Proposal Letter |
| X District Guidelines | X Vicinity Map |
| ____ State Historical Survey Sheet | X Site Plan/Floor Plan |
| X Minutes of 2/22/93 HDRB | ____ Photographs |
| ____ Other_____ | X Elevations |
| | ____ Other_____ |

**STAFF RECOMMENDATIONS:**

*The applicant, in response to concerns raised at the 2/22/92 HDRB meeting, has revised his submission to include a one story residential building at the above address.*

*Multi-lite clad (desert tan) windows will be used. Buckskin colored stucco is proposed.*

*Staff acknowledges the applicant for his efforts to meet the concerns previously raised, and has no concerns regarding this revision.*

## 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)

Speaking from the floor and sworn was Ms. Theresa Wineburg Hensley, who stated that she was an adjacent property owner and would like to know about the entrance and exit to the property. Mr. Besser stated that it was from Canyon Road.

(At this point, a five-minute recess was taken to allow Ms. Hensley an opportunity to review the plans.)

After review of the plans, Ms. Hensley stated that she had no objections.

Mr. Drew asked if this was one lot or two. Mr. Besser stated that it was two lots and the second lot would be used for a garden.

Chair Woods inquired as to why the parapet was so high. Present and sworn was Ms. Stacey Perry, designer, who stated that the plate and bond beam would be at different heights. She said that the parapet accounts for the high peak of the highest ridge. The Chair asked how high the parapet would be from the existing grade. Ms. Perry responded that it was 14', with a portion on the east elevation being 16'. The Chair then asked what the trim and stucco colors would be. Ms. Perry said that the trim would be white and the stucco a light earthtone color.

There were no further speakers on this request.

Mr. Drew moved approval of **Case #H-93-23**, as submitted. The motion was seconded by Mr. Martinez and passed by unanimous voice vote.

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Ms. Grzeskowiak presented the staff report (see attached as Exhibit "G").

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**Case #H-93-26.** 435 Arroyo Tenorio. Core Historic District. Chapman Homes proposes one story, single-family residence.

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "H").

# CHAPMAN COMPANIES

Chapman Homes
Chapman Land
Chapman Realty
Chapman Remodeling

*"Two generations of dependable value"*

March 1, 1993

Historical Styles Committee
City of Santa Fe
Santa Fe, NM 87501

To Whom It May Concern:

Enclosed you will find the resubmittal package for a single story residence at 433 Arroyo Tenorio.

This resubmittal is a modification of the two story plan which was submitted previously.

All other features of this submittal will remain the same such as the "buckskin" stucco color and the "desert tan" cladding on the windows.

This submittal is meant to be placed back on the agenda for the March 8, 1993 meeting. Thank you very much for your cooperation in this matter.

Sincerely,

Tom Parmer

TP/nk

1500 ST. FRANCIS DRIVE
SANTA FE, NM 87501

BUILDERS SINCE 1966
Lic. #12630

505-983-8100
FAX: 505-983-8660

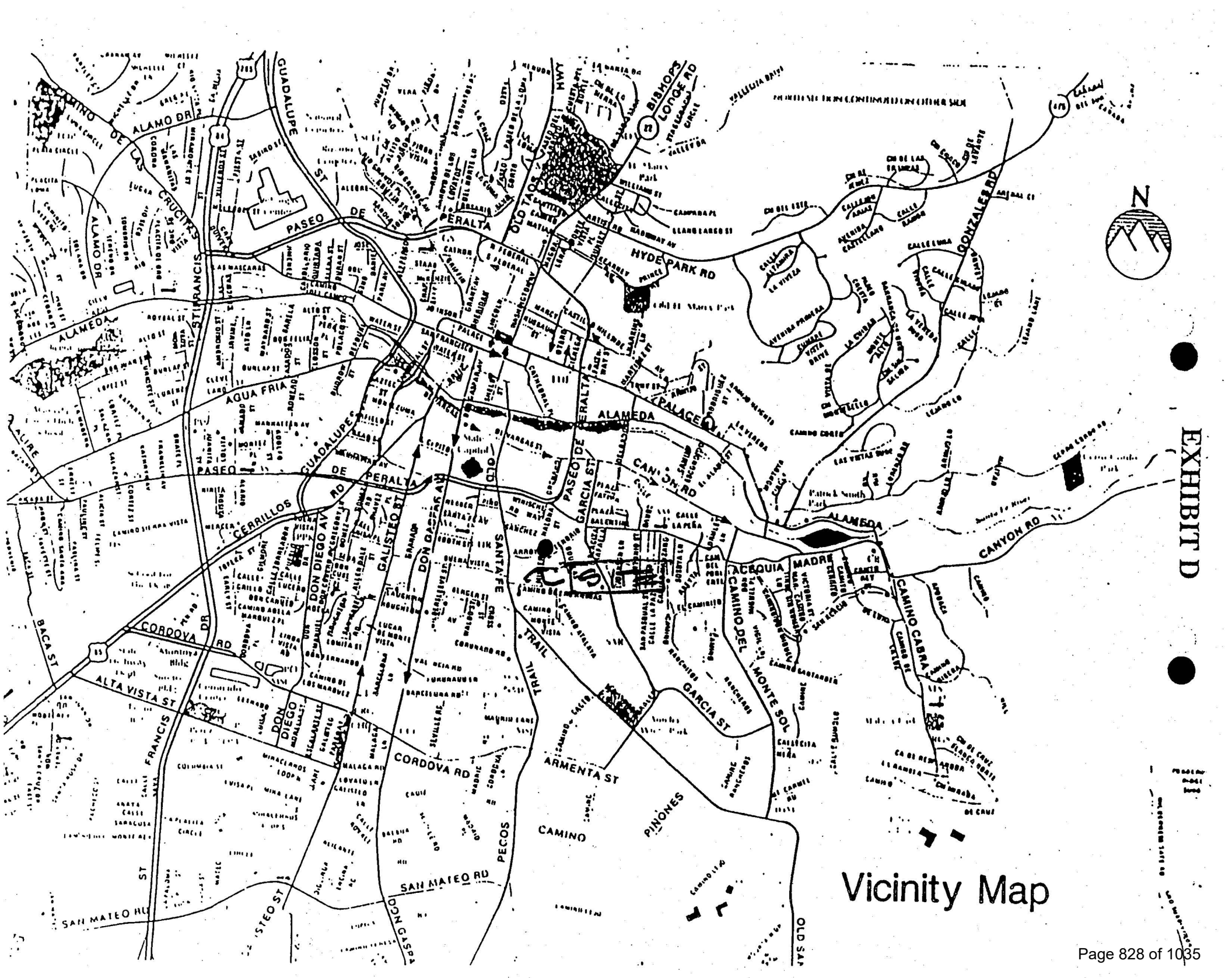
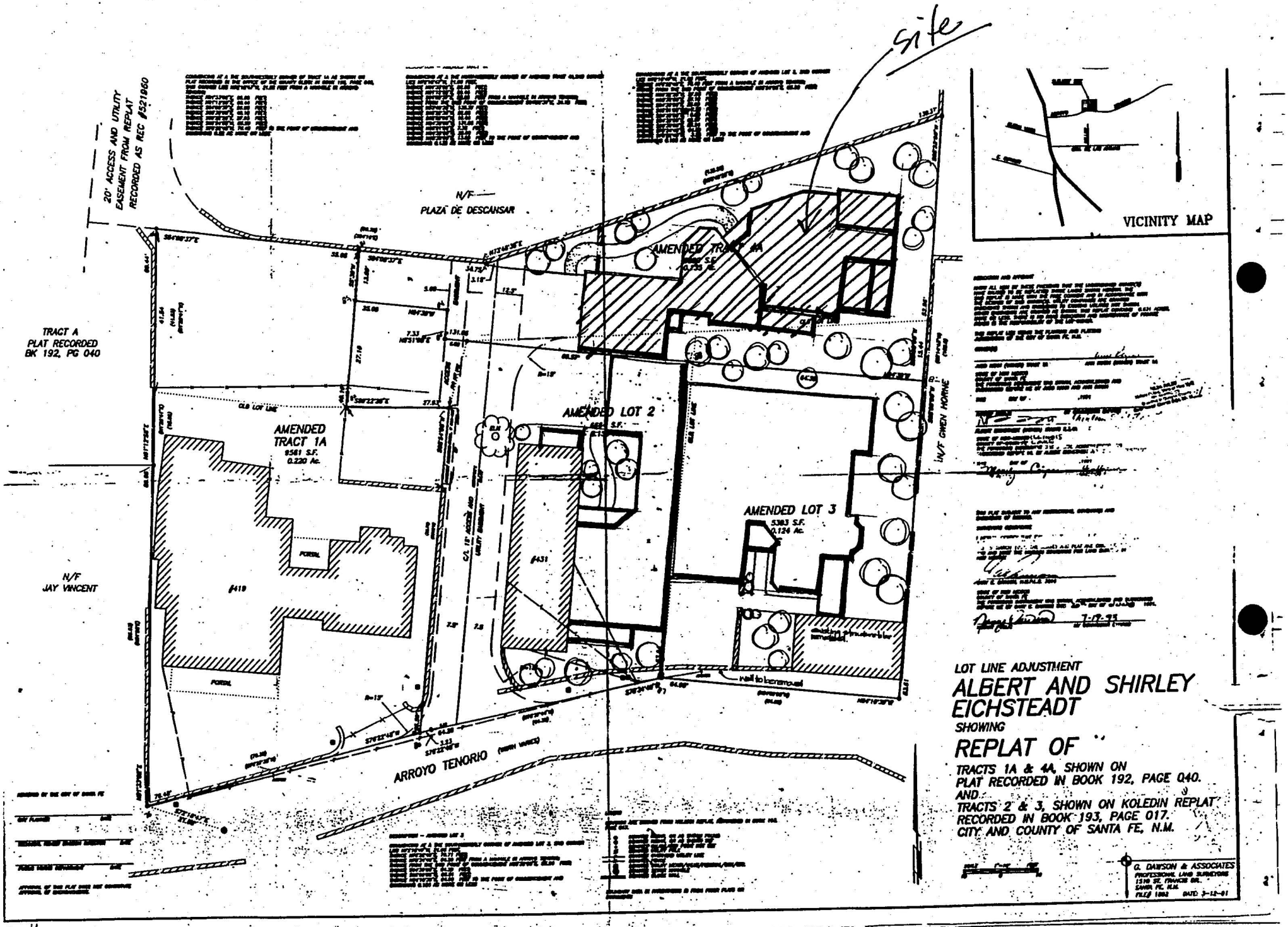
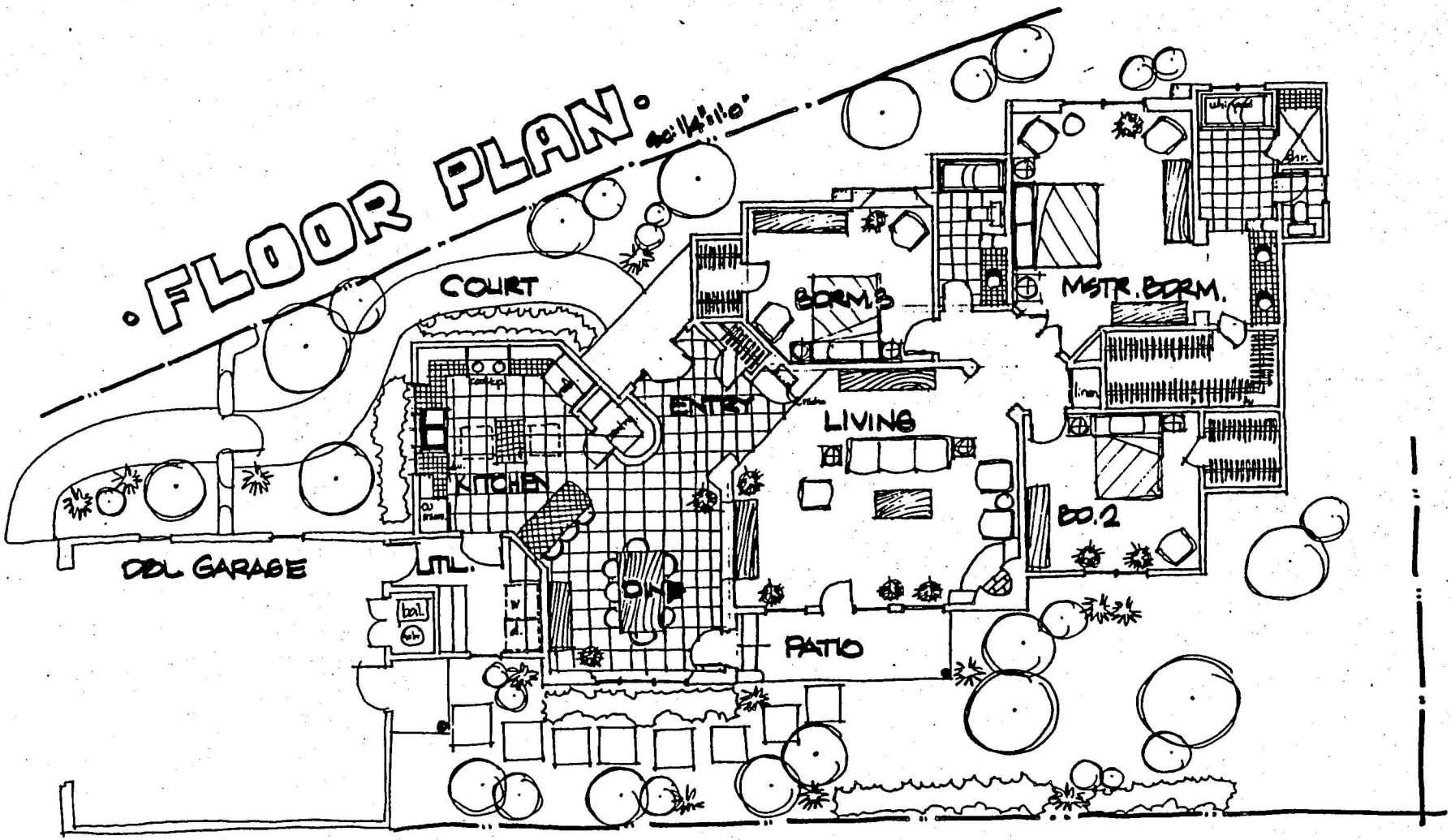
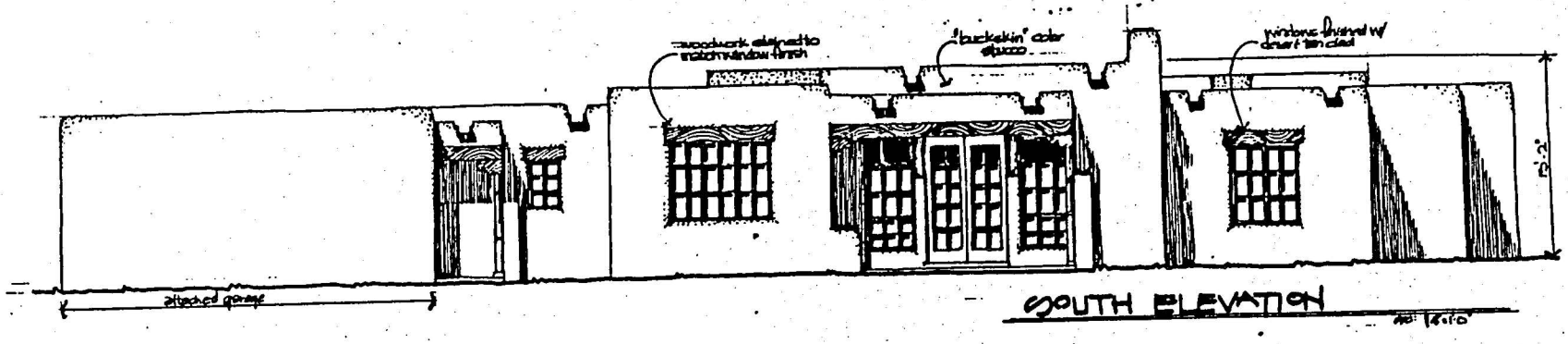
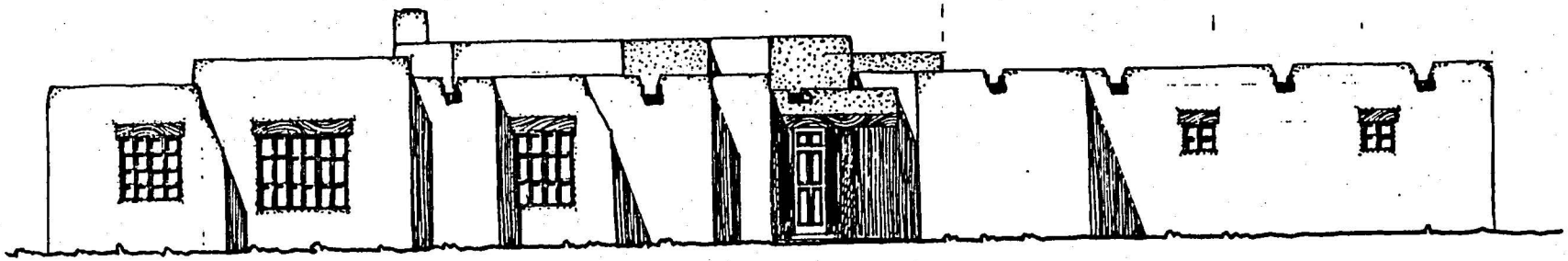


EXHIBIT D
Vicinity Map
N
ALAMEDA
PASEO DE PERALTA
CANYON RD
CAMINO DEL MONTE SOL
CORDOVA RD
ALTA VISTA ST
SAN MATEO RD
HYDE PARK RD
GONZALES RD
GUADALUPE ST
ST FRANCIS
OLD TAOS HWY
BISHOPS LODGE RD
CERRILLOS RD
GARCIA ST
ARMENTA ST
CAMINO CABRA
ACEQUIA MADRE
DON DIEGO AVE
GALISTEO ST
SANTA FE TRAIL
OLD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

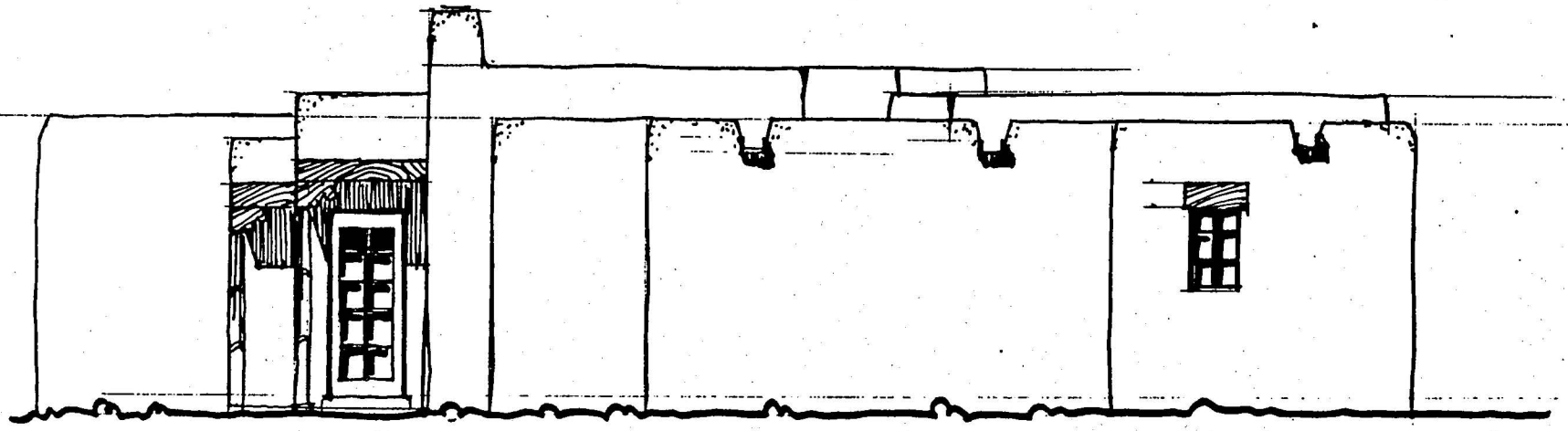

site
20' ACCESS AND UTILITY EASEMENT FROM REPLAT RECORDED AS REC #521960
N/F
PLAZA DE DESCANSAR
TRACT A
PLAT RECORDED
BK 192, PG 040
AMENDED TRACT 4A
AMENDED LOT 2
AMENDED TRACT 1A
9561 S.F.
0.220 Ac.
AMENDED LOT 3
5383 S.F.
0.124 Ac.
N/F GWEN HORNE
N/F
JAY VINCENT
#419
#431
PORTAL
ARROYO TENORIO
VICINITY MAP
LOT LINE ADJUSTMENT
ALBERT AND SHIRLEY
EICHSTEADT
SHOWING
REPLAT OF
TRACTS 1A & 4A, SHOWN ON
PLAT RECORDED IN BOOK 192, PAGE 040.
AND
TRACTS 2 & 3, SHOWN ON KOLEDIN REPLAT
RECORDED IN BOOK 193, PAGE 017.
CITY AND COUNTY OF SANTA FE, N.M.
G. DAWSON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
1510 ST. FRANCIS DR.
SANTA FE, N.M.
DATE: 3-12-91


FLOOR PLAN
scale: 1/4"=1'-0"
COURT
BDRM.3
MSTR. BDRM.
ENTRY
LIVING
KITCHEN
BD.2
DBL. GARAGE
LTIL.
PATIO

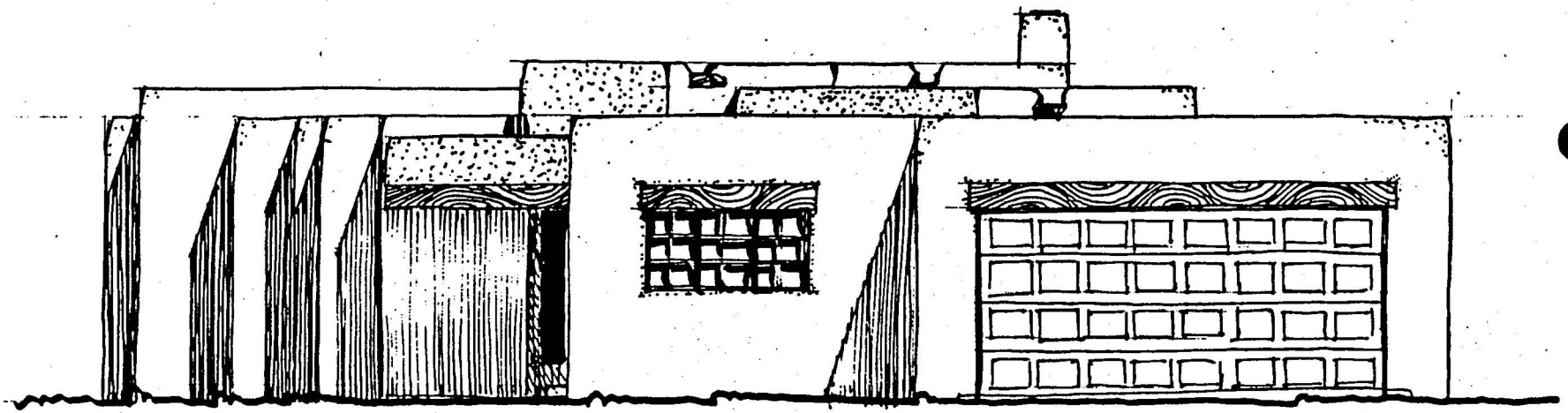

woodwork stained to match window finish
"buckskin" color stucco
windows finished w/ desert tan clad
attached garage
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

# City of Santa Fe, New Mexico

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Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

Case #H 93-25 Meeting Date February 22, 1993

Project Address 433 Arroyo Tenorio District Core

Agent _____ Address _____ Phone _____

Owner Chapman Homes Address 1500 St. Francis Dr. Phone 983-8100

**PUBLICLY VISIBLE FACADES:** ( ) NORTH (X) SOUTH ( ) EAST (X) WEST

**HISTORICAL SIGNIFICANCE:** NUMBER _____ AREA NO. _____ AGE _____

( ) SIGNIFICANT ( ) CONTRIBUTING ( ) NON-CONTRIBUTING

( ) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

**APPROVAL REQUIREMENTS:** (X) NEW CONSTRUCTION ( ) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE _____

**PROPOSAL:** Two story single family residence.

**BOARD ACTION**

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# City of Santa Fe, New Mexico

# memo

DATE: February 22, 1993

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist

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CASE #H- 93-25 ADDRESS 433 ARROYO TENORIO

**REFERENCE ATTACHMENTS (Chronologically):**

| CITY SUBMITTALS | APPLICANT SUBMITTALS |
|---|---|
| X Case Synopsis | X Proposal Letter |
| X District Guidelines | X Vicinity Map |
| ____ State Historical Survey Sheet | X Site Plan/Floor Plan |
| ____ Minutes of _____ | ____ Photographs |
| ____ Other_____ | X Elevations |
| | ____ Other_____ |
| | _____ |

**STAFF RECOMMENDATIONS:**

The applicant has provided drawings which depict a two story residence to be placed at the northern end of the site which has been/will be created as a result of lot line adjustments. This site will be accessed off an easement to the street that will run to the west of 431 Arroyo Tenorio.

The design of the proposed building includes pueblo revival detailing such as rounded parapets, canales, exposed window lintels, portales, multi-lite windows, and an earthtone color scheme.

Windows on the north, west and east elevations appear to violate SFCC 14-70.9 (C) (2) as they are located less than 3 ft. from the building's outside corners.

# City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909 984-6700

CORE HISTORIC DISTRICT
(RECENT SANTA FE STYLE)

DISTRICT DESIGN STANDARDS
SECTION 3-29D-3, SFCC 1981

CASE SYNOPSIS

CASE NO. 93-25 PROJECT LOCATION 433 Arroyo Tenorio

PUBLICLY VISIBLE: N ( ) S (✓) E ( ) W (✓)

1. MASSING: Applicable (✓) Not Applicable ( )

   a. Building Height 11' – 20'

   b. Roof Type slope behind parapets

   c. Facade Features exposed lintels, rounded parapets, canales, portales, multi-lite windows, dado

Complies (✓) Does Not Comply ( )

Staff Comments:

2. OPENINGS: Applicable (✓) Not Applicable ( )

   a. Percentage of Opening per Facade ok (N) ok (S) ok (E) ok (W)

   b. May Exceed 40%-Under Portal ok

   c. 30" Maximum Glass Size (larger under portal) ok

   d. 3 ft. Minimum Distance from Corners no - see below

Complies ( ) Does Not Comply (✓)

Staff Comments: d. N, E, West → 3ft rule violated - see elevations.; use of glass block on West ?; wood windows.

3. CANTILEVERS/OVERHANGS: Applicable ( ) Not Applicable (✓)

   a. Cantilevered Elements

   b. 30" Maximum Roof Overhang

Complies ( ) Does Not Comply ( )

Staff Comments:

4. MATERIALS: Applicable (✓) Not Applicable ( )

a. Primary Exterior Finish stucco

b. Secondary Exterior Finish wood

Complies (✓) Does Not Comply ( )

Staff Comments: _____

_____

5. COLORS: Applicable (✓) Not Applicable ( )

a. Exterior buckskin

b. Accents desert tan

c. Maximum Glass Area _____

Complies (✓) Does Not Comply ( )

Staff Comments: _____

_____

6. ROOFS: Applicable (✓) Not Applicable ( )

a. Roof Type and Slope slope behind parapet

b. 30 Maximum Roof Overhang —

c. Parapets Concealed Equipment —

Complies (✓) Does Not Comply ( )

Staff Comments: _____

_____

**********

HISTORIC DESIGN REVIEW BOARD ACTION

Approved ( ) Deny ( ) Table ( ) Conditionally Approved ( )

CONDITIONS:

_____

_____

_____

_____

CHAPMAN COMPANIES

"Two generations of dependable value"

Chapman Homes
Chapman Land
Chapman Realty
Chapman Remodeling

February 2, 1993

Historical Design Review Board
City of Santa Fe
Santa Fe, NM

To Whom It May Concern:

Enclosed you will find the architectural review package for a residence at 433 Arroyo Tenorio.

This residence is part of a four unit compound of zero lot line residences.

All the units will be stuccoed "buckskin" in color and will have wood windows that are finished with "desert tan" colored coating. Any exposed woodwork will be stained to match the windows.

Any exterior walls will be stuccoed to match residence or will be a "coyote" fence with cedar post.

If there are any further questions, please feel free to contact me. Thank you very much for your cooperation.

Sincerely,

Tom Parmer
Designer

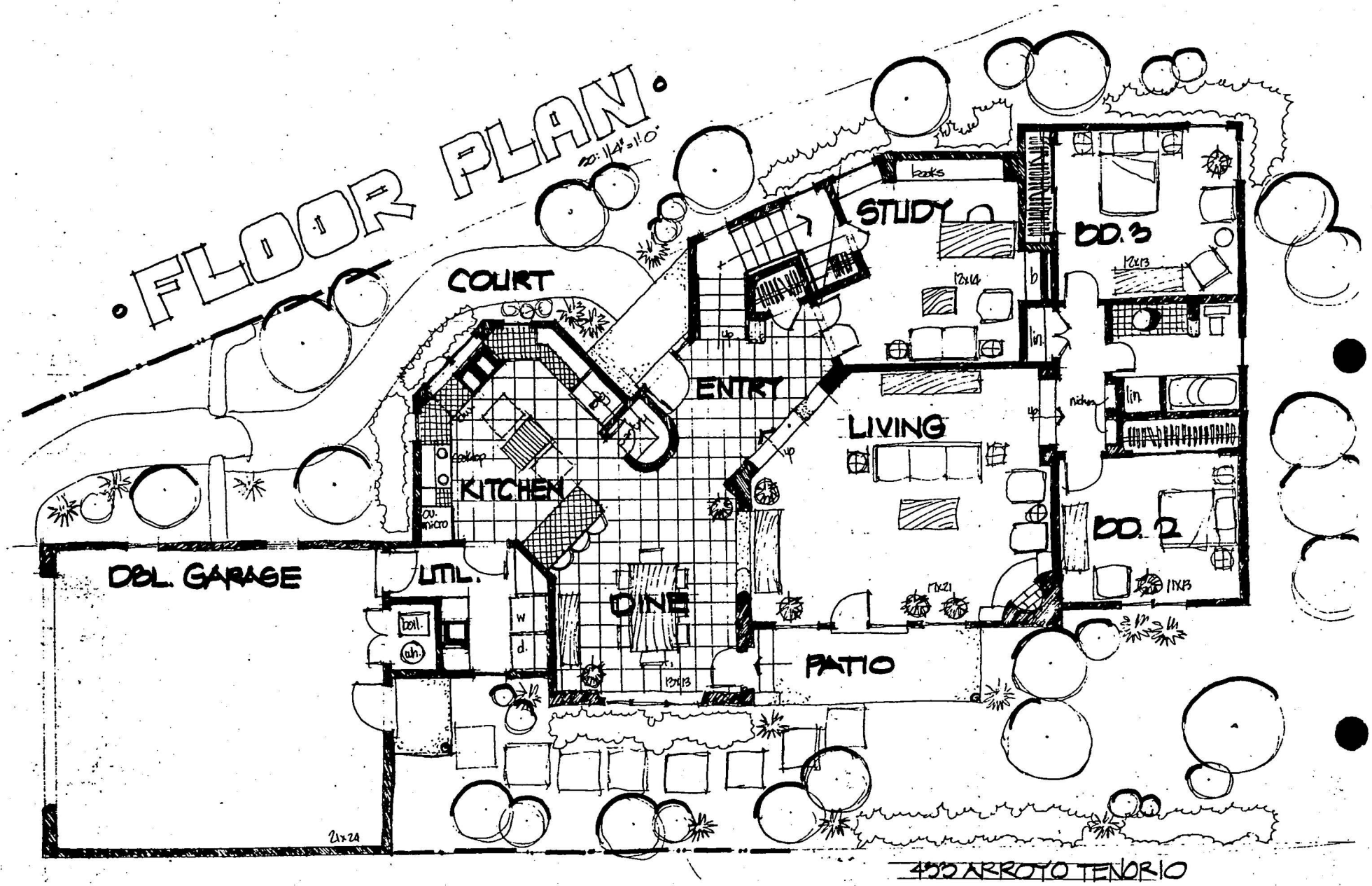
TP/rd

enclosure

1500 ST. FRANCIS DRIVE
SANTA FE, NM 87501

BUILDERS SINCE 1966
Lic. #12630

505-983-8100
FAX: 505-983-9660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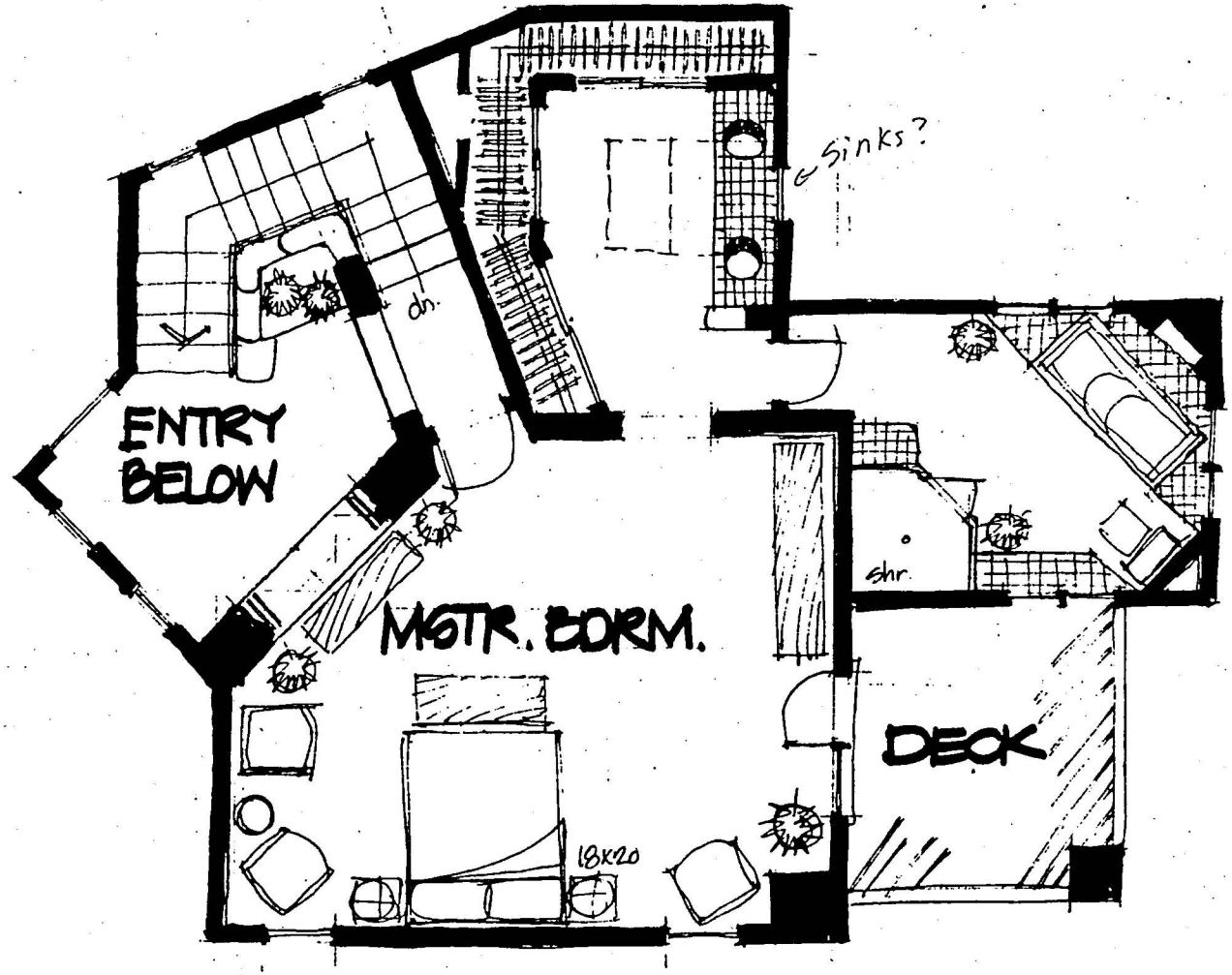
17x21
PATIO
21x24
453 ARROYO TENORIO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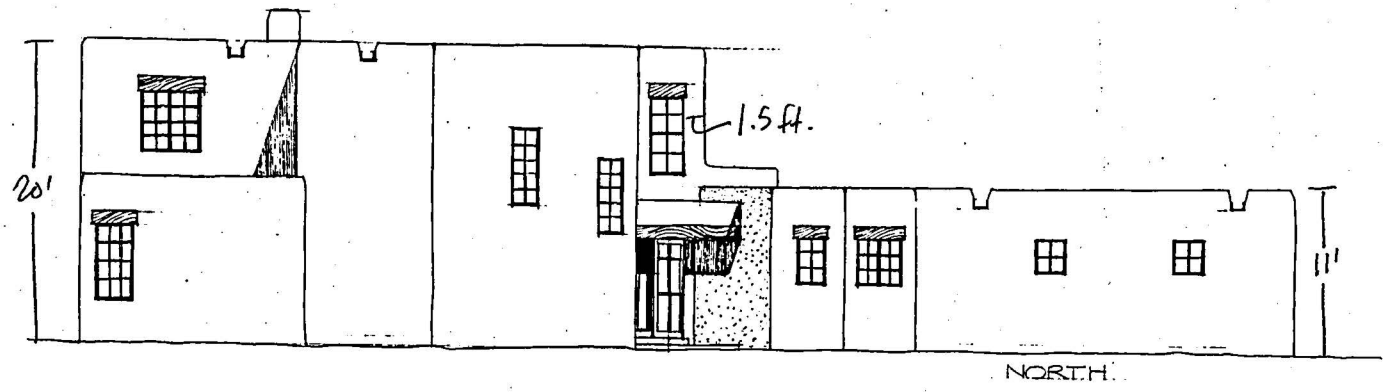
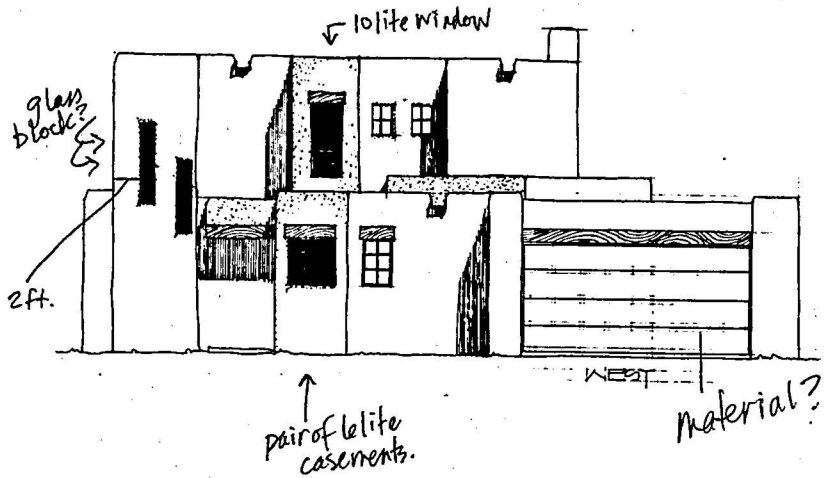
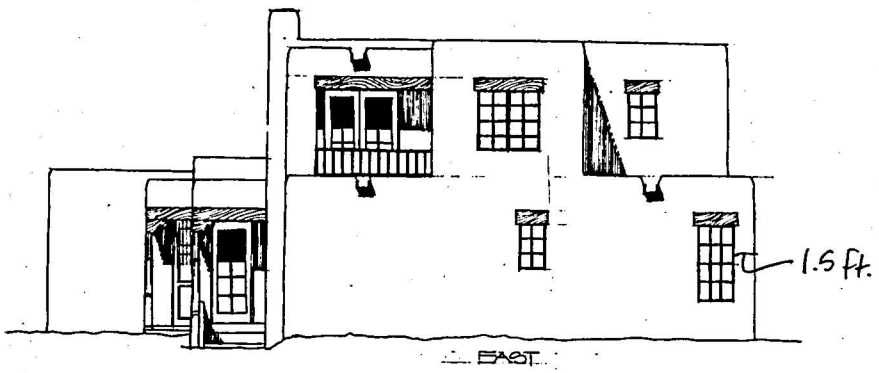
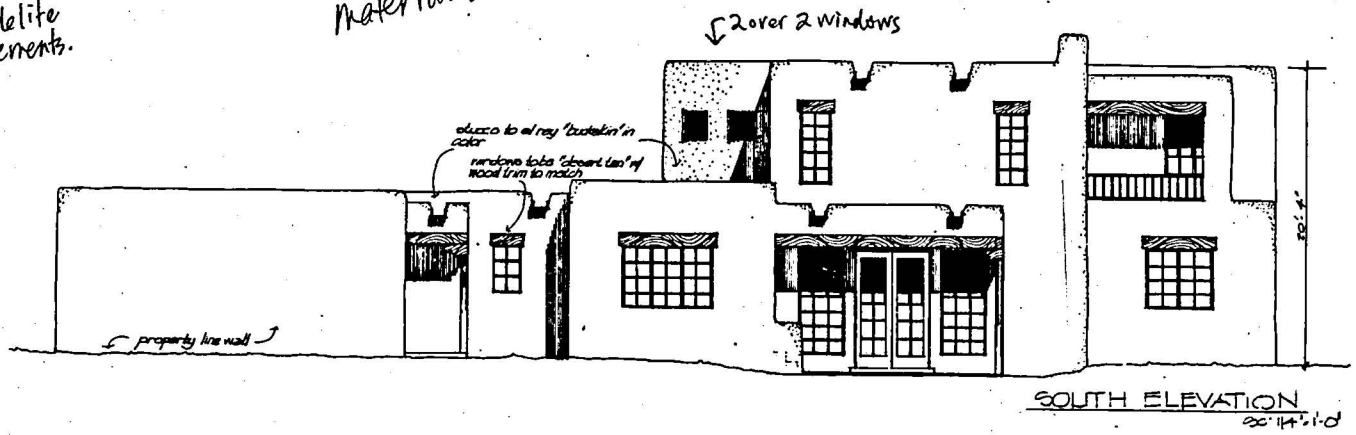
DECK



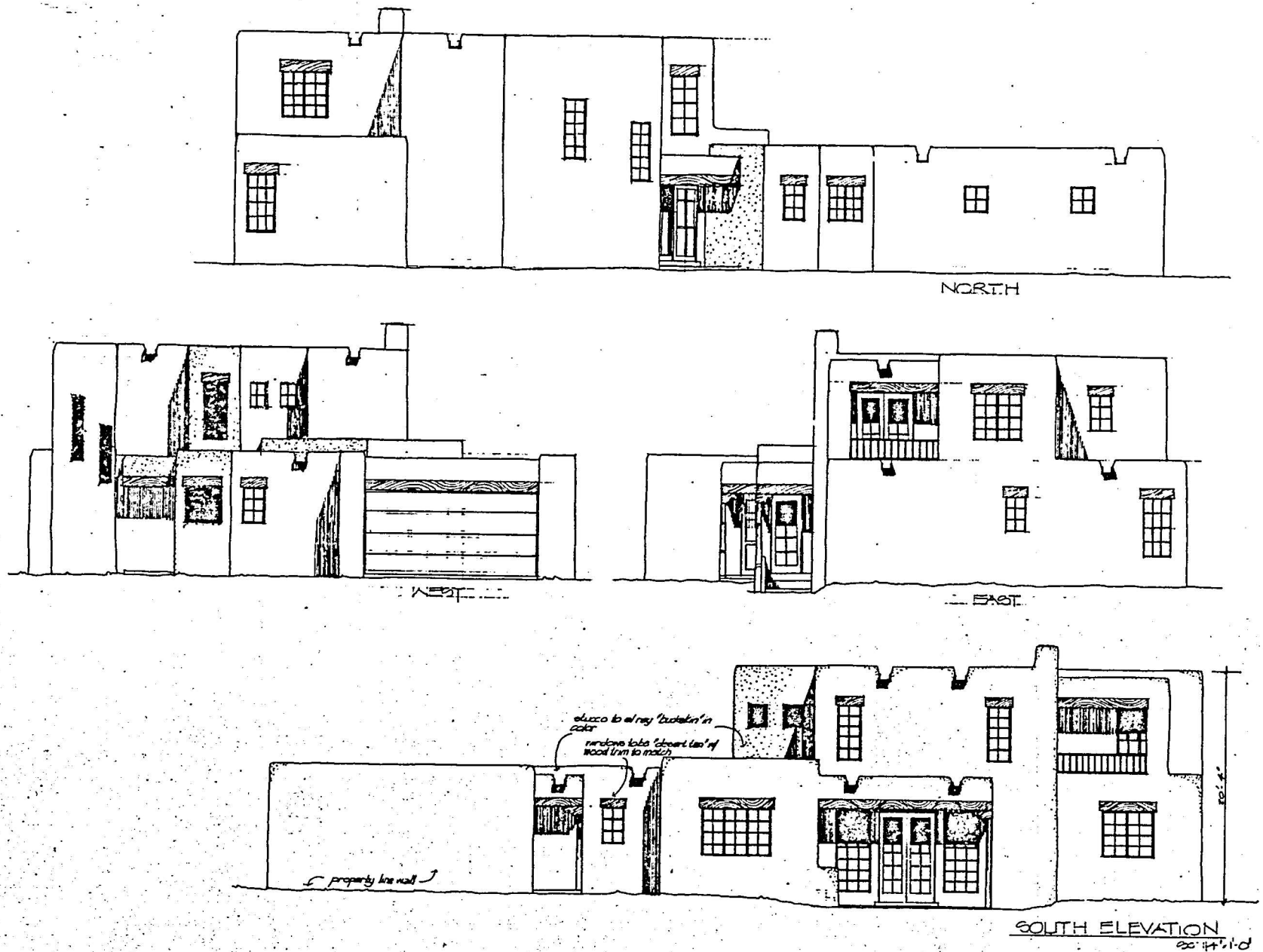



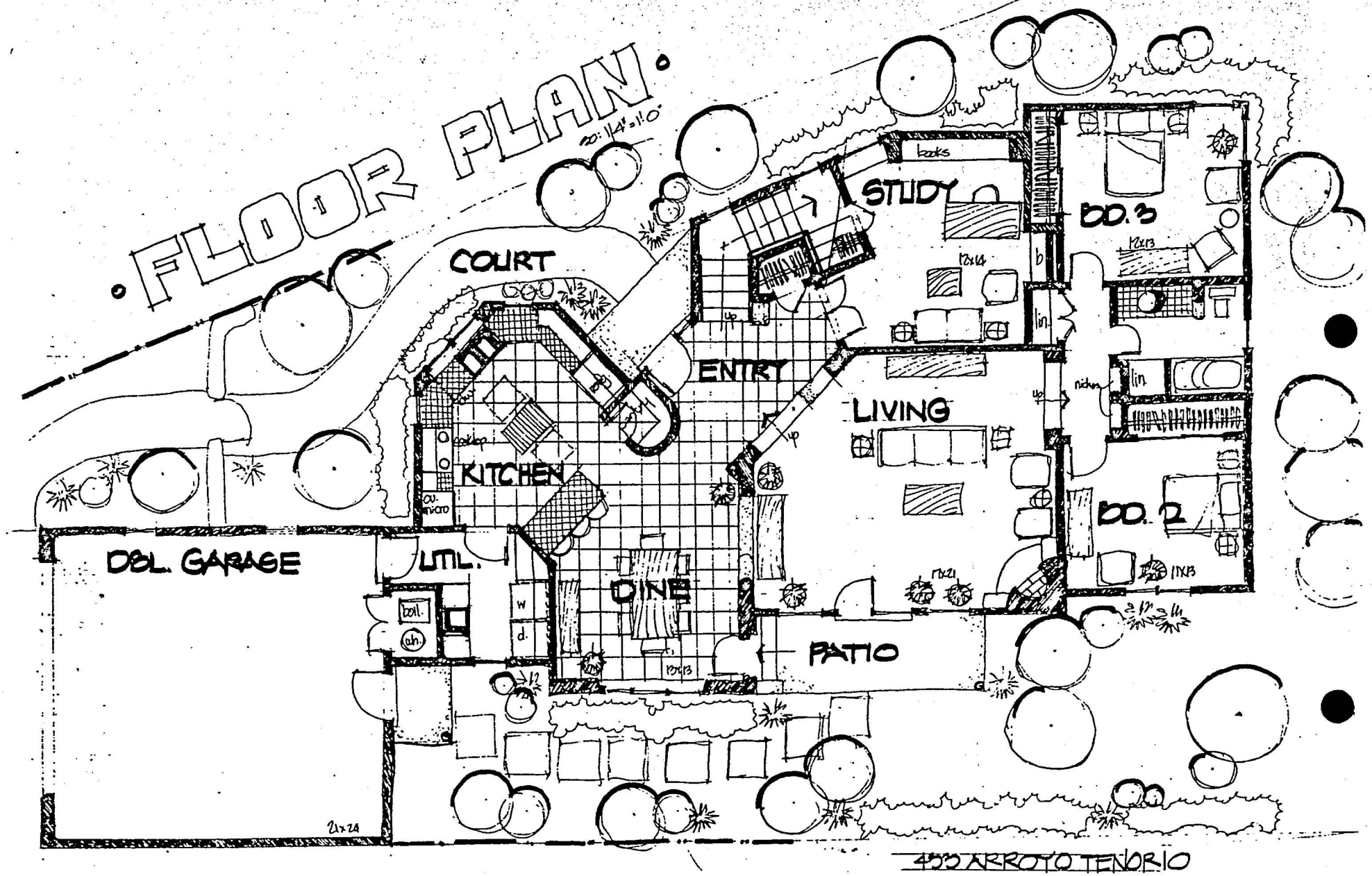

LOT 44 EIGHTEAST REPLAT
422 ARROYO TENORIO

Chapman Homes
BUILDERS SINCE 19
1500 ST. FRANCIS DRIVE
SANTA FE, NM 87501
505-983-8100
FAX: 505-983-8880




LOT 4A EICHSTEADT REPLAT
4220 ARROYO TENORIO

Chapman Homes
1500 ST. FRANCIS DRIVE
SANTA FE, NM 87501
BUILDERS SINCE 1966
505 983-8100
FAX. 505-983-9880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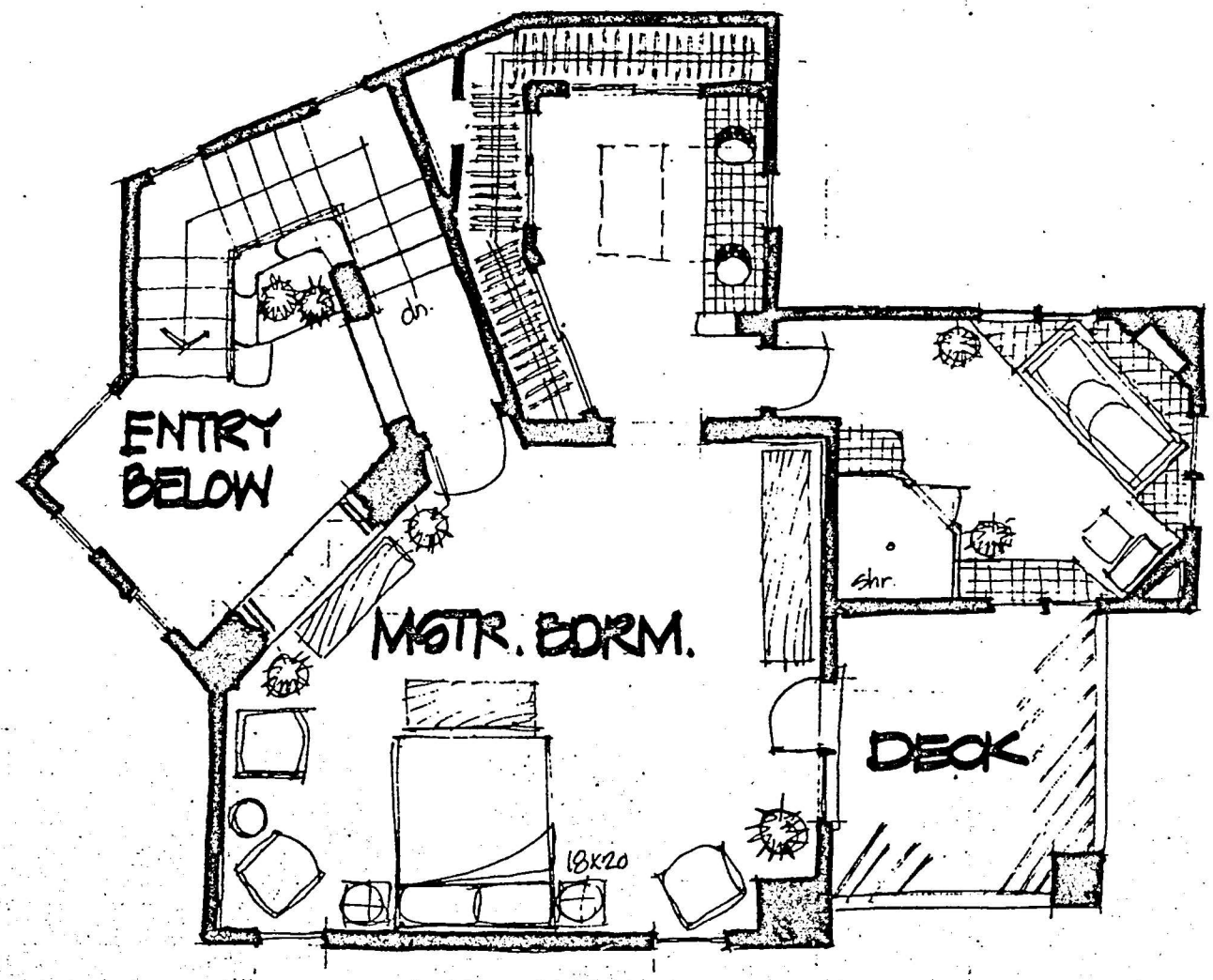
ENTRY
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dn.
MSTR. BDRM.
18X20
shr.
DECK

# EXHIBIT C

ZONING DIVISION

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

7

APPLICANT INFORMATION

| | | | |
|---|---|---|---|
| Application Type: | Preliminary Approval ( ) Final Approval (✓) | | |
| Project Location: | 433 Arroyo Tenorio | | |
| Owner: Chapman Homes | Address: 1500 St. Francis | Phone: 983-8100 | |
| Applicant: Chapman Homes | Address: 1500 St. Francis | Phone: 983-8100 | |
| Project Proposal: | New single family residence | | |
| Public Visibility: | North ( ) South (✓) East ( ) West (✓) | | |
| New Construction: | Single Family Residence (✓) Multi-family Residencce ( Commerical ( ) | | |
| Other Construction: | Demolition ( ) Remodel ( ) Addition ( ) Restucco ( Sign(s) ( ) Wall/Fence (✓) Antenna ( ) Solar ( ) | | |

I certify that the documents submitted for Historic Design Review meet minimum standards as set forth in the Historical Ordinance, Section 14- Failure to meet these standards may result in rejection of my applicati I also agree to post notice of construction/demolition on the project s seven days prior to the H-board meeting. I also hereby agree to surren my building permit and cease construction if an appeal is filed within seven (7) days of Historic approval.

Tom Palmer
Signature of Applicant or Owner

2/2/93
Date

For Offical Use Only

| | | |
|---|---|---|
| Date Received: | Case Number: H- 93-25 | |
| Historic District: | Survey Number: | Survey Area: |
| Age: Source: | Historic Status: Significant ( ) Supporting ( ) | Contributing ( Non Supporting ( |
| H-Board Meeting Date: | SHPO Review Required ( ) | |

Ordinance Compliance Checklist:

| Section | Description: | Complie Yes | |
|---|---|---|---|
| 14-70.1 | Harmony ( ) Proportion ( ) Style ( ) | ( ) | ( |
| 14-70.9 | Harmony ( ) Proportion ( ) Style ( ) | ( ) | ( |
| 14-70.13 | Demolition | ( ) | ( |
| 14-70.14 | Minimum Maintenance Requirements | ( ) | ( |
| 14-70.15 | Signs | ( ) | ( |
| | Applicable District Standards | ( ) | ( |

Remarks:

# City of Santa Fe, New Mexico

# memo

**DATE:** **April 14, 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

---

**2026-012107-HDRB, 425 Camino Don Miguel**, Downtown & Eastside Historic District, Archaeo Architects, agent for Gerald and Kris Ronningen-Fenrich, owners, proposes to construct a 2,479 sq. ft. residence to the maximum allowable height of 14'-0" with 3 fireplaces, divided lite windows, and a connected 316 sq. ft. ramada with an exterior fireplace on a vacant lot.

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [height calculation]

**APPLICANT SUBMITTALS**

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed project with the condition that they obtain their archaeological clearance before submitting for their construction permit, and finds that the application complies with Section 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

**Sample motions:**

a. In case 2026-012107-HDRB, for 425 Camino Don Miguel, approve or deny the application as submitted.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-4.2(D). There may be archaeological concerns associated with this project, and archaeological clearance may be required. Archaeological clearance is required for this project.

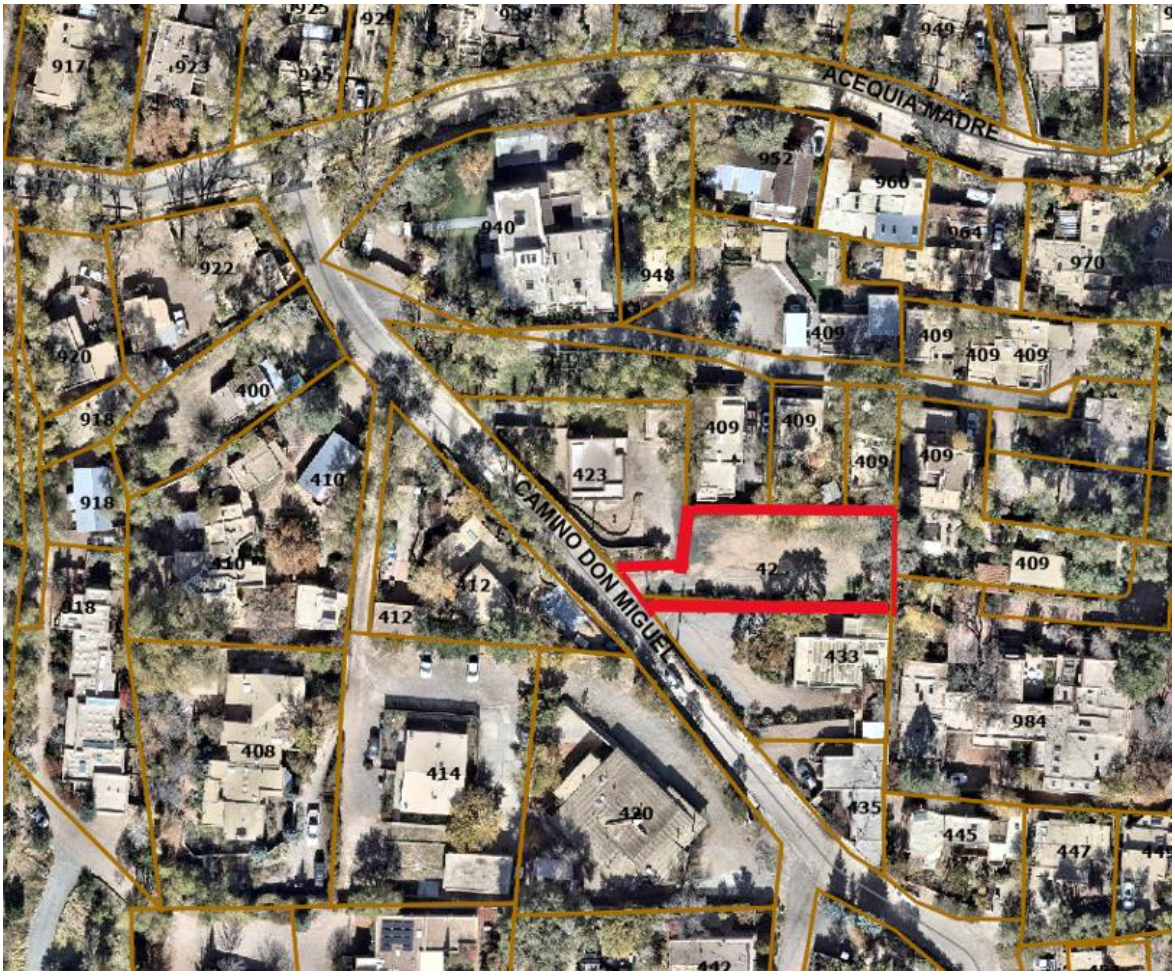

Figure 1: Property Location

**BACKGROUND & SUMMARY:**

**Streetscape:**

Camino Don Miguel is a narrow road where the fences and walls for the properties sit at the curb. The fences are medium to high coyote fencing, split rail fences, and low to medium height yard walls. Pedestrian gates are wood gates, while the vehicle gates are a combination of wood and metal. Most parking areas are located to the side of

the associated residence. The houses are Spanish Pueblo Revival or Vernacular in style. The area is filled with mature vegetation. The area is very walkable with many pedestrians walking on the street throughout the day.

**Site Description:**
The property at 425 Camino Don Miguel is a 0.164-acre, flag-shaped vacant lot that sits south of Acequia Madre. It shares a driveway entrance with 423 Camino Don Miguel. The driveway entrance holds a metal gate and coyote fence. The lot is surrounded by fencing and yard walls.

**PREVIOUS CASE SUMMARIES:**

**ARC:**
No archaeological clearance has been issued for this property.

**HDRB:**
No HDRB cases are on file for the property.

**ADMINISTRATIVE:**
No Administrative approvals are on file for the property.

**APPLICANT'S REQUEST:**
The applicant proposes the following exterior alterations:

1. Construct a 2,479 sq. ft. residence to the maximum allowable height of 14'-0" in a Spanish Pueblo Revival style.
    a. The residence will have a 289 sq. ft. portal and a 296 sq. ft. Ft. garage.
    b. The windows will be aluminum-clad wood windows, simulated divided lite windows in Sierra Pacific "Aqua Mist".
    c. The portal door will be simulated divided lite in Sierra Pacific "Aqua Mist".
    d. The garage door will have a wood eyebrow overhang and will be wood with lites.
    e. There will be a connected 316 sq. ft. ramada with an exterior fireplace. The pergola will have a wood header, vigas, columns, and corbels stained in Sherwin-Williams "Provencial".
    f. There will be three interior fireplaces.
    g. Stucco will be cementitious "La Luz" with "Colonial White" under the portal and pergola.

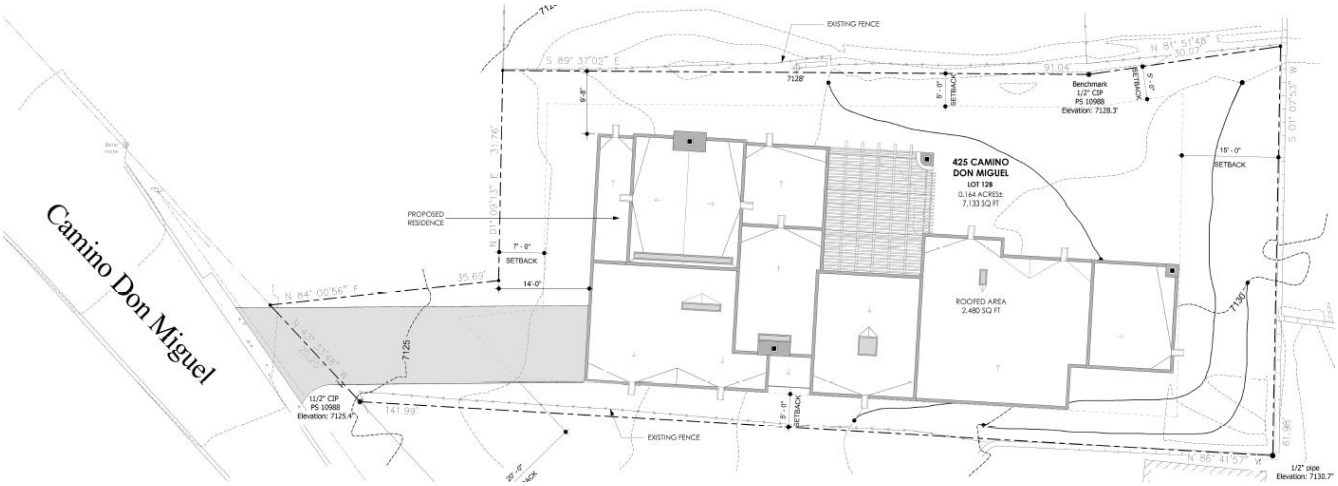


Figure 2 Proposed Site Plan




Figure 3: West Elevation (street facing) Rendering

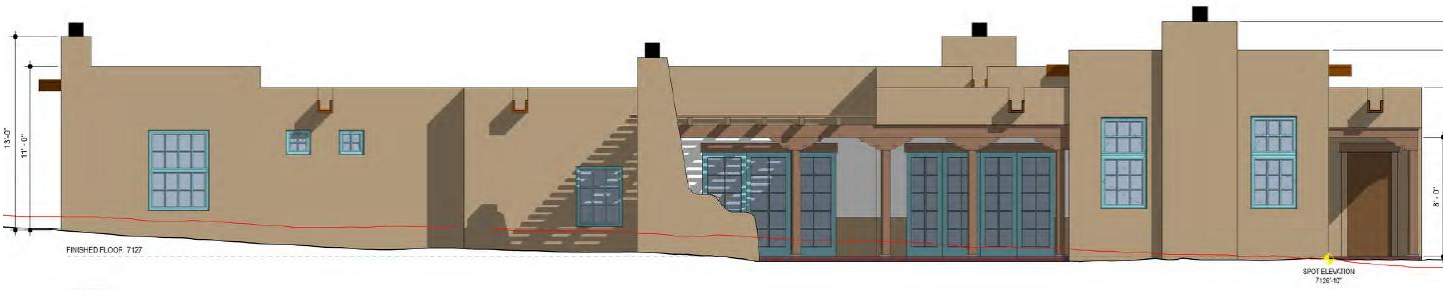


Figure 4: North Elevation Rendering

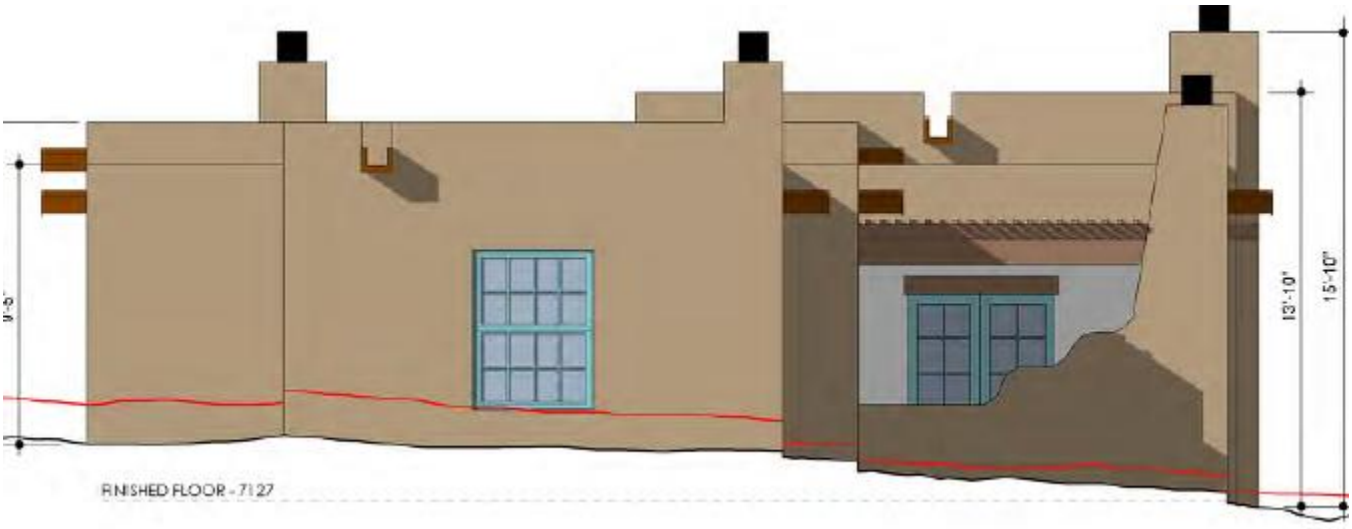


Figure 5: East Elevation Rendering

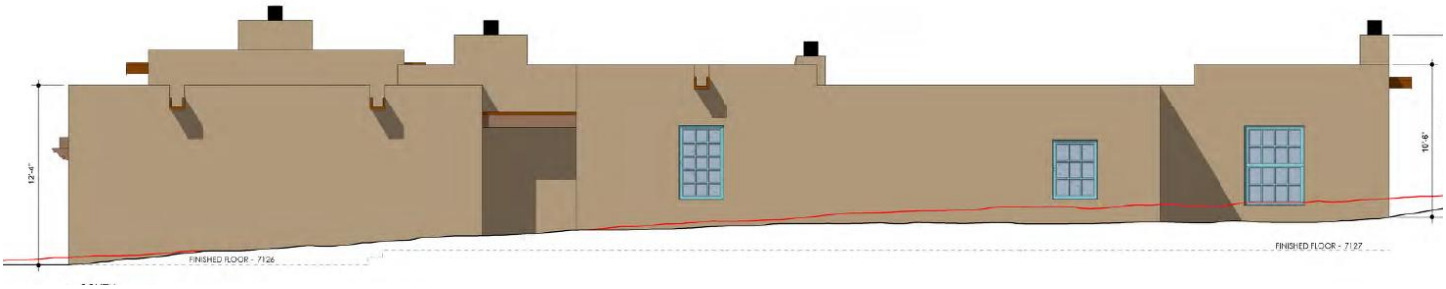

Figure 6: South Elevation Rendering

**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.

## C. Buildings with Significant or Contributing Historic Status

2. Review by Historic Districts Review Board Required

I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.

II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.

III. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.

a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.

b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.

IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

3. Compliance with General and Specific Design Standards Required

All development located within the historic districts and subject to this section shall comply with all applicable general development standards set forth in Section 14-4.6E), *General Design Standards for All Historic Districts,* as well as any applicable specific development standards set forth in Section 14-4.6G), *Additional District-Specific Design Standards.*

## E. 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 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.

**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.

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## 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 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.

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 | 02.27.26 | Property Owner of Record | Gerald and Kris Ronningen-Fenrich | | | | |
| Applicant/Agent Contact | Bradyn Furry | | | | | | |
| Site Address | 425 Camino don Miguel | | | | | | |
| Suite or Space # | | Subdivision Name | | | | | |
| Lot # | 12-B | Block # | 10 | Total Roof Area (square feet) | 2,479 | | |
| Lot Coverage % | 31 | Lot Size (square feet) | 7,133 | | | | |
| Proposed Construction Description | New residence - 1 bedroom, 1.5 baths, attached 1 car garage | | | | | | |
| 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 | 14' - 0" | Rear | 15'-0" | Left Side | 9'-8" | Right Side 5'-0" |
| Required Setbacks | Front | 7'-0" | Rear | 15'-0" | Left Side | 5'-0" | Right Side 5'-0" |
| Proposed Height | 14'-0" | Max Height | 14'-0" | Parking Required | 2 | Provided 2 | Bike Parking 0 Provided 0 |

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.

Bradyn Furry ☐ 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: Rebekah Clouser | Date: 3/9/2026 | |
| Preliminary Zoning Review #: PAR2026-012032- | | |

# 425 Camino Don Miguel Height Calculation

Sum: 192
Count: 16
Average: 12
Maximum Allowable Height: 14'

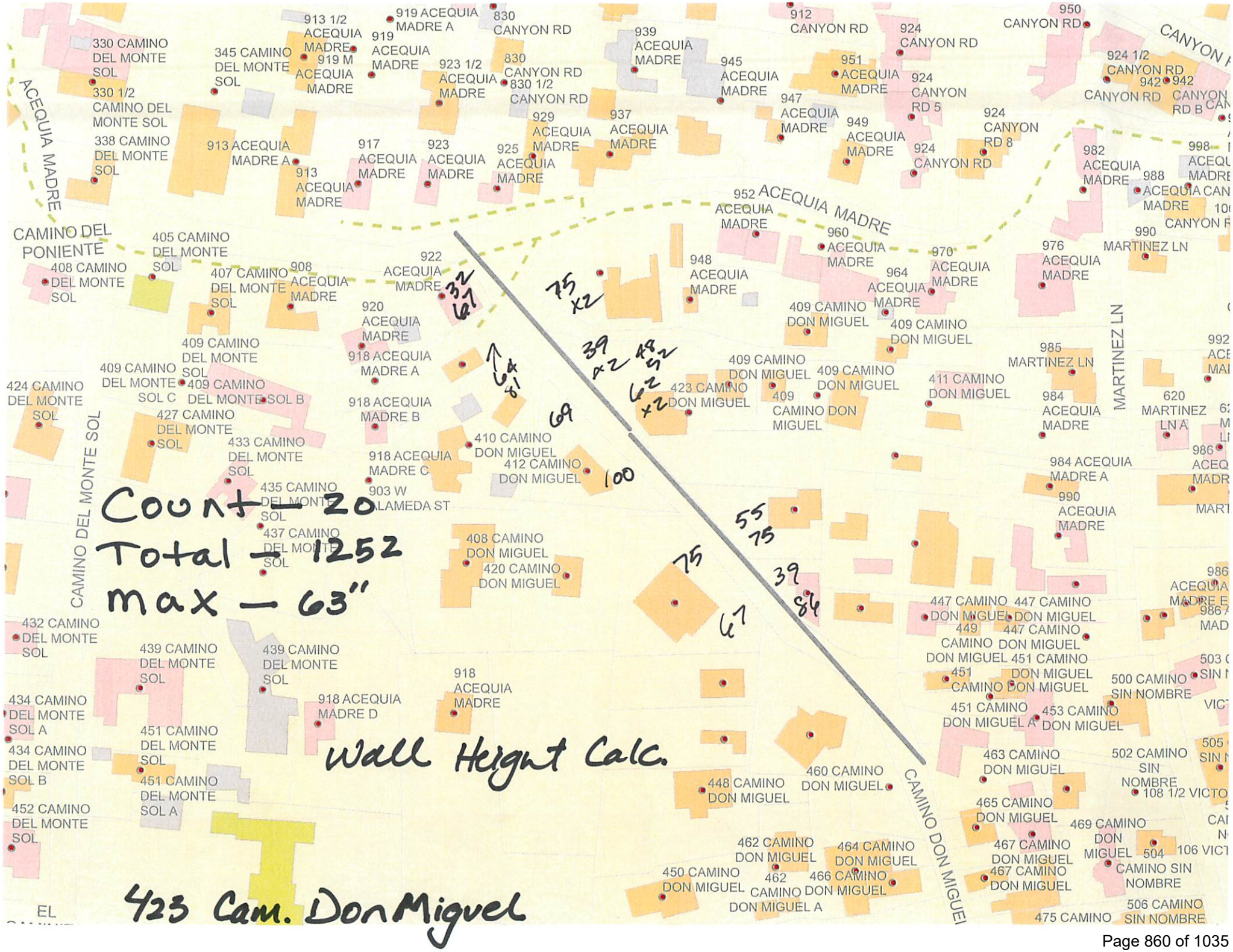



**Legend**

- Historic Districts
- Roads
- Landmark
- Significant
- Contributing
- Non-Contributing
- Not Resurveyed

N
W E
S

MCB
11/9/07



Count – 20
Total – 1252
max – 63"
Wall Height Calc.
423 Cam. Don Miguel
ACEQUIA MADRE
CAMINO DEL PONIENTE
CAMINO DEL MONTE SOL
CAMINO DON MIGUEL
MARTINEZ LN
330 CAMINO DEL MONTE SOL
330 1/2 CAMINO DEL MONTE SOL
338 CAMINO DEL MONTE SOL
345 CAMINO DEL MONTE SOL
913 1/2 ACEQUIA MADRE
919 M ACEQUIA MADRE
919 ACEQUIA MADRE
919 ACEQUIA MADRE A
913 ACEQUIA MADRE A
913 ACEQUIA MADRE
917 ACEQUIA MADRE
923 ACEQUIA MADRE
923 1/2 ACEQUIA MADRE
925 ACEQUIA MADRE
929 ACEQUIA MADRE
830 CANYON RD
830 CANYON RD
830 1/2 CANYON RD
937 ACEQUIA MADRE
939 ACEQUIA MADRE
945 ACEQUIA MADRE
947 ACEQUIA MADRE
949 ACEQUIA MADRE
951 ACEQUIA MADRE
912 CANYON RD
924 CANYON RD
924 CANYON RD 5
924 CANYON RD 8
924 CANYON RD
950 CANYON RD
924 1/2 CANYON RD
942 CANYON RD
942 CANYON RD B
982 ACEQUIA MADRE
988 ACEQUIA MADRE
998 ACEQUIA MADRE
990 MARTINEZ LN
976 ACEQUIA MADRE
952 ACEQUIA MADRE
960 ACEQUIA MADRE
970 ACEQUIA MADRE
964 ACEQUIA MADRE
948 ACEQUIA MADRE
409 CAMINO DON MIGUEL
409 CAMINO DON MIGUEL
409 CAMINO DON MIGUEL
409 CAMINO DON MIGUEL
409 CAMINO DON MIGUEL
409 CAMINO DON MIGUEL
409 CAMINO DON MIGUEL
423 CAMINO DON MIGUEL
411 CAMINO DON MIGUEL
985 MARTINEZ LN
984 ACEQUIA MADRE
620 MARTINEZ LN A
984 ACEQUIA MADRE A
990 ACEQUIA MADRE
405 CAMINO DEL MONTE SOL
408 CAMINO DEL MONTE SOL
407 CAMINO DEL MONTE SOL
908 ACEQUIA MADRE
922 ACEQUIA MADRE
920 ACEQUIA MADRE
918 ACEQUIA MADRE A
918 ACEQUIA MADRE B
918 ACEQUIA MADRE C
918 ACEQUIA MADRE D
409 CAMINO DEL MONTE SOL
409 CAMINO DEL MONTE SOL C
409 CAMINO DEL MONTE SOL B
424 CAMINO DEL MONTE SOL
427 CAMINO DEL MONTE SOL
433 CAMINO DEL MONTE SOL
435 CAMINO DEL MONTE SOL
437 CAMINO DEL MONTE SOL
903 W ALAMEDA ST
410 CAMINO DON MIGUEL
412 CAMINO DON MIGUEL
408 CAMINO DON MIGUEL
420 CAMINO DON MIGUEL
432 CAMINO DEL MONTE SOL
439 CAMINO DEL MONTE SOL
439 CAMINO DEL MONTE SOL
434 CAMINO DEL MONTE SOL A
434 CAMINO DEL MONTE SOL B
451 CAMINO DEL MONTE SOL
451 CAMINO DEL MONTE SOL A
452 CAMINO DEL MONTE SOL
918 ACEQUIA MADRE
448 CAMINO DON MIGUEL
460 CAMINO DON MIGUEL
462 CAMINO DON MIGUEL
462 CAMINO DON MIGUEL A
450 CAMINO DON MIGUEL
464 CAMINO DON MIGUEL
466 CAMINO DON MIGUEL
447 CAMINO DON MIGUEL
447 CAMINO DON MIGUEL
447 CAMINO DON MIGUEL
449 CAMINO DON MIGUEL
451 CAMINO DON MIGUEL
451 CAMINO DON MIGUEL
451 CAMINO DON MIGUEL A
453 CAMINO DON MIGUEL
463 CAMINO DON MIGUEL
465 CAMINO DON MIGUEL
467 CAMINO DON MIGUEL
467 CAMINO DON MIGUEL
469 CAMINO DON MIGUEL
500 CAMINO SIN NOMBRE
502 CAMINO SIN NOMBRE
504 CAMINO SIN NOMBRE
506 CAMINO SIN NOMBRE
475 CAMINO
108 1/2 VICTO
106 VICT
75 x2
39 x2
48 52
62 x2
32 67
64 81
69
100
55 75
75
39 86
67

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1512 Pacheco Street
A105
Santa Fe, New Mexico 87505
505.820.7200

02.27.26

City of Santa Fe
Historic Preservation Review Board

RE: 425 Camino don Miguel

Our clients, Gerald and Kris Ronningen-Fenrich, owners of the above referenced property, would like to build a Spanish Pueblo revival style, flat roofed house as their primary residence. There are currently no existing structures on the lot. The intent is to use the casita on the adjacent property, 423 Camino don Miguel, in which they also own, as a precedent for the character and details of the new building. Due to the nature of the lot, the building is pushed back about 37' from the street and is slightly shielded from public view by the surrounding properties.

The one bedroom, one and a half bath residence will be composed of 1,894 square feet of heated space, 296 square feet of unheated space, 289 square feet of covered portal space, and 316 square feet of exterior space covered by a ramada. This includes a one car garage, two portals, an entry, living room, dining room, and a kitchen that connects to the bedroom suite. The total roofed area totals 2,479 square feet.

The maximum buildable area is 2,853 square feet based on 40 percent of the 7,133 square foot lot. The proposed residence complies with the maximum area as the enclosed space totals 31 percent of the lot at 2,190 square feet. The maximum building height is 14' above finished grade. The living room is the tallest proposed mass at 14' above finished grade. All other massings step down respectively from there.

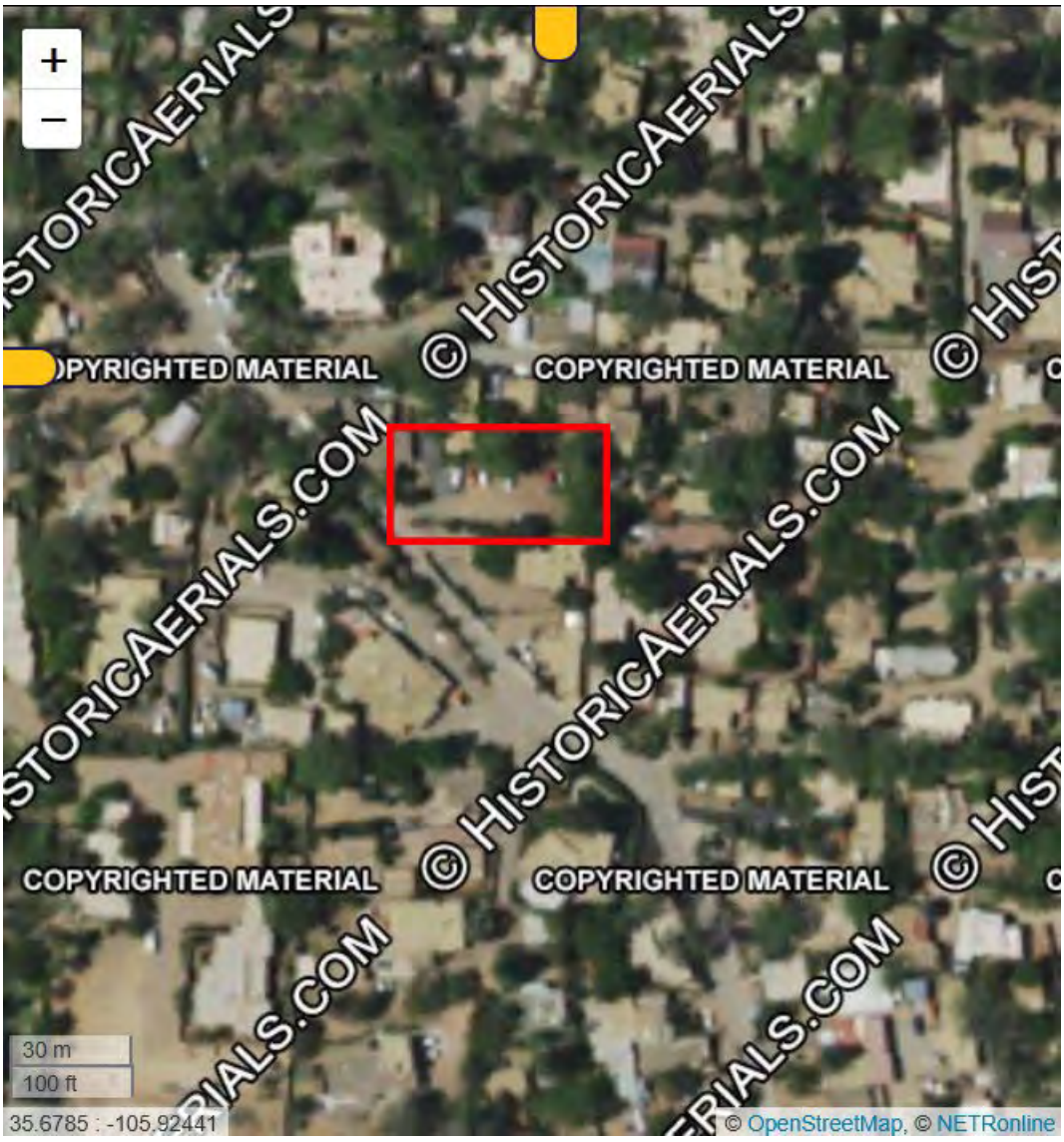
The residence will be constructed of double wood framed walls, to replicate the thickness of the traditional adobe style and supplemented with standard wood framing at the garage and interior walls. The residence will be clad in El Rey stucco in the color "La Luz" as manufactured by Parex, with a white accent design within the portals in La Habra "Colonial White". Aluminum clad wood windows and portal doors will have divided lites and be manufactured by Sierra Pacific in their color "Aqua Mist". All exterior wood at the portals will be finished in Sherwin-Williams stain, "Provincial".

Bradyn Furry




423 CAMINO DON MIGUEL
409 CAMINO DON MIGUEL E
409 CAMINO DON MIGUEL D
425 CAMINO DON MIGUEL
433 CAMINO DON MIGUEL

CURRENT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100 ft
35.67841 : -105.92251
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1951

# 425 CAMINO DON MIGUEL

LOOKING EAST FROM STREET



# 425 CAMINO DON MIGUEL

LOOKING EAST



# 425 CAMINO DON MIGUEL

LOOKING NORTH



# 425 CAMINO DON MIGUEL

LOOKING SOUTH



# 425 CAMINO DON MIGUEL

LOOKING WEST



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# RONNINGEN-FENRICH RESIDENCE

425 CAMINO DON MIGUEL
SANTA FE, NM
87505

**AREA TAKEOFFS**

| | |
|---|---|
| GROSS HEATED: | 1,894 SQ. FT. |
| GROSS UNHEATED: | 296 SQ. FT. |
| PORTALS: | 289 SQ. FT. |
| RAMADA: | 316 SQ. FT. |
| TOTAL ROOFED: | 2,479 SQ. FT. |

**LOT COVERAGE**

| | |
|---|---|
| LOT AREA: | 7,133 SQ. FT. |
| MAXIMUM BUILDABLE AREA (40%): | 2,853 SQ. FT. |
| ENCLOSED SPACE PROPOSED(31%): | 2,190 SQ. FT. |

**DRAWING INDEX**


| | |
|---|---|
| Z-1.00 | COVER SHEET |
| Z-1.01 | SITE PLAN - EXISTING |
| Z-1.02 | SITE PLAN - PROPOSED |
| Z-2.01 | FLOOR PLAN |
| Z-5.01 | EXTERIOR ELEVATIONS |


## HISTORIC REVIEW

RONNINGEN-FENRICH
RESIDENCE

425 CAMINO DON MIGEUL
SANTA FE, NM 87505

Project Number : 2505

Date : 02.27.26

Drawing Title :

COVER

Sheet Number :

Z-1.00

# *Topographic Survey*
# *on*
# *Lot 12-B, Block 10*
# *within Projected Section 30. T17N., R10E., N.M.P.M.*
# *Santa Fe, Santa Fe County, New Mexico*
# *423 Camino Don Miguel*


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Santa Fe, New Mexico 87505
505.820.7200


## *LEGEND*

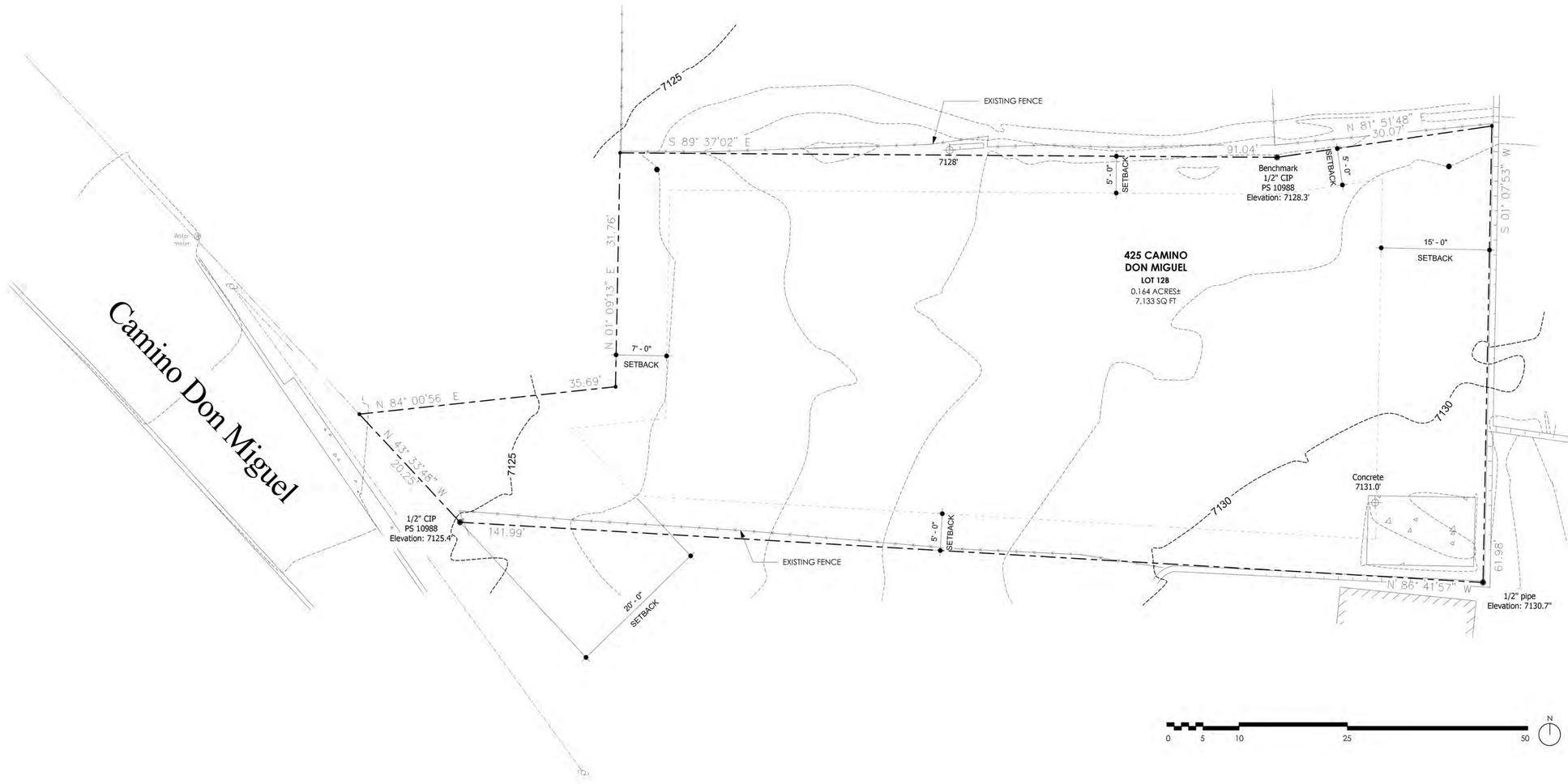
- *Points found and used as noted.*
- *Utility poles and lines.*
- *Fences.*
- *Walls.*
- *Concrete.*
- *Spot elevation.* 0000.0'

## *NOTES*

1.) *Basis for this survey was taken from a plat entitled "Lot Line Adjustment Survey Prepared for Mary Jane Rivera (Trust)...", recorded in Plat Book 908, page 018. Bearings and distances shown hereon were taken from said Plat.*

2.) *Elevations were derived from GPS static observations and post processed through OPUS. Elevations area NAVD88 (GEOID 18).*

*THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA IS FROM PREVIOUS SURVEYS REFERENCED HEREON.*




## *CERTIFICATE*

*I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.*

DAVID E. COOPER NEW MEXICO 9052 REGISTERED PROFESSIONAL SURVEYOR

*David E. Cooper* *October 24, 2025*

*David E. Cooper* *P.S. No. 9052*

| *SIERRA LAND SURVEYING, INC.* | | |
|---|---|---|
| *1452 South St. Francis Drive* | *SANTA FE, NM* | *505-983-5932* |
| *Project No. T-1002-1025* | *Dwg. DTC* | *Ck. DEC* |
| | *File: 05732970.25o* | *Rev.1* |

RONNINGEN-FENRICH
RESIDENCE

425 CAMINO DON MIGEUL
SANTA FE, NM 87505

Project Number : 2505

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

Date : 02.27.26

Drawing Title :

SITE PLAN -
EXISTING

Sheet Number :

Z-1.01

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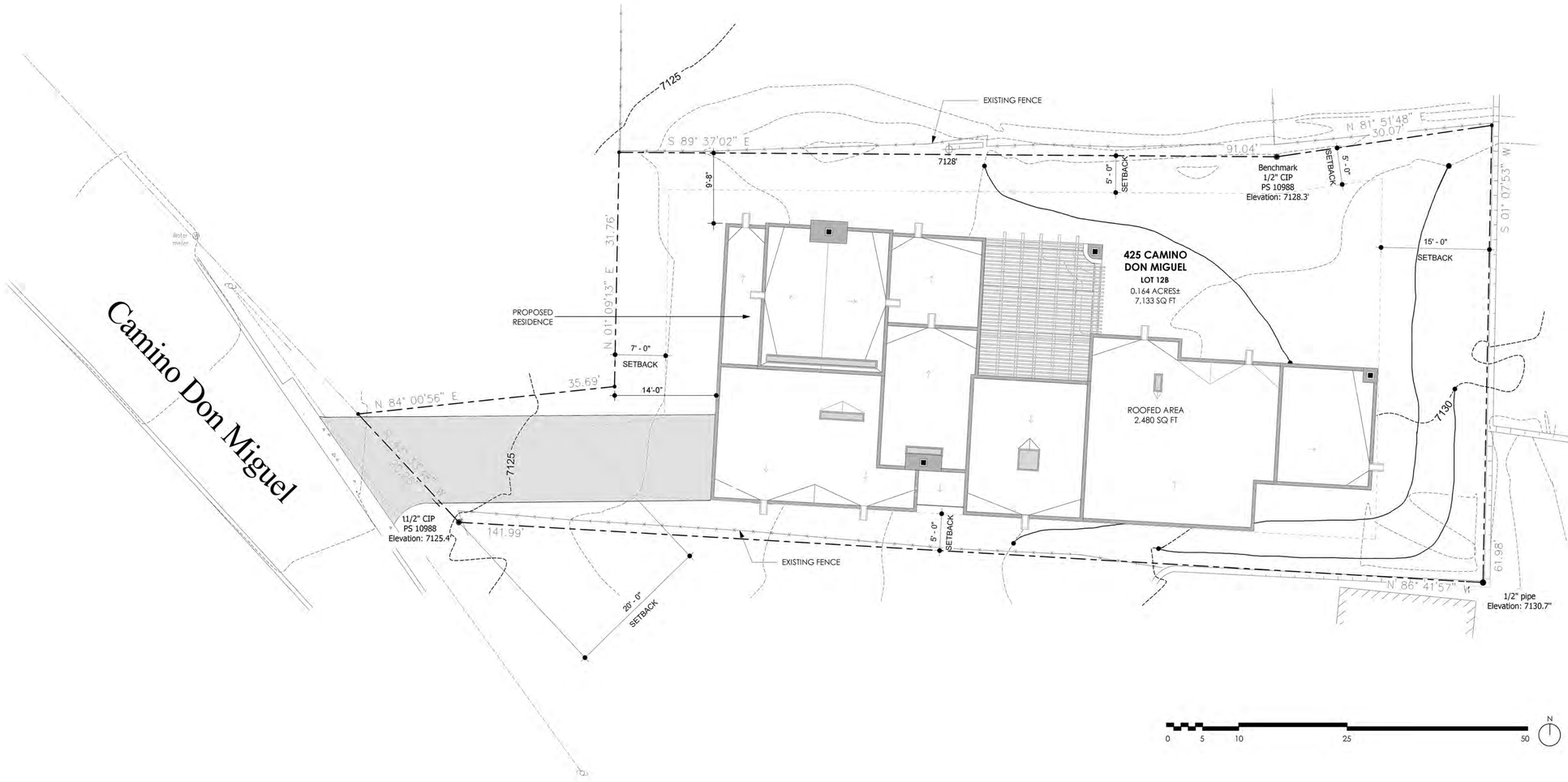
505.820.7200




# RONNINGEN-FENRICH RESIDENCE

425 CAMINO DON MIGEUL
SANTA FE, NM 87505

Project Number : 2505

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

Date : 02.27.26

Drawing Title :

## SITE PLAN - PROPOSED

Sheet Number :

# Z-1.01

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RONNINGEN-FENRICH RESIDENCE

425 CAMINO DON MIGEUL
SANTA FE, NM 87505

Project Number : 2505

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

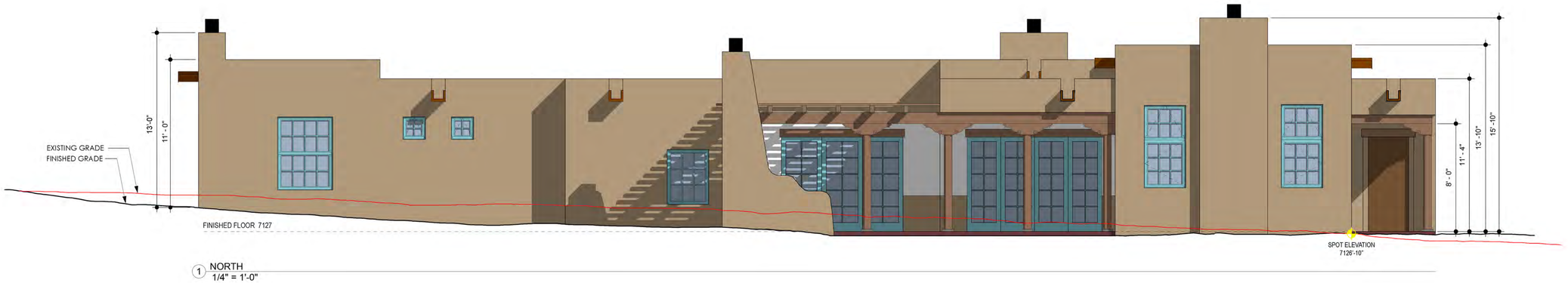
Date : 02.27.26

Drawing Title :

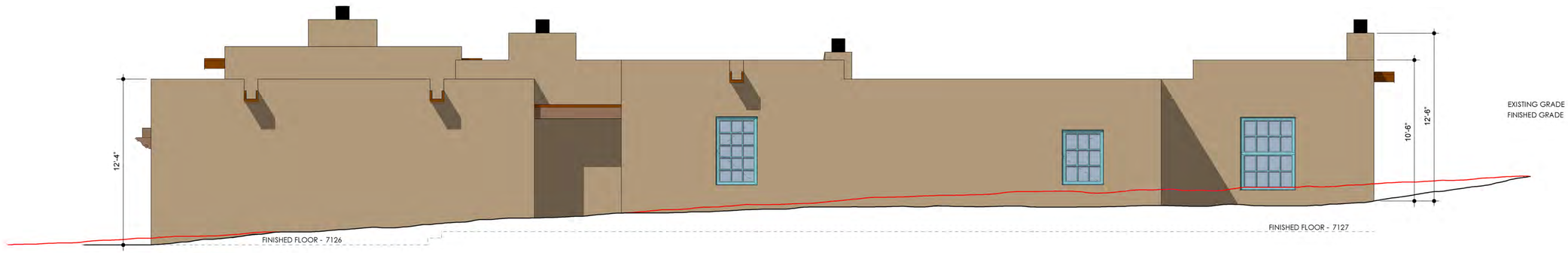
FLOOR PLAN

Sheet Number :

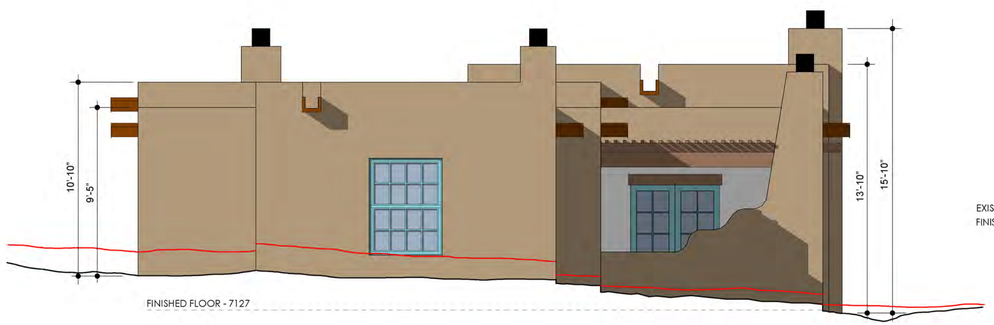
Z-2.01




1 NORTH
1/4" = 1'-0"




2 SOUTH
1/4" = 1'-0"




3 EAST
1/4" = 1'-0"

EXISTING GRADE
FINISHED GRADE




4 WEST
1/4" = 1'-0"

FT 5 10 25

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505.820.7200

# RONNINGEN-FENRICH RESIDENCE

425 CAMINO DON MIGEUL
SANTA FE, NM 87505

Project Number : 2505

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

Date : 02.27.26

Drawing Title :

## EXTERIOR ELEVATIONS

Sheet Number :

Z-5.01

# *Topographic Survey*
# *on*
# *Lot 12-B, Block 10*
# *within Projected Section 30. T17N., R10E., N.M.P.M.*
# *Santa Fe, Santa Fe County, New Mexico*
# *423 Camino Don Miguel*


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1512 Pacheco Street
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Santa Fe, New Mexico 87505
505.820.7200


## *LEGEND*

- *Points found and used as noted.*
- *Utility poles and lines.*
- *Fences.*
- *Walls.*
- *Concrete.*
- *Spot elevation.* 0000.0'

## *NOTES*

1.) *Basis for this survey was taken from a plat entitled "Lot Line Adjustment Survey Prepared for Mary Jane Rivera (Trust)...", recorded in Plat Book 908, page 018. Bearings and distances shown hereon were taken from said Plat.*

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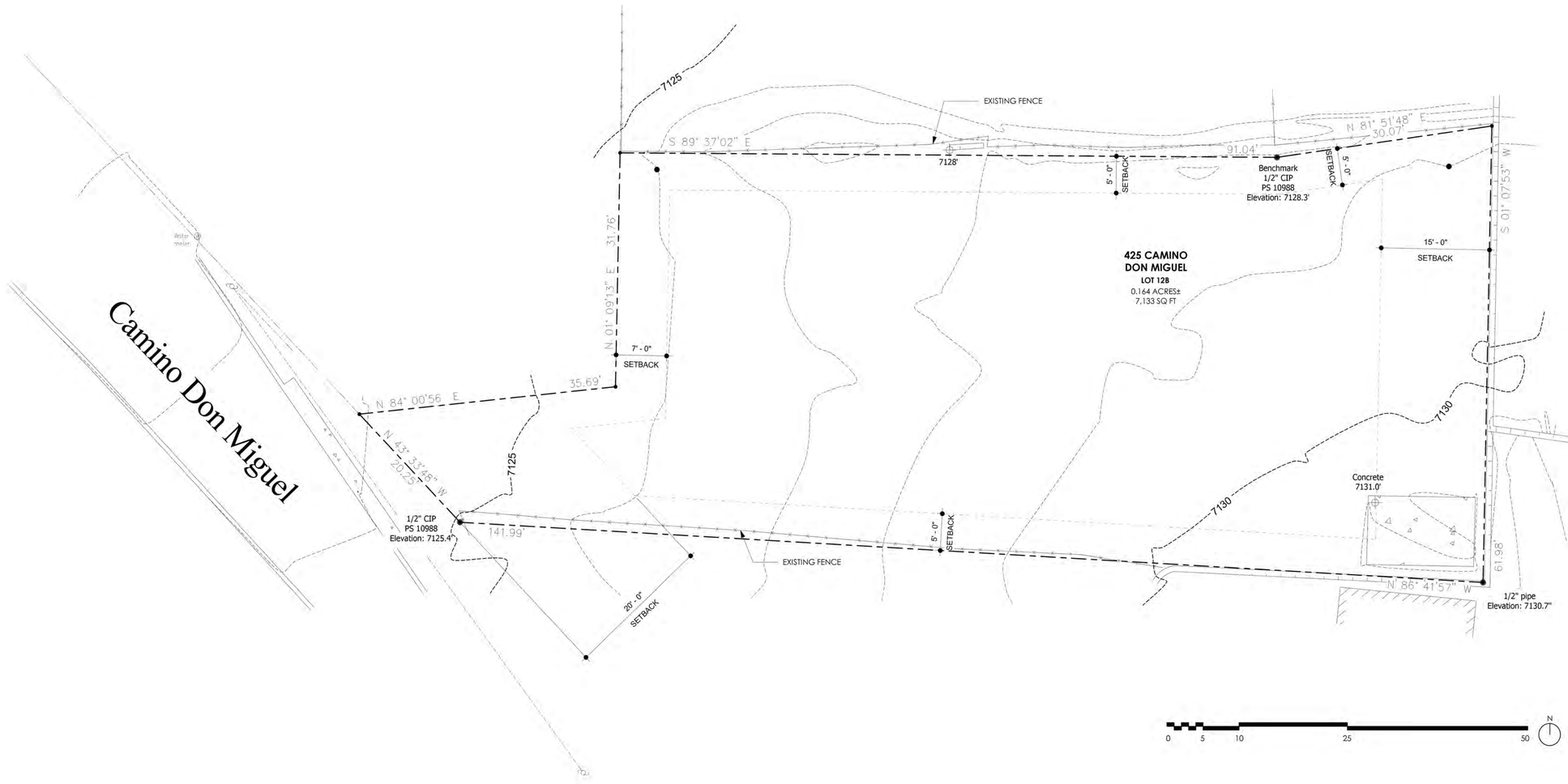


## *CERTIFICATE*

*I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.*

DAVID E. COOPER NEW MEXICO 9052 REGISTERED PROFESSIONAL SURVEYOR

*David E. Cooper* *October 24, 2025*

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| | *File: 05732970.25o* | *Rev.1* |

RONNINGEN-FENRICH
RESIDENCE

425 CAMINO DON MIGEUL
SANTA FE, NM 87505

Project Number : 2505

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

Date : 02.27.26

Drawing Title :

SITE PLAN -
EXISTING

Sheet Number :

Z-1.01

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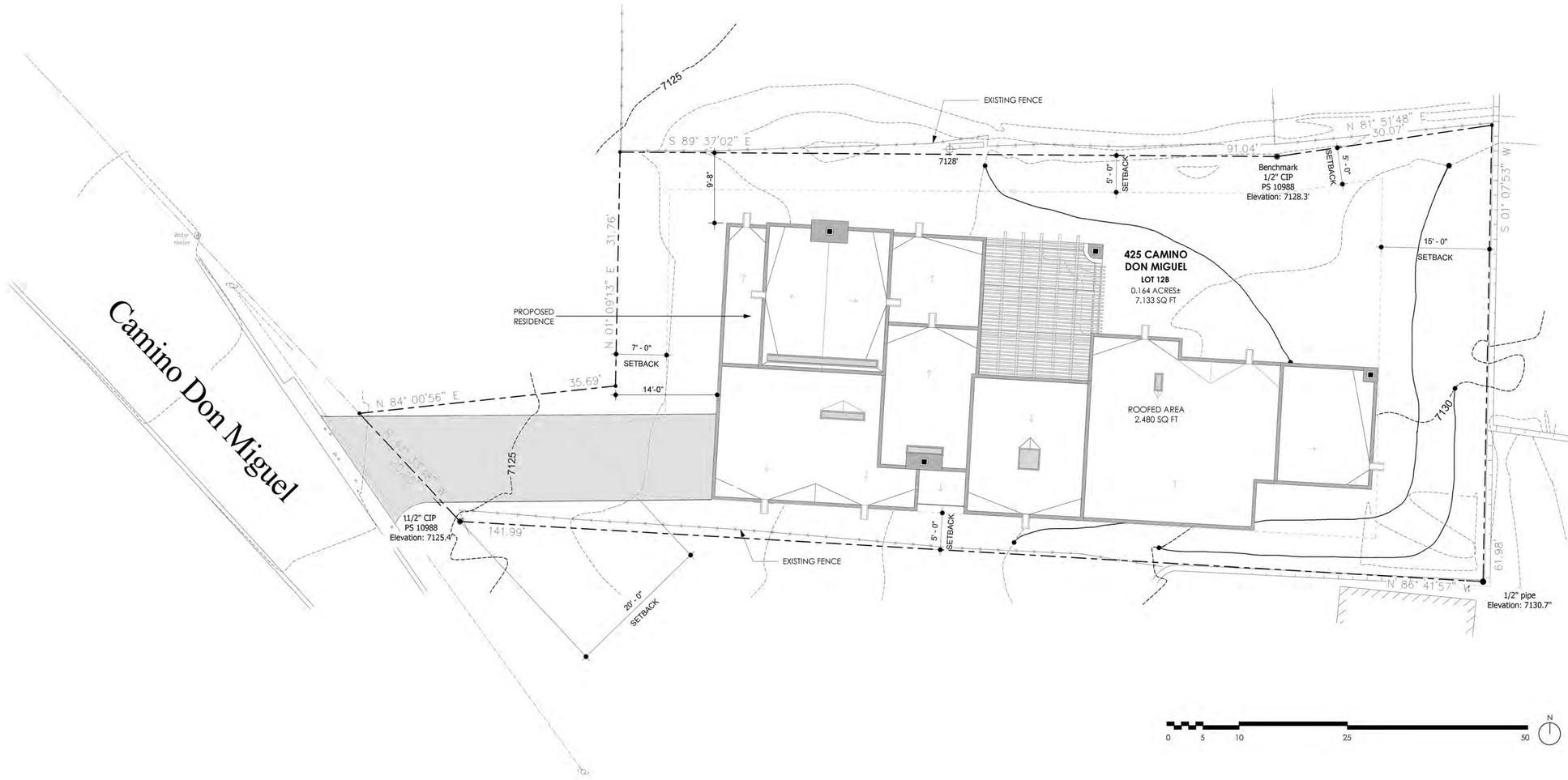



# RONNINGEN-FENRICH RESIDENCE

425 CAMINO DON MIGEUL
SANTA FE, NM 87505

Project Number : 2505

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

Date : 02.27.26

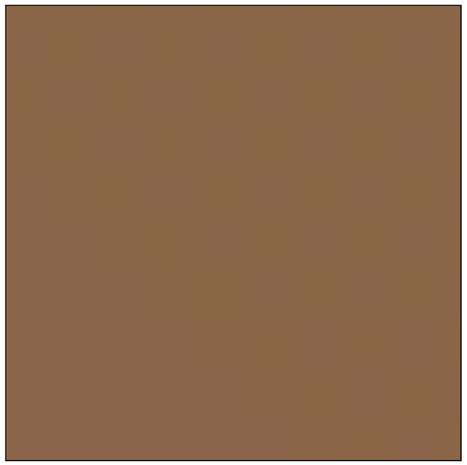
Drawing Title :

## SITE PLAN - PROPOSED

Sheet Number :

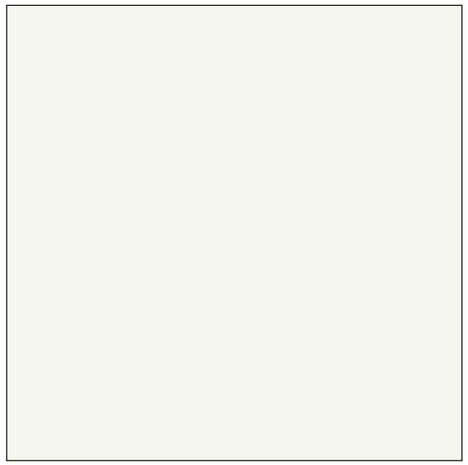
# Z-1.01

# EXTERIOR FINISHES



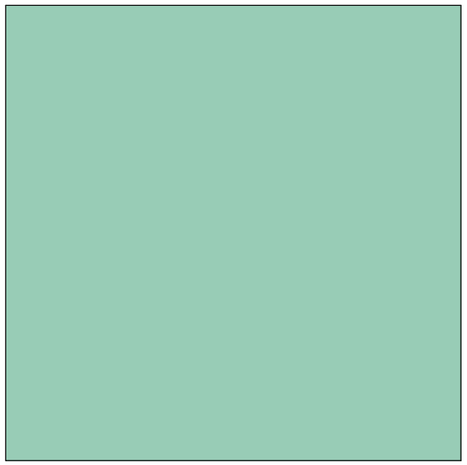
**STUCCO**

EL REY - "LA LUZ"



**STUCCO ACCENT**

LA HABRA - "COLONIAL WHITE"



**DOORS & WINDOWS**

SIERRA PACIFIC - "AQUA MIST"



**WOOD STAIN (PORTALS)**

SHERWIN-WILLIAMS - "PROVINCIAL"

Outlook

## Comments on 425 Camino Don Miguel -- Ronnigen French house

**From** Pamela Kelly <pamelakel26@gmail.com>
**Date** Mon 4/6/2026 11:23 AM
**To** MCCULLEY, LANI J. <ljmcculley@santafenm.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lani

Good morning and thank you again for allowing me to comment on the proposed construction plans for 425 Camino don Miguel via email. As I indicated I will be out of the country commencing the 10th and because of this unable to zoom in or download documents.

The proposed house is being built in a lot that has been empty for at least 50 plus years and during much of this time span we four neighbors on the north side and east side have lived, remodeled and gardened in our respective lots. Each of our gardens and homes sit a full 5 feet below the proposed building site.  Needless to say the proposed construction will greatly impact our gardens, our view of the night sky and our privacy to a certain extent.

While we appreciate that the Ronnigen-French's understand the city's requirements and  that you and others have reviewed the plans based on existing city and Historic Review requirements, we would like the Hboard to consider the height of the proposed house. 14' is taller than the requirements that all of us had to comply with (13") when we added to our modest homes (all under 1200 sq feet). At 14' the house will loom tall on the landscape especially since our homes are set a full five feet below the grade of the proposed location and will in some instances obstruct our view of the mountains, night sky and more that is integral to our enjoyment and something we have enjoyed for over 50 plus years. We would like to ask that the height be kept to 13'.

Equally we are concerned about the drainage from the proposed home's many canales and want to ensure that some kind of catchment system exists and that some kind of a retaining wall be considered to protect our downside gardens.

Finally, we would like to ask that the HBoard consider including our home and Dreah Larue's on the site visit -- such would give the board a better understanding of the impact of the proposed house on several of its neighbors and longtime residents.

Thank you for your consideration and inclusion of my comments in the H Board review package.

--

**Pamela Kelly**

409 Camino don Miguel, 1st house on the right, yellow

415 307 8454

Lani McCulley
City of Santa Fe
Historic Preservation Review Board

April 8, 2026

Following are some of the concerns and objections of adjacent property owners regarding the proposed new dwelling at 425 Camino Don Miguel (Lot 425): Case # 2026012107--HDRB

1.
No mention is made in plans of the need for an east-west retaining wall along the north property line of Lot425. A wall would serve to stabilize the 4 to 5 ft. vertical terrain offset of existing lots and Lot 425.

2.
Please refer to the cross-section drawing submitted--which shows the vertical offset of my residence at 409 Camino Don Miguel and Lot 425. An east-west retaining wall along the north property line of Lot 425 would make it possible to level the ground on the north side of Lot 425 and help manage drainage of water from north-facing canales.

3.
The new dwelling as drawn shows a building height of 14 feet. This height, plus the fact that adjacent properties to the north are 4 to five feet lower than Lot 425, mean that the new residence on Lot 425 would overwhelm the living space (inside and out) of adjacent property owners. I would like to see this impact addressed by limiting the new house to 13 feet of overall height.

4.
The drawing also illustrates the impact of the narrow building setback, the proposed 14 feet dwelling height, and the potential problems of canales from Lot 425 draining onto properties to the north along the Lot 425 shared property line.

Thank you,

DLaRue

Dreah LaRue
Homeowner at 409 Camino Don Miguel

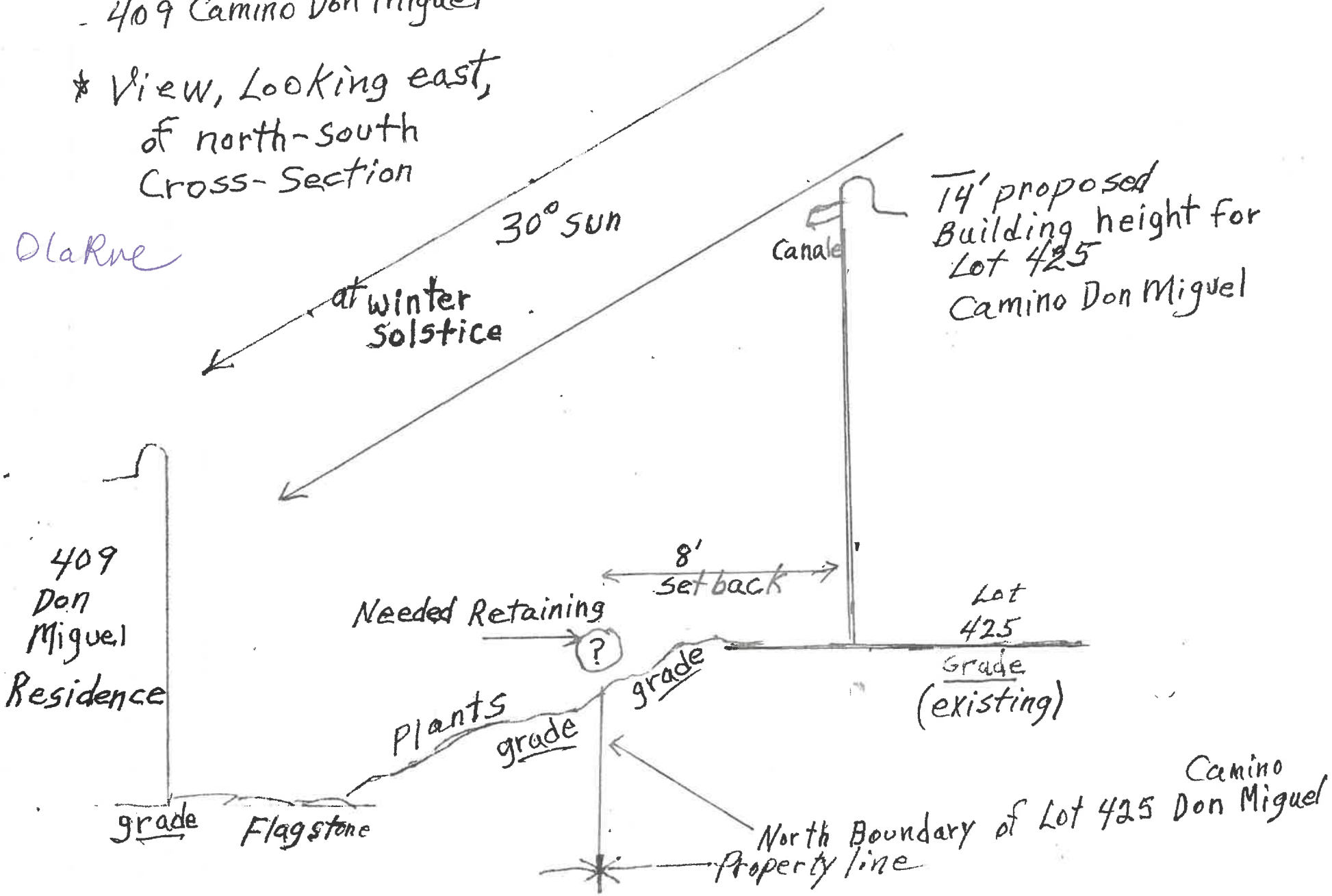
Submittal for Case # 20260121Q1-MDRB (4-8-2026)

From Dreah LaRue
409 Camino Don Miguel

Scale = 1/4" = 1 foot

* View, Looking east, of north-south Cross-Section

DLaRue



# City of Santa Fe, New Mexico

# memo

**DATE:** April 14, 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

**FROM:** Amanda Romero, Senior Planner, Historic Preservation Division ALR

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2026-012126-HDRB. 515 Paseo de Peralta. Downtown & Eastside Historic District, Significant, Rebecca Wood, agent for George and Tina Feghali, owners, propose to construct a 3,470 sq. ft. addition to a height of 24'-0" where the maximum allowable is 23'-0". Exceptions are requested to 14-4.6(E)(2)(III)(a) to exceed the maximum allowable height. 14-4.6 (E)(4)(II) for removal of historic materials, 14-4.6(E)(2)(II)(a) for constructing an addition on a primary façade and 14-4.6(E)(2)(II)(c) for an addition exceeding 50% of the historic footprint.

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other

**APPLICANT SUBMITTALS**

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: Window Assessment

## STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the 14-4.6 (E)(4)(II) for removal of historic materials, 14-4.6(E)(2)(II)(a) for constructing an addition on a primary façade and 14-4.6(E)(2)(II)(c) for an addition exceeding 50% of the historic footprint. Staff also recommends approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

**Sample motions:**

a. In case 2026-012126-HDRB, for 515 Paseo de Peralta, approve/deny an exception to 14-14-4.6 (E)(4)(II) for removal of historic materials, approve/deny an exception to 14-4.6(E)(2)(II)(a) for constructing an addition on a primary façade, and approve/deny an exception to 14-4.6(E)(2)(II)(c) for an addition exceeding 50% of the historic footprint. Finding that the exception criteria have been met.
b. In case 2026-012126-HDRB, for 515 Paseo de Peralta, approve/deny the elements of the project that do not require an exception.

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

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

## BACKGROUND & SUMMARY:

The property at 515 Paseo de Peralta prominently sits above the street on a sloping lot that is supported by rock retaining walls along the southern property line. There is a similar retaining wall along the north. Historically, the lot was densely vegetated, had been subdivided, and once had an acequia running along the north of the property.

The single-family residence at 515 Paseo de Peralta is significant to the Downtown and Eastside Historic District, built in 1889 with a Territorial design style highlighted by its brick coping. Originally, the residence had a brick exterior; however, stucco appeared in photographic evidence as early as 1910. The stucco has a unique textured finish. There is a rubble stone foundation that continues above grade. The south façade features a keyhole opening, where the primary entry door is located. At the western portion of the south elevation, concrete steps and a new entry were added in 1943.

An addition on the building's northeast corner originally served as a garage and was renovated to become a bedroom. An additional detached garage was constructed at that time. There have been many changes to the building in association with the creation of apartments within the original single-family residence.

The free-standing shed, shown in 1912 Kings Map, is a 195 sq. ft shed, which features a gabled roof with corrugated metal. The south elevation is finished with cementitious stucco. The north elevation is a combination of brick and rubblestone. The interior of the shed is accessed via a pair of wood plank doors on the south elevation. John Murphy references it as an important contextual structure reflecting the history of housing work animals on the same site as a residence.

The residence was most likely constructed for Samuel Beach Axtell, former New Mexico Territorial Governor, who held a large tract of land along what was once Hillside Avenue. He upgraded old Adobe dwellings and built a brick residence. Axtell was thought to be corrupt and was removed from office in 1878 but was never formally charged with any corruption.

The detached garage proposed for demolition is designated as non-contributing to the Downtown and Eastside Historic District. A structural analysis highlights the poor condition of the building.

The detached shed proposed for demolition is designated as non-contributing to the Downtown and Eastside Historic District. A structural analysis highlights the poor condition of the building.

The additions on the north elevation were constructed in the 1940s and the 1970s. The addition on the northeast corner originally served as a garage and was later enclosed. The addition on the northwest corner dates to the 1970s and has no character defining features.

**PREVIOUS CASE SUMMARIES:**

**H-95-091** - In 1995, Dorothea Gabel applied for window repairs, partial restucco, and stabilization of the front entry porch. Gabel received a historic preservation award for the restoration in 1997.

**H-04-114 –**In May 2007, the HDRB denied a request to demolish the historic stone wall along Paseo de Peralta. The case was appealed to the City Council, which upheld the HDRB's decision to preserve the historic wall.

**2025-010763-HDRB -**In August 2025 the HDRB voted to retain the significant status of the main residence, excluding the northwest addition (facades 16, 1, and 2) and excluding the garage addition on the northeast elevation (facades 4, 5, and 6). To designate the shed as non-contributing,
to designate the garage as non-contributing because the building lacks integrity.
designate the south retaining wall, including the entry steps, as significant and the other retaining walls as non-contributing since they are part of the landscaping. Member Degnan seconded.

**2025-011354-HDRB-** In October 2025, voted to approve the demolition of the two non-contributing additions, the two non-contributing detached structures, along with the small yard wall, retaining wall, shed, and small stairs

**APPLICANT'S REQUEST:**

The applicant proposes the following exterior alterations:

The new area of the addition, including a second floor, will total 3,470 square feet. Existing entry stairs on the South facade are proposed to be removed and rebuilt in kind. Additionally, the existing entry stairs at the West end of the South facade are also proposed to be removed and replaced following their current orientation and of a height, form, and finish matching the porch stairs. A connected landing is proposed, which will reestablish the historic entryway as originally designed. A portion of the roof will be raised behind and below the existing parapet. Existing exterior materials will be repaired in kind with respect to the building's unique texture and

color. Doors and windows will be repaired or replaced in kind. A wood picket fence is proposed, which is based on a historic wood fence that rested at the top of the stone retaining wall along Paseo de Peralta. The picket fence will be located at least 1' behind the historic stone wall. The fence will run the width of the Paseo property line with a branch extending north. New 4' high stucco site walls are proposed adjacent to the addition at the rear of the property. The material of the addition will be predominantly stucco in a tan color matching that of the historic house (without the same rough texture), punctuated by infrequent divided-lite windows and doors referencing the proportions of the original house's windows.

While the applicant has expressed the need for walls at the front of the residence, they obscure the historic facade and changes the character of the front porch, which has a distinctive character.

## EXCEPTION CRITERIA AND RESPONSES:

**Note:**

**Staff has determined a height exception will not be required as the applicant is building on a sloped site where there is more than 2' of slope along the building's footprint. In no case can the building exceed 4' above the permitted height.**

**The applicant requests an exception to the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited." The exception criteria as specified in §14-4.6(D)(2)(II) are as follows :**

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

- *Response:* The proposed removal of the existing exterior entry stairs at the South Facade will not damage the character of the district, as this character will be strengthened by the reconstruction of the stairs' historic form and relationship to the historic house.
- The attached photo dated around 1910 (**Exhibit A**) depicts symmetrical stairs approaching the front porch from both East and West, defined on the street side by a sloped wall in a stucco finish matching the house. This front porch was historically the primary public-facing entry to the residence, and it is proposed to remain so. In intervening years, the West side of these stairs was removed and the East stairs to the porch have fallen into disrepair. This proposal requests replacement in kind with new symmetrical stairs leading to the porch, matching the height, finish, and layout of the historic photo. A landing North of these rebuilt stairs will provide structural reinforcement along the compromised historic stone rubble foundation to ensure the continued stability of the 140-year old historic house.
- The existing pen-tile entry stairs at the West end of the Paseo facade are also proposed to be removed and replaced following their current orientation and of a height, form, and finish matching the porch stairs. The existing stairs were added to the house in the 1950s, and the structural report notes water damage to the wood stair framing and fungal decay to the structure, compromising the safety of the existing material. Like the porch stairs, the reconstruction of the stairs and landing will provide structural reinforcement to the rubble foundation. A connected landing between both sets of stairs and the East facade will extend this reinforcement along the entire compromised foundation. Along with the proposed stairs, it will create a datum reinforcing the existing foundation, and its stucco finish will match the finish seen in the historic photo from about 1910 (**Exhibit A**).

Staff Response: Staff finds that this criterion is met. The stairs have historically been on both sides of the porch. The relationship of the stairs to the site will be changed with the addition of walls along the south facade. It is recommended that the walkway be designed in a manner that no yard walls will be required along the south facade. It obscures the distinctive river-rock foundation.

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

*Response:* The proposed replacement of the entry stairs in kind will preserve the existing and historic access path to the house, while ameliorating the structural damage to the rubble foundation stem wall noted in the structural report. The proposed reconstruction will also provide accessible access to the historic house's main entry, critical to its owners' safe use of this door, while respecting its historic massing. In this way, the exception is required to prevent hardship to the applicant and injury to the public welfare.

Staff Response: Staff finds that this criterion is met. Careful and considerate design measures have been used to allow for careful presentation and continued use of the residence, thereby maintaining the character of the district.

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

*Response*: In the August 2025 status hearing for the property, the Board noted the significance of the stepped massing and flanking front access stairs to the front porch, with its unique keyhole opening. Granting the exception for the proposed removal and replacement of the entry stairs will simultaneously provide needed structural reinforcement and accessible access to the house, in a form and material that honors the house's historic massing, finish, and patterns of use.

Staff Response: Staff finds that this criterion is met. The utilization of similar materials and the reestablishment of the historic porch's character strengthens the unique character of the residence. Measures should be taken to ensure the historic river rock foundation not be concealed by yard walls.

**The Applicant requests an exception to construct an addition to the rear North facade of the historic residence. Because the existing house has a Significant status and all facades are considered primary, an exception is required to SFCC §14-4.6(E)(2)(II)(a), stating that "Building additions are not permitted to primary facades." The exception criteria as specified in §14-4.6(D)(2)(II) are as follows:**

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

- *Response:* The proposed addition the North facade of the historic house will not damage the character of the district, as the connections to the original structure will be primarily limited to portions of the facade already altered by previous noncontributing additions. The Board approved these additions for demolition in October 2025, and their removal will leave exposed interior walls that will need to be replaced. The primary mass of the proposed addition will be set back 12 feet from the historic house, preserving the legibility of old from new. The proposed design lightly touches the original house at two locations on the east and west ends of the facade.
- An interior space to the East about 18 feet wide will provide the primary connection between the original house and the addition. It is recessed beneath a roof overhang on both sides, and its entire mass and roofline is set back about four feet from the corner of the original North facade to further preserve the legibility of the original massing and historic brick parapet at the Northeast corner. The proposed

interior space extends about one foot past the existing disrupted area and its West overhang extends a further two feet overhead, in order to allow the new construction to continue the line of one of the primary original structural brick walls within the historic house. The existing wall below the roof overhang will be preserved, and no existing historic doors or windows will be compromised or altered in any way. Newly exposed exterior wall will be finished to match the adjacent historic stucco.

- A new roof structure at the West will create covered outdoor space and is similarly set back about four feet from the historic Northwest corner. This roof measures about eleven feet wide and will only touch the previously disturbed portion of the North facade. Newly exposed exterior wall below and above the roof will be finished to match the adjacent historic stucco. An existing opening through the historic brick wall, currently an interior hallway, will be fitted with an exterior door matching the other historic door centrally located on the North facade. A historic photo from around 1915 shows exterior door (**Exhibit B**), and the design proposes returning to this original function.

Staff Response: Staff finds that this criterion is met. The addition is set back in the rear, and mostly detached, with the breezeway additions located at the area of the former additions to the house.

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

- *Response:* In the August 2025 status hearing, the Board ruled that the existing additions on the North side of the brick house were noncontributing and that their facades were excluded from any significant status. This exception concerns portions of the house's North facade that are currently *inside* these noncontributing structures and that have already been altered by the previous additions. By only touching the facade at areas that will be exposed by the approved demolitions, the proposed design endeavors to minimize any further disruption. The proposed exception is required to allow a connection to the to historic house, necessary to the function of the new space and to prevent hardship to the applicant. Because the proposed addition will not alter any facade visible from the street, it will cause no injury to the public welfare.

Staff Response: Staff finds that this criterion is met. Careful and considerate measures have been taken to prevent hardship and prevention of 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.

- *Response:* Historic residences in this area frequently include additions to expand their function over the years, as evidenced by the existing noncontributing additions to the house in question. The proposed exception will allow this tradition to continue, ensuring continued use and maintenance of the existing house. The proposed design takes direct inspiration from the form of these previous additions by concealing later construction where it is least visible from the public street, while preserving the legibility between old and new that adds richness to the heterogeneous character of the district.

Staff Response: Staff finds that this criterion is met. The addition has been sensitively designed to meet the expectations for modern living yet preserving the character of the historic residence. room for family growth.

**An exception is requested to allow an addition exceeding 50% of the existing footprint and dimension of the primary facade, per SFCC §14-4.6(E)(2)(II)(c), stating that "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 façade." The exception criteria as specified in §14-4.6(D)(2)(II) are as follows:**

(i) Do not damage the character of the district

- *Response:* The footprint and facade dimension of the proposed addition will not damage the character of the district, as its mass will be substantially concealed by elevated mass of the existing historic house and by the steep grade of the site.
- Paseo de Peralta was once known as Hillside Avenue due to the steeply sloped hills it abuts to the North. 515 Paseo de Peralta is no exception, rising 27' in elevation from the South property line at the street to its North boundary. The existing house is positioned distinctly above and overlooking the street, and though it is only one story in height its parapet rises 30' above the street grade and its finished floor level is located 14' above street grade. The proposed design makes use of the existing house's mass and location on this steeply sloped site to conceal the additional proposed area. The mass of the addition is set back twelve feet from the historic house and its connection points set back, to protect the house's dominant visibility and to conceal the addition from a vantage point at the street. The mass of the second floor is located directly behind the existing house to further obscure its visibility from the downhill public way. One-story portions of its ground floor matching the height of the historic house and extend about 17' to the East and 13' to the West of the existing footprint, continuing the massing pattern of the original brick house stepping back from the front porch and continuing the reading of the territorial parapet. The steep site grade is also used to actively conceal the mass of the addition. The new ground floor of the addition is buried such that the North end of its ground floor is mostly below grade, and its second story is level with the uphill grade to the North. In this way, the proposed new floor area is largely hidden and does not conflict with the scale of buildings in the district. The existing house's footprint measures 2,886 sf, including existing noncontributing additions to be demolished, and the proposed footprint of the addition will extend this by 1,734 sf to a total proposed footprint of 4,620 sf. The new area of the addition, including a second floor, will total 3,470 sf, adding to the 1,560 sf of area within Significant historic brick house to remain.

  Staff Response: Staff finds that this criterion is met. The massing of the building and the setbacks will allow for the addition not to dominate significant primary structure.

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

- *Response:* This exception is requested in order to allow the applicant to make fuller use of the R-21 zoned site by expanding the interior space to include a garage, bedrooms, art studios, and a guest suite for visiting family. The current house lacks the space, infrastructure, and accessibility to accommodate the applicant's needs, and concealing the more private functions in an addition will allow the historic structure to be restored, its original layout and brick walls revealed and celebrated.

  Staff Response: Staff finds that this criterion is met. Careful and considerate measures have been taken to prevent hardship and prevention of 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.

- *Response:* The Downtown and Eastside Historic District is distinct for its rich range of historic homes, materials, and building styles. Even among these, the historic house at 515 Paseo de Peralta possesses a significant and unique presence overlooking the city. The applicant's primary aim in this project is to protect and enhance the historic structure and to safeguard its future. By permitting additional area and use, the proposed addition complements without overpowering the historic house, enabling the restoration and celebration of the original space and structure.

Staff Response: Staff finds that this criterion is met. The applicant has provided full range of design options and has worked with staff keep this property and additions sensitive to the historic character of the building and the neighborhood.

**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. Minimum Maintenance Requirements

All historic landmarks and all buildings and structures in the historic districts shall be preserved against decay and deterioration and maintained free of structural defects. The owner or other person having legal custody and control of the building or structure shall repair such building or structure if any of the following defects are found:

1. Parts attached to a building or structure in a manner that they may fall and injure people or property;
2. Deteriorated or inadequate foundation;
3. Defective or deteriorated flooring or floor supports or flooring for floor supports of insufficient size to carry imposed loads safely;
4. Walls or parts of walls, partitions, gates, fences, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration or that are of insufficient size to carry imposed loads safely;
5. Ceilings or parts of ceilings, roofs, ceiling and roof supports, or other horizontal components that sag, split, or buckle due to defective material or deterioration, or that are of insufficient size to carry imposed loads safely;
6. Fireplaces or chimneys that list, bulge, or settle due to defective material or deterioration, or that are of insufficient size or strength to carry imposed loads safely;
7. Deteriorated, crumbling, or loose plaster or stucco;
8. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors;
9. Lack of weather protection or defective weather protection for exterior wallcovering, including lack of paint, or weathering due to lack of paint or other protective covering; or
10. Any fault or default in the building or structure that renders it structurally unsafe or not properly watertight.

## C. 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.

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions.* Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or designate a status for a structure that has no status designated.

b. 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."

c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

V. 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.

3. Review by Historic Districts Review Board Required

I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.

II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.

III. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.
   a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.
   b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.

IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

4. Compliance with General and Specific Design Standards Required

All development located within the historic districts and subject to this section shall comply with all applicable general development standards set forth in Section 14-4.6E), *General Design Standards for All Historic Districts,* as well as any applicable specific development standards set forth in Section 14-4.6G), *Additional District-Specific Design Standards.*

## D. Exceptions

The HDRB may grant an exception to the regulations set forth in this section, provided that such exception does not exceed the underlying zoning, except when the board of adjustment grants a variance. Staff shall determine whether an exception to general design and preservation standards described in Section 14-4.6E is required and shall recommend that the HDRB approve, approve with conditions, or deny the exception.

l. Height

If an 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. If the HDRB approves a requested height exception, the applicant shall proceed to the Board of Adjustment or other applicable city body for consideration of the proposed variance, as described in Section 14-2.1H.1.

2. Design Standards

The HDRB may review and grant or deny requests for exceptions to all provisions of Section 14-4.6E, *General Design Standards for All Historic Districts* (except provisions regarding Height, Pitch, Scale, Massing, and Floor Stepbacks).

14-4.6G) for construction or alterations within the historic districts, and Section 14-7.61) for signs in historic districts. Exceptions are project-specific and do not apply to the subject property in perpetuity.

I. Procedure

When requesting exceptions, the applicant shall use the procedures for public notice and hearing in Section 0), unless the applicant also requests a variance to the underlying zoning. In such a case, the applicant for the historic ordinance exception shall not be required to publish a separate legal ad in the local newspaper. Publication of the agenda is still required.

II. Approval Criteria

To approve an exception, the HDRB shall make findings of fact that the applicant conclusively demonstrated that the requested exceptions comply with all the criteria listed as follows:

a. Do not damage the character of the district;
b. Are required to prevent a hardship to the applicant or an injury to the public welfare; and
c. 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.

3. Height, Pitch, Scale, Massing, and Floor Stepbacks

The HDRB is responsible for reviewing and granting or denying requests for exceptions from regulations in Section 14-4.6F. The HDRB may grant exceptions and impose conditions thereon to Section 14-4.6F) for the height of structures within the historic districts as specified in Section 14-4.6F.1).

Exceptions are project-specific and do not apply to the subject property in perpetuity.

I. Procedure

When requesting exceptions, the applicant shall use the procedures for public notice and hearing in Section 0), unless the applicant also requests a variance to the underlying zoning. In such a case, the applicant for the historic ordinance exception shall not be required to publish a separate legal ad in the local newspaper. Publication of the agenda is still required.

II. Approval Criteria

To approve an exception, the HDRB shall make findings of fact that the applicant conclusively demonstrated that the requested exceptions comply with all the criteria listed as follows:

a. Do not damage the character of the streetscape;
b. Prevent a hardship to the applicant or an injury to the public welfare;
c. 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. 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;
e. Are due to special conditions and circumstances which are not a result of the actions of the applicant; and
f. Provide the least negative impact with respect to the Purpose of this section as set forth in Section 14-4.6A.1.

## E. 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 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.

## F. 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.

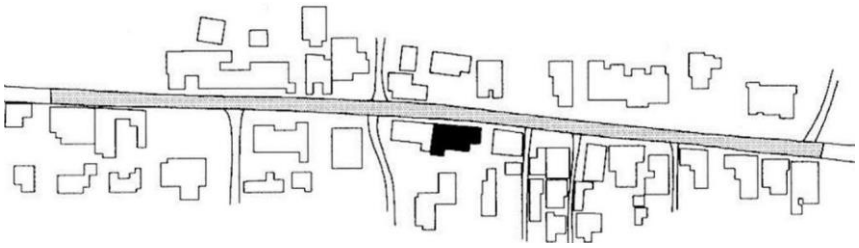


**Figure 4.6-2: Linear Street - No Interruptions or Truncations**

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.

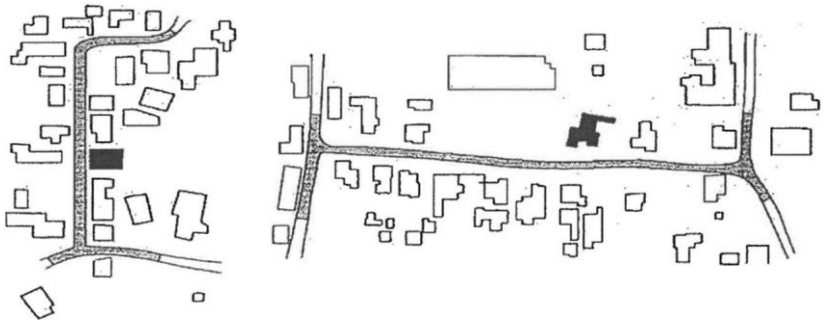


**Figure 4.6-1: Truncation by an Intersecting Block or Visual Intrusion**

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.

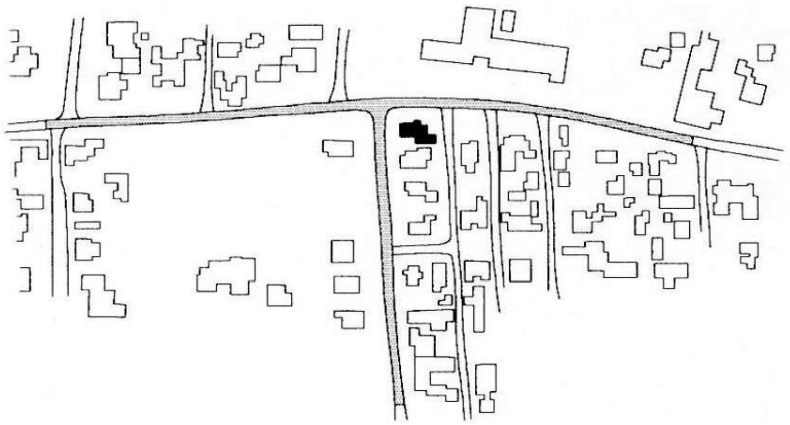


**Figure 4.6-3: Frontage on More than One Street**

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.

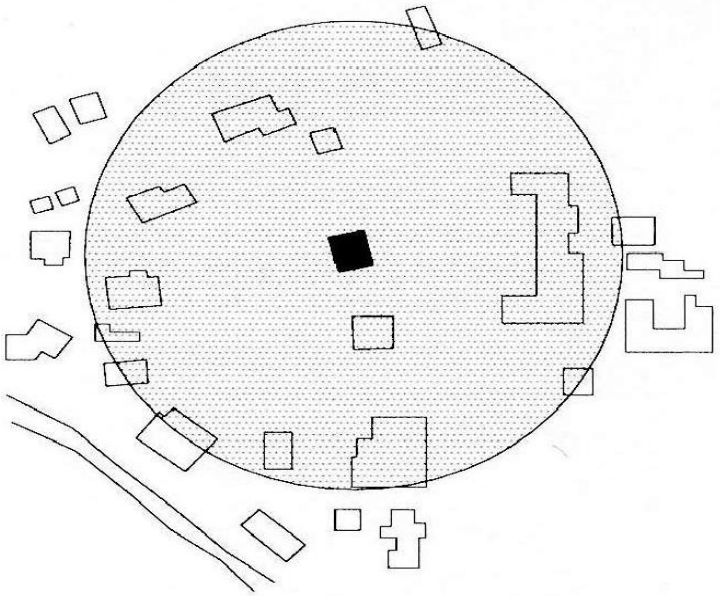


**Figure 4.6-4: Interior Lot with No Street Frontage**

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.

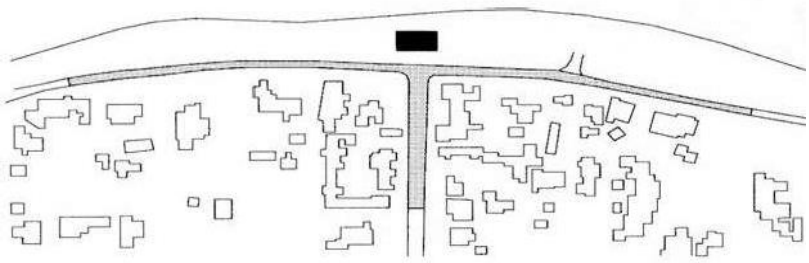


**Figure 4.6-5: Location at a 'T' Intersection**

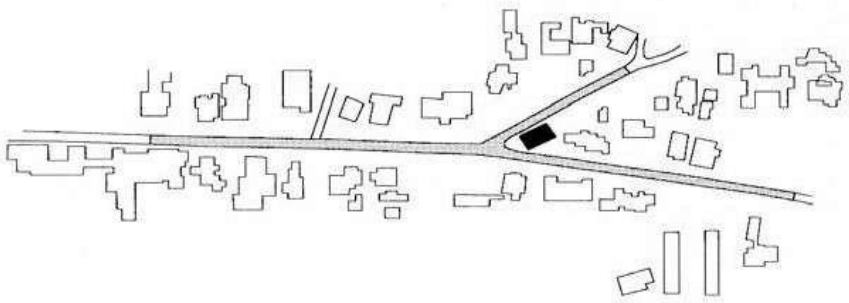


**Figure 4.6-5: Location at a "Y" Intersection**

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.

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.

## 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 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.

# MEMORANDUM

**RE:** 515 Paseo de Peralta **Date:** March 16, 2026

**TO:** Amanda Romero
Historic Senior Planner
Land Use Department
City of Santa Fe

**Subject:** HDRB Design Review – 515 Paseo de Peralta

**Attachments:**
01a – Historic Photos Appendix
02 – Exception Criteria
03 – Signed PZR
04 – HCPI Report
05 – Structural Engineer Report
06 – Staff Historic Inspection Report
07 – Historic Door & Window Assessment Report
08 – Recorded Plat
09 – Site Photos
10 – Project Drawings (Site Plans, Floor Plans, Elevations, Sections, Details, Materials)

Dear Amanda:

This letter is submitted on behalf of Georges and Tina Feghali, owners of 515 Paseo de Peralta, in application to the Historic Districts Review Board. The present application includes requests for the renovation and restoration of the historic late-nineteenth century brick house and the addition of a new structure North of the existing house.

The +/- 0.344-acre site is zoned R-21 and is located two and a half blocks from the Plaza and within one block of Scottish Rite Masonic Temple, the U.S. Post Office and Federal Court House, Fort Marcy, and Cross of the Martyrs.

Project Background

The property is located in the Downtown and Eastside Historic District and currently consists of an original 1,800 SF brick house, along with outbuildings and additions to the original brick house totaling about 900 sf. In a status review held 8/12/25, the Board determined that the historic brick house and South stone site wall were Historically Significant. The walls of the NW bedroom addition and NE converted garage addition were excluded as non-primary facades – this was discussed in the meeting as the best way to exclude these portions of the structure from Significant or Contributing historic status. The existing detached shed, garage, and other site walls were found to be noncontributing. A demolition hearing with the Board on 10/28/25 granted permission to demolish these noncontributing additions and structures.

Historic Brick House

The Significant original brick portion of the house is of one-story double brick construction with territorial coping, a stone rubble foundation, corner chimneys, and distinctive arched doors and windows, erected circa 1889. The massing is stepped, with a tower-like porch toward the street and a shed roof behind a

parapet. Designed originally as a single-family residence, over the years it has been subdivided into three apartments. Tan textured stucco was added by 1915 and entry stairs have evolved, but several photographs from around 1910 show that the house remains remarkably unchanged. Its area is about 1,800 square feet, and its parapet is about 30 feet above street grade at the Southern street-facing façade.

The site contains several stone and brick retaining walls. The most prominent of these is a stone wall running along Paseo de Peralta at the South property line, which the Board found to be historically Significant.

Proposed Restoration and Addition

The proposed work is centered around the celebration and restoration of the historic house and structures, along with the addition of new living spaces North of the existing house.

The existing house's footprint measures 2,886 sf, including existing noncontributing additions to be demolished, and the proposed footprint of the addition will extend this by 1,734 sf to a total proposed footprint of 4,620 sf. The new area of the addition, including a second floor, will total 3,470 sf, adding to the 1,560 sf of area within Significant historic brick house to remain.

The proposed renovation of the historic brick house will return it to single-family residential use, provide ADA accessibility, and stabilize the nearly 140-year-old structure. A structural report shows that the historic brick walls are in stable condition, though structural repair of the rubble foundation, wood floor joists, and at least one exterior brick wall will be required in the future. In particular, the South-facing rubble foundation, porch, and entry stairs were determined to be structurally compromised.

Renovation of the historic house aims to preserve its unique character while addressing the structural, safety, and accessibility concerns noted. Structural work within the interior of the house will reinforce the interior stone foundations and allow historic brick walls to be exposed indoors without altering any primary facades. A portion of the roof will be raised behind and below the existing parapet, allowing higher interior rooms and further stabilizing the historic structure. Existing exterior materials will be repaired in kind with respect to the building's unique texture and color. Doors and windows will be repaired or replaced in kind according to the recommendation of the historic assessment.

Existing entry stairs on the South facade are proposed to be removed and rebuilt in kind according to evidence in historical photographs. A photograph from around 1910 (**Exhibit A**) depicts symmetrical stairs approaching the front porch from both East and West, defined on the street side by a sloped wall in a stucco finish matching the house. This front porch was historically the primary public-facing entry to the residence, and it is proposed to remain so. In intervening years, the West side of these stairs was removed and the East stairs to the porch have fallen into disrepair. This proposal requests replacement in kind with new symmetrical stairs leading to the porch, matching the height, finish, and layout of the historic photo. Additionally, the existing entry stairs at the West end of the South facade are also proposed to be removed and replaced following their current orientation and of a height, form, and finish matching the porch stairs. The existing stairs were added to the house in the 1950s, and the structural report notes water damage to the wood stair framing and fungal decay to the structure, compromising the safety of the the existing material. Like the porch stairs, the reconstruction of the stairs and landing will provide structural reinforcement to the rubble foundation. A connected landing between both sets of stairs and the East facade will extend this reinforcement along the entire compromised foundation. Along with the proposed stairs, it will create a datum reinforcing the existing foundation, and its stucco finish will match the finish seen in the historic photo from 1910 (**Exhibit A**). The proposed reconstruction will also provide accessible access to the historic house's main entry, critical to its owners' safe use of this door, while respecting its historic massing.

Behind the Significant stone retaining wall at Paseo de Peralta, a new wood picket fence is proposed, following the form of a similar wall seen in a historic photo from around 1915 (**Exhibit C**). This picket fence will be located at least 1' behind the stone wall and will not touch or alter the stone wall or street stairs in any

way. The fence will run the width of the Paseo property line with a branch extending North to enclose a secure yard for pets.

The new fence will be built of simple natural wood pickets spaced to be about 2/3 opaque and 1/3 open. Gates in the fence will continue this pattern, complementing the fence and maintaining a consistent appearance while providing the required fenestration. The natural wood material of the fence emulates the form and material of a similar fence documented in of a historic photo from around 1920 (**Exhibit D**). The design intent of the natural material and simple form is to fit into the neutral tones of the historic structures onsite and to not visually overwhelm the historic stone wall.

New 4' high stucco site walls are proposed adjacent to the addition, providing privacy to the residents. These walls align with the rear wall of the historic house but do not touch it, held back by freestanding solid wood gates allowing circulation around the house while preserving privacy. These gates be comprised of pickets matching the shape and material of the wood fence and other gates.

The relevant streetscape along Paseo lacks a typical fence or wall style along the street. Instead, the dominant design vernacular is that of material diversity. Of the nine Significant or Contributing houses within the streetscape, the most dominant material is stone, which appears on four other properties. White painted picket fences appear on three properties, and always where the trim of the house is also painted white. One Contributing house has a wood coyote fence with a natural wood gate, materials similar to those proposed. Three properties have wrought iron fences or gates, and one has a simple stucco wall along the street. The proposed stone wall and nearby wood fence will fit in and enhance this diverse streetscape.

An addition is proposed North of the historic residence. The primary mass of the proposed addition will be set back 12 feet from the historic house, preserving the legibility of old from new and reducing the visual presence of the new massing. The proposed design lightly touches the original house at two locations on the east and west ends of the North facade. Their interface with the house's North facade will be primarily limited to portions of the facade already altered by previous noncontributing additions, already approved for demolition by the Board. An interior space to the East about 18 feet wide will provide the primary connection between the original house and the addition. It is recessed beneath a roof overhang on both sides, creating a private entry Portal between the house and the addition. Beneath the Portal, its only visible facade faces East and will be clad with simple tongue-and-groove wood matching the material of the proposed picket fence. A new roof structure to the West will create covered outdoor space behind and concealed by the historic house. Portions of the house's North wall below the roof will be restored according to a historic photo from around 1915 (**Exhibit B**). These single-story points of connection will be set back about four feet from the corners of the original North facade to further preserve the legibility of the original massing and historic brick parapet. Max. 12' in height, they will read as significantly lower than the original 16' parapet and will clearly demarcate the boundary between old and new.

The primary mass of the proposed two-story addition will be located North of the house and was was designed to be substantially concealed by elevated mass of the existing historic house and by the steep grade of the site. Paseo de Peralta was once known as Hillside Avenue due to the steeply sloped hills it abuts to the North. 515 Paseo de Peralta is no exception, rising 27' in elevation from the South property line at the street to its North boundary. The existing house is positioned distinctly above and overlooking the street, and though it is only one story in height its parapet rises 30' above the street grade and its finished floor level is located 14' above street grade. The proposed design makes use of the existing house's mass and location on this steeply sloped site to conceal the additional proposed area.

The mass of the addition is set back twelve feet from the historic house and its connection points set back as described above, to protect the house's dominant presence and to conceal the addition from a vantage point at the street. The historic house's stepped massing, tall divided lite windows, and brick-topped Territorial parapets are its dominant features, and the addition was designed to reflect and respect these. The ground floor of the addition matches the height of the historic parapet, and its parapet is topped by a masonry detail

aligned with the datum of the brick. One-story portions of its ground floor matching the height of the historic house and extend about 17' to the East and 13' to the West of the existing footprint, continuing the massing pattern of the original brick house stepping back from the front porch and continuing the reading of the territorial parapet. The steep site grade is also used to actively conceal the mass of the addition. The new ground floor of the addition is buried such that the North end of its ground floor is mostly below grade, and its second story is level with the uphill grade to the North. The mass of the second floor is located directly behind the existing house to further obscure its visibility from the downhill public way. In this way, the proposed new floor area is largely hidden and does not conflict with the scale of buildings in the district.

The material of the addition will be predominantly stucco in a tan color matching that of the historic house, punctuated by infrequent divided-lite windows and doors referencing the proportions of the original house's windows.

We look forward to discussing these proposals with the Historic Board. The highest priority of the Feghalis and of DNCA is to restore and celebrate the unique historic character of the significant historic structures on this prominent site. We look forward to the chance to discuss these nuances with the Historic Board.

Sincerely,



Rebecca Wood, AIA, Associate
DNCA Architects

# APPENDIX – HISTORIC PHOTOGRAPHS

**RE:** 515 Paseo de Peralta

**Date:** March 16, 2026

**TO:** Amanda Romero
Historic Senior Planner
Land Use Department
City of Santa Fe

**Subject:** HDRB Design Review – 515 Paseo de Peralta

**EXHIBIT A**
Historic photo, South facade looking Northeast, dated approx. 1910

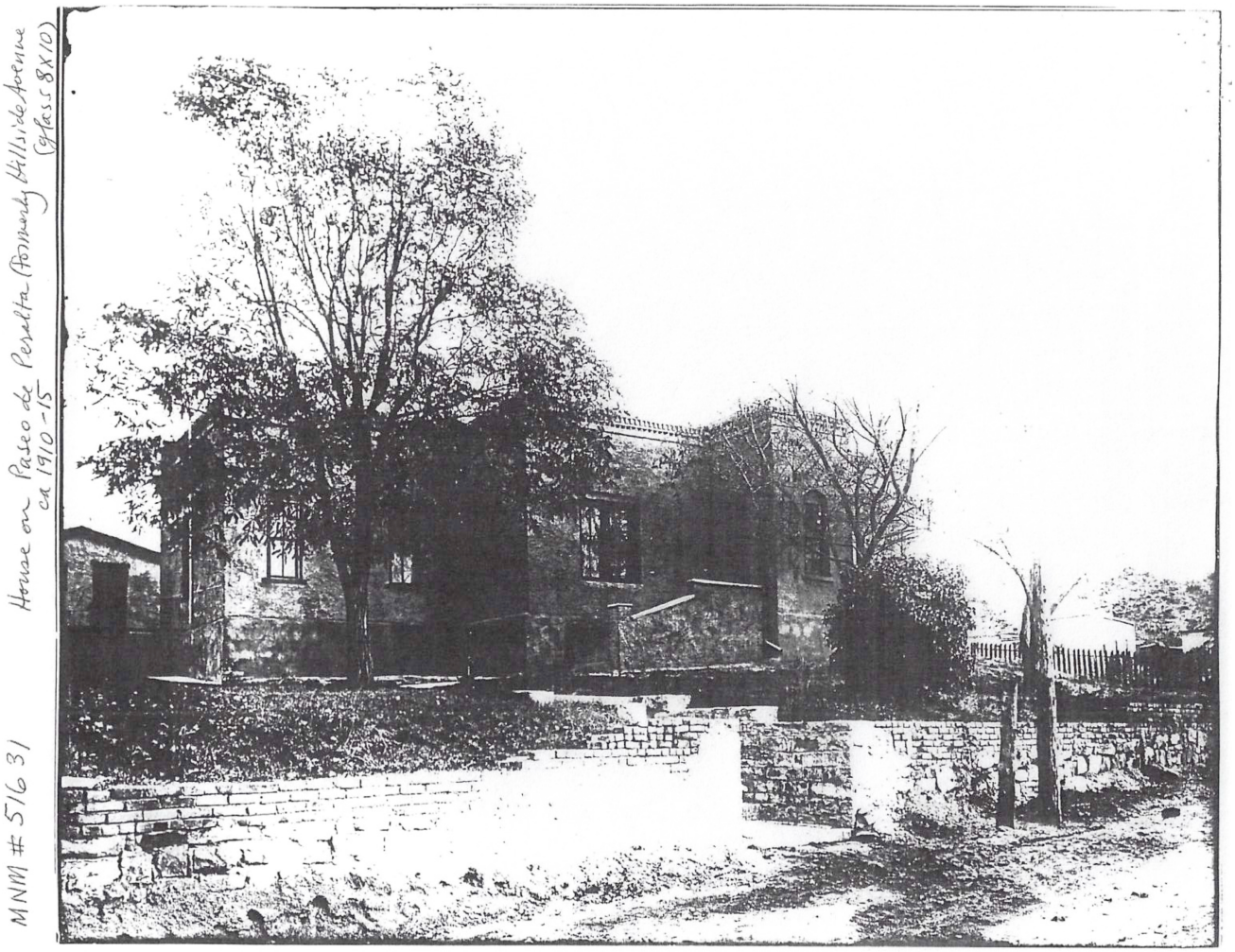


**EXHIBIT B**
Historic photo, East and North facades looking Southwest, dated approx. 1915



**EXHIBIT C**
Historic photo, South and East facades looking Northwest, dated approx. 1915



**EXHIBIT D**
Historic photo, West façade and garden as seen from Scottish Rite looking East, dated approx. 1915

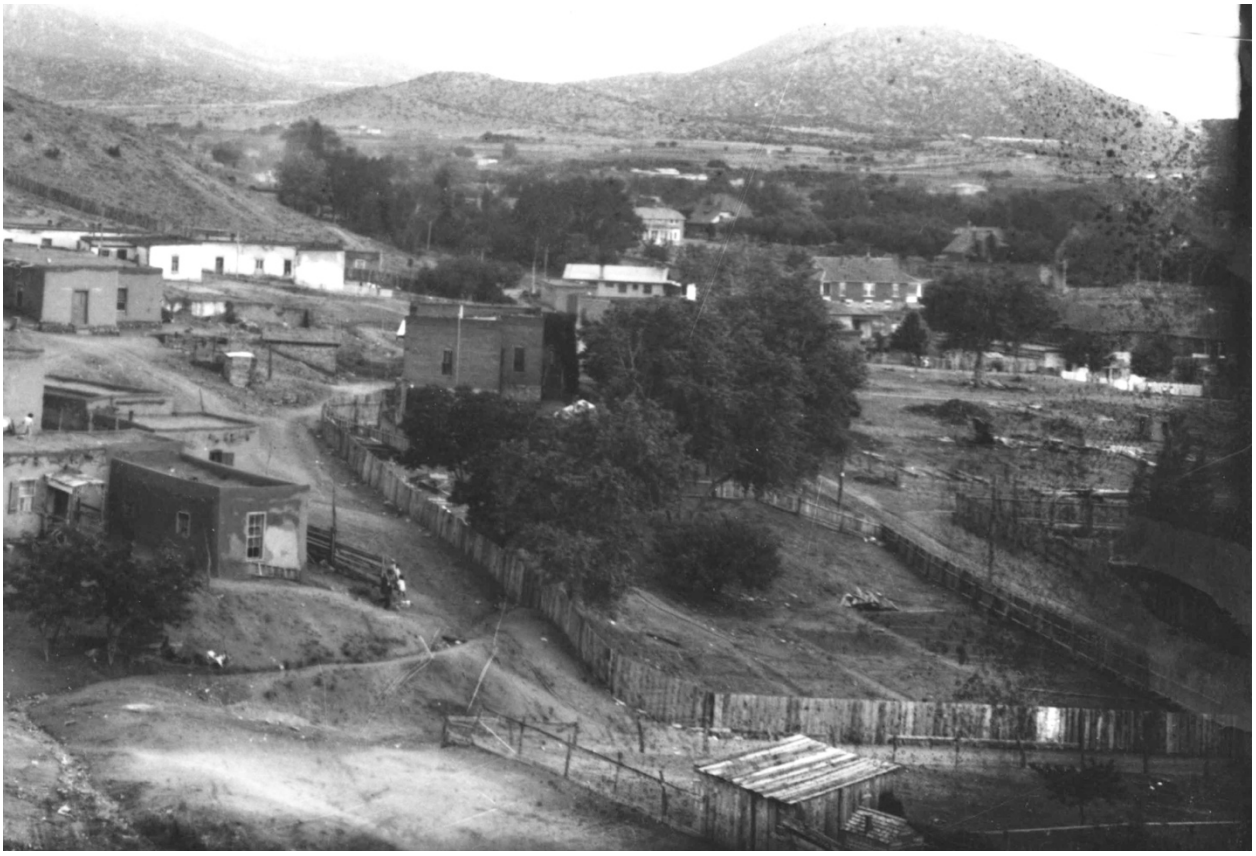
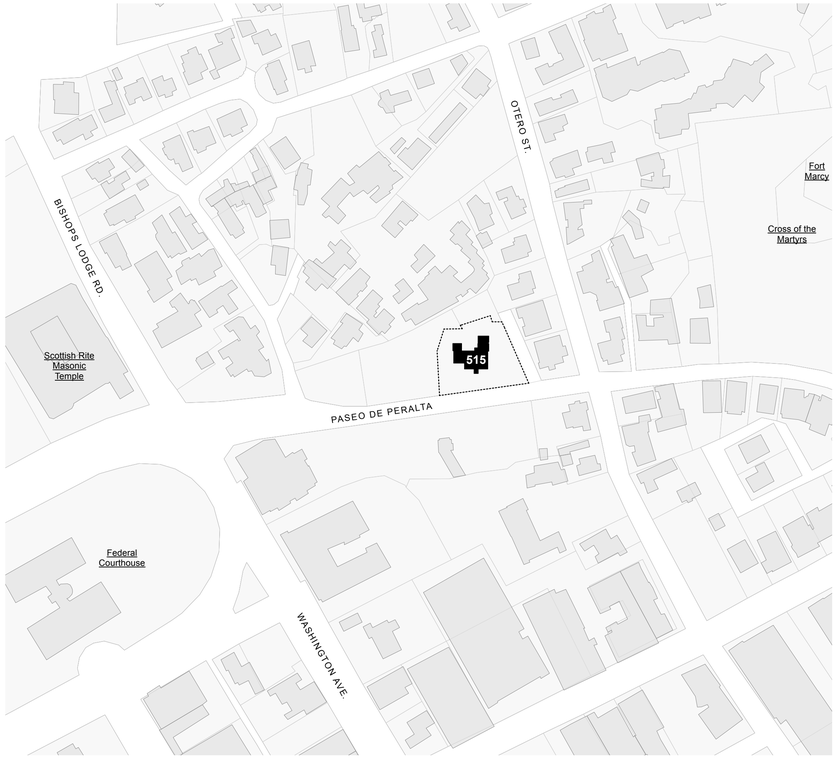


**EXHIBIT E**
Historic photo, South façade looking North, dated approx. 1920






1 G100h Site Location Map
Scale: 1:1500

0 100 200 300 400 ft

## PLANNING FEEDBACK: SETBACKS & MAX HEIGHT

**Subject:** Re: PZR Request - 515 Paseo de Peralta
**Date:** Tuesday, February 17, 2026 at 2:41:00 PM Mountain Standard Time
**From:** CRUZ-HABER, JOEL A.
**To:** Rebecca Wood, CLOUSER, REBEKAH E.
**CC:** Devendra Contractor, Deirdre Harris, ESQUIBEL, DANIEL A., PEREA, STEPHANIE J.
**Attachments:** image001.png, Outlook-155xjgkt.png, Outlook-xdfnmblr.png, image.png, Outlook-k3a35zxi.png

Rebecca,

It was a pleasure meeting with you, George, and Devendra today. Below are notes from the meeting.

- Based on the interpretation provided by our Planning Manager Dan Esquibel, the subject parcel is a corner lot therefore, subject to front setback requirements off Paseo de Peralta and Loma St. The remaining sides will be considered side yard setbacks. No rear setbacks assessed for the site.
- An administrative deviation of 12' can be supported to incorporate architectural style of the site if needed.

We look forward to seeing your redesign with the aforementioned setbacks being met.

If you have any questions, please do not hesitate to reach out.

Respectfully,

Joel Cruz-Haber
Senior Planner
City of Santa Fe

## 515 Paseo de Peralta : Code Analysis

### Code Data

**Jurisdiction:** City of Santa Fe
**Address:** 515 Paseo de Peralta, Santa Fe, NM 87501
**UPC Number:** 1054099367293000000
**Parcel ID Number:** 10644352
**Zoning:** R-21
**Historic District:**
Historic Downtown Archaeological Review District
Downtown and Eastside Historic District
**Historic Building Status:** Significant
**Neighborhood:** Fort Marcy Heights
**Site Area:** 15,942 sf
**Climate Zone:** 5B
**Land Classification:** N
**Occupancy:** R-3

### Required Construction Codes

- 2021 New Mexico Residential Building Code (2021 IRC as amended by NM)
- 2025 City of Santa Fe Green Building Code
- 2021 New Mexico Existing Building Code
- 2021 New Mexico Energy Conservation Code
- 2017 ICC A117.1-2009 Accessible and Usable Buildings and Facilities
- 2021 New Mexico Plumbing Code / 2021 Uniform Plumbing Code *and* City of Santa Fe UPC amendments
- 2021 New Mexico Mechanical Code / 2021 Uniform Mechanical Code
- 2020 New Mexico Electrical Code / 2021 National Electrical Code
- 2012 National Electrical Safety Code
- 2021 New Mexico Earthen Building Materials Code
- 2021 International Fire Code and City of Santa Fe IFC amendments
- 2012 NM Solar Energy Code
- New Mexico Administrative Code (NMAC): 14.5.1 General Provisions ; 14.5.2 Permits ; 14.5.3 Inspections

### Scope of Work

Renovation of historic brick house; construction of two-story addition to the North facade of the existing House.

### Project / Building Information

**Building Areas (areas within surrounding exterior walls):**

| | Historic Renovation | Proposed Addition | Floor Total |
|---|---|---|---|
| **Ground Level** | 1,560 sf | 2,340 sf | 3,900 sf |
| **Upper Level** | 0 sf | 1,130 sf | 1,130 sf |
| **Building Total** | 1,560 sf | 3,470 sf | **5,030 sf** |

**Building Footprint:** 4,620 sf
**Lot Coverage:** 29.0%
**Number of Stories above Grade:** 1
**Construction Type** (IBC Table 601): V-B
**Occupancy:** R-3 Primary Residence
**Fire Separation Distance:**

| | Minimum | Ext. Wall Fire Resistance (IBC 705.5) |
|---|---|---|
| **North** | 5'-3 1/2" | 1-HR |
| **East (Loma)** | 8'-0" | 1-HR |
| **South (Paseo)** | 27'-8" | 0-HR |
| **West** | 10'-4" | 0-HR |

### Zoning Summary (R-21)

**Table 14-7.2-1 Residential Dimensional Standards**

| | |
|---|---|
| **Max Density** | 21 per acre or per Dev Plan |
| **Max Height** | 24 ft |
| **Max Lot Coverage** | 40% |

**14-7.2 (D) Minimum Yard Requirements**

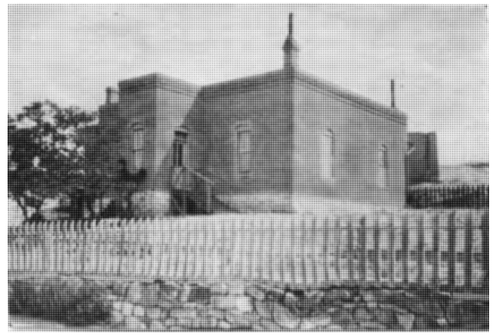
Minimum yards shall be established by approved Development Plan or per the following defaults:

7 ft Paseo de Peralta & Loma Street (**East and South yards)**
5 ft Side property line **(West and North yards)**

**Maximum Allowed Height** 23'-0"
Calculated by CoSF Planning Dept. 8/20/25

### IBC Chapter 5: General Building Heights and Areas

| | | |
|---|---|---|
| **Construction Type** | **V-B** | Table 601 |
| **Fire protection:** | **Not Sprinklered (NS)** | |
| **Occupancy** | | |
| Mixed occupancy / Nonseparated | **R-3** | |
| Allowable height above grade: | 40' (NS) | Table 504.3 |
| Allowable stories above grade: | 3 | Table 504.4 |
| Allowable Area Factor, *At:* | UL | Table 506.2 |
| Allowable Nonsprinklered Area Factor, NS: | UL | |



**515 Paseo de Peralta, 1915**

# 515 Paseo de Peralta
# HDRB Design Review

## PROJECT DIRECTORY

**CLIENT**
Georges & Tina Feghali
310 Otero Street
Santa Fe, NM 87501
Contact: Georges Feghali
email: gmfeghali@gmail.com

**ARCHITECTS**
DNCA, LLC
924-A Shoofly St.
Santa Fe, NM 87505
ph: 505-255-4033
Contact: Devendra N Contractor
email: devendra@dncarchitect.com
mobile: 505-263-3602
Contact: Rebecca Wood
email: rebecca@dncarchitect.com

**STRUCTURAL ENGINEERS**
Luchini Trujillo Structural Engineers
2019 Galisteo Street
Suite D2
Santa Fe, NM 87505
ph: 505-424-3232
Contact: Eric Trujillo
email: eric@ltseng.com
Contact: Jeremy Starr
email: jeremy@ltseng.com

## DRAWING DIRECTORY

| Page | Label | Sheet Name |
|---|---|---|
| 1 | G100h | Cover Sheet |
| 2 | Plat | Legal Lot of Record |
| 3 | ASD101(E) | Existing Site Plan |
| 4 | ASD102 | Demo Site Plan |
| 5 | AS101h | Proposed SIte Plan |
| 6 | A101(E) | Existing Ground Floor Plan |
| 7 | A102(E) | Existing Roof Plan |
| 8 | A101h | Proposed Ground Floor Plan |
| 9 | A102h | Proposed Upper Floor Plan |
| 10 | A103h | Proposed Roof Plan |
| 11 | A200h | South Elevations |
| 12 | A201h | South Elevations |
| 13 | A202h | West Elevations |
| 14 | A203h | North Elevations |
| 15 | A204h | North Elevations |
| 16 | A205h | East Elevations |
| 17 | A300h | Building Sections |
| 18 | A500h | Exterior Window & Door Schedule |
| 19 | DSK-1 | Proposed Exterior Materials |
| 20 | DSK-2 | Proposed Site Walls |

## PROJECT DESCRIPTION

The project consists of the proposed renovation and restoration of a historic late-nineteeth century brick house and addition to the North side of the existing building. The interior renovation of the original 1,560 SF house will return it to single-family residential use, provide ADA accessibility, and stabilize the structure. The proposed two-story 3,470 sf addition will be partly buried in the sloped site behind the existing house and will provide living space, garage, and guest suite.

## PROJECT DATA

**PROJECT NAME**
515 Paseo de Peralta

**PROJECT ADDRESS**
515 Paseo de Peralta
Santa Fe, NM 87501

**ZONING**
R-21

**HISTORIC DISTRICT**
Historic Downtown Archaeological Review District
Downtown and Eastside Historic District

**SITE AREA**
14,985 sf / 0.344 acres

**LOT COVERAGE**
*Not to exceed 40%*
Lot Area 15,942 sf
Proposed Building Footprint 4,620 sf
Proposed Lot Coverage 29.0%

**BUILDING AREA**
Existing Renovation 1,560 sf
Proposed Addition 3,470 sf
Total **5,030 sf**

**BUILDING SETBACKS**
Front / South minimum 7' / proposed 27'-8"
Front / East minimum 5' / proposed 8'-0"
Side / North minimum 5' / proposed 5'-3 1/2"
Side / West * minimum 10' / proposed 10'-4"
* Zoning minimum 5' / site minimum 10' due to lot line agreement with adjacent property

**BUILDING HEIGHT**
Maximum (R-21) 24 ft
Maximum (Historic District Calculation) 23 ft
Proposed ** 24 ft
** Administrative deviation of 12" requested per conversations with Dan Esquibel and Heather Lamboy, see Planning Feedback

**PARKING**
*Table 14-8.6-1*
Minimum required 2 spaces per detatched dwelling unit
Proposed 3 parking spaces (2 garage / 1 site)

## PROJECT HISTORY

| | |
|---|---|
| 8/12/2025 | **Historic Status Review** |
| 9/9/2025 | **Information Session** |
| 10/28/2025 | **Demolition Review** |

Consultant

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

**Feghali Residence**
**Historic Renovation**
515 Paseo de Peralta, Santa Fe, NM 87505

| Date | Issue |
|---|---|
| | |

Date: March 16, 2026
Plot Date:
Drawn by:
Checked by:
File:
Set: Historic Design Review
Sheet Title: **Cover Sheet**

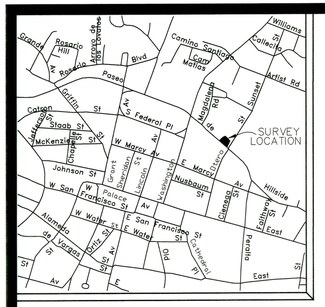
**G100h**

Sheet of

929/9

# LOT LINE ADJUSTMENT SURVEY
## FOR
# GEORGES M. & VALENTINE T. FEGHALI
## PARCEL A & TRACT B-1
## LYING & BEING SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SEC. 24, T 17 N, R 9 E, N.M.P.M., CITY AND COUNTY OF SANTA FE, NEW MEXICO

THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY BETWEEN PARCEL A & TRACT B-1 AND VACATE THE PRIVATE INGRESS/EGRESS & UTILITY EASEMENT BETWEEN THE TWO PROPERTIES.




VICINITY MAP




SCALE: 1"=20'

0 10 20 40 60

## LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility pole w/ overhead utility lines.
- Fences.
- Walls.
- Concrete.
- Utility pedestal.

## NOTES

1. BASIS OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ALONG THE NORTH BOUNDARY OF PARCEL A, "S 45°04'29" E", NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID. DISTANCES ARE GROUND.

2. THIS SURVEY IS BASED ON A "LOT CONSOLIDATION & LOT LINE ADJUSTMENT SURVEY...", BY PHILIP B. WIEGEL, NMPS 9758, DATED 8/9/24, FILED AS PLAT BOOK 918, PAGE 007, RECORDS OF SANTA FE COUNTY, NEW MEXICO. BEARINGS IN DISTANCES IN ( ) ARE FROM SAID PLAT WHERE DIFFERING FROM RECORD DIMENSIONS. SAID PLAT IS LEGAL LOT OF RECORD FOR TRACT B-1.

3. THIS SURVEY IS ALSO BASED ON A "PLAT OF BOUNDARY SURVEY FOR GEORGES FEGHALI...", BY MICHAEL V. WIEGEL, NMPS 30274, DATED 1/11/25, FILED AS PLAT BOOK 920, PAGE 009, RECORDS OF SANTA FE COUNTY, NEW MEXICO. BEARINGS IN DISTANCES IN [ ] ARE FROM SAID PLAT WHERE DIFFERING FROM RECORD DIMENSIONS.

4. REFERENCE ALSO A "LOT LINE ADJUSTMENT OF PARCEL A AND TRACT I FOR DORATHEA A. GABEL", BY RICHARD A. MORRIS, NMPS 10277, DATED 8/3/2001, FILED AS PLAT BOOK 481, PAGE 027, RECORDS OF SANTA FE COUNTY, NEW MEXICO. SAID PLAT IS LEGAL LOT OF RECORD FOR PARCEL A.

5. REFERENCE DEED INSTRUMENT # 1819704, RECORDS OF SANTA FE COUNTY, NEW MEXICO, FOR TRACT B-1.

6. REFERENCE DEED INSTRUMENT # 2051138, RECORDS OF SANTA FE COUNTY, NEW MEXICO, FOR PARCEL A.

## CERTIFICATE

I, Michael V. Wiegel, a duly licensed Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

Michael V. Wiegel — DATE OF FIELD WORK: 8 APRIL 2025

Michael V. Wiegel
P.O. Box 22773

P.S. No. 30274
Santa Fe, NM.

MICHAEL V. WIEGEL NEW MEXICO 30274 PROFESSIONAL SURVEYOR

**AFFIDAVIT**

THE FOREGOING SURVEY AND LOT LINE ADJUSTMENT WERE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). EASEMENT(S) ARE HEREBY GRANTED & VACATED AS DEPICTED HEREON, WHERE LABLED "CREATED" OR "VACATED THIS INSTRUMENT" ONLY. SUBJECT PROPERTIES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

WE, VALENTINE TINA FEGHALI AND GEORGES M. FEGHALI, BEING DULY SWORN, DO HEREBY DEPOSE AND SAY OF PERSONAL KNOWLEDGE AS FOLLOWS:

1. WE JOINTLY OWN BOTH PROPERTIES, 310 OTERO STREET AND 515 PASEO DE PERALTA.

2. NEITHER OF THE PROPERTIES IS LAND LOCKED OR IN NEED OF THE CURRENT EASEMENT FOR INGRESS/EGRESS & UTILITIES.

3. WE THEREFORE WISH TO VACATE THE EASEMENT CREATED ON PLAT BOOK 481, PAGE 027, RECORDS OF SANTA FE COUNTY, BETWEEN THE TWO PROPERTIES.

George M Feghali 10/16/2025
GEORGES M. FEGHALI — DATE

Valentine T. Feghali 10/16/25
VALENTINE T. FEGHALI — DATE

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF October, 2025.

BY: GEORGES M. FEGHALI

BY: VALENTINE T. FEGHALI

NOTARY PUBLIC — MY COMMISSION EXPIRES 04/01/2026

STATE OF NEW MEXICO
NOTARY PUBLIC
MELISSA A. SMITH
COMMISSION # 1095327
COMMISSION EXPIRES 04/01/2026

**PUBLIC UTILITY EASEMENT NOTES:**

**PUBLIC UTILITY EASEMENTS** SHOWN ON THIS PLAT ARE GRANTED/VACATED FOR COMMON AND JOINT USE OF:

1. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION d/b/a CenturyLink QC FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICIATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. CABLE TV FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE. LIMTED TO ABOVE GROUND PEDESTALS AND CLOSURES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITHT THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFTEY CODE BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEETON EACH SIDE.

**DISCLAIMER**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**UTILITY APPROVALS**

| | | | |
|---|---|---|---|
| CITY OF SANTA FE WASTEWATER | 10-10-25 DATE | COMCAST/XFINITY | 10-8-25 DATE |
| PNM ELECTRIC SERVICES | 10/2/25 DATE | CITY OF SANTA FE WATER | 10/14/2025 DATE |
| NEW MEXICO GAS COMPANY | 10.3.25 DATE | QWEST CORPORATION d/b/a CenturyLink QC | 10/6/25 DATE |

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE SERVICE TO THE PROPERTIES.

## CITY OF SANTA FE NOTES & CONDITIONS

1. a) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

b) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

2. PROPERTY LIES WITHIN THE ARCHEOLOGICAL REVIEW DISTRICT, HISTORIC OVERLAY DISTRICT.

3. THIS PROPERTY LIES WITHIN FEMA FLOOD ZONE X, AREAS OF MINIMAL FLOOD HAZARD, FIRM PANEL #35049C0408E, EFF. 12/4/2012. THIS STATEMENT DOES NOT GURANTEE THAT SUBJECT PROPERTY WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES.

CITY OF SANTA FE

CASE No.: 2025-10587

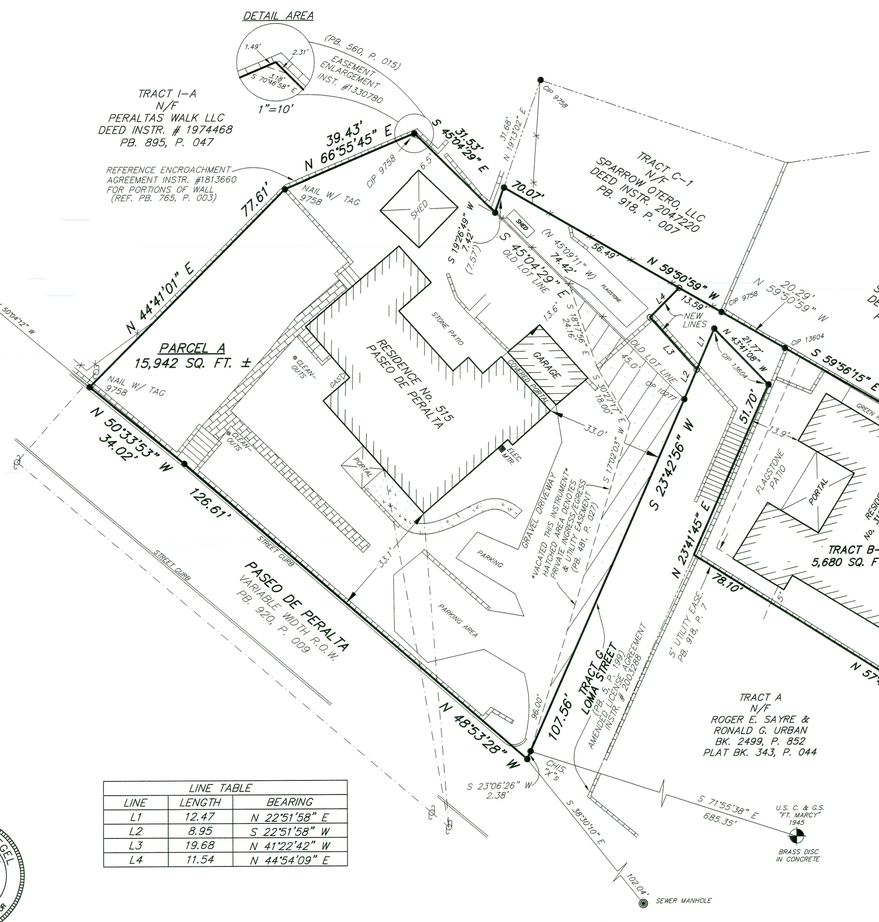
REVIEWED:

Daniel M. Esquibel 10-21-25
CITY PLANNER — DATE

DEE BEINGESSNER 10/21/25
CITY ENGINEER — DATE

COUNTY OF SANTA FE

Jennifer Mascareñas 10/16/25
SANTA FE COUNTY TREASURER — DATE




| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 12.47 | N 22°51'58" E |
| L2 | 8.95 | S 22°51'58" W |
| L3 | 19.68 | N 41°22'42" W |
| L4 | 11.54 | N 44°54'09" E |

COUNTY CLERK'S OFFICE SANTA FE COUNTY NEW MEXICO KATHARINE E. CLARK

INSTRUMENT No. 2069872

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 23rd day of October A.D. 2025, at 8:57 o'clock a.m., and was duly recorded in Book 929 Page 9 of the records of Santa Fe County.

Witness my Hand and Seal of Office
KATHARINE E. CLARK
County Clerk, Santa Fe County, New Mexico

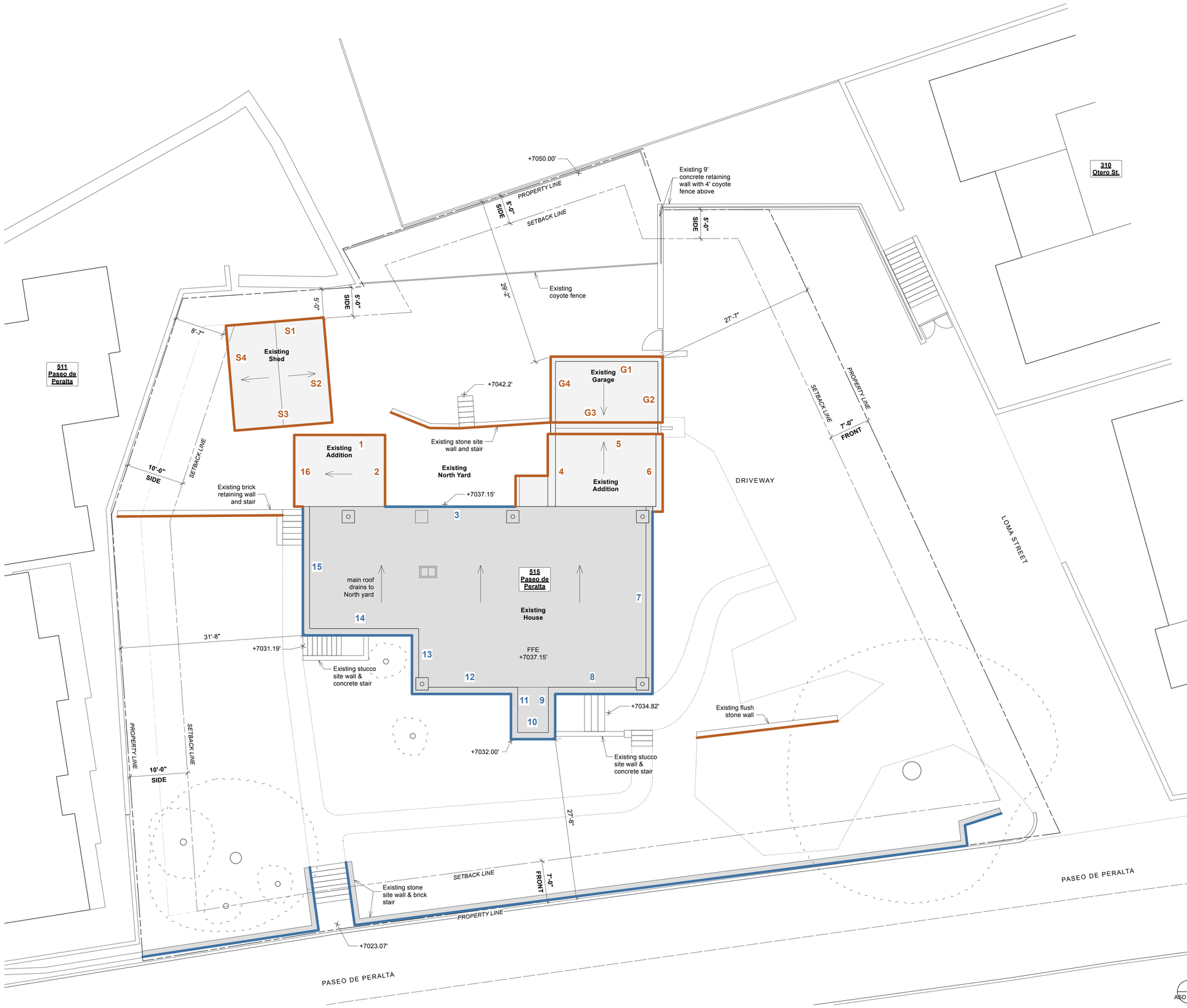
Deputy

INDEXING INFORMATION FOR COUNTY CLERK
LOT LINE ADJUSTMENT SURVEY
OWNER: GEORGES & VALENTINE FEGHALI
LOCATION: 515 PASEO DE PERALTA (PARCEL A)
LOCATION: 310 OTERO STREET (TRACT B-1)
PARCEL A (UPC 1-054-099-367-293)
TRACT B-1 (UPC 1-054-099-379-270)
LYING & SITUATE WITHIN THE SANTA FE GRANT
PROJ. SEC. 24, T 17 N, R 9 E, N.M.P.M.
CITY AND COUNTY OF SANTA FE, NEW MEXICO

**DEL RIO SURVEYS, INC.**

| | | |
|---|---|---|
| P.O. BOX 22773, SANTA FE, NM. 87502 | | PH: 505-820-9200 |
| Project No. 25040217 | Dwg. MW | Date 4/8/25 |
| | CHK. PW | REV: 5 |

2025-47




## EXISTING SITE DATA

**PROJECT NAME**
515 Paseo de Peralta

**PROJECT ADDRESS**
515 Paseo de Peralta
Santa Fe, NM 87501

**ZONING**
R-21

**OCCUPANCY**
R-3

**CONSTRUCTION TYPE**
V-B

**HISTORIC DISTRICT**
Historic Downtown Archaeological Review District
Downtown and Eastside Historic District

**SITE AREA**
14,985 sf / 0.344 acres

**LOT COVERAGE**
*Not to exceed 40%*

| | |
|---|---|
| Lot Area | 15,942 sf |
| Existing Building Footprint | 2,886 sf |
| Existing Lot Coverage | 18.1% |

**BUILDING AREA**

| | |
|---|---|
| Existing Significant House | 1,560 sf |
| Existing Noncontributing Additions | 880 sf |
| Total Existing Building Area | **2,440 sf** |

## HISTORIC STATUS

*Per HDRB decision at 8/12/25 meeting*

**NONCONTRIBUTING STRUCTURE / NON-PRIMARY FACADE**
A structure in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

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

2 Existing Site Plan
ASD101(E) Scale: 1/8" = 1'-0"

0 5 10 15 20 ft

N


Consultant

dnca architects
924-A Shoofly Street Santa Fe, NM 87505
ph(505)255-4033


**Feghali Residence**
**Historic Renovation**
515 Paseo de Peralta, Santa Fe, NM 87505

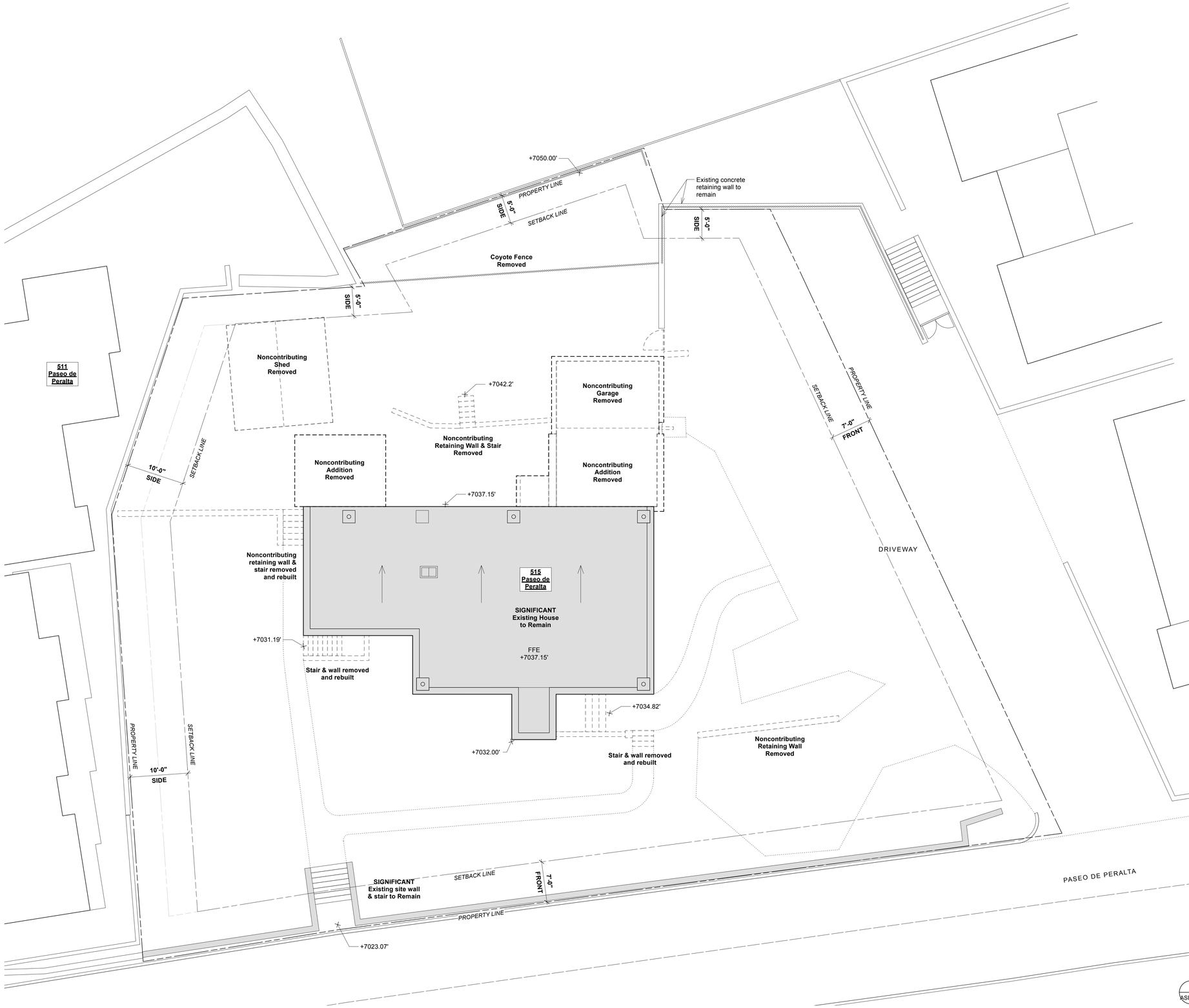
| Date | Issue |
|---|---|
| | |

| | |
|---|---|
| Date: March 16, 2026 | Plot Date: 3/16/26 |
| Drawn by | Checked by |

File: 515 PdPeralta_A100 Plans.vwx
Set: Historic Design Review
Sheet Title: **Existing Site Plan**

**ASD101(E)**

Sheet of




1 Existing Site Demo Plan
ASD102 Scale: 1/8" = 1'-0"

0 5 10 15 20 ft

N

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# Feghali Residence
## Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

| Date | Issue |
|---|---|
| | |

| | |
|---|---|
| Date: March 16, 2026 | Plot Date: 3/16/26 |
| Drawn by | Checked by |
| File: 515 PdPeralta_A100 Plans.vwx | |
| Set: Historic Design Review | |
| Sheet Title: Site Demo Plan | |
| ASD102 | |
| Sheet | of |




1 Proposed Site Plan — Scale: 1/8" = 1'-0"
AS101h

0 5 10 15 20 ft

N

## PROJECT DATA

**PROJECT NAME**
515 Paseo de Peralta

**PROJECT ADDRESS**
515 Paseo de Peralta
Santa Fe, NM 87501

**ZONING**
R-21

**OCCUPANCY**
R-3

**CONSTRUCTION TYPE**
V-B

**HISTORIC DISTRICT**
Historic Downtown Archaeological Review District
Downtown and Eastside Historic District

**SITE AREA**
14,985 sf / 0.344 acres

**LOT COVERAGE**
*Not to exceed 40%*

| | |
|---|---|
| Lot Area | 15,942 sf |
| Proposed Building Footprint | 4,620 sf |
| Proposed Lot Coverage | 29.0% |

**BUILDING AREA**

| | |
|---|---|
| Existing Renovation | 1,560 sf |
| Proposed Addition | 3,470 sf |
| Total | **5,030 sf** |

**BUILDING SETBACKS**

| | |
|---|---|
| Front / South | minimum 7' / proposed 27'-8" |
| Front / East | minimum 5' / proposed 8'-0" |
| Side / North | minimum 5' / proposed 5'-3 1/2" |
| Side / West * | minimum 10' / proposed 10'-4" |

* Zoning minimum 5' / site minimum 10' due to lot line agreement with adjacent property

**BUILDING HEIGHT**

| | |
|---|---|
| Maximum (R-21) | 24 ft |
| Maximum (Historic District Calculation) | 23 ft |
| Proposed ** | 24 ft |

** Administrative deviation of 12" requested per conversations with Dan Esquibel and Heather Lamboy, see Planning Feedback

**PARKING**
*Table 14-8.6-1*

| | |
|---|---|
| Minimum required | 2 spaces per detatched dwelling unit |
| Proposed | 3 parking spaces (2 garage / 1 site) |

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# Feghali Residence
## Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

| Date | Issue |
|---|---|
| | |

| | |
|---|---|
| Date: March 16, 2026 | Plot Date: 3/16/26 |
| Drawn by | Checked by |
| File: 515 PdPeralta_A100 Plans.vwx | |
| Set: Historic Design Review | |

Sheet Title: **Proposed Site Plan**

**AS101h**

Sheet of




1 Existing Ground Floor Plan
A101(E) Scale: 3/16" = 1'-0"

0 5 10 15 20 ft

N


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# Feghali Residence
## Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

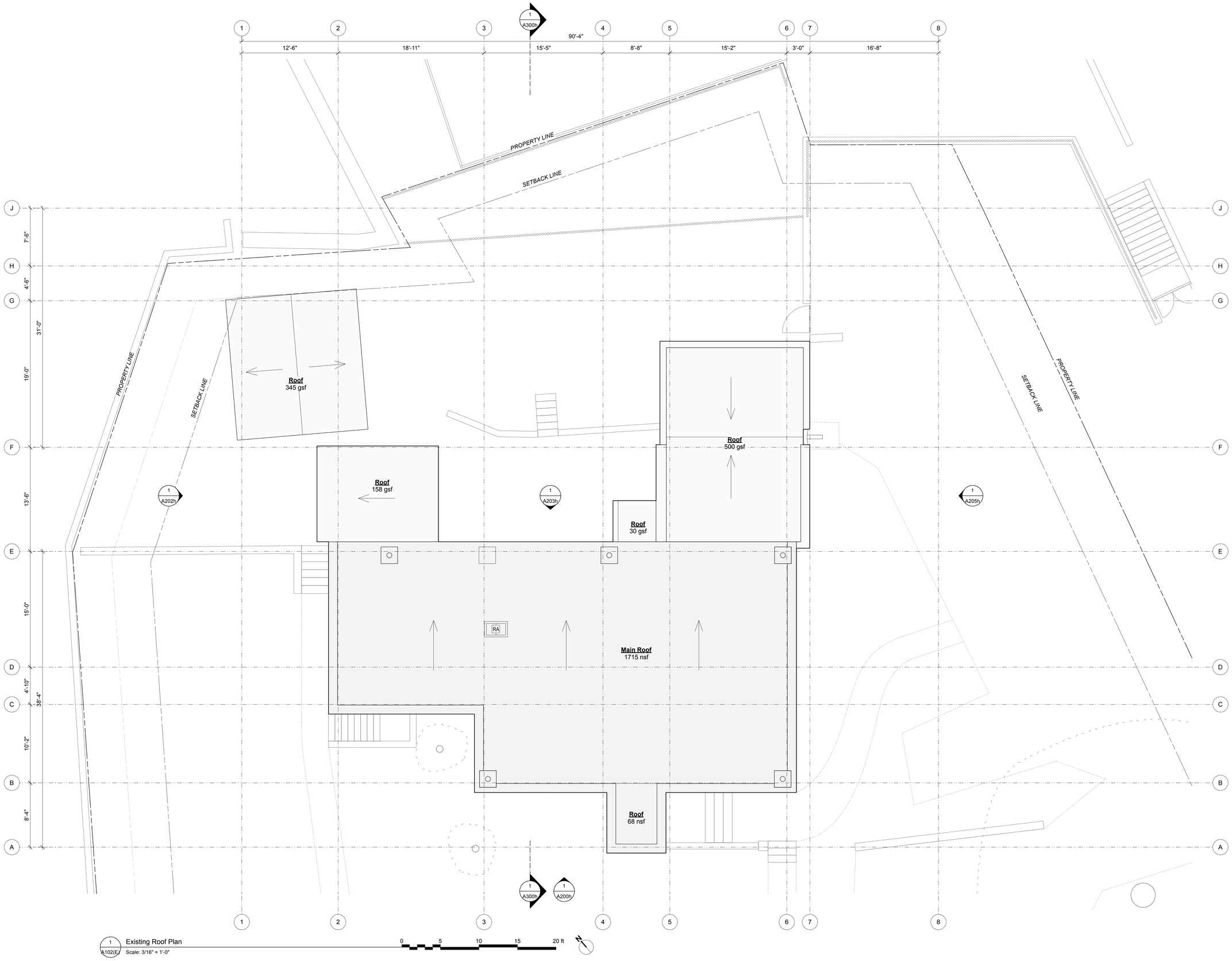
| Date | Issue |
|---|---|
| | |

| | |
|---|---|
| Date: March 16, 2026 | Plot Date: 3/16/26 |
| Drawn by | Checked by |
| File: 515 PdPeralta_A100 Plans.vwx | |
| Set: Historic Design Review | |

Sheet Title: **Existing Ground Floor Plan**

**A101(E)**

Sheet of




1 A102(E) Existing Roof Plan
Scale: 3/16" = 1'-0"

0 5 10 15 20 ft

N

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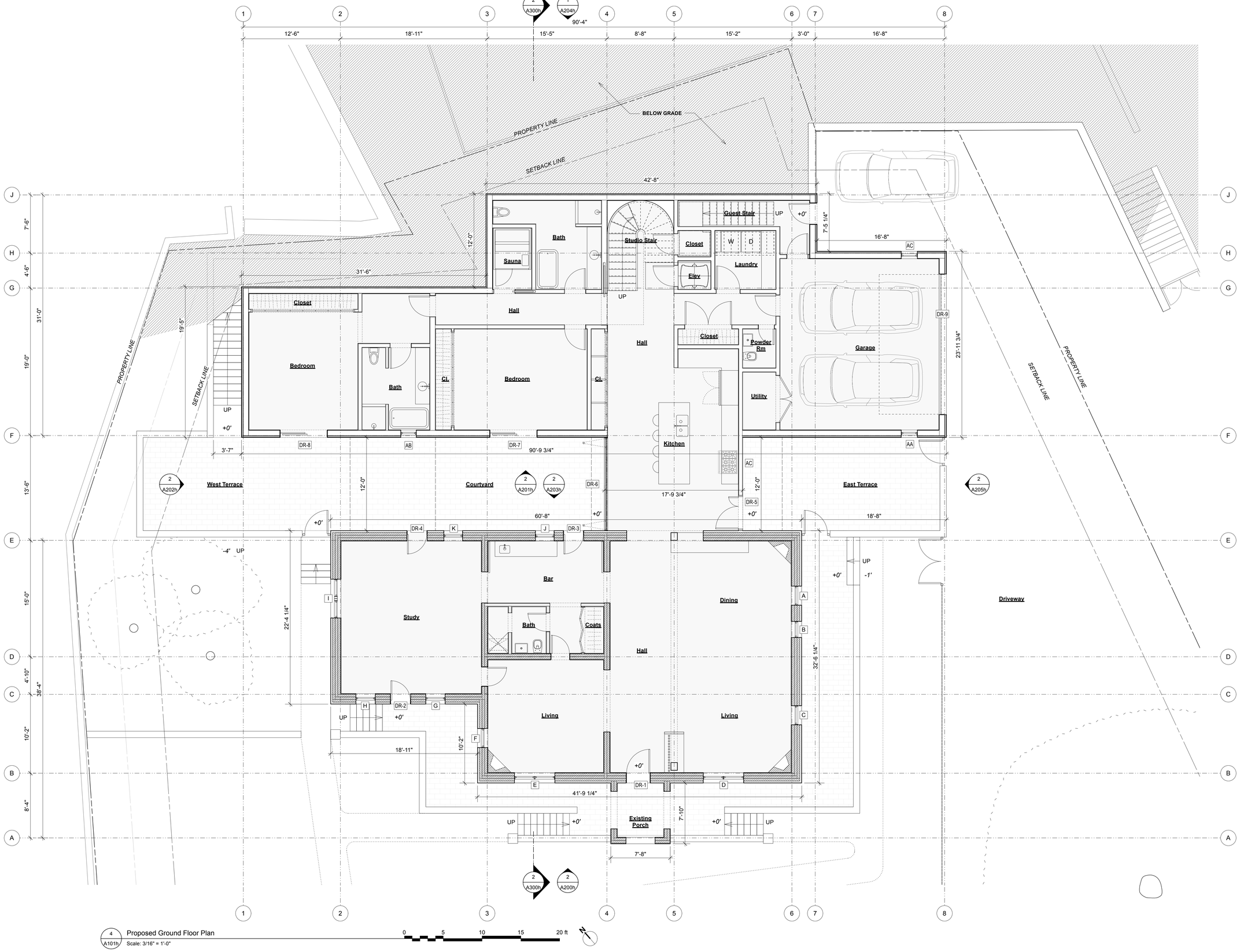
**Feghali Residence**
**Historic Renovation**
515 Paseo de Peralta, Santa Fe, NM 87505

| Date | Issue |
|---|---|
| | |

Date: March 16, 2026
Plot Date: 3/16/26
Drawn by:
Checked by:
File: 515 PdPeralta_A100 Plans.vwx
Set: Historic Design Review
Sheet Title: **Existing Roof Plan**

**A102(E)**

Sheet of




4 A101h Proposed Ground Floor Plan

Scale: 3/16" = 1'-0"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# Feghali Residence
## Historic Renovation

515 Paseo de Peralta, Santa Fe, NM 87505

| Date | Issue |
|---|---|
| | |

| | |
|---|---|
| Date: March 16, 2026 | Plot Date: 3/16/26 |
| Drawn by | Checked by |

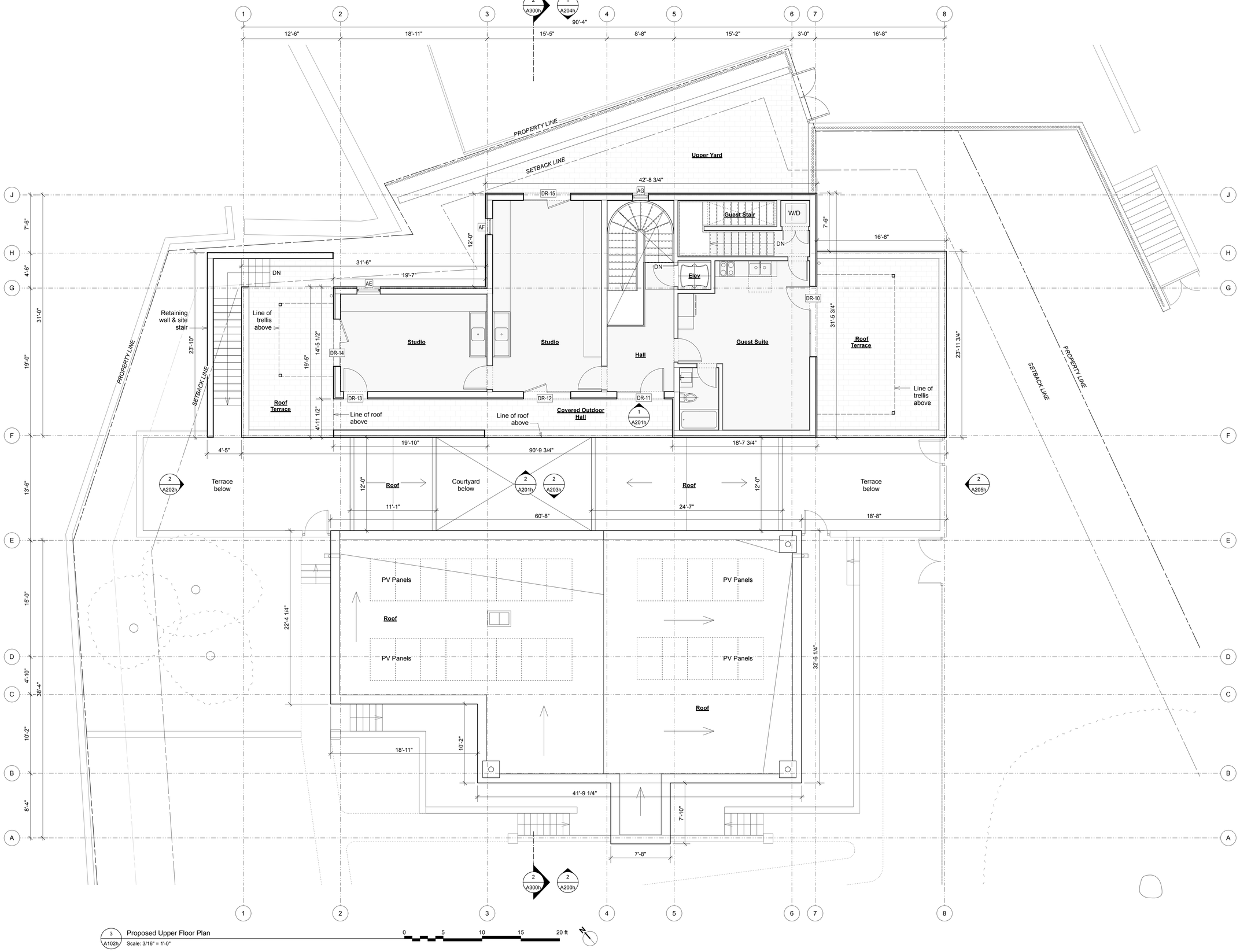
File: 515 PdPeralta_A100 Plans.vwx

Set: Historic Design Review

Sheet Title: **Proposed Ground Floor Plan**

**A101z**

Sheet of




3 A102h Proposed Upper Floor Plan

Scale: 3/16" = 1'-0"

0 5 10 15 20 ft

N

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ph.(505)255-4033


# Feghali Residence
## Historic Renovation

515 Paseo de Peralta, Santa Fe, NM 87505

| Date | Issue |
|---|---|
| | |

Date: March 16, 2026
Plot Date: 3/16/26
Drawn by:
Checked by:
File: 515 PdPeralta_A100 Plans.vwx
Set: Historic Design Review
Sheet Title: **Proposed Upper Floor Plan**

**A102z**

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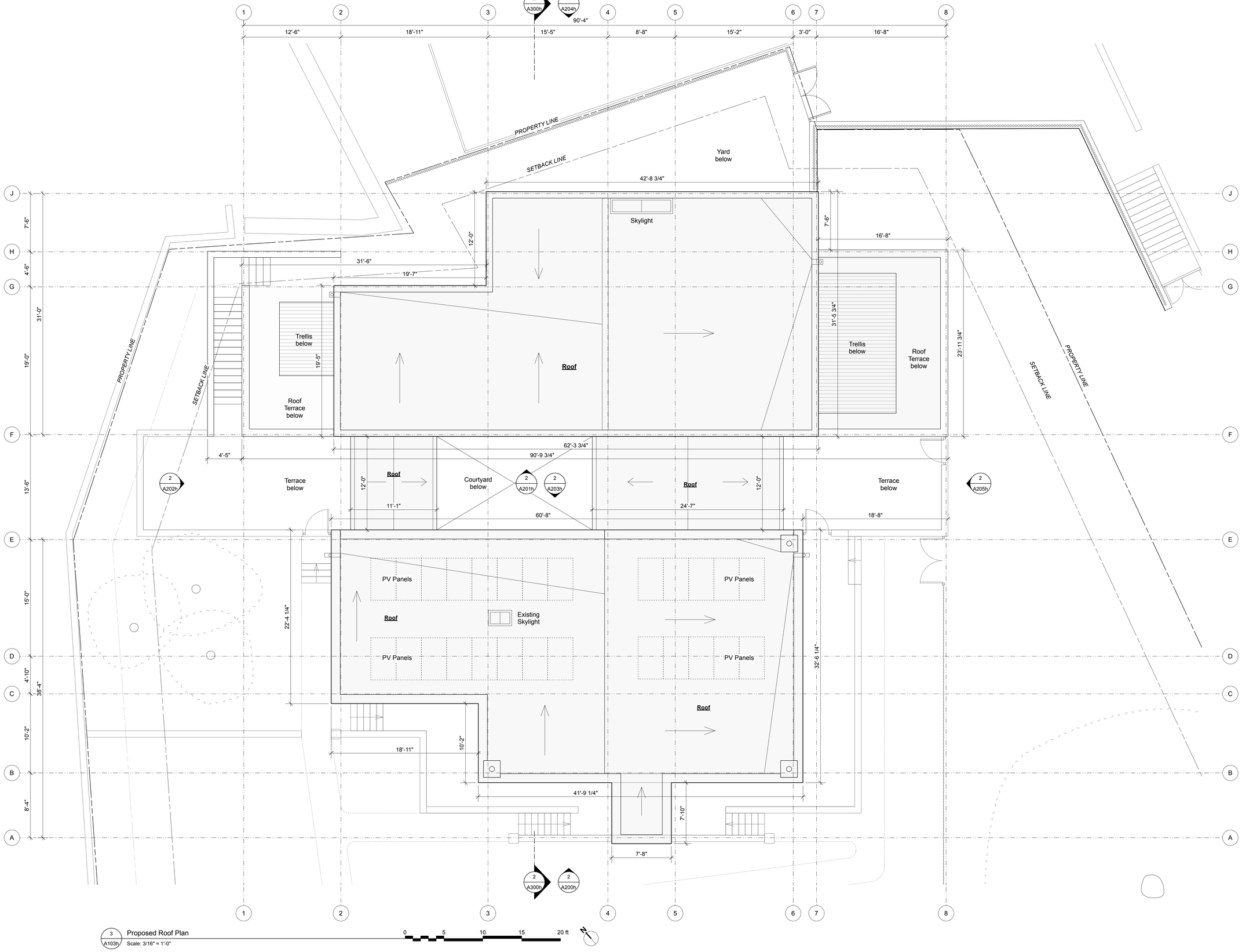


3 A103h Proposed Roof Plan
Scale: 3/16" = 1'-0"

0 5 10 15 20 ft

N

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# Feghali Residence
## Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

| Date | Issue |
|---|---|
| | |

Date: March 16, 2026
Plot Date: 3/16/26
Drawn by:
Checked by:
File: 515 PdPeralta_A100 Plans.vwx
Set: Historic Design Review
Sheet Title: **Proposed Roof Plan**

**A103z**

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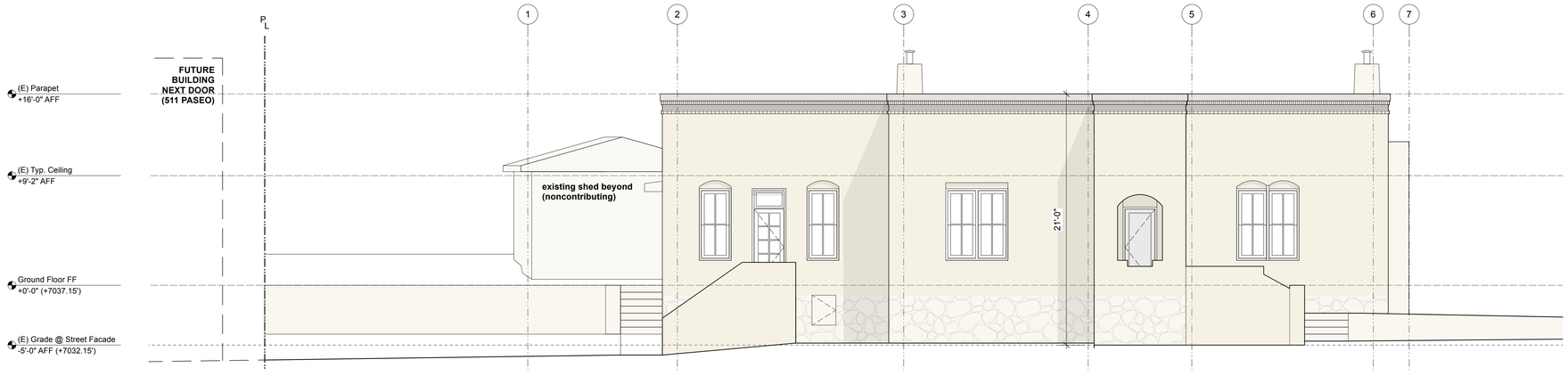
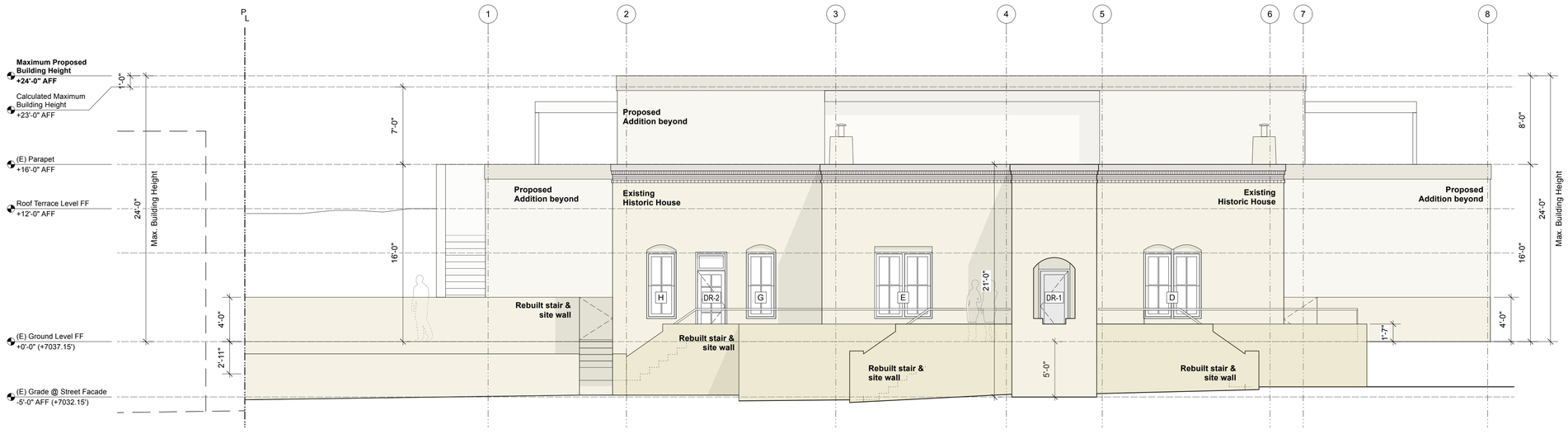



1 A200h Existing South Elevation

Scale: 3/16" = 1'-0"




2 A200h Proposed South Elevation

Scale: 3/16" = 1'-0"

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# Feghali Residence
## Historic Renovation

515 Paseo de Peralta, Santa Fe, NM 87505

| Date | Issue |
|---|---|
| | |

| | |
|---|---|
| Date: March 16, 2026 | Plot Date: 3/16/26 |
| Drawn by | Checked by |

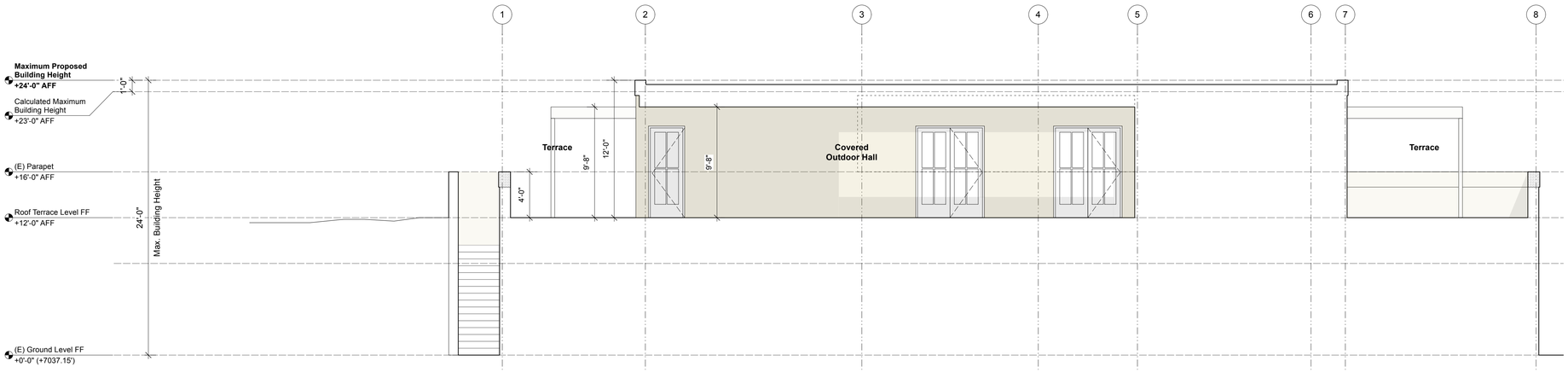
File: 515 PdPeralta_A200 Elev Sections.vwx

Set: Historic Design Review

Sheet Title: **South Building Elevations**

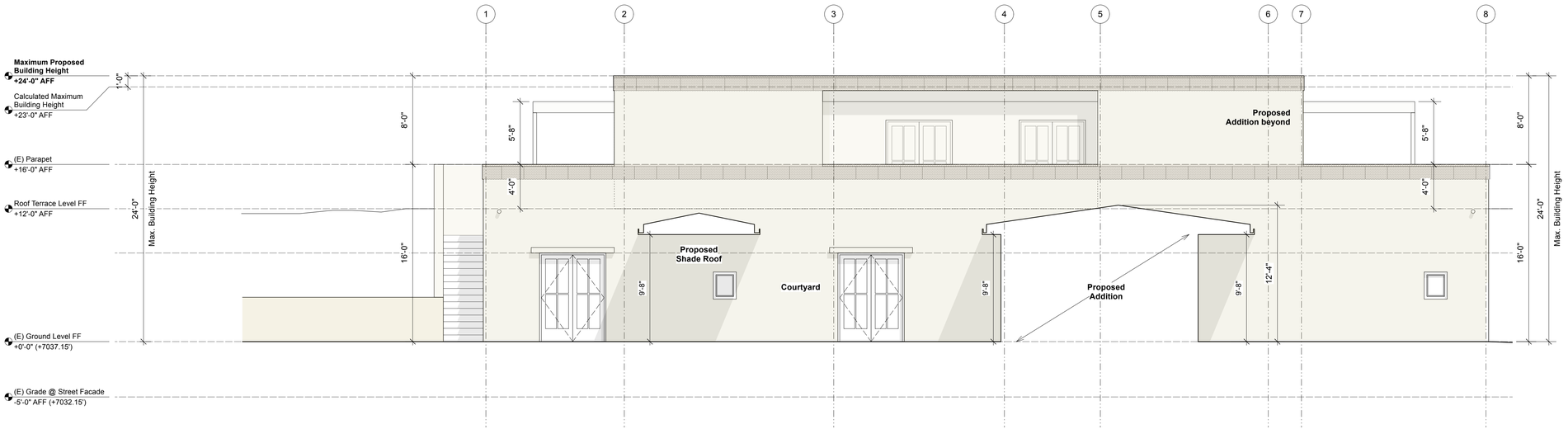
**A200h**

Sheet of




1 A201h Proposed South Elevation - Addition Hallway

Scale: 3/16" = 1'-0"




2 A201h Proposed South Elevation - Addition

Scale: 3/16" = 1'-0"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# Feghali Residence
## Historic Renovation

515 Paseo de Peralta, Santa Fe, NM 87505

| Date | Issue |
|---|---|

| Date | Plot Date |
|---|---|
| March 16, 2026 | 3/16/26 |
| Drawn by | Checked by |

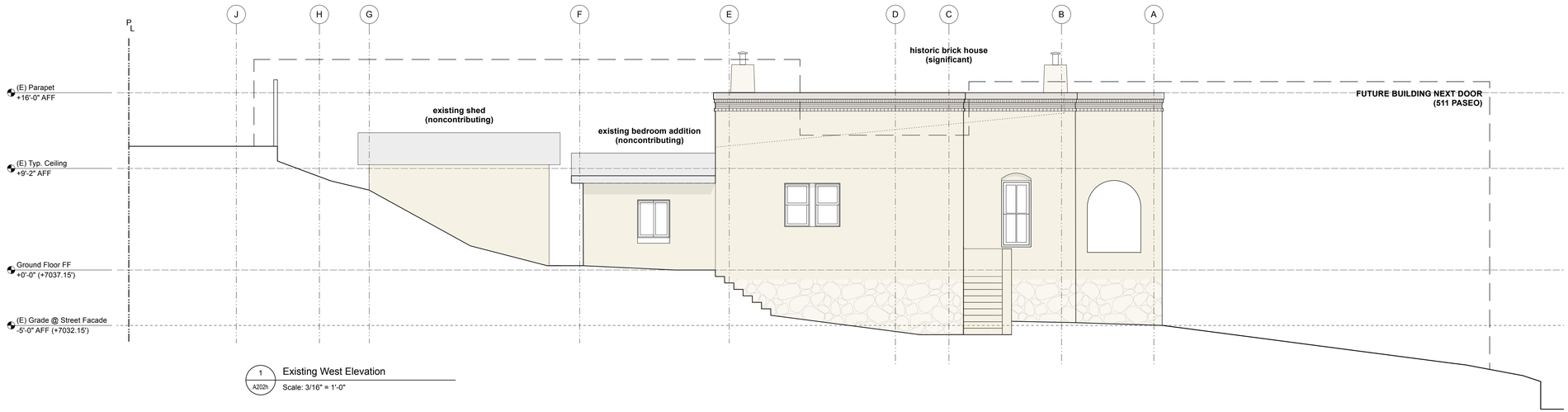
File: 515 PdPeralta_A200 Elev Sections.vwx

Set: Historic Design Review

Sheet Title: **South Building Elevations - Addition**

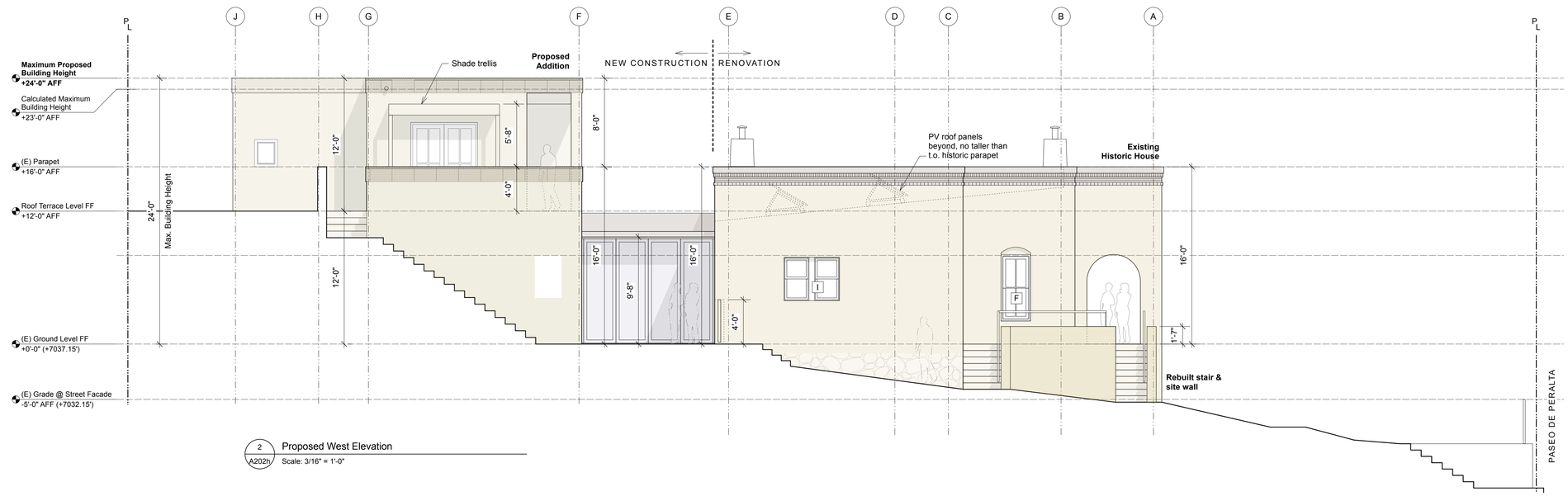
**A201h**

Sheet of




1 A202h Existing West Elevation

Scale: 3/16" = 1'-0"




2 A202h Proposed West Elevation

Scale: 3/16" = 1'-0"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# Feghali Residence
## Historic Renovation

515 Paseo de Peralta, Santa Fe, NM 87505

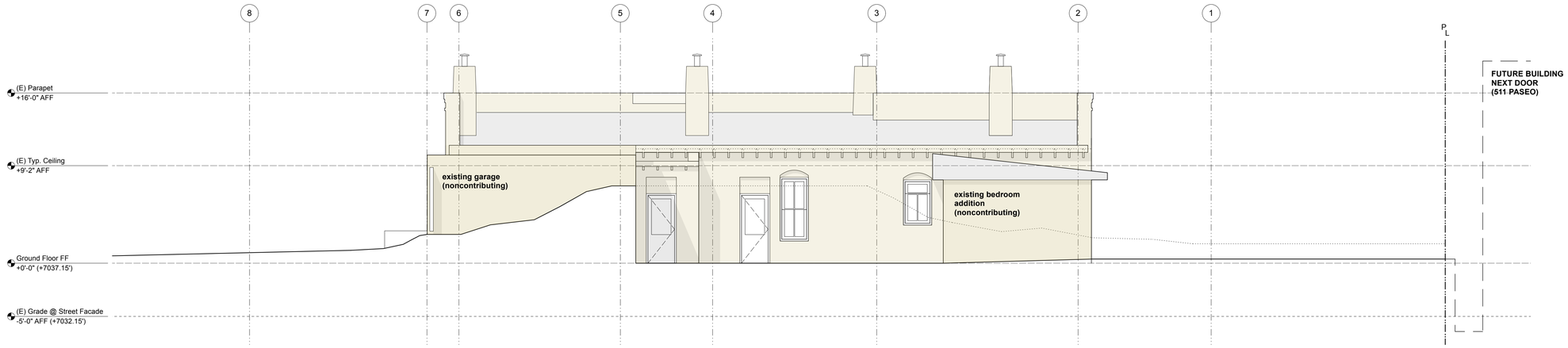
| Date | Issue |
|---|---|
| | |

| | |
|---|---|
| Date: March 16, 2026 | Plot Date: 3/16/26 |
| Drawn by | Checked by |
| File: 515 PdPeralta_A200 Elev Sections.vwx | |
| Set: Historic Design Review | |

Sheet Title: **West Building Elevations**

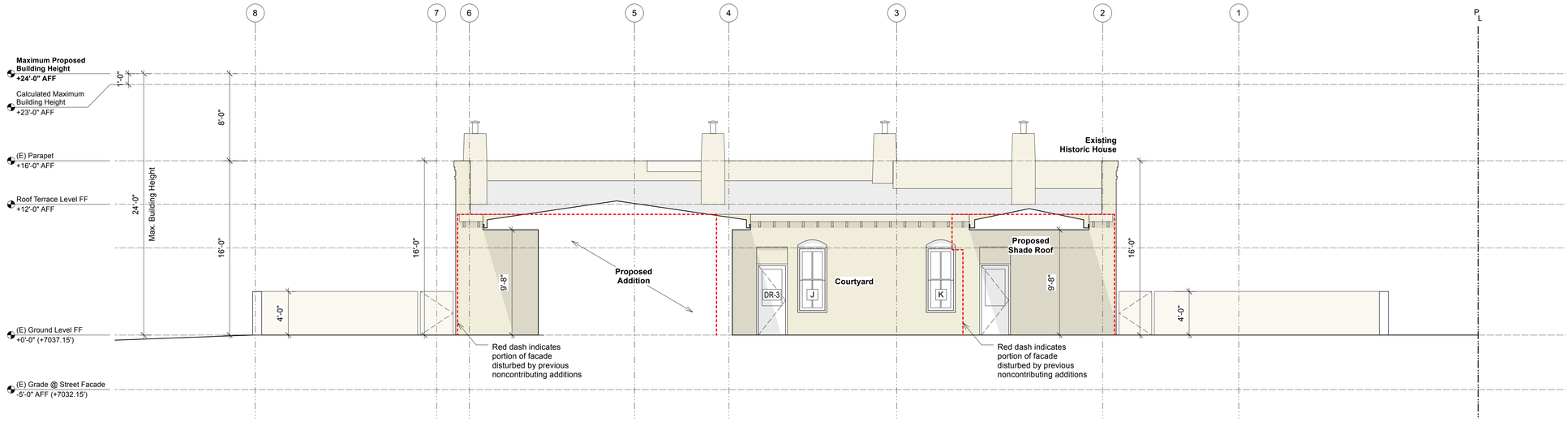
**A202h**

Sheet of




1 A203h Existing North Elevation

Scale: 3/16" = 1'-0"




2 A203h Proposed North Elevation

Scale: 3/16" = 1'-0"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# Feghali Residence
## Historic Renovation

515 Paseo de Peralta, Santa Fe, NM 87505

| Date | Issue |
|---|---|
| | |

| | |
|---|---|
| Date: March 16, 2026 | Plot Date: 3/16/26 |
| Drawn by | Checked by |

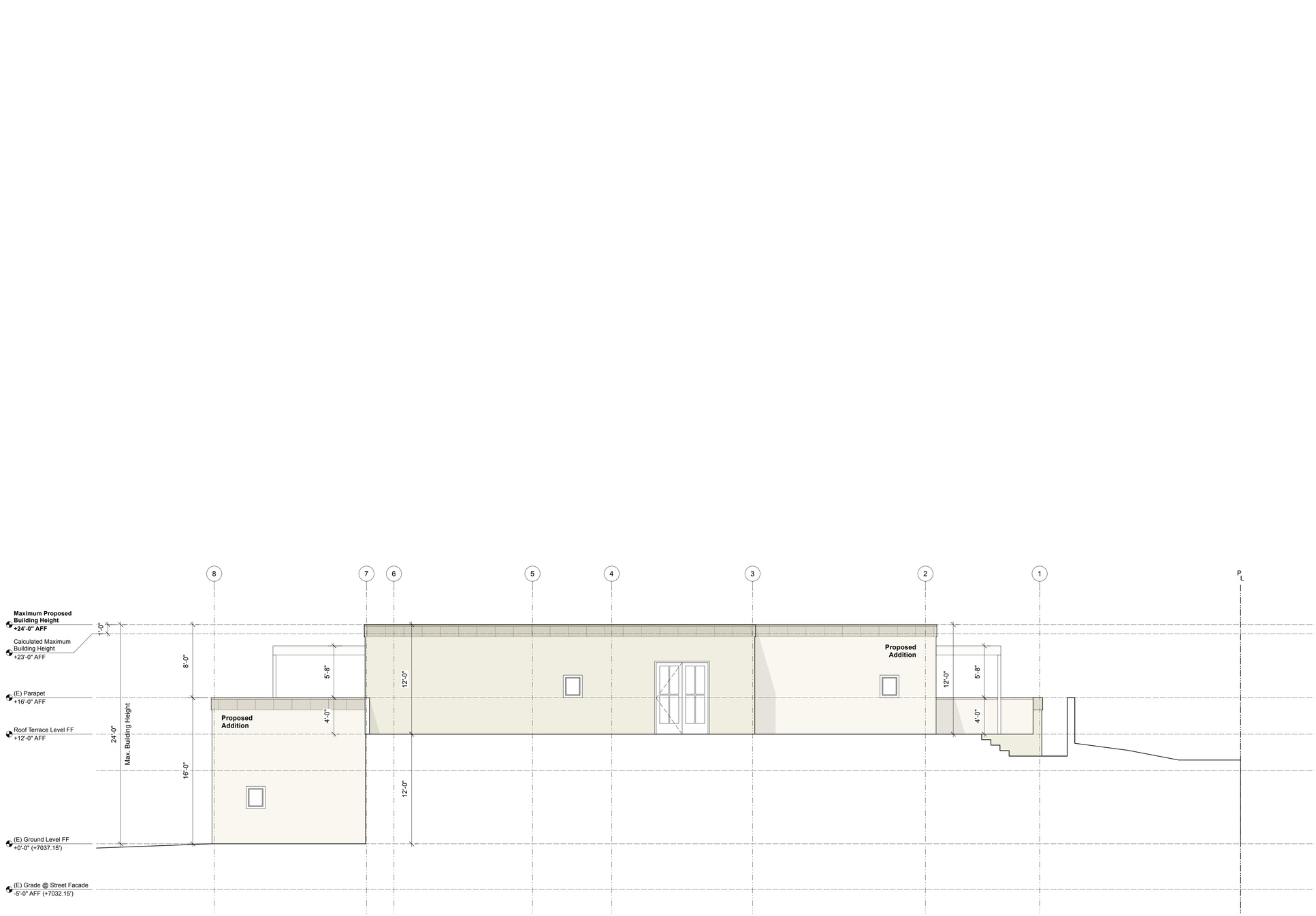
File: 515 PdPeralta_A200 Elev Sections.vwx

Set: Historic Design Review

Sheet Title: **North Building Elevations**

**A203h**

Sheet of




1 / A204h North Elevation - Addition

Scale: 3/16" = 1'-0"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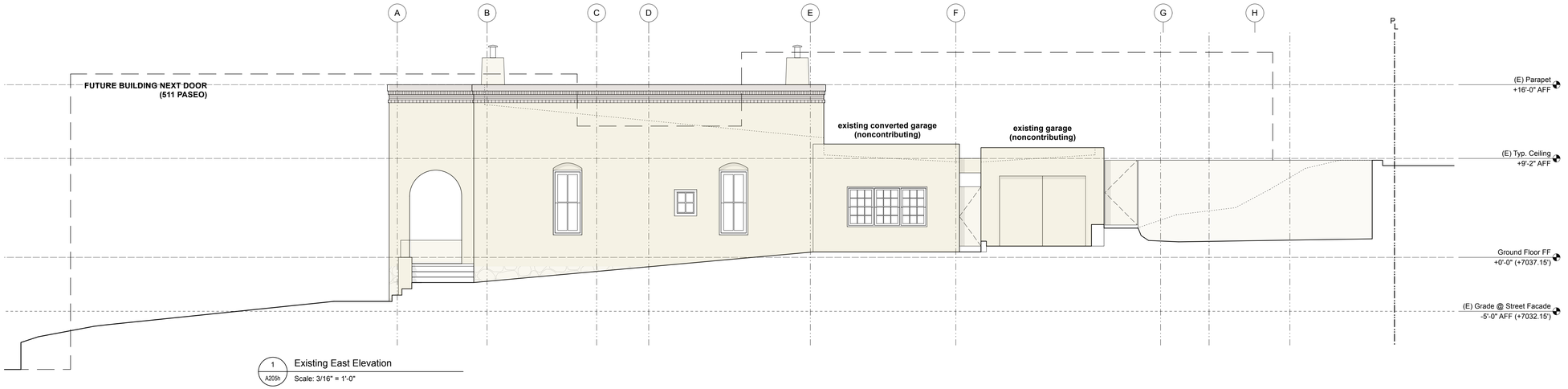
# Feghali Residence
## Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

| Date | Issue |
|---|---|
| | |

Date: March 16, 2026
Plot Date: 3/16/26
Drawn by:
Checked by:
File: 515 PdPeralta_A200 Elev Sections.vwx
Set: Historic Design Review
Sheet Title: North Building Elevations - Addition

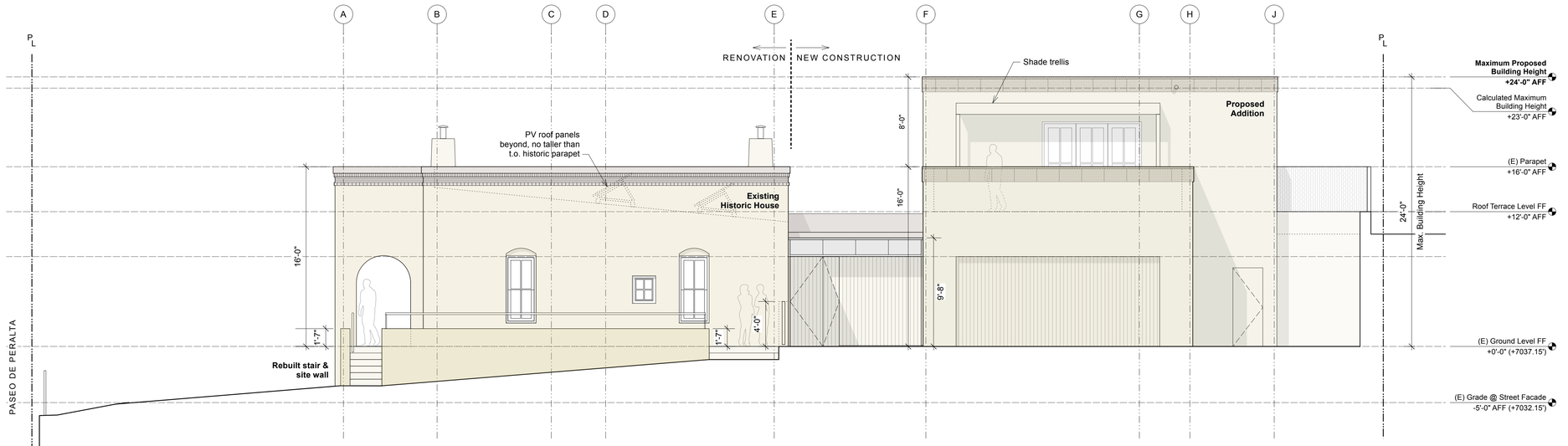
**A204h**

Sheet of




1 A205h Existing East Elevation

Scale: 3/16" = 1'-0"




2 A205h Proposed East Elevation

Scale: 3/16" = 1'-0"

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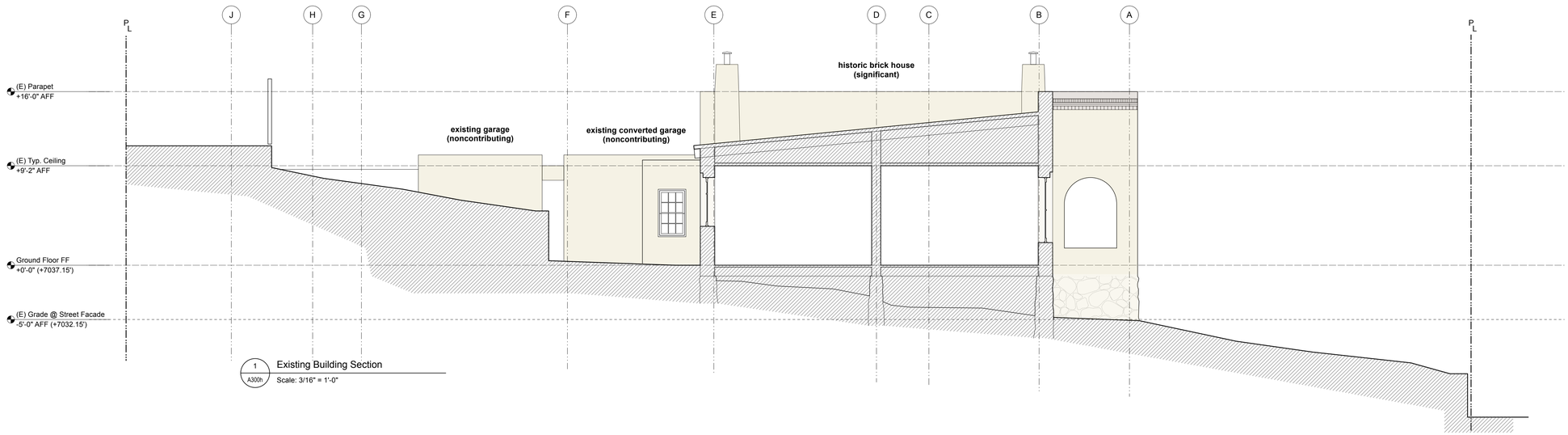
# Feghali Residence
## Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

| Date | Issue |
|---|---|

Date: March 16, 2026
Plot Date: 3/16/26
Drawn by:
Checked by:
File: 515 PdPeralta_A200 Elev Sections.vwx
Set: Historic Design Review
Sheet Title: **East Building Elevations**

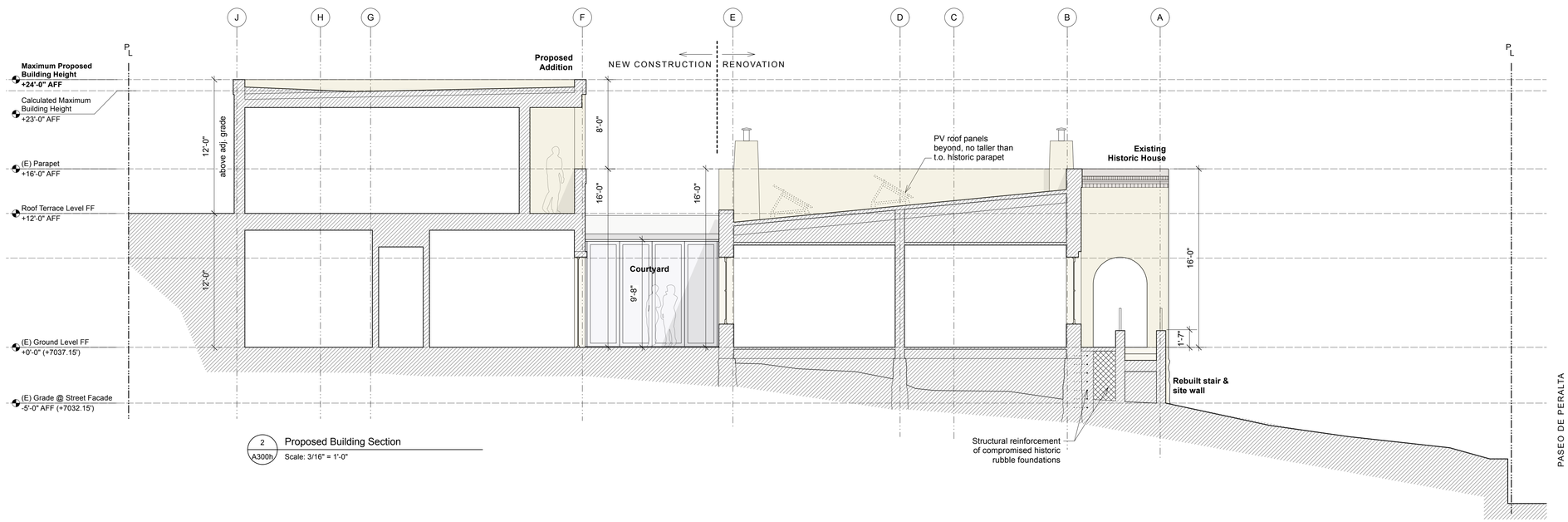
**A205h**

Sheet of




1 A300h Existing Building Section

Scale: 3/16" = 1'-0"




2 A300h Proposed Building Section

Scale: 3/16" = 1'-0"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ph(505)255-4033


Consultant

# Feghali Residence
## Historic Renovation

515 Paseo de Peralta, Santa Fe, NM 87505

| Date | Issue |
|---|---|
| | |

Date: March 16, 2026
Plot Date: 3/16/26
Drawn by:
Checked by:
File: 515 PdPeralta_A200 Elev Sections.vwx
Set: Historic Design Review

Sheet Title: **North-South Building Section A**

**A300h**

Sheet of

## SKYLIGHT - ROOF WINDOW SCHEDULE

| | | FRAME | | | | | COMMENTS |
|---|---|---|---|---|---|---|---|
| **ID #** | **Location** | **Type** | **Width** | **Length** | | **Treatment** | |
| **RA** | Historic House | Existing Skylight | 3'-0" | 2'-0" | | -- | No change proposed |
| **RB** | Addition | American Skylight | 8'-0" | 2'-0" | | -- | |

## EXTERIOR WINDOW & DOOR SCHEDULE

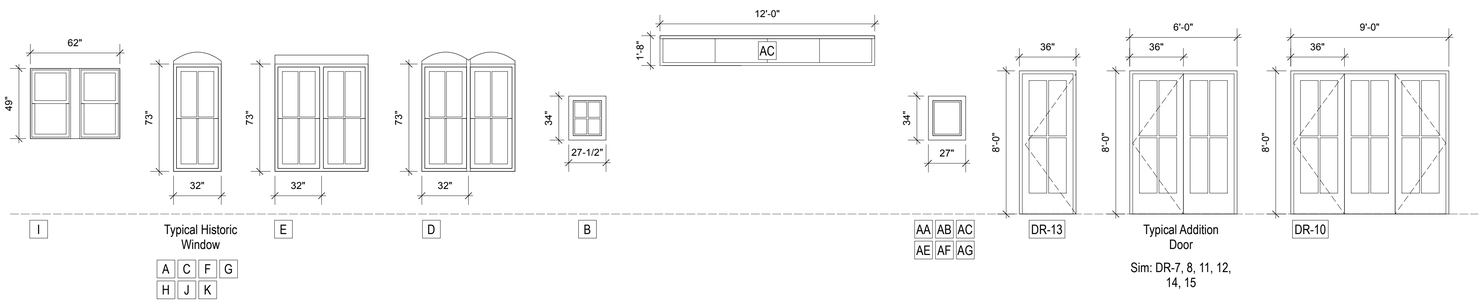
| ID # | Location | Type | Width | Height | Glazing | Condition | Comments |
|---|---|---|---|---|---|---|---|
| **Ground Level** | | | | | | | |
| **A** | Historic House | 1 - Existing Window | 32" | 73" | G1 | Fair | |
| **B** | Historic House | 1 - Existing Window | 27-1/2" | 34" | G1 | Fair | |
| **C** | Historic House | 1 - Existing Window | 32" | 73" | G1 | Fair | |
| **D** | Historic House | 2 - All-Wood Divided Lite | 32" x2 | 73" | G2 | New | Replace non-restorable Historic window with like and kind replacement |
| **E** | Historic House | 2 - All-Wood Divided Lite | 32" x2 | 73" | G2 | New | |
| **F** | Historic House | 2 - All-Wood Divided Lite | 32" | 73" | G2 | New | |
| **G** | Historic House | 2 - All-Wood Divided Lite | 32" | 73" | G2 | New | |
| **H** | Historic House | 2 - All-Wood Divided Lite | 32" | 73" | G2 | New | |
| **I** | Historic House | 1 - Existing Window | 31" x2 | 49" | G1 | Fair | |
| **J** | Historic House | 1 - Existing Window | 32" | 73" | G1 | Fair | |
| **K** | Historic House | 2 - All-Wood Divided Lite | 32" | 73" | G2 | New | Replace non-historic window with original size |
| **DR-1** | Historic House | 1 - Existing Door | 32" | 73" | G1 | Satisfactory | Non-historic door |
| **DR-2** | Historic House | 1 - Existing Door | 32" | 73" | G1 | Fair | Non-historic door |
| **DR-3** | Historic House | 1 - Existing Door | 29" | 78" | G1 | Fair | Historic Door |
| **DR-4** | Historic House | 2 - All-Wood Divided Lite | 32" | 73" | G2 | New | Match Historic door DR-3 |
| **Ground Level - Addition** | | | | | | | |
| **AA** | Addition Ground Level | 3 - Clad Wood Window | 27" | 34" | G2 | New | Fixed |
| **AB** | Addition Ground Level | 3 - Clad Wood Window | 27" | 34" | G2 | New | Fixed |
| **AC** | Addition Ground Level | 3 - Clad Wood Window | 27" | 34" | G2 | New | Fixed |
| **AD** | Addition Ground Level | 3 - Clad Wood Window | 12' | 20" | G2 | New | Clerestory below Portal overhang |
| **DR-5** | Addition Ground Level | 3 - Clad Wood Door | 36" + 15" | 8'-0" | -- | New | Operable 15" side lite |
| **DR-6** | Addition Ground Level | 4 - Clad Wood Folding Door | 12' | 9'-8" | G2 | New | 4-panel folding doors |
| **DR-7** | Addition Ground Level | 3 - Clad Wood Door | 3' + 3' | 8'-0" | G2 | New | 2 operable leafs |
| **DR-8** | Addition Ground Level | 3 - Clad Wood Door | 3' + 3' | 8'-0" | G2 | New | 2 operable leafs |
| **DR-9** | Addition Ground Level | 5 - Wood Garage Door | 18' | 8'-0" | -- | New | Finish to match picket fence & site gates |
| **Upper Level - Addition** | | | | | | | |
| **AE** | Addition Upper Level | 3 - Clad Wood Window | 27" | 34" | G2 | New | Fixed |
| **AF** | Addition Upper Level | 3 - Clad Wood Window | 27" | 34" | G2 | New | Fixed |
| **AG** | Addition Upper Level | 3 - Clad Wood Window | 27" | 34" | G2 | New | Fixed |
| **DR-10** | Addition Upper Level | 3 - Clad Wood Door | 3' + 6' | 8'-0" | G2 | New | Operable leaf + side lite |
| **DR-11** | Addition Upper Level | 3 - Clad Wood Door | 3' + 3' | 8'-0" | G2 | New | Operable leaf + side lite |
| **DR-12** | Addition Upper Level | 3 - Clad Wood Door | 3' + 3' | 8'-0" | G2 | New | Operable leaf + side lite |
| **DR-13** | Addition Upper Level | 3 - Clad Wood Door | 3' | 8'-0" | G2 | New | |
| **DR-14** | Addition Upper Level | 3 - Clad Wood Door | 3' + 3' | 8'-0" | G2 | New | Operable leaf + side lite |
| **DR-15** | Addition Upper Level | 3 - Clad Wood Door | 3' + 3' | 8'-0" | G2 | New | Operable leaf + side lite |

## GLAZING SCHEDULE

| ID | TYPE | LITES | COLOR | PERFORMANCE | COATINGS | THICKNESS | COMMENTS |
|---|---|---|---|---|---|---|---|
| **G1** | Exterior Existing Clear Glass | Existing | Clear | Existing | n/a | Existing | Replace glass panes where cracked |
| **G2** | Exterior: Clear insulated glass | Fully tempered float glass | Clear | Average U-Value: 0.28; Maximum Solar Heat Gain Coefficient (SHGC): 0.38 | Low-E | 6.0 mm (0.24") each lite; 1" overall thickness | Typical exterior glazing |

## GLAZING & DOOR FRAME TYPES SCHEDULE

| ID | TYPE | | COLOR | BASIS OF DESIGN | | COMMENTS | |
|---|---|---|---|---|---|---|---|
| **1** | Historic Windows | | Existing | Existing | | Existing | Frame to be restored where possible |
| **2** | All-Wood Divided Lite Windows | | K-Kron II Nutmeg | Kolbe Heritage Series | | Color intended to match existing | "Like and kind" replacement windows |
| **3** | Metal-clad Wood Divided Lite Windows & Doors | | RAL-3009 Oxide Red | Kolbe Ultra Series | | Color intended to be related but slightly darker than existing | |
| **4** | Metal-clad Wood Folding Doors | | RAL-3009 Oxide Red | Kolbe Ultra Series | | Color intended to be related but slightly darker than existing | |
| **5** | Wood Garage Door | | Oiled Cedar finish | Overhead Door Company | | Finish to match picket fence & site gates | |




1 / A500h Exterior Glazing Types

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

## SHEET GENERAL NOTES

A. Contractor shall verify and ensure that all requirements of the ADA and IBC are fully met and complied with.

B. Coordinate hardware with specified hardware schedule. All hardware shall comply with ADA requirements.

C. At all doors requiring electrical devices, card readers, actuators, alarms, or contacts, the contractor shall coordinate pathway and power requirements as necessary. Coordinate all hardware, electric strike, and wiring requirements prior to ordering door. Refer to Electrical & Technology details.

D. Provide all blocking as required.

E. All hollow metal door frames shall receive mineral fiber insulation at interior of frame. At rated assemblies seal using firestopping sealant per spec.

F. Field verify all openings prior to fabrication. Contractor to coordinate all rough opening requirements with manufacturer and installer.

G. All work shall be executed in accordance with the best accepted trade practices and per manufacturer recommendations.

## ACCESSIBILILTY GENERAL NOTES

A. Door bottom surface: The bottom 10" of all doors shall have a smooth uninterrupted surface extending full width of the door to allow the door to be opened by a wheelchair footrest safely.

B. Door closer: Closer shall be adjusted so that from an open position of 90 degrees the time required to move the door to an open position of 12 degrees will be 5 seconds minimum.

C. Door hardware: Lever handle type door hardware shall be used at all doors and shall be easy to grasp with one hand and shall not require tight grasping, pinching, or twisting of wrist to operate. Hardware shall be mounted between 34" minimum to 48" maximum.

D. Door opening force: The required force for pushing open or pulling open doors hall be 5lbs. maximum. This force shall not apply to force required to retract latch bolts of other devices which hold door in closed position.

E. Operation: Operable parts of equipment and appliances shall be operable with one hand and shall not require tight grasping, pinching, or twisting of wrist. The force required to activate operable parts shall be 5 lbs. maximum.

Consultant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# Feghali Residence
## Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

| Date | Issue |
|---|---|
| | |

Date: March 16, 2026
Plot Date: 3/16/26
Drawn by:
Checked by:
File: 515 PdPeralta_A200 Elev Sections.vwx
Set: Historic Design Review
Sheet Title: **Exterior Window & Door Schedule**

**A500h**

Sheet: of



**Historic House Existing Stucco Repair**

Custom color similar to El Rey Sandalwood
Pebble-dashed texture to match existing



**Historic House Existing Coping Repair**

Custom color similar to LaHabra X-63149 Hatteras
Matching existing red brick where exposed



**Historic House Windows**

Repair or Replace in Kind
Kolbe Traditional Divided-lite Wood Windows
K-Kron II Exterior Finish in Nutmeg



**Wood Picket Fence**

Cedar board, oiled finish



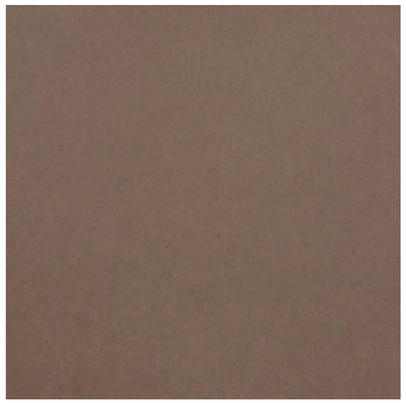
**Historic Existing Stone Wall**

No change proposed



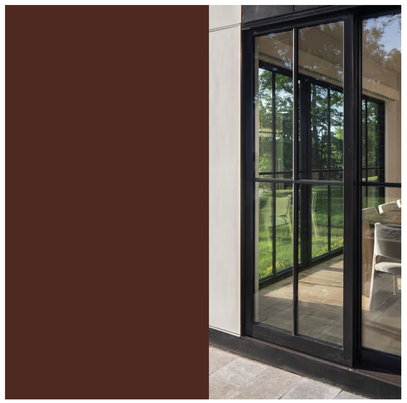

**Addition Building & New Site Walls**

Custom stucco color similar to El Rey Sandalwood
Light brushed texture stucco
Solid doors painted to match



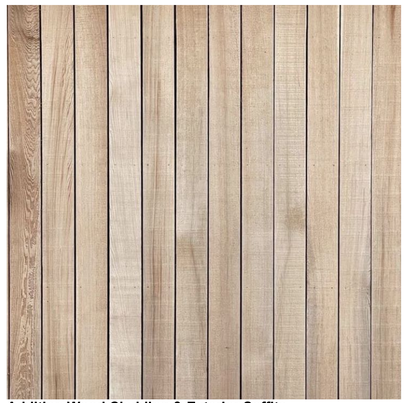
**Addition Masonry Parapet Cap**

Davis Sequoia Sand



**Addition Windows & Doors**

Kolbe Clad Wood Divided-lite Windows
RAL 3009 Oxide Red



**Addition Wood Cladding & Exterior Soffits**

Tongue & Groove Cedar board, oiled finish



**Existing Cast Concrete Retaining Wall**

No change proposed

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**Feghali Residence**
**Historic Renovation**
515 Paseo de Peralta, Santa Fe, NM 87505

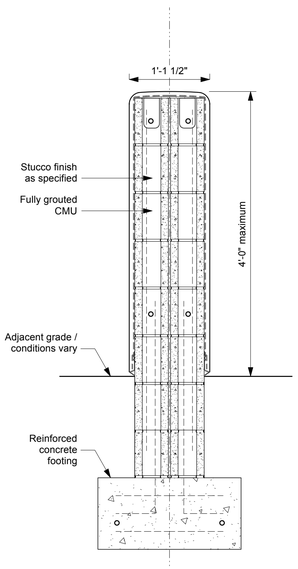
| Date | Issue |
|---|---|
| | |

Date: March 16, 2026
Plot Date:
Drawn by:
Checked by:
File:
Set: Historic Design Review
Sheet Title: **Proposed Exterior Materials**

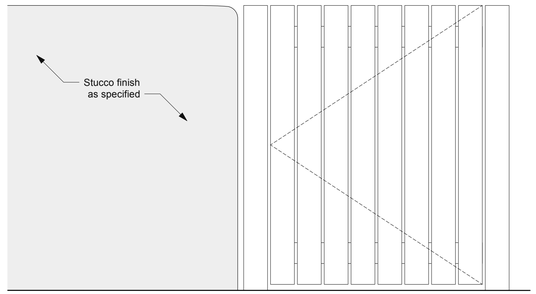
**DSK-01**

Sheet of

## STUCCO SITE WALL

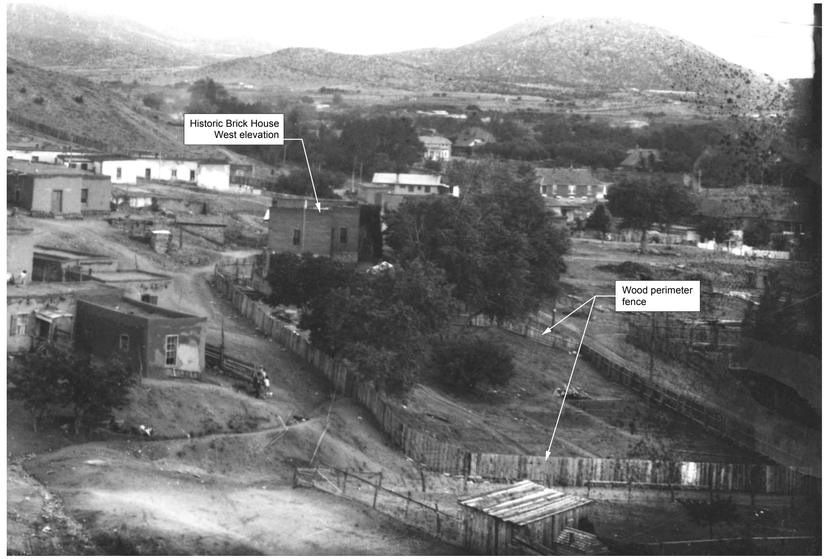



1 DSK-02 Stucco Wall Section
Scale: 1" = 1'-0"



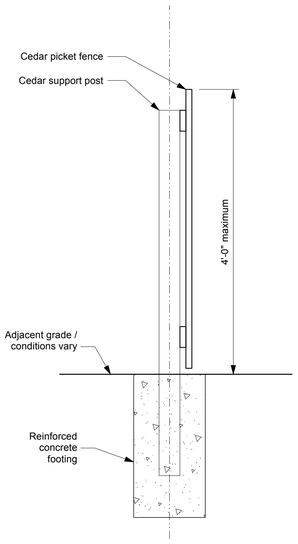

**Typical Stucco Wall** **Wood Gate**

2 DSK-02 Stucco Wall Elevation
Scale: 1" = 1'-0"

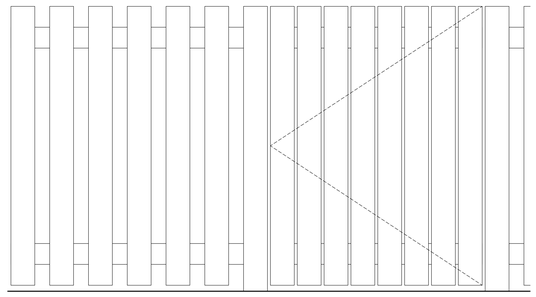



**Historic Precedent Image**
Project site circa 1915, view from Scottish Rite
(Palace of the Governors Photo Archive)

## WOOD PICKET FENCE




3 DSK-02 Picket Fence Section
Scale: 1" = 1'-0"

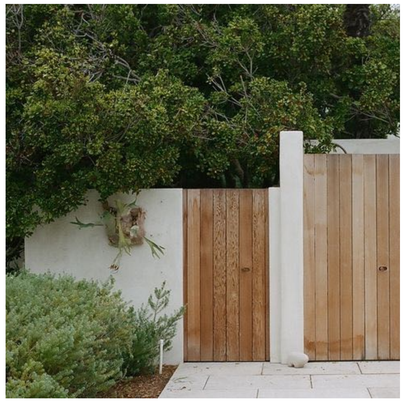


**Wood Fence** **Wood Gate**

4 DSK-02 Picket Fence Elevation
Scale: 1" = 1'-0"



**Wood Fence Reference Image**



**Wood Gate Reference Image**

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**Feghali Residence**
**Historic Renovation**
515 Paseo de Peralta, Santa Fe, NM 87505

| Date | Issue |
|---|---|
| | |

Date: March 16, 2026
Plot Date:
Drawn by:
Checked by:
File:
Set: Historic Design Review
Sheet Title: **Proposed Site Walls & Fences**

**DSK-02**

Sheet: of

# RPA & Associates, LLC.

*PRESERVING OUR HISTORY*

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com





**TO** DNCA Architects
924-A Shoofly Street
Santa Fe, NM 87505
rebecca@dncaarchitect.com

| JOB | DATE |
|---|---|
| ***515 Paseo de Peralta, Santa Fe, NM 87501*** | 01/19/2026 |

| LOCATION | DESCRIPTION |
|---|---|
| **EAST** | |
| A | 32″ x 73″ (+/-) DOUBLE HUNG 2W1H/2W1H – 1 1/8″ TDL BAR (ARCH TOP CASING) |
| B | 27 ½″ x 34″ (+/-) HOPPER 2W1H – 7/8″ TDL BAR |
| C | 32″ x 73″ (+/-) DOUBLE HUNG 2W1H/2W1H – 1 1/8″ TDL BAR (ARCH TOP CASING) |
| | |
| **SOUTH** | |
| D | 32″ x 73″ +/- DOUBLE HUNG 2W1H/2W1H – 1 1/8″ TDL BAR (ARCH TOP CASING) |
| DR #1 | 32 ½″ x 80 ½″ (+/-) LH INSWING 2-ARCH GLASS/2-PANEL DOOR |
| E | 32″ x 73″ – 2 (+/-) TWIN DOUBLE HUNG 2W1H/2W1H – 1 1/8″ TDL BAR (FLAT TOP CASING) |
| | |
| **WEST** | |
| F | 32″ x 73″ (+/-) DOUBLE HUNG 2W1H/2W1H – 1 1/8″ TDL BAR (ARCH TOP CASING) |
| | |
| **SOUTH** | |
| G | 32″ x 73″ (+/-) DOUBLE HUNG 2W1H/2W1H – 1 1/8″ TDL BAR (ARCH TOP CASING) |
| DR #2 | 28″ x 96″ (+/-) 28″ x 76″ DOOR/28″ x 20″ TRANSOM 2W5H/1-LT STAT |
| H | 32″ x 73″ (+/-) DOUBLE HUNG 2W1H/2W1H – 1 1/8″ TDL BAR (ARCH TOP CASING) |
| | |
| **WEST** | |
| I | 31″ x 49″ – 2 (+/-) TWIN DOUBLE HUNG W/5″ SPREAD MULL 1/1 |
| | |

| JOB | DATE |
|---|---|
| *515 Paseo de Peralta, Santa Fe, NM 87501* | 01/19/2026 |

| LOCATION | DESCRIPTION |
|---|---|
| **NORTH** | |
| DR #3 | 29″ x 78″ (+/-) LH INSWING 4-LT 2W2H/2-PANEL DOOR W/20″ (+/-) TRANSOM ABOVE 2W1H |
| J | 32″ x 73″ (+/-) DOUBLE HUNG 2W1H/2W1H (ARCH TOP CASING) |
| K | 32″ x 54″ (+/-) FIXED HOPPER 1-LT/2W1H (ARCH TOP CASING) BOTH WITH OBSECURE GLASS |
| | |
| **EAST** | |
| * N/A #3 | 32″ x 80″ (+/-) RH INSWING 1-HORIZONTAL/1-GLASS/3-HORIZONTAL PANEL DOOR |
| * N/A #1 | 32″ x 50″ – 3 (+/-) TRIPLE DOUBLE HUNG 3W2H/3W2H |
| | |
| **WEST** | |
| * N/A #2 | 48″ x 48″ HORIZONTAL SLIDER ALL BRONZE ALUMINUM INSULATED GLASS |
| * N/A #4 | 29″ x 49″ (+/-) DOUBLE HUNG 3W2H/3W2H |
| | |
| **NORTH** | |
| * N/A #5 | 38″ x 80″ (+/-) LH INSWING 4-LITE 2W2H/2-PANEL DOOR W/20″ (+/-) TRANSOM ABOVE 2W1H |
| | |
| | *** NOT APPLICABLE** |
| | |
| | |
| | |
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| | |
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| | |
| | |
| | |

In closing, my professional opinion is as follows:

Windows A, B, C, I and J are historic and restorable.

Window K is not historic.

Windows D, E, F, G and H are historic however ***NOT*** restorable.

Doors #1 and #2 are non-historic.

Door #3 is historic.

N/A #1 through N/A #5 are not applicable and are not documented for restoration in this report.

It would be my recommendation that the replacement windows be in "like and kind", all wood exterior and interior, true or simulated divided light with insulated glass (such as Kolbe millwork). The exterior finish should be K-Kron factory paint (with a 20 year warranty), to preserve the wood or a primed field painted finish (with a 1 year warranty).

If you have any questions, please contact me at 505-379-7900.

Historic 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 | 32” x 73” (+/-) DOUBLE HUNG 2W1H/2W1H 1 1/8” TDL EXTERIOR ARCH TOP CASING | F | **HISTORIC** |
| B | 27 ½” x 34” (+/-) HOPPER 7/8” TDL | F | **HISTORIC** – DIFFERENT ERA THAN THE DOUBLE HUNGS, SMALLER DIVIDED LITE BAR WITH NO EXTERIOR SILL |
| C | 32” x 73” (+/-) DOUBLE HUNG 2W1H/2W1H 1 1/8” TDL EXTERIOR ARCH TOP CASING | F | **HISTORIC** |
| D | 32” x 73” – 2 (+/-) TWIN DOUBLE HUNG 2W1H/2W1H 1 1/8” TDL EXTERIOR ARCH TOP CASING | U | **HISTORIC** – NON-RESTORABLE SILLS, THEY COMPLETELY ROTTED SHOWING DETERIORATION & DAMAGE TO THE WALL. THE PROCESS OF REMOVING THE WINDOW WILL COMPLETELY DESTROY THE UNIT BECAUSE THE WINDOW JAMB/FRAME IS THE BUCK/SUPPORT TO THE OPENING |
| DR #1 | 32 ½” x 80 ½” (+/-) LH INSWING 2-ARCH GLASS/2-PANEL DOOR | S | **NON-HISTORIC** – NON-PUTTY GLAZED, MACHINED BEAD WITH SHAPER, AIR NAILED WOOD GLAZING BEAD SIMPSON DOOR (1992) |
| E | 32” x 73” – 2 (+/-) TWIN DOUBLE HUNG 2W1H/2W1H 1 1/8” TDL EXTERIOR FLAT TOP CASING | U | **HISTORIC** – SILLS COMPLETELY MISSING, THEY COMPLETELY ROTTED SHOWING DETERIORATION & DAMAGE TO THE WALL. THE PROCESS OF REMOVING THE WINDOW WILL COMPLETELY DESTROY THE UNIT BECAUSE THE WINDOW JAMB/FRAME IS THE BUCK/SUPPORT TO THE OPENING |

NOTES:

| LABEL | WINDOW & DOOR DESCRIPTION | CONDITION & INTEGRITY CODE | HISTORIC/NON-HISTORIC – AGE |
|---|---|---|---|
| F | 32” x 73” (+/-) DOUBLE HUNG 2W1H/2W1H 1 1/8” TDL W/ARCH TOP EXTERIOR CASING | U | **HISTORIC** – NON-RESTORABLE SILLS, THEY COMPLETELY ROTTED SHOWING DETERIORATION & DAMAGE TO THE WALL. THE PROCESS OF REMOVING THE WINDOW WILL COMPLETELY DESTROY THE UNIT BECAUSE THE WINDOW JAMB/FRAME IS THE BUCK/SUPPORT TO THE OPENING |
| G | 32” x 73” (+/-) DOUBLE HUNG 2W1H/2W1H 1 1/8” TDL W/ARCH TOP EXTERIOR CASING | U | **HISTORIC** – NON-RESTORABLE SILLS, THEY COMPLETELY ROTTED SHOWING DETERIORATION & DAMAGE TO THE WALL. THE PROCESS OF REMOVING THE WINDOW WILL COMPLETELY DESTROY THE UNIT BECAUSE THE WINDOW JAMB/FRAME IS THE BUCK/SUPPORT TO THE OPENING |
| H | 32” x 73” (+/-) DOUBLE HUNG 2W1H/2W1H 1 1/8” TDL W/ARCH TOP EXTERIOR CASING | U | **HISTORIC** – NON-RESTORABLE SILLS, THEY COMPLETELY ROTTED SHOWING DETERIORATION & DAMAGE TO THE WALL. THE PROCESS OF REMOVING THE WINDOW WILL COMPLETELY DESTROY THE UNIT BECAUSE THE WINDOW JAMB/FRAME IS THE BUCK/SUPPORT TO THE OPENING |
| I | 31” x 49” – 2 (+/-) TWIN DOUBLE HUNG 2W1H/2W1H 1 1/8” TDL W/EXTERIOR ARCH TOP CASING | F | **HISTORIC** – NOT THE SAME ERA AS WINDOWS A, C & D |

NOTES:

| LABEL | WINDOW & DOOR DESCRIPTION | CONDITION & INTEGRITY CODE | HISTORIC/NON-HISTORIC - AGE |
|---|---|---|---|
| | N/A #1, N/A #2, N/A #3, N/A #4 & N/A #5 – **NOT APPLICABLE** | | |
| DR #3 | 29” x 78” (+/-) LH INSWING 4-LT 2W2H /2-PANEL DOOR WITH 20” (+/-) TRANSOM 2W1H ALL WOOD | F | **HISTORIC** |
| J | 32” x 73” (+/-) DOUBLE HUNG 2W1H/2W1H ARCH TOP CASINGS | F | **HISTORIC**<br>**NON-HISTORIC** – EXTERIOR CASINGS REPLACED IN THE 1990’s |
| K | 32” x 54” (+/-) FIXED/HOPPER 1-LT 2W1H BOTH OBSCURE GLAZING ALL WOOD | F | **NON-HISTORIC** – THE OPENING ONLY HAS A TOP SASH OF THE DOUBLE HUNG FASTENED TO THE FRAME AND STOPPED IN A PIECE OF GLASS FOR TRANSOM<br>THE WINDOW OPENING WAS ORIGINALLY A DOUBLE HUNG (32” x 73”) HOWEVER THE OPENING WAS FILLED IN TO MAKE A SHORTER BATHROOM WINDOW (SEE ATTACHED PHOTO) |

NOTES:




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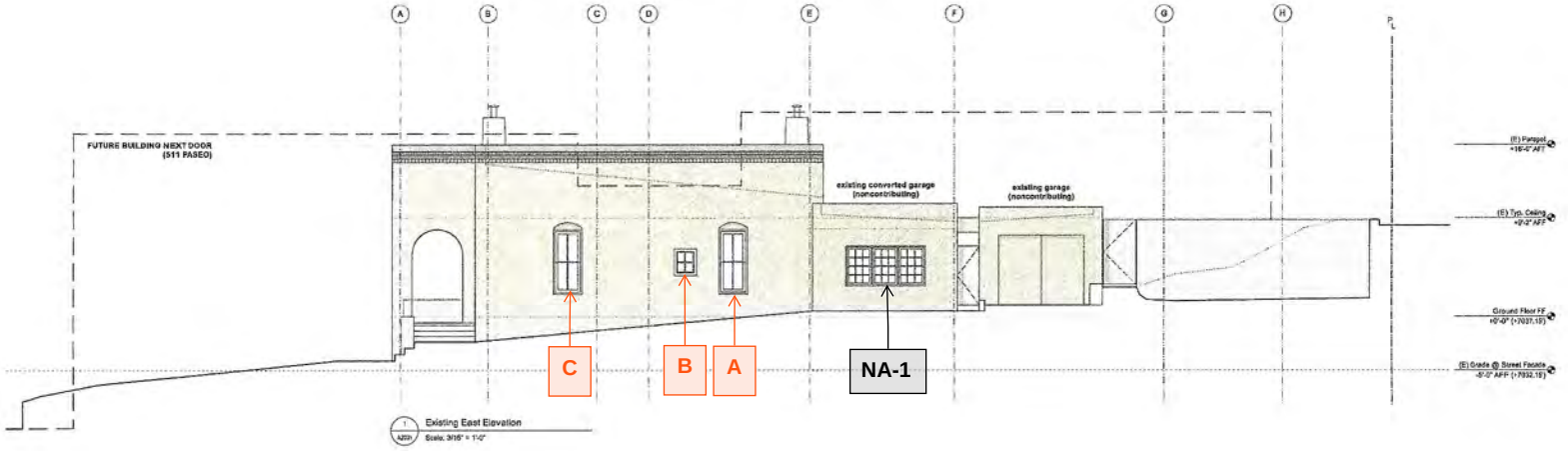
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Existing
Ground Floor Plan

A101(E)

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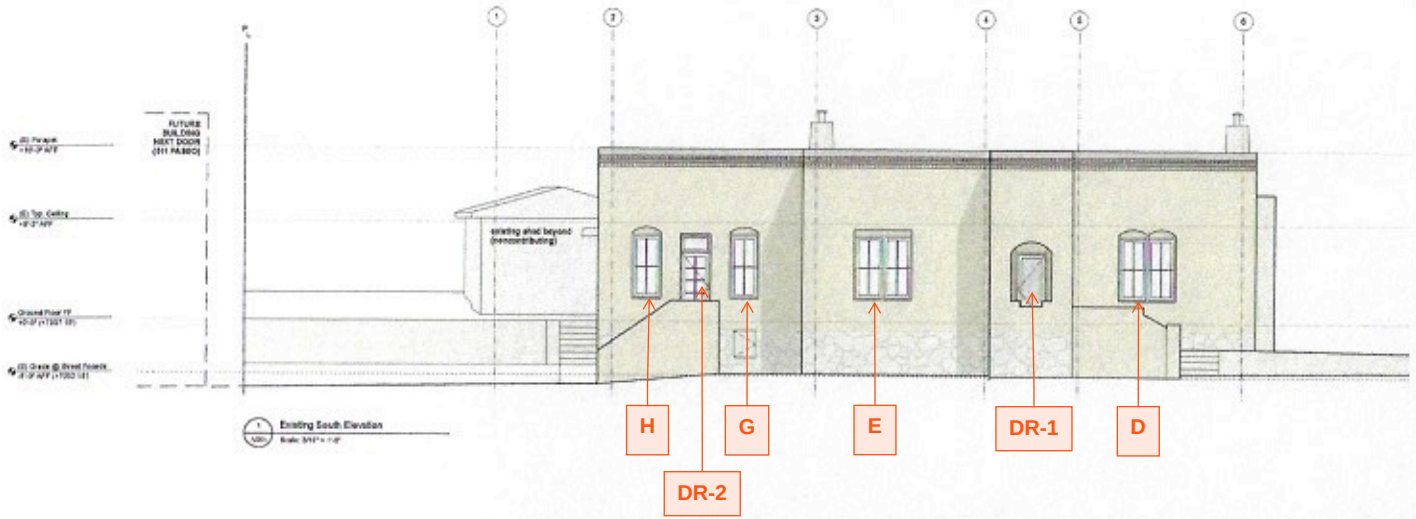
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

| Date | Issue |
|---|---|
| | |

Date: October 06, 2025
Plot Date: 10/6/25
Drawn by:
Checked by:
File: 515 PdPeralta_A200 Elev Sections.vwx
Set: Schematic Design
Sheet Title: East Building Elevations
A203h
Sheet: of

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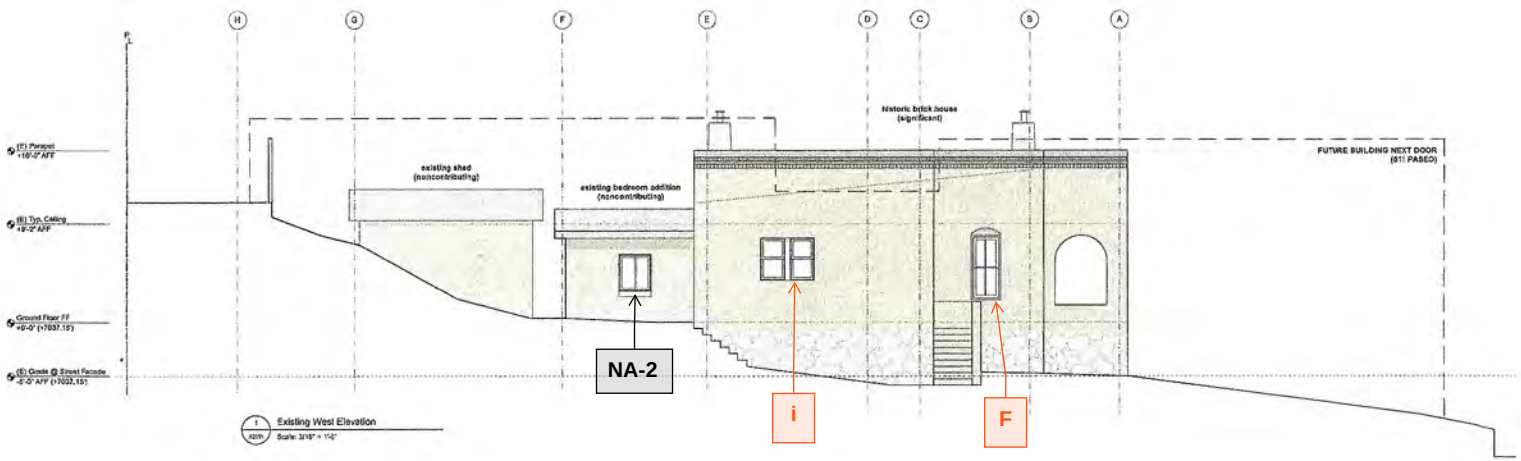
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date
October 06, 2025
Plot Date
Drawn by
Checked by
File
515 PdPeralta_A200 Elev Sections.rvt
Set
Schematic Design
Sheet Title
South Building Elevations
A200h

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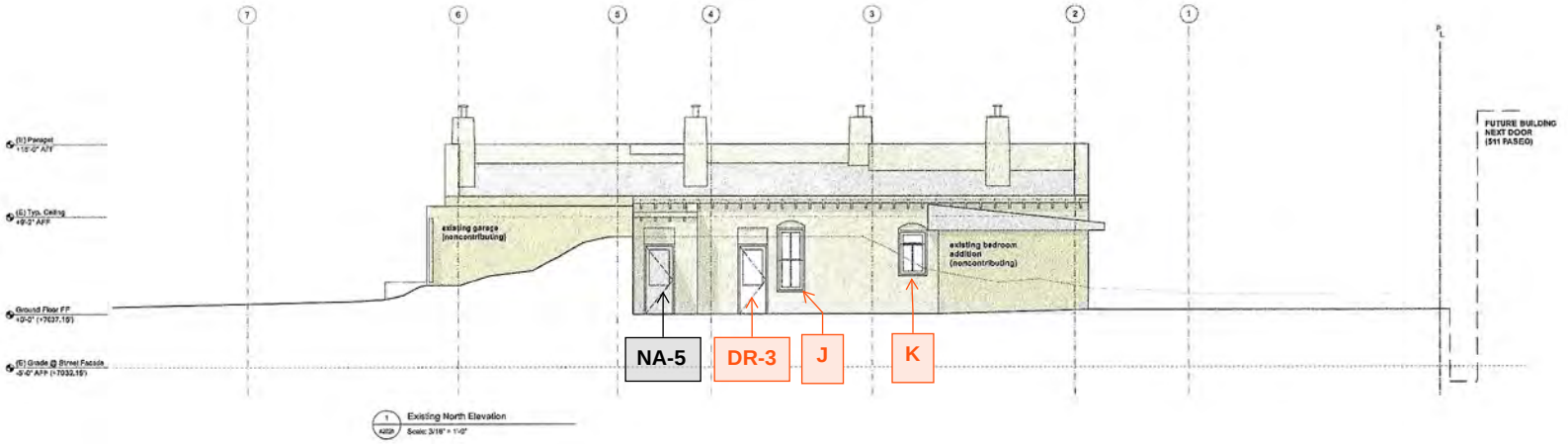
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date | Issue

Date: October 06, 2025
Plot Date: 10/6/25
Drawn by
Checked by
File: 515 PdPeralta_A200 Elev Sections.rvw
Set: Schematic Design
Sheet Title: West Building Elevations
A202h
Sheet of




dnca architects
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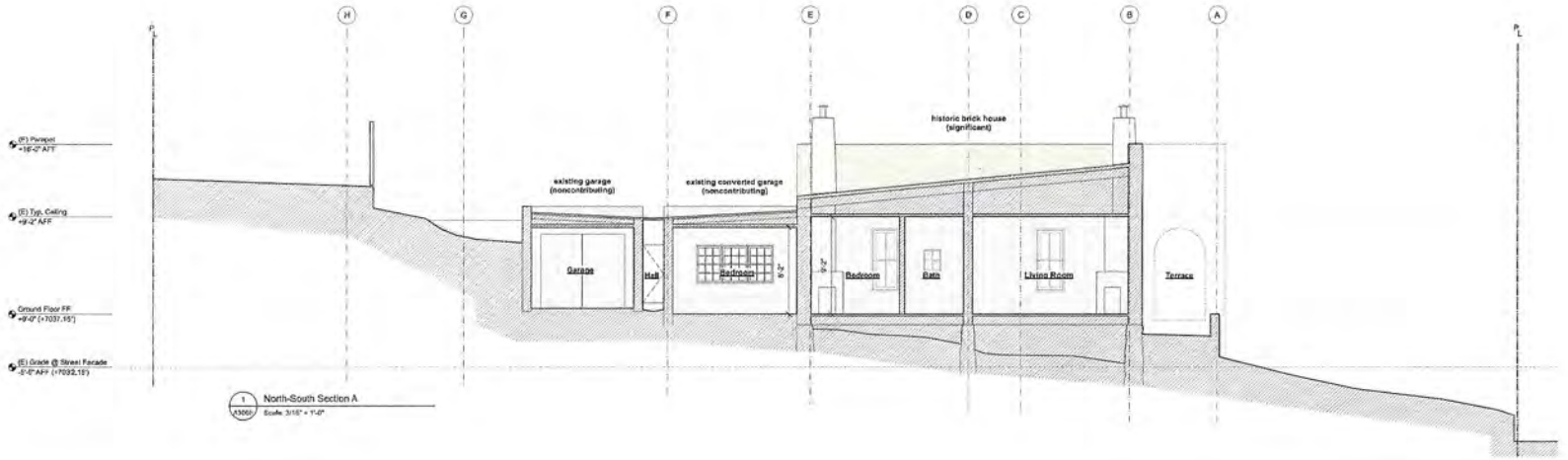
ph(505)255-4033

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

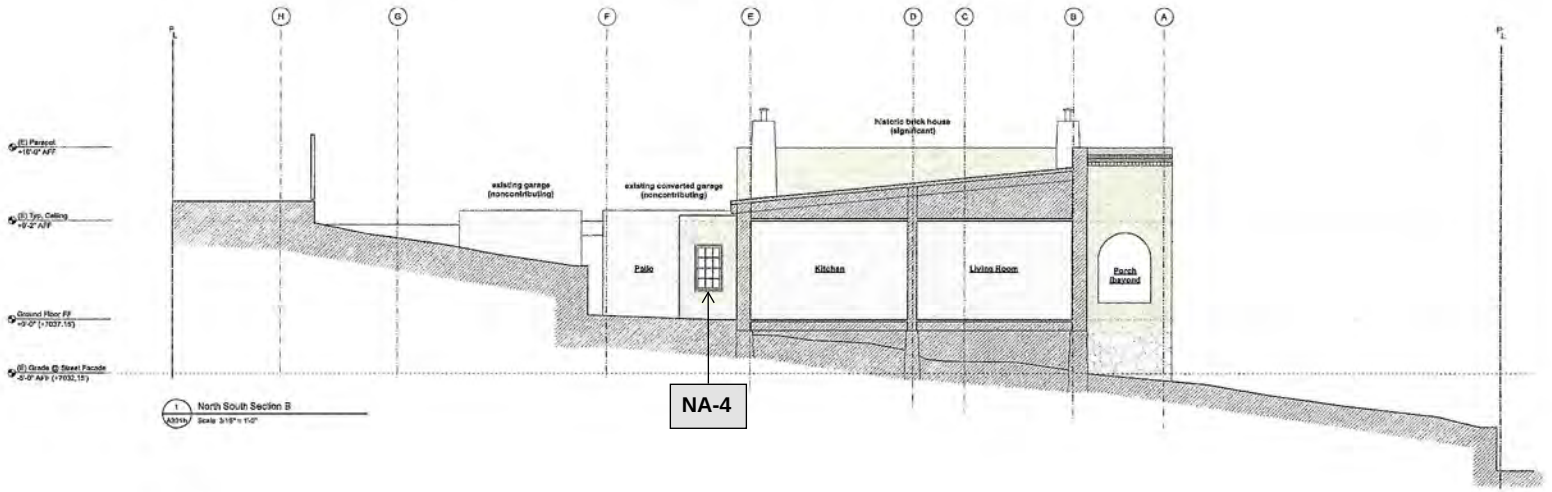
Date: October 06, 2025
Plot Date: 10/6/25
Drawn by:
Checked by:
File: 515 PdPeralta_A200 Elev Sections.vwx
Set: Schematic Design
Sheet Title: North Building Elevations
A202h
Sheet: of




dnca architects
924-A Dinosaur Street Santa Fe, NM 87505
ph(505)255-4033

**Feghali Residence**
**Historic Renovation**
515 Paseo de Peralta, Santa Fe, NM 87505

Date: October 06, 2025
Plot Date: 10/6/25
Drawn by:
Checked by:
File: 515 PePeralta_A200 Elev Sections.vwx
Set: Schematic Design
Sheet Title: North-South Building Section A
**A300h**
Sheet: of

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Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date | Issue

Date: October 06, 2025
Plot Date: 10/6/25
Drawn by | Checked by
File: 515 PdPeralta_A200 Elev Sections.vwx
Set: Schematic Design
Sheet Title: North-South Building Section B
A301h
Sheet #

515 Paseo De Peralta South Elevation



East Elevation
Window
A

East Elevation
Window
B

East Elevation Window C

South Elevation
Window
D

Wall damage from rotted sills allowing water to leak into the

South Elevation Door #1

South
Elevation
Window
E

Water penetration
at sill into the wall

West Elevation
Window
F

Water penetration
at sill into the wall
because of sill rot

South Elevation
Window
G

Water penetration at the sill causing wall damage

South Elevation Door #2

South Elevation
Window H

Water
Penetration
In the wall from
the rotted sill


Typical galvanized metal covering rotted sills trapping the moisture in.
Typical wall deterioration from the rotted sill moisture

West Elevation
Windows
I

West Elevation
Door #3

North Elevation
Window
J

North Elevation Window K

East
Elevation
N/A #3

East Elevation Window N/A #1

West Elevation
Window
N/A #2



West Elevation
N/A #4

North
Elevation
N/A #5

515 Paseo De
Peralta
East Elevation



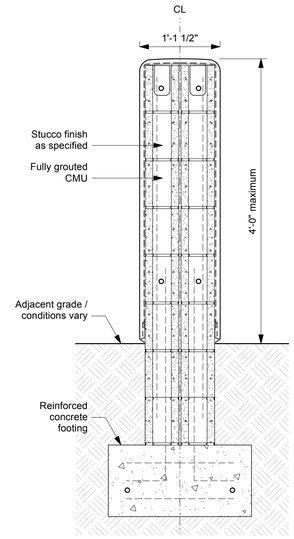
515 Paseo De Peralta West Elevation



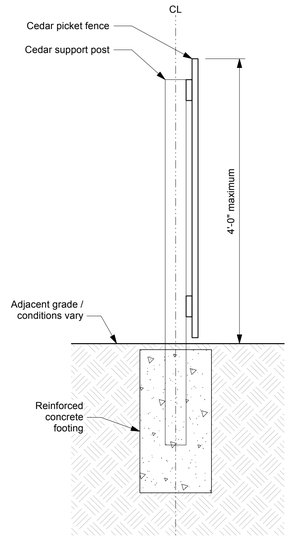
515 Paseo De
Peralta
North Elevation

515 Paseo De Peralta North-East Elevation

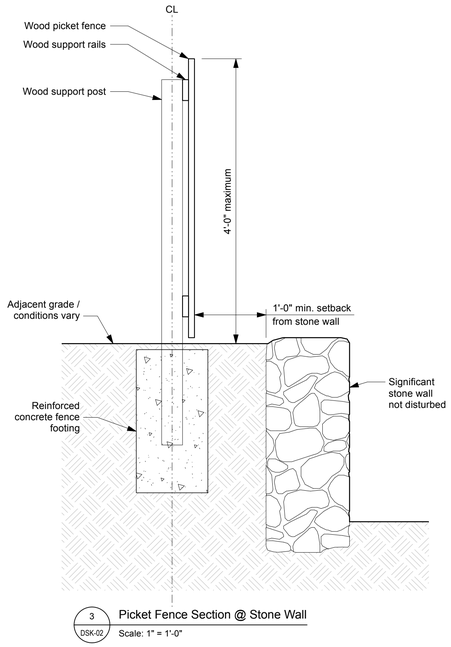




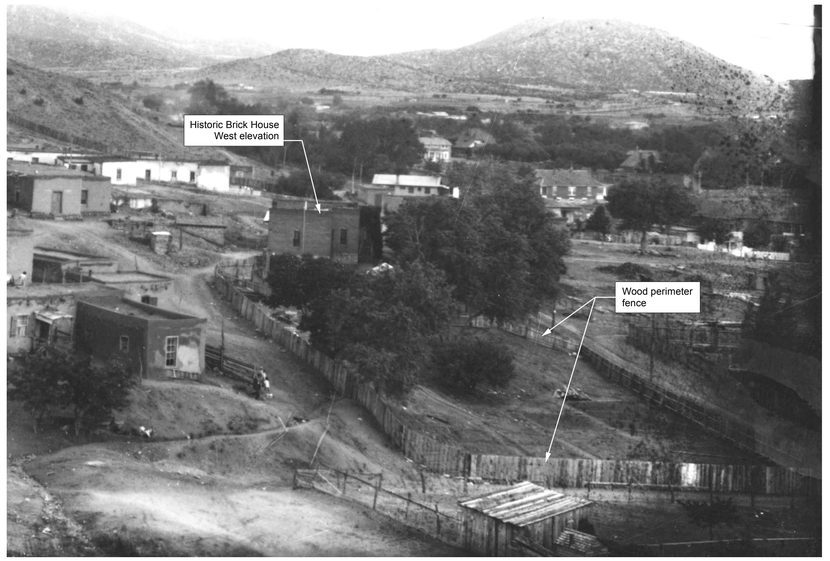

1 DSK-02 Stucco Wall Section
Scale: 1" = 1'-0"



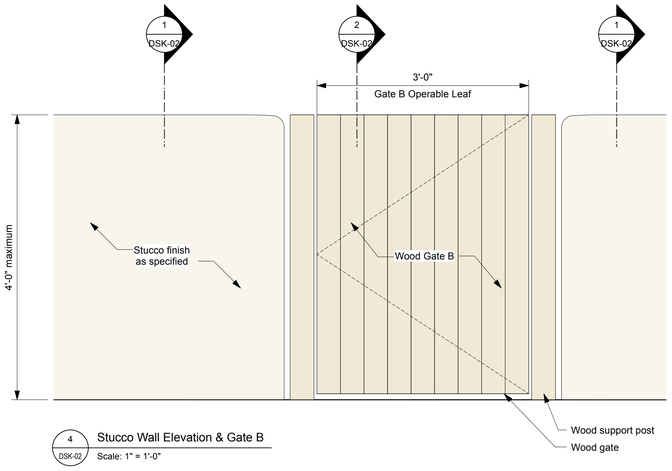

2 DSK-02 Picket Fence Section
Scale: 1" = 1'-0"



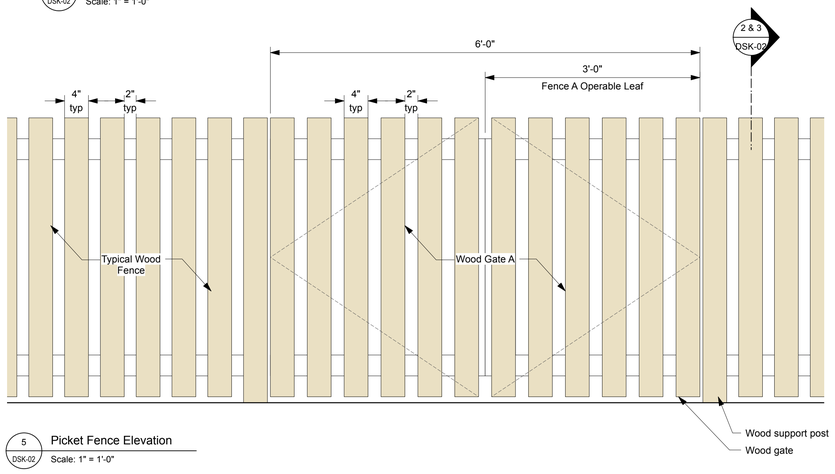

3 DSK-02 Picket Fence Section @ Stone Wall
Scale: 1" = 1'-0"



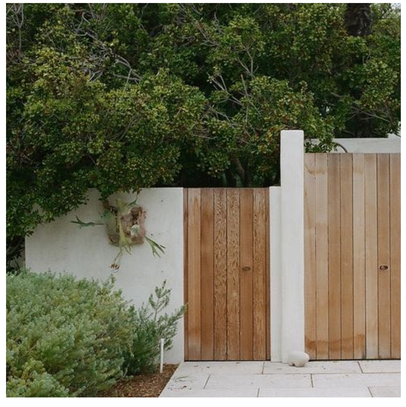

**Historic Precedent Image**
Project site circa 1915, view from Scottish Rite
(Palace of the Governors Photo Archive)




4 DSK-02 Stucco Wall Elevation & Gate B
Scale: 1" = 1'-0"




5 DSK-02 Picket Fence Elevation
Scale: 1" = 1'-0"



**Wood Gate B Reference Image**



**Wood Fence & Gate A Reference Image**

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Consultant

**Feghali Residence**
**Historic Renovation**
515 Paseo de Peralta, Santa Fe, NM 87505

| Date | Issue |
|---|---|
| | |

Date: March 16, 2026
Plot Date:
Drawn by:
Checked by:
File:
Set: Historic Design Review
Sheet Title: **Proposed Site Walls & Fences**

**DSK-02**

Sheet of

**Luchini Trujillo Structural Engineers, Inc.**

May 20, 2025

DNCA Architects
c/o Rebecca Wood
924-A Shoofly Street
Santa Fe, NM 87505

Re: Residence @ 515 Paseo Del Peralta, Santa Fe, New Mexico 87505

Dear Rebecca,

This letter is to acknowledge that I conducted a site visit on April 16, 2025. The purpose of the site visit was to observe the existing condition of the residence and provide an overall opinion regarding its structural integrity. The attached floor plan has been provided by DNCA Architects and is used to identify locations of structural damage herein. The floor plan includes identification of floor framing information and observed structural deficiencies/concerns throughout the property.



## Analysis and Recommendations

Overall, the main residence is in good condition with a few noted structural deficiencies outlined herein that will need to be corrected.

- The southwest corner of the residence exhibited a large crack propagating from the exterior facade to the interior plaster finish. Upon further investigation it was noted that water intrusion had occurred and compromised the masonry and mortar joints in this area. The damaged portion of the wall should be reconstructed with standard masonry techniques to reestablish structural integrity.

- Wood timber posts were installed in an apparent attempt to control floor joist deflections and correct floor framing alterations. The timber supports are at random locations throughout the residence. This condition will need to be corrected with a new wood post and wood beam system with concrete spot footings at the new posts.

- Floor joists that have been cut to accommodate out of service floor heaters were noted to occur in two locations in the main structure. The alterations should be corrected with adequately sized floor joist girders and headers.

- Tunneling through stone masonry stem walls to accommodate HVAC & plumbing chases were noted to occur in numerous locations throughout the main residence. This alteration will need to be corrected as it has caused localized failures of the wood bearing plates for the floor system.

The auxiliary structure's structural deficiencies outlined herein make the structures impossible to meet code compliance.

- The shed walls are dependent on unreinforced adobe and random masonry walls. The transition from adobe & masonry walls to concrete stem wall/footing was not observed. The northwest and northeast walls are retaining anywhere from 1 to 6 feet of soil. Moisture intrusion has caused some debonding of the adobe blocks and deterioration of the block itself. This condition can cause a potential hazard and is susceptible to movement and overturning during extreme loading conditions. The unreinforced wall cannot properly resist lateral earth pressures and cannot sufficiently transfer loading.

- The garage walls are dependent on an assortment of unreinforced brick, stone and clay-block (pentile) masonry walls. The northwest and northeast walls are retaining up to 6 feet of soil. A waterproofing and drainage system was not observed and could lead to hydrostatic pressure building up behind the retaining portion. Moisture intrusion has caused some debonding of the masonry and deterioration of the wall itself. This condition can potentially cause a hazard and could be susceptible to collapse under extreme loading scenarios. The unreinforced wall cannot properly resist lateral earth pressures and cannot sufficiently transfer loading.

- The far north-east unreinforced stone masonry retaining site wall is dependent on an assortment of various sized stones with mortar joints. The northeast wall is integrated into the existing garage wall and is retaining up to 5 feet of soil. A waterproofing and drainage system was not observed and could lead to hydrostatic pressure building up behind the retaining wall. This condition can potentially cause rotational movement and sliding under typical loading scenarios. The unreinforced wall cannot properly resist lateral earth pressures and cannot sufficiently retain the earth behind the wall.

**Code Analysis**
This structure is under the jurisdiction of the City of Santa Fe Land Use Department. Currently the department utilizes the 2021 New Mexico Administrative Building Code. A review of the 2021 International Residential Building Code (IRC, as amended) and the 2021 International Existing Building Code (IEBC, as amended) was completed.

In the IRC, Section J501.4 outlines requirements that that structural elements found to be unsound or dangerous be made to comply with the applicable requirements of the code. New installations shall not create a dangerous condition. Replacement of all the roof and floor framing would define the work as an 'extensive alteration', in accordance to Section AJ501.3. The alteration would then have to meet the reconstruction requirements of the code.

In the IEBC, Chapter 5 of the code indicates that replacing walls and roof framing would be considered a 'substantial structural alteration' because the total affected area constitutes more than 30% of the total floor and roof areas of the building. In this level of alteration, Section 907.4.2 would require that the lateral load-resisting system comply with the 2021 International Building Code (IBC) requirements (though some reductions to horizontal forces are allowed in this alteration section).

**Feasibility of Executing Code Requirements**
Correcting the structural deficiencies in the main residence will not trigger the major alteration requirements outlined by the IEBC. Localized repairs can be made to the isolated deficiencies of the main residence to reestablish structural integrity.

Based on the deterioration of the rubble masonry and adobe retaining walls in the garage and shed respectively, the ability to correct the structural issues with the structures retaining walls would not be possible. The existing walls are unreinforced adobe, & stone/rubble masonry: these types of walls are not permitted for retaining conditions.

**Summary and Conclusion**
It is my opinion that an effort to restore or repair the shed and garage auxiliary structures is not feasible. Replacement of all retaining and vertical load bearing walls, and the installation of a foundation system would require so much removal of the existing structure that the undertaking can no longer be considered a restoration, but a replacement. That is, no portions of the existing shed and existing garage structure can remain in place if this building is to meet building code requirements.

The conclusions and opinions stated are based on our understanding of the facts and evidence stated herein. No warranties, expressed or implied, are intended to be made. Should additional facts or evidence become available pertaining to this project, we reserve the right to review that information and revise opinions when appropriate. Recommendations provided herein are conceptual in scope and are for use in planning and estimating costs only. The services of a licensed professional experienced in this industry should be acquired to engineer and design the exact structural requirements. Other methods for these repairs may also be available and appropriate.

Please note that Luchini Trujillo Structural Engineers, Inc. has provided structural consultation for only those items described in this letter and assumes no responsibility for the structural adequacy of any other members or systems in this project.

Please contact me if you have any questions or require additional information.

Sincerely,

Jeremy J. Starr, P.E.

Reviewed by,

Eric D. Trujillo, P.E.





RUBBLE RETAINING WALL, WATERPROOFING NOT PRESENT AND DETERIORATION PRESENTS ON EXTERIOR & INTERIOR FACES.



A PORTION OF THE SHED WALLS ARE CONSTRUCTED WITH ABODE. SIGNIFICANT DETERIORATION OF THE ADOBE BLOCK FROM MOISTURE INTRUSION WAS OBSERVED



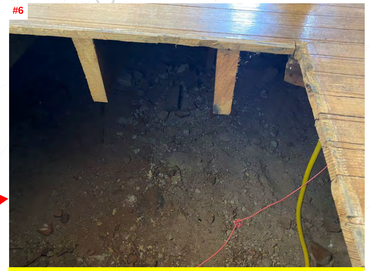
RUBBLE RETAINING WALL, WATERPROOFING NOT PRESENT AND DETERIORATION PRESENTS ON EXTERIOR. THE WALL IS ALSO CONSTRUCTED WITH NON-STANDARD MASONRY MATERIAL AND PRACTICES



MORTAR JOINTS ON RUBBLE MASONRY WALL HAVE DE-BONDED AND HAVE COMPROMISED THE WALLS STRUCTURAL INTEGRITY.



PLUMBING AND HVAC ACCESS HOLES HAVE BEEN TUNNELED THROUGH THE STONE RUBBLE STEM WALL



2x8 FLOOR JOISTS CUT AT OUT-OF-SERVICE GAS FLOOR HEATERS



POST-INSTALLED WOOD BEAM AND WOOD POSTS FOUNDED ON SOIL OR TIMBER PLANKS INSTALLED THROUGHOUT FOOTPRINT OF ORIGINAL STRUCTURE



CRACK EXTENDS THROUGH ENTIRE WALL SECTION, MASONRY COURSES HAVE DE-BONDED AND THE STRUCTURAL INTEGRITY OF THE WALL HAS BEEN COMPROMISED



CRACK EXTENDS THROUGH ENTIRE WALL SECTION, MASONRY COURSES HAVE DE-BONDED AND THE STRUCTURAL INTEGRITY OF THE WALL HAS BEEN COMPROMISED



PEN-TILE STAIR WALL AND WATER DAMAGE TO WOOD STAIR FRAMING, FUNGAL DECAY OF WOOD HAS BEGUN AND HAS COMPROMISED THE STRUCTURAL SECTION



DAMAGE TO RUBBLE FOUNDATION STEM WALL



Luchini Trujillo
Structural Engineers
2019 Galisteo St Ste D2, Santa Fe, NM 87505
4110 Wolcott Ave NE Ste C, Albuquerque, NM 87109
(505) 424-3232 info@LTSENG.com www.LTSENG.com

Consultant

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

# Feghali Residence
## Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

| Date | Issue |
|---|---|
| | |

Date: MAY, 6th 2025
Plot Date:
Drawn by:
Checked by: JJS
File: 515 PdPeralta_A100 Plans 250331.vwx
Set: Schematic Design Set
Sheet Title: EXISTING FLOOR PLAN w/ STRUCTURAL DEFICIENCIES

**S001**

Sheet of

City of Santa Fe, New Mexico

# memo

## Historic Inspection Report

**DATE:** **10/20/2025**

**TO:** Gary Moquino,
Division Manager
Historic Preservation

**FROM:** Bobby Padilla,
Building Official, Division Manger
Inspections

**ITEM & ISSUE**
515 Paseo De Peralta, Santa Fe, NM 87501

**BACKGROUND & SUMMARY**

An inspection was completed on October 16th, 2025, at the above-mentioned address. Inspection of detached shed, detached garage, bedroom addition and retaining walls.

Detached shed is constructed of masonry bricks and adobe; the back retaining wall is unreinforced masonry the side walls are adobe and roof framing members are wood rafters. Some signs of deterioration of adobe in the lower area where adobe is below exterior grade, no foundation.
Detached garage is constructed of unreinforced masonry; north wall is a retaining wall, no foundation and needs structural analysis by an engineer to verify structure integrity.
Bedroom Addition is constructed of masonry, some signs of floor shifting, no crawlspace floor is constructed of wood joist.

The overall condition of the structure is in poor and in disrepair

Should you have any questions pertaining to this matter, please feel free to contact, 955-6503.
Thank you,

# MEMORANDUM

**RE:** 515 Paseo de Peralta **Date:** March 16, 2026

**TO:** Amanda Romero
Historic Senior Planner
Land Use Department
City of Santa Fe

**Subject:** HDRB Design Review Exception Criteria – 515 Paseo de Peralta

**Attachments:**
01a – Historic Photos Appendix

Historic Districts and Historic Landmarks
**Design Standards Exception Criteria**

Section §**14-4.6(D)(2)** states that "The HDRB may review and grant or deny requests for exceptions to all provisions of Section 14-4.6(E), General Design Standards for All Historic Districts (except provisions regarding Height, Pitch, Scale, Massing and Floor Stepbacks)."

The proposed design respectfully requests three exceptions:

Exception 1
An exception is requested to remove and replace the historic material of the exterior stairs at the South facade, per SFCC **§14-4.6 (E)(1)(I)** stating that "The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited." The exception criteria as specified in **§14-4.6(D)(2)(II)** are as follows:

(i) Do not damage the character of the district
- *Response:* The proposed removal of the existing exterior entry stairs at the South Facade will not damage the character of the district, as this character will be strengthened by the reconstruction of the stairs' historic form and relationship to the historic house.
- The attached photo dated around 1910 (**Exhibit A**) depicts symmetrical stairs approaching the front porch from both East and West, defined on the street side by a sloped wall in a stucco finish matching the house. This front porch was historically the primary public-facing entry to the residence, and it is proposed to remain so. In intervening years, the West side of these stairs was removed and the East stairs to the porch have fallen into disrepair. This proposal requests replacement in kind with new symmetrical stairs leading to the porch, matching the height, finish, and layout of the historic photo. A landing North of these rebuilt stairs will provide structural reinforcement along the compromised historic stone rubble foundation to ensure the continued stability of the 140-year old historic house.
- The existing pen-tile entry stairs at the West end of the Paseo facade are also proposed to be removed and replaced following their current orientation and of a height, form, and finish matching the porch stairs. The existing stairs were added to the house in the 1950s, and the structural report notes water damage to the wood stair framing and fungal decay to the structure, compromising the safety of the existing material. Like the porch stairs, the reconstruction of the stairs and landing will provide structural reinforcement to the rubble foundation. A connected landing between both sets of stairs and the East facade will extend this reinforcement along the entire compromised foundation. Along with the proposed stairs, it will create a datum reinforcing the existing foundation, and its stucco finish will match the finish seen in the historic photo from about 1910 (**Exhibit A**).

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare
- *Response:* The proposed replacement of the entry stairs in kind will preserve the existing and historic access path to the house, while ameliorating the structural damage to the rubble foundation stem wall noted in the structural report. The proposed reconstruction will also provide accessible access to the historic house's main entry, critical to its owners' safe use of this door, while respecting its historic massing. In this way, the exception is required to prevent hardship to the applicant and 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.
- *Response:* In the August 2025 status hearing for the property, the Board noted the significance of the stepped massing and flanking front access stairs to the front porch, with its unique keyhole opening. Granting the exception for the proposed removal and replacement of the entry stairs will simultaneously provide needed structural reinforcement and accessible access to the house, in a form and material that honors the house's historic massing, finish, and patterns of use.

Exception 2

An exception is requested to construct an addition to the the rear North facade of the historic residence. Because the existing house has a Significant status and all facades are considered primary, an exception is required to SFCC **§14-4.6(E)(2)(II)(a)**, stating that "Building additions are not permitted to primary facades." The exception criteria as specified in **§14-4.6(D)(2)(II)** are as follows:

(i) Do not damage the character of the district
- *Response:* The proposed addition the North facade of the historic house will not damage the character of the district, as the connections to the original structure will be primarily limited to portions of the facade already altered by previous noncontributing additions. The Board approved these additions for demolition in October 2025, and their removal will leave exposed interior walls that will need to be replaced. The primary mass of the proposed addition will be set back 12 feet from the historic house, preserving the legibility of old from new. The proposed design lightly touches the original house at two locations on the east and west ends of the facade.
- An interior space to the East about 18 feet wide will provide the primary connection between the original house and the addition. It is recessed beneath a roof overhang on both sides, and its entire mass and roofline is set back about four feet from the corner of the original North facade to further preserve the legibility of the original massing and historic brick parapet at the Northeast corner. The proposed interior space extends about one foot past the existing disrupted area and its West overhang extends a further two feet overhead, in order to allow the new construction to continue the line of one of the primary original structural brick walls within the historic house. The existing wall below the roof overhang will be preserved, and no existing historic doors or windows will be compromised or altered in any way. Newly exposed exterior wall will be finished to match the adjacent historic stucco.
- A new roof structure at the West will create covered outdoor space and is similarly set back about four feet from the historic Northwest corner. This roof measures about eleven feet wide and will only touch the previously disturbed portion of the North facade. Newly exposed exterior wall below and above the roof will be finished to match the adjacent historic stucco. An existing opening through the historic brick wall, currently an interior hallway, will be fitted with an exterior door matching the other historic door centrally located on the North facade. A historic photo from around 1915 shows exterior door (**Exhibit B**), and the design proposes returning to this original function.

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

- *Response:* In the August 2025 status hearing, the Board ruled that the existing additions on the North side of the brick house were noncontributing and that their facades were excluded from any significant status. This exception concerns portions of the house's North facade that are currently *inside* these noncontributing structures and that have already been altered by the previous additions. By only touching the facade at areas that will be exposed by the approved demolitions, the proposed design endeavors to minimize any further disruption. The proposed exception is required to allow a connection to the to historic house, necessary to the function of the new space and to prevent hardship to the applicant. Because the proposed addition will not alter any facade visible from the street, it will cause no 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.

- *Response:* Historic residences in this area frequently include additions to expand their function over the years, as evidenced by the existing noncontributing additions to the house in question. The proposed exception will allow this tradition to continue, ensuring continued use and maintenance of the existing house. The proposed design takes direct inspiration from the form of these previous additions by concealing later construction where it is least visible from the public street, while preserving the legibility between old and new that adds richness to the heterogeneous character of the district.

Exception 3

An exception is requested to allow an addition exceeding 50% of the existing footprint and dimension of the primary facade, per SFCC **§14-4.6(E)(2)(II)(c)**, stating that "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 façade." The exception criteria as specified in **§14-4.6(D)(2)(II)** are as follows:

(i) Do not damage the character of the district

- *Response:* The footprint and facade dimension of the proposed addition will not damage the character of the district, as its mass will be substantially concealed by elevated mass of the existing historic house and by the steep grade of the site.
- Paseo de Peralta was once known as Hillside Avenue due to the steeply sloped hills it abuts to the North. 515 Paseo de Peralta is no exception, rising 27' in elevation from the South property line at the street to its North boundary. The existing house is positioned distinctly above and overlooking the street, and though it is only one story in height its parapet rises 30' above the street grade and its finished floor level is located 14' above street grade. The proposed design makes use of the existing house's mass and location on this steeply sloped site to conceal the additional proposed area. The mass of the addition is set back twelve feet from the historic house and its connection points set back, to protect the house's dominant visibility and to conceal the addition from a vantage point at the street. The mass of the second floor is located directly behind the existing house to further obscure its visibility from the downhill public way. One-story portions of its ground floor matching the height of the historic house and extend about 17' to the East and 13' to the West of the existing footprint, continuing the massing pattern of the original brick house stepping back from the front porch and continuing the reading of the territorial parapet. The steep site grade is also used to actively conceal the mass of the addition. The new ground floor of the addition is buried such that the North end of its ground floor is mostly below grade, and its second story is level with the uphill grade to the North. In this way, the proposed new floor area is largely hidden and does not conflict with the scale of buildings in the district. The existing house's footprint measures 2,886 sf, including existing noncontributing additions to be demolished, and the proposed footprint of the addition will extend this by 1,734 sf to a total proposed footprint of 4,620 sf. The new area of the addition, including a second floor, will total 3,470 sf, adding to the 1,560 sf of area within Significant historic brick house to remain.

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

- *Response:* This exception is requested in order to allow the applicant to make fuller use of the R-21 zoned site by expanding the interior space to include a garage, bedrooms, art studios, and a guest suite for visiting family. The current house lacks the space, infrastructure, and accessibility to accommodate the applicant's needs, and concealing the more private functions in an addition will allow the historic structure to be restored, its original layout and brick walls revealed and celebrated.

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

- *Response:* The Downtown and Eastside Historic District is distinct for its rich range of historic homes, materials, and building styles. Even among these, the historic house at 515 Paseo de Peralta possesses a significant and unique presence overlooking the city. The applicant's primary aim in this project is to protect and enhance the historic structure and to safeguard its future. By permitting additional area and use, the proposed addition complements without overpowering the historic house, enabling the restoration and celebration of the original space and structure.

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

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

**Date of Form: June 30, 2025**

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

| 1. Name of property: | 2. Location: | 3. Local Reference Number: Santa Fe ID: H-30040 |
|---|---|---|
| Samuel B. Axtell Property: Brick Tenement #1 — Dorathea K. Dunakin Property: Apartments 1, 2, & 3 | 515 Paseo de Peralta Downtown and Eastside Historic District - Santa Fe | 4. County: Santa Fe Parcel # 10644352 |

**5. Property Type:**
**_x Buildings: 3**
**_x Structures: retaining walls and stairs**
**__ Site __ Object**

**6. Date of Survey:**
**June 22, 2025**

**7. Previous Survey Date(s):**
**_x_Yes: May 1996, Deborah Butcher**
**__ No:**

**8. Name of Project:**
**HDRB Status Evaluation**

**9. Lat/Long:**
**35.6902745,-105.9374474**



**10. Photo Information: John W. Murphey, photographer. Photo 1: View of south (front) elevation. Camera facing northeast.**

**11. Brief Description of the Property:**

Erected circa 1889, the Axtell Tenement is a substantial brick residence positioned on a terraced lot overlooking Paseo de Peralta. Originally finished in exposed red brick, the exterior is now covered in a heavily textured stucco of muted yellow-ochre. Character-defining features include its rectilinear massing, tall wood hung-sash windows, and Territorial-style brick coping. At the rear, a former garage—now converted into a bedroom—and a second, later bedroom addition are attached to the main structure. The property also includes a freestanding gabled shed, a rubble-stone garage, stone retaining walls, and a set of brick stairs. All elements are presently in deteriorated condition. According to the City of Santa Fe's GIS website, the house and its extensions are designated as Contributing to the Downtown and Eastside Historic District; the shed, walls, and stairs are not listed.

***Continued on Page 5.***

**12. Who uses the property? Dwelling – rental**

**13. Construction Date:**
**Date: 1889; first visual evidence, 1912**
**_x _Known _x_ Estimated Newspaper accounts; 1912 King's map**

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

**15. Relationship to Surroundings: __ Similar _x_ Dissimilar**
**Comments: Territorial, rectilinear brick construction**

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

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




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

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

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

For: Current owner and dnca architects

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

Current owner: Georges and Tina Feghali

N/A

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

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

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

**22. National or State Register:**

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

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

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

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

**24. Supplemental Forms:**

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

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

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

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

| 1. Name of property: | 2. Location: | 3. Local Reference Number: Santa Fe ID: H-30040 |
|---|---|---|
| Samuel B. Axtell Property: Brick Tenement #1 — Dorathea K. Dunakin Property: Apartments 1, 2, & 3 | 515 Paseo de Peralta<br>Downtown and Eastside Historic District -Santa Fe | 4. County: Santa Fe<br>5. Date of Survey: June 22, 2025 |

**ARCHITECTURAL AND CONSTRUCTION DETAILS:**

**6. Visible Construction Material: All Structures**

_x_Adobe _x_ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove _x_ Other: Stone, rubble and cobble

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

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

**9. Roof:** __ N/A

Shape: _x_Flat _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
_x_Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll _x_Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other: Modified bitumen

**10. Window Types**

| Operation | Material | Glazing | Number |
|---|---|---|---|
| Hung-Sash | Wood | 1/1 | 2 |
| Hung-Sash | Wood | 2./2 | 9 |
| Hung-Sash | Wood | 6/6 | 4 |
| Hopper | Wood | 4 | 1 |
| Hopper | Wood | 1 * | 1 |
| Sliding | Aluminum | 1-1 | 1 |

Note: Based on visibility and access during survey

**11. Door Types**

| Type | Style | Material | Number |
|---|---|---|---|
| Single-Leaf | Plank | Wood | 2 |
| Single-Leaf | 10-light | Wood | 1 |
| Single-Leaf | ½-light over panel | Wood | 1 |
| Single-Leaf | 2-light, Territorial | Wood | 1 |
| Single-Leaf | 4-light over panel | Wood | 1 |
| Vehicular | Outswing | Wood | 1 |

**12. Chimneys** _x_ Four stuccoed stacks, likely brick at four corners
=

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

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

**15. Modifications: x __ No known modifications**

**#1 Date: post-1915, likely 1920s; change of front entry porch fenestration and introduction of roughcast concrete over exterior brick walls; material and stylistic period and letter from previous owner**
**#2 Date; Unknown; addition of second segmental-arched window on east section of south façade and hopper window on east elevation; comparison with early photographs of the house**
**#3 Date: pre-1943; probable change of west elevation window opening; visual evidence**
**#4 Date: ca.1943; construction of concrete stairway and creation of new door opening on west section of south façade; 1943 building plans**
**#5 Date: Unknown, ca. 1950s, with possible later demolition and reconstruction; northwest bedroom addition; aerial photographs and visual and material evidence**

**16. Primary Architectural Style** **__ Not Applicable**

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

**Notes:** **_x_ Other: Vernacular**

**17. Documents Available and Their Locations**

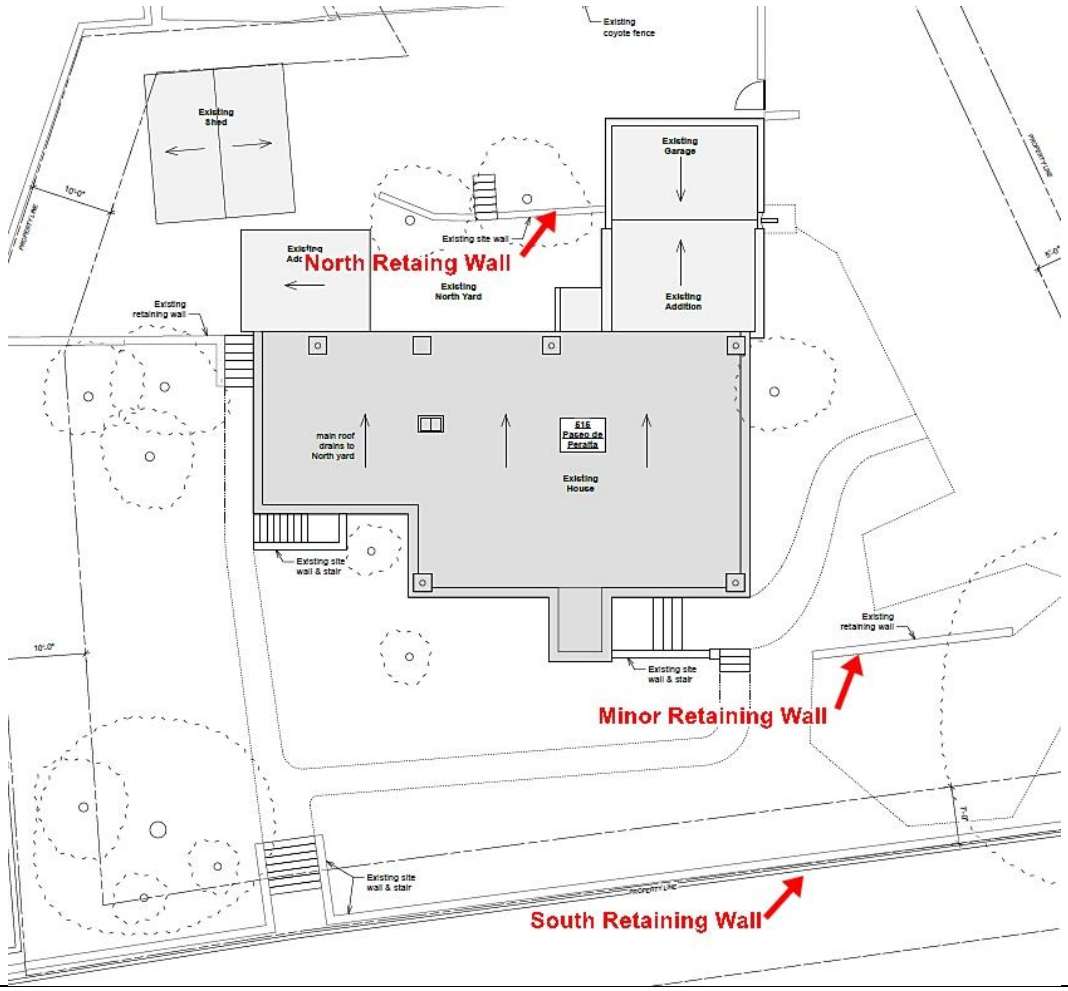
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

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

**SITE:**

**18. Attached or Associated Properties** *Are associated properties eligible for listing: N/A*

**19.Site Plan: Portion of 2025 existing site plan. Courtesy of dnca architects with site features labeled by AHS.**



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| **1. Name of property:**<br><br>**Samuel B. Axtell Property: Brick Tenement #1 — Dorathea K. Dunakin Property: Apartments 1, 2, & 3** | **2. Location:**<br><br>**515 Paseo de Peralta**<br>**Downtown and Eastside Historic District -Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-30040** |
| | | **4. County: Santa Fe** |
| | | **5. Date of Survey: June 22, 2025** |

**Architectural Description Continued**

**Setting**

The house occupies a prominent position above Paseo de Peralta, set back approximately 40 feet from the street (Photos 1-3). It stands on a sloping lot supported by a stone retaining wall along the property's southern edge, with a smaller retaining wall along the north. Historically, the parcel—identified as Lot 2—extended west to Magdalena Street and was densely vegetated. The lot has since been subdivided. An acequia, now obliterated, once ran along the north side of the house, marking the historical boundary between Lots 2 and 4. The land is terraced and sparsely planted today, with only a few remaining trees which are primarily mature Chinese elms. A set of brick stairs, likely fabricated at the state penitentiary, ascends from the street to the house. Vehicular access is located at the east end of the lot via a wide graveled driveway.

**Primary House**

The house, composed of a series of interlinked rectangular volumes, extends along a roughly northwest-to-southeast axis. It is one story in height and rests on a rubblestone foundation that rises several feet above grade. This foundation supports double-wythe (two-brick thick) solid brick walls[1] now coated in roughcast textured stucco. As shown on the 1912 King's Map, the original footprint was rectangular with a projecting volume at the northwest corner—a configuration still evident along the south (street-facing) elevation. The original brick portion of the building, including the front entry porch, occupies a gross footprint of approximately 1,840 square feet.

**South (Front) Façade**

The south façade, which overlooks Paseo de Peralta, has compositionally retained much of its original design shown in early 20th-century photographs (Figs. 3-5). However, elements of the fenestration and the location of the entry stair appear to have been altered—likely during a circa 1943 renovation associated with the creation of a third

[1] Other thicker sections may suggest triple-wythe construction; however, the walls have not been forensically investigated.

apartment unit. Other features, including the roughcast stucco finish and the keyhole opening at the entry porch, may date to an earlier period, based on their materials and stylistic character.

Beginning at the west end, the façade features an entry door flanked by tall sash windows (Photo 4). The window openings are likely original and contain 2/2 double-hung sash units set within the wall and topped with segmental arches—a configuration typical of late 19th-century houses in Santa Fe and elsewhere (Photos 4).

However, based on their appearance, the existing sash may be later, cost-conscious replacements. Although there is moderate paint buildup, the wood elements lack the characteristic "alligatoring" associated with lead-based finishes from the 19th century. The glazing putty is minimal, missing, or obscured by overpainting, and the glass panes appear flat and uniform, lacking the wavy surface typical of earlier cylinder glass.[2]

Set between the windows is a ten-light wood door topped by a transom. This door does not appear in early 20th-century photographs and is associated with a concrete and hollow clay tile staircase likely installed during the 1940s apartment conversion.

Moving east, the façade projects about 10 feet and contains a pair of 2/2 wood sash windows separated by a mullion (Photo 4). Distinct from the other openings, these windows are topped with a flat arched header. Below them, an exposed section of the foundation indicates the former location of stairs that once led to the front entry.

The façade projects approximately nine feet at what was originally the primary entry elevation. Early photographs indicate that this section was once fenestrated with doors on the east and west sides and a segmental-arched window on the south elevation (Figs. 3 & 5). These openings were later removed to create a small open porch exhibiting a modest Moorish influence, most evident in the modified keyhole-shaped opening on the south side, which replaced the original segmental-arched window (Photo 5). The east side of the porch is accessed by a set of concrete steps that replaced an earlier wooden staircase. Entry to the house is through a wood door with arched lights.

[2] This appearance could also be attributed to the cosmetic repair work performed in the 1990s.

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While now partly obscured by stucco, paint, and a parapet cap, the front and side elevations feature a distinctive cornice likely dating to the original construction. The brickwork comprises two distinct courses separated by a stretcher band: a projecting rowlock course below, and above it, a course of canted headers that create a characteristic tooth-like pattern. This cornice detail is an important surviving element, illustrating the builder's skill and the period's preference for decorative brickwork as a marker of modernity and refinement.

**East Elevation**

The east elevation, which faces the driveway, extends nearly 60 feet and includes the original house, a garage added before 1930, and a later rock structure which replaced the original garage (Photos 6-9). The historic portion repeats the fenestration of the street façade, with two tall 2/2 wood sash windows set beneath segmental arches (Photo 6). South of the second window is a small opening containing a four-light hopper window, which does not appear in early photographs of the house (Fig. 5).

Projecting approximately three feet from the façade is a structure identified as a garage on the 1930 Sanborn Fire Insurance Map (Fig. 6). Constructed of stone and set at a lower elevation, it features a grouping of three 6/6 wood sash windows, some of which are missing muntins (Photos 7 & 8). This section of the elevation appears to be in deteriorated condition.

Separated from it by a narrow walkway is the final element of the south elevation: a one-bay stone garage partially built into the hillside (Photos 9 & 10). It is accessed through a pair of non-historic outswing doors constructed of vertical wood boards. Based on the 1943 drawing, this second garage was already in place by that time. It is also in poor condition.

**North Elevation**

The north elevation, which appears squat in comparison to the street-facing façade, opens onto a flagstone patio (Photo 11). The older central section is covered by a shallow overhang fitted with a modern gutter; the roof slopes in this direction, draining directly into the gutter without a parapet. The functional elements of the apartment

units are exposed here, including plumbing vents, ductwork, and chimneys (Photos 10 & 11).

The central portion includes a double-light wood door with transom, protected by a wood screen door. To the west are two older wood sash windows (one converted to a hopper) with segmental-arched heads. Projecting from the east is the original garage, fenestrated on the north with a four-light and wood panel entry door with a transom, and on the west a single 6/6 wood sash window (Photos 11 & 12).

At the far west end is a small addition of uncertain origin (Photos 11 & 12). Based on Sanborn maps and aerial photographs, it was appended to the building sometime between 1948 and 1958 (Fig. 8). However, its exterior detailing appears more modern, characterized by a smoother stucco finish, pronounced fascia, and a sliding aluminum window. It is possible that the current structure replaced an earlier addition. The courtyard-facing door is a half-light over wood panel unit of indeterminate age.

**West**

The older portion of the building contains two 1/1 wood hung-sash windows separated by a mullion (Photo 13). Ghosting visible in the surrounding stucco suggests this was originally a single vertical opening with a segmental-arched window. The adjoining addition contains a single sliding aluminum window (Photo 14).

I**nterior**

Interior access was not available at the time of the survey and, therefore, could not be documented.

**Shed**

The approximately 195-square-foot shed is located on what was originally Lot 4, north of the alley that once divided the two properties. Constructed in part of adobe, the structure appears on the 1912 King's Map as a stable (Fig. 2). It is topped with a medium-pitched gable roof clad in weathered boards, over which corrugated metal—now painted black—has been applied (Photo 15). The front (south) elevation is finished with smooth stucco, while the side elevations exhibit much rougher texture (Photo 16).

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The north elevation is set into the hillside and incorporates a mix of brick and rubblestone construction. Entry is through the south elevation via a pair of wood plank pedestrian doors (Photo 16).

**Retaining Walls and Walkways**

The site includes several rubble and stone retaining walls, along with a set of brick stairs that provide access to the house from the street. As these features are structural and ground-level elements not subject to the Board's purview, they are described here only in brief.

**South Retaining Wall**

The most significant is a stone retaining wall tracing the south side of property. Lining the edge of Paseo de Peralta, the wall reaches a relative maximum height of 57 inches above the adjacent sidewalk (Photos 1-3). It traces the property line for approximately 160 feet before continuing another 70 feet westward, where it is interrupted by a driveway.

The wall is constructed primarily of locally sourced, undressed stone laid in irregular courses with occasional fragments of limestone. The uppermost courses appear to have been added at a later date. A circa 1915 photograph indicates that brick was originally used for the upper course (Fig. 5). A 70-inch-wide opening near the center forms a stairway lined with dark bricks likely fabricated by prisoners at the New Mexico State Penitentiary (Photos 3, 18 & 19).

**North Retaining Wall**

A separate section of stone retaining wall is located on the north side of the property (Photo 20). It is constructed of river cobbles set in a bed of concrete mortar. This wall is interrupted by a set of steps that lead to higher ground.

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**Minor Retaining Walls**

The lot includes additional minor rock retaining walls and stone features that verge on archaeological in character (Photo 21). More recent elements on the property include a low, unstuccoed CMU wall and a coyote fence.

## Historical Overview

*It's a good time to get hold of a little land in Santa Fe.*
Samuel B. Axtell, 1888

**Buying up the Loma**

Property records and newspaper accounts suggest that the house was likely constructed in the summer of 1889 for Samuel Beach Axtell, a former territorial governor who had acquired a large tract of land along what was then Hillside Avenue (Fig. 1). In his twilight years, Axtell set about "cleaning up" the land by upgrading old adobe dwellings and building a brick tenement.

Born on October 14, 1819, in Columbus, Ohio, Axtell studied law at Western Reserve College and briefly practiced in Michigan before relocating to California to pursue mining interests at the tail end of the Gold Rush.[3] In California, he helped establish Amador County in 1854 and served as its first district attorney. He later moved to San Francisco to practice law. Originally a Democrat, Axtell changed parties after the Civil War and went on to serve two terms as a Republican in the U.S. House of Representatives.[4]

In 1875, President Ulysses S. Grant appointed him governor of Utah Territory, but he was removed after just four months for being overly conciliatory toward the Mormon

[3] Calvin Horn, *New Mexico's Troubled Years: The Story of Early Territorial Governors* (Albuquerque: Horn and Wallace, 1963), 174.
[4] Jesse D. Mason, *History of Amador County*, California (Oakland: Thomas and West, 1881), 285. His biographical sketch in this contemporaneous history indicates that Axtell was initially an abolitionist but later became "imbued with Southern ideas and proclivities."

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population. Undeterred, Axtell sought another appointment and was soon named by Grant as governor of the New Mexico Territory. His single term as territorial governor was marked by controversy, particularly regarding his ineffectual handling of the Lincoln County War and his close association with the Santa Fe Ring. A federal officer assigned to investigate his conduct alleged that Axtell had "conspired to murder innocent and law-abiding citizens because they opposed his wishes and were exerting their influence against him."[5]

He was removed from office in 1878 but was never formally charged with corruption. Remarkably, despite this cloud, Axtell was later appointed Chief Justice of the New Mexico Supreme Court. He resigned in 1885 and turned his attention more fully to Santa Fe, where he was elected probate judge of Santa Fe County and became widely known as "Judge Axtell."

Newspaper accounts from the period document Axtell's steady acquisition of property along the "Loma"—a 19th-century term referring to the high ground along Hillside Avenue—beginning in the 1870s. By 1889, the year the subject house was constructed, one article reported that he owned nearly 1,000 feet of frontage on both sides of Hillside Avenue.[6] He acquired the parcel containing the subject property in 1888 from two widows of Hispanic descent who had been married to Anglo husbands.[7]

**Bricks as Progress**

The first mention of the house appeared in a brief item in the *Santa Fe Daily New Mexican*, which reported that Axtell was clearing land to construct "four neat brick cottages," and had contracted for 80,000 bricks for the project.[8] This figure was soon revised upward to 100,000.

The bricks likely came from Donaghue & Monier, the local brickworks and building firm that may also have overseen construction of the house. Florence Donaghue, an Irish

[5] Quoted in Horn, *New Mexico's Troubled Years*, 174.
[6] "Improvement Notes," *Santa Fe Daily New Mexican*, April 29, 1889, 4.
[7] Abstract of Title document, undated typed manuscript on onionskin paper; index and additional research by author. The abstract and related documents form part of the property legacy papers held by the current owner and were accessed through selected scans provided by the project architect. Hereafter, Property Legacy Papers (PLP).
[8] "'Adobe Town,'" *Santa Fe Daily New Mexican*, April 19, 1889, 4.

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immigrant who arrived in Santa Fe in the mid-1870s, became one of the city's foremost builders, known for his expertise in brick construction.[9] He was responsible for some of the most recognizable examples of Territorial-style coping, including the 1877 remodeling of the Palace of the Governors (removed with its Pueblo makeover).

In 1884, Donaghue partnered with Quintus Monier, a French-born architect who had come to Santa Fe to supervise construction of St. Francis Cathedral. Under the name Donaghue & Monier, the pair completed several of the town's most significant buildings at the time, including the original state capitol building, the county courthouse, and the Sisters of Loretto Academy.

Santa Fe did not have a brickmaking facility until the early 1880s when Pogue and Brown—and later Rainey and Company—established local brickyards. Highlighting the demand for this basic building material, *Santa Fe Daily New Mexican* noted that the city "needs [a brickyard] badly".[10]

Brick signified modernity and progress. An April 1889 editorial underscored this point, declaring: "People who erect modern [brick] houses now are sure of a big profit on their investment."[11] Given the timing of the editorial, it likely reflected Axtell's — and others' — views of brick as a symbol of modernity in a predominantly mud-built town. Four months later, the newspaper announced that the "first of Judge Axtell's brick cottages on the Loma is nearing completion."[12]

It is unclear whether Axtell ever lived in the house; it was likely intended as an investment property. Several newspaper articles from 1889 describe Axtell buying existing adobes and improving them in a manner similar to a modern-day house flipper. The racialized nature of this gentrification is evident in a May 31 piece describing one of his conversions as transforming a "dingy and lifeless looking Mexican quarter" [into] now the very picture of thrift and busy life."[13] It is assumed that the subject house was

[9] John W. Murphey, "Santa Fe Historic Context Study: 1610-1986," Document prepared for the City of Santa Fe (Revised June 4, 2021), 28.
[10] Editorial, *Daily New Mexican*, May 8, 1881, 4.
[11] "Signs of the Times," *Santa Fe Daily New Mexican*, April 9, 1889, 4.
[12] "Improvement Notes," *Santa Fe Daily New Mexican*, August 20, 1889, 4.
[13] "Round About Town," *Santa Fe Daily New Mexican*, May 31, 1889, 1.

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among several brick tenements Axtell hoped to construct, but his ambition was cut short by illness.

Two months before his death in Morristown, New Jersey, on August 6, 1891, Axtell deeded the property containing the subject house to his son-in-law, Charles M. Phillips.[14] A native of Cleveland, Ohio, Phillips had arrived in New Mexico in 1883. An attorney by training, he was appointed clerk of the New Mexico Supreme Court.

Phillips and his family appear to have spent only a short time in Santa Fe. Although the 1890 census is unavailable, the deed given to Charles Phillips by his father-in-law in 1891 indicates that they were residing in New Jersey at that time. According to an abstract of title, the property changed hands several times during a dispute over the settlement of the Phillips estate, eventually ending up with Harold I. Stephens.[15]

**A Brick Mason Buys a Brick House**

In 1926, Harold I. Stephens sold Lot 2—the parcel holding the brick house—to Fred and Jennie Digneo.[16] Born Alfredo Digneo in 1890, Fred was the son of Carlo Digneo, one of three Italian-born brothers recruited by Bishop Lamy to work as skilled stone masons and cutters on the construction of St. Francis Cathedral. Working under the name Digneo Brothers, the family firm also erected numerous brick residences along the south section of Paseo de Peralta (then West Manhattan Street) and in the Don Gaspar neighborhood. Alfredo followed in the family trade as a brick mason and is credited with constructing many of the original buildings—now demolished—of the United States Indian School off Cerrillos Road.

[14] Warranty Deed, Samuel B. Axtell to Charles M. Phillips, recorded June 26, 1891, Book W, Page 323, Instrument # 1891000483, Santa Fe County, New Mexico.
[15] Abstract of Title document, "Lots 2, 3, 4, Blk. 39, King's Map of 1912," undated typed manuscript, Avery-Bowman Company, PLP. Notably, the "Avery" in Avery-Bowman refers to Jennie Digneo, who is discussed later in this HCPI.
[16] Warranty Deed, Edith V. and Harold I. Stephens to Fred and Jennie M. Digneo, recorded October 28, 1926, Book 6, Page 292, Instrument # 32458, Santa Fe County, New Mexico.

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The 1930 census records Fred (listed as Frederick) and Jennie living in the house, which was then valued at $2,500.[17] Also residing in the household were James Duffy, a sixteen-year-old identified as Fred's stepson, and Grace Taylor, a 60-year-old Iowa-born woman employed by the family as a live-in maid. The census listed Jennie as the owner of a mercantile business, later identified in a bankruptcy filing as The Smart Shop.

The bankruptcy document offers a rare glimpse into the domestic life of the household at the onset of the Great Depression and suggests how the house may have been furnished and decorated. The items exempted from seizure included kitchen equipment, furniture, multiple Navajo rugs, a chiffonier, an encyclopedia set, and a range of books published as part of the *Universal Library*.[18] Given the timing and Fred's profession, it is assumed that the initial changes to the façade, including the alteration of the entry porch, were made during their ownership.

Jennie divorced Fred following the bankruptcy, and the house on the hill transitioned into a rental. In 1933, they sold the property to Willzeta Dennee, a Colorado resident, who subsequently deeded it to the Republic Mortgage Company—a firm she appears to have worked for.[19] It was likely under the mortgage company's ownership that the house formally shifted to rental use.

The 1936 Santa Fe city directory reflects this change, listing two tenant households: Elizabeth Griffin, who worked as a colorist for photographer T. Harmon, and her mother, Ziodah, occupied one unit; in the other lived George and Dorothy Hillhouse. George managed the local Your Foods Store market.[20] A newspaper advertisement from that same year described one of the rentals as a large room with a connecting bath, with the option to include use of a garage.[21] This rental arrangement continued through the

[17] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 12A; Enumeration District: 0014; FHL microfilm: 2341134.
[18] Bankruptcy No. 1107, Referee's Order Allowing Exemptions, U.S. Bankruptcy Court to Jennie M. Digneo, The Smart Shop, recorded September 12, 1930, Book X, Page 119, Instrument # 40454, Santa Fe County, New Mexico.
[19] Abstract of Title document, "Lots 2, 3, 4, Blk. 39, King's Map of 1912."
[20] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1936* (El Paso: Hudspeth Directory Company, 1936), 94, 103, and 243.
[21] "Rooms For Rent," *Santa Fe New Mexican*, June 17, 1936, 7.

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Great Depression. Additional newspaper ads from the period suggest the land was also used commercially, operating as a nursery under the name Hillside Evergreen Nursery.

Toward the end of the decade, Republic Mortgage Company worked out an agreement with Ray and Dorathea Dunakin, a recently married couple, to acquire the property. However, before the transaction was finalized, the Dunakins divorced. The precise circumstances are unclear, but Jennie Digneo—now going by Jennie M. Avery—had regained title to the property and, in 1943, transferred it to Dorthea Dunakin by quitclaim deed.[22]

That same year, Dunakin hired a builder to prepare plans for remodeling the apartments. A surviving blueprint shows that the work was limited to the section west of the front entry (Fig. 7). The drawing indicates interior renovations within the existing footprint, including updated floor plans, subdivided spaces, and likely reconfigured circulation. The only exterior alteration appears to be the addition of a new set of stairs and doorway at the southwest corner.

**The Apartments**

From this point on, the old Axtell-Phillips house was identified as an apartment building—Units 1, 2, and 3—in the Santa Fe city directories. The 1947 directory listed Mary Guesserian, a seamstress, as both the occupant and owner of Apartment 1; John S. Russell, a teacher at Carlos Gilbert School, and his wife, Vera, living in Apartment 2; and Raymond Rhea, the owner of a distribution company, along with his wife, Vera, a statistician for the State Land Office, residing in Apartment 3.

While Dorathea Dunakin remained the underlying property owner, Mary Guesserian appears to have taken on the role of apartment manager. Tenants came and went, but according to the city directories, they generally belonged to the same professional class—teachers, small business owners, and mid-level state employees—rather than clerks or manual laborers.[23] By the early 1950s, John S. Russell had been promoted to

[22] Quitclaim Deed, Jennie M. Avery to Dorathea K. Dunakin, recorded June 12, 1943, Book 23, Page 236, Instrument # 71337, Santa Fe County, New Mexico.

[23] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1947* (El Paso: Hudspeth Directory Company, 1947), 125, 230, 247, and 343.

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principal of Carlos Gilbert School. He and his wife Vera had moved out of the apartments and purchased a home in the South Capitol neighborhood.

Mary eventually moved out, and a woman named Edna McCracken took her place. Over the years, McCracken co-owned several Santa Fe beauty shops and remained a fixture in the neighborhood until her death in 1969. As Santa Fe modernized, the house stood increasingly apart—deteriorating and anchored in a bygone era. In 1962, a bulldozer cleared an old adobe at the southeast corner of Hillside and Washington to make way for the Bank of Santa Fe—a large Pueblo Revival structure, complete with a drive-through teller and a 70-car parking lot.[24]

In the 1970s, Hillside was realigned as part of the newly constructed "Loop," later renamed Paseo de Peralta—a road designed to relieve downtown congestion but which, at first, created confusion and disruption.

With the realignment and name change, the property acquired a new address: 515 Paseo de Peralta. A decade later, the city permitted the demolition of yet another older building to allow for the expansion of the Bank of Santa Fe into what is now Wells Fargo Bank. This change is abundantly evident reviewing aerial photographs from the late 1950 and early 1970s (Figs. 8 & 9). By 1982, the former Axtell–Phillips House was considered abandoned property, and the City of Santa Fe was unable to identify the actual owner.[25]

In 1995, Dorathea Gabel—the daughter of Dorathea Dunakin and a resident of Otero County—submitted an application (H-95-091) to the Historic Districts Review Board to undertake repairs on the then-century-old building. The proposed work included window repairs, partial restuccoing, and stabilization of the front entry porch.

In 1997, Gabel received a historic preservation award from the City of Santa Fe in recognition of the renovation. Nearly thirty years later, however, the house has once again fallen into disrepair.

[24] "New Pueblo Style-Bank" [photo article], *Santa Fe New Mexican*, April 15, 1962, 16.
[25] "Notice of Names of Persons Appearing to be Owners of Abandoned Property" [legal notification], *Santa Fe New Mexican*, March 19, 1982, B-5.

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

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

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## Evaluation of Historical Status

Based on its age and historical associations, the primary building is clearly eligible for Contributing status. The south-facing front elevation, which has been least affected by later additions, should be considered the primary façade. Significant features of this elevation include its rectilinear volumes, original segmental-arched window openings, keyhole-shaped porch opening, and distinctive brick cornice. In contrast, the side and rear elevations have less architectural interest and have been compromised by later modifications. The northwest bedroom addition is the least compatible and should be excluded from consideration of status.

The second rubble-stone garage is freestanding and of historic age but lacks architectural distinction. The shed, which appears to predate 1912, is an important contextual structure, reflecting earlier land use patterns and signaling a time when work animals were kept for conveyance.

The Board's authority over purely structural elements, such as masonry retaining walls that do not rise above the retained grade, has been questioned in the past. However, if the Board does hold authority to assign status, the south retaining wall and its entry steps are recommended for Contributing status as an important element of the streetscape.

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## Illustrations



**Figure 1: Samuel Beach Axtell, undated. Courtesy of Findagrave.com**

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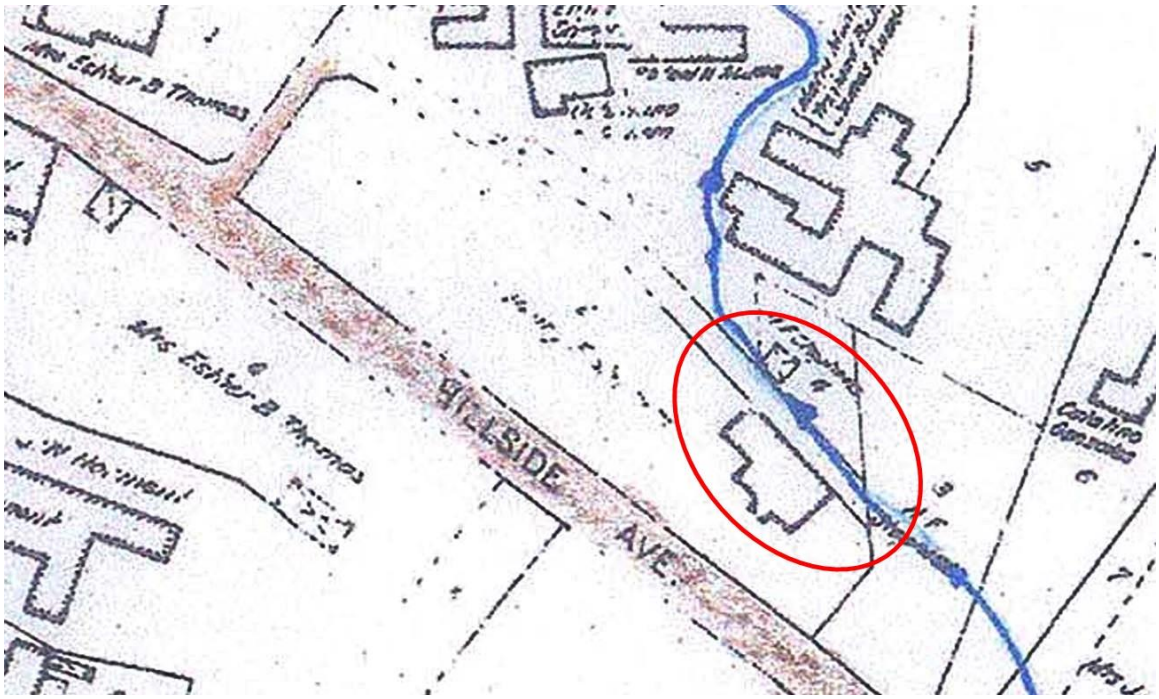


**Figure 2: N. L. King, "Official Map of the City of Santa Fe," 1912. Acequia alignments overlaid by Edward Gonzales, 2012. Subject buildings circled.**

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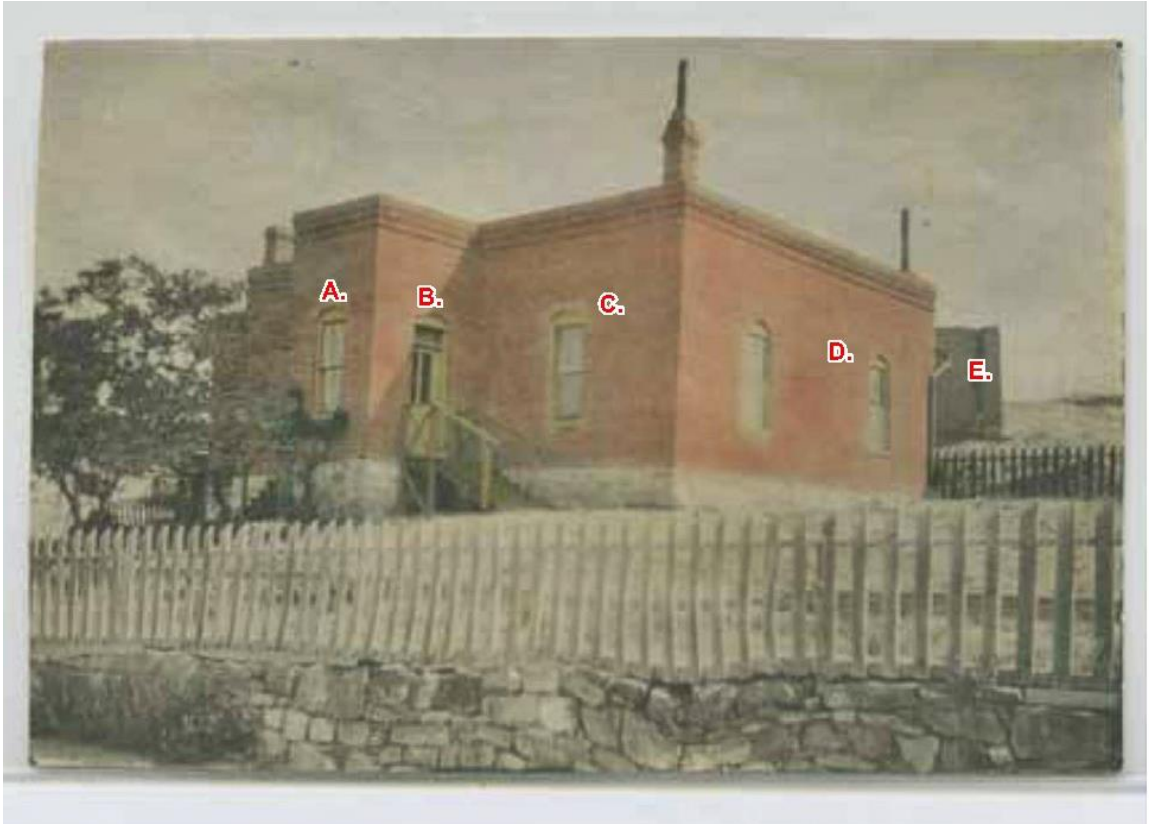


**Figure 3: "Adobe home on Hillside Street, Santa Fe, New Mexico," H. H. Dorman, ca. 1915, Negative Number 010516. Courtesy of Palace of the Governors Photo Archives, New Mexico History Museum.**

**Note: A. Window removed; B. door and wood stairs removed; C. window added; D. window added; E. building demolished.**

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**Figure 4: "Adobe home on Hillside Street, Santa Fe, New Mexico," H. H. Dorman, ca. 1915, Negative Number 010517. Courtesy of Palace of the Governors Photo Archives, New Mexico History Museum.**

**Note: A. Window added; B. door removed with addition; C. building demolished.**

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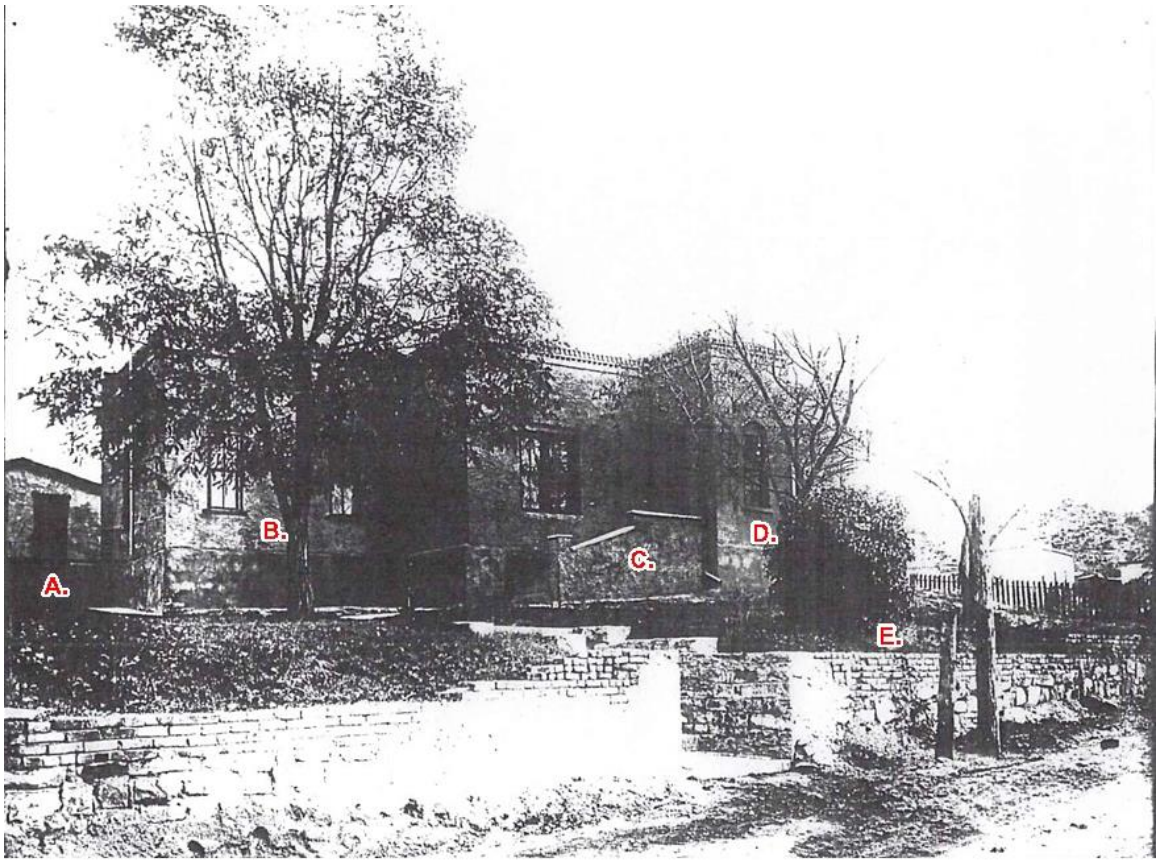


**Figure 5: "House of Paseo de Peralta (formerly Hillside Avenue), ca. 1910-15, Negative Number 51631. Courtesy of Palace of the Governors Photo Archives, New Mexico History Museum.**

**Note: A. Shed in existence; B. stairway and door added; C. stairway removed; D. window removed; E. shorter wall topped with bricks.**

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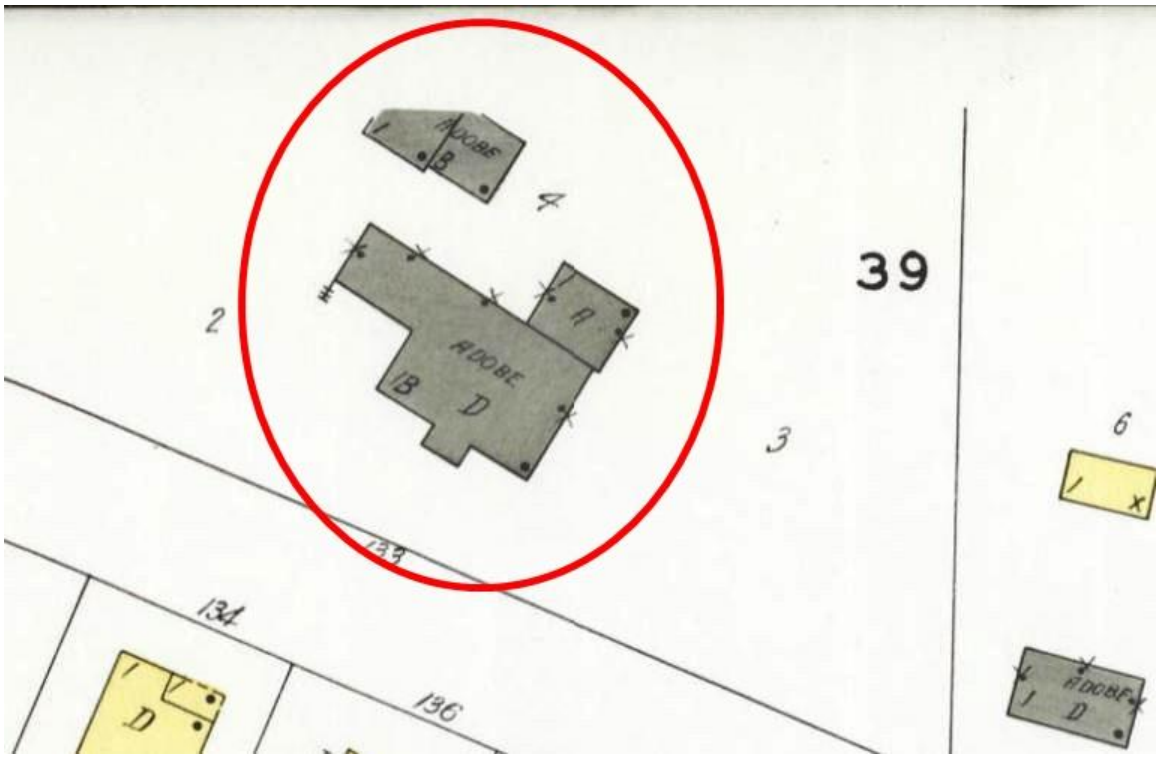


**Figure 6: 1930 Sanborn Fire Insurance Map, Sheet 8.**

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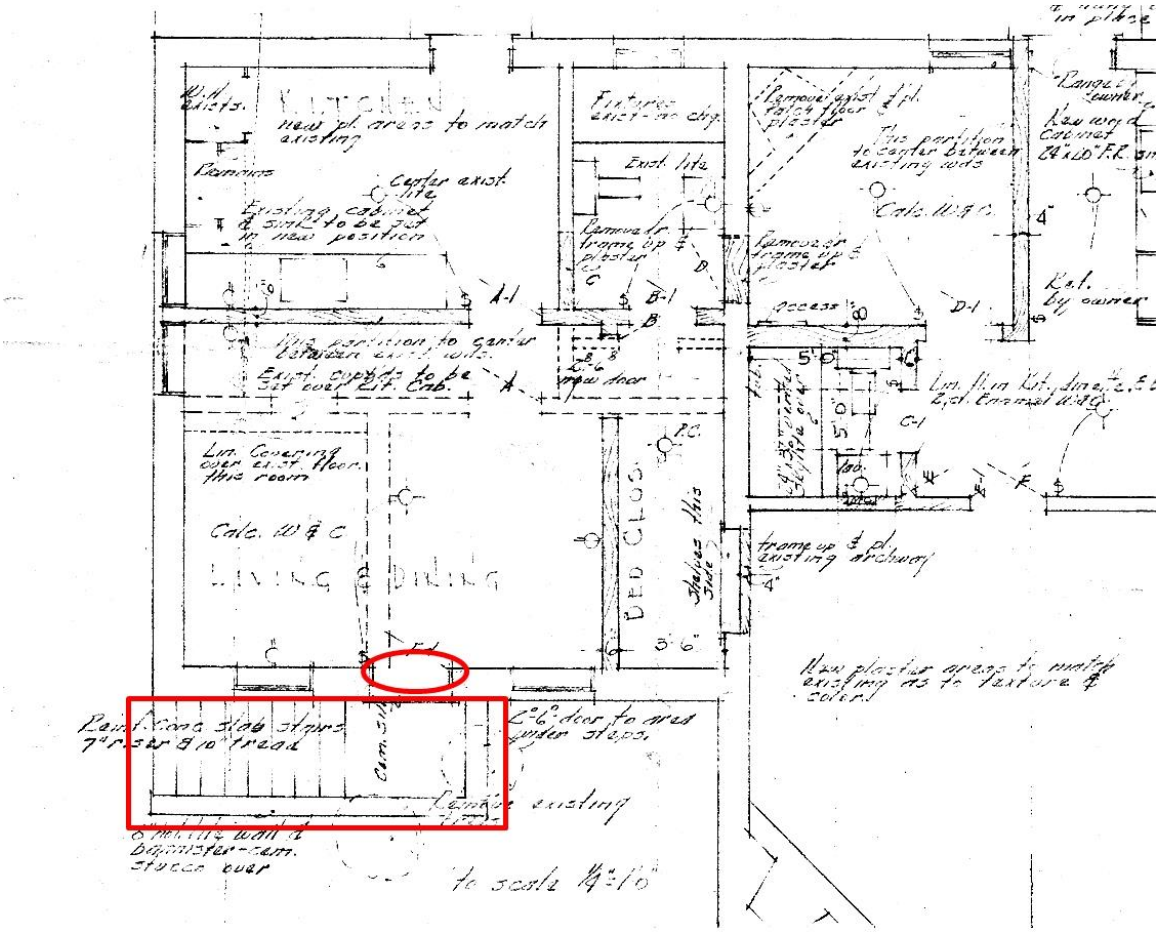


**Figure 7: Portion of the 1943 building plan (blueprint converted to black and white), showing the affected exterior changes on the west end of the south façade highlighted. Courtesy of Georges and Tina Feghali.**

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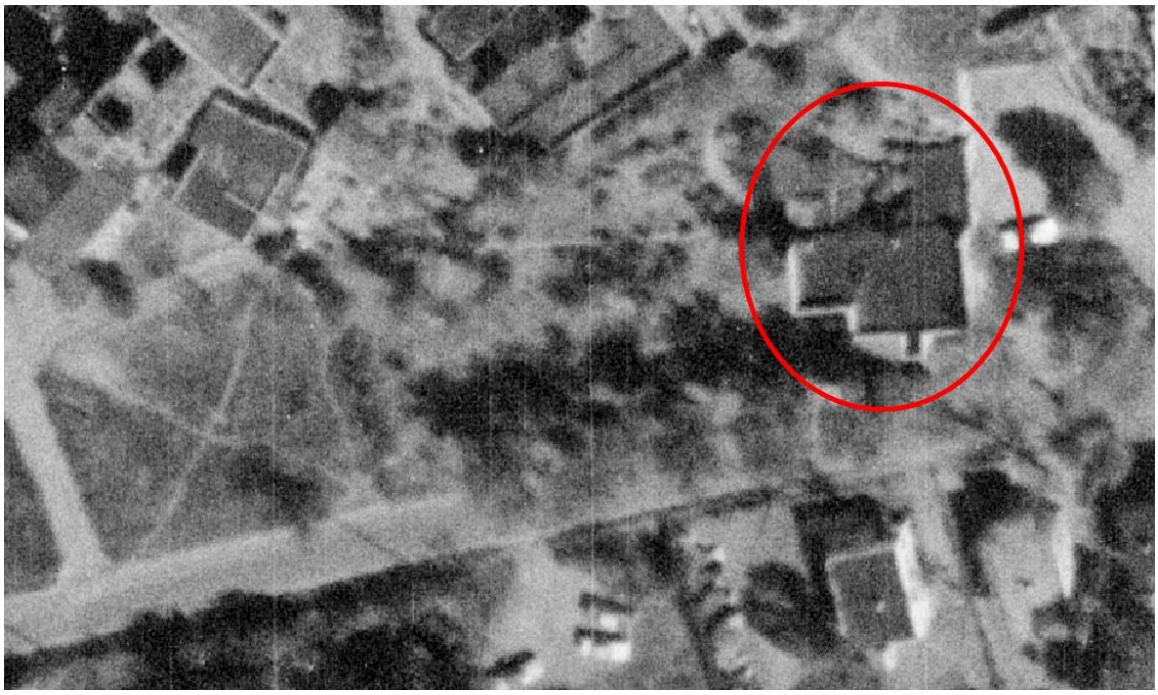

**Figure 8: November 10, 1958, aerial photograph.**

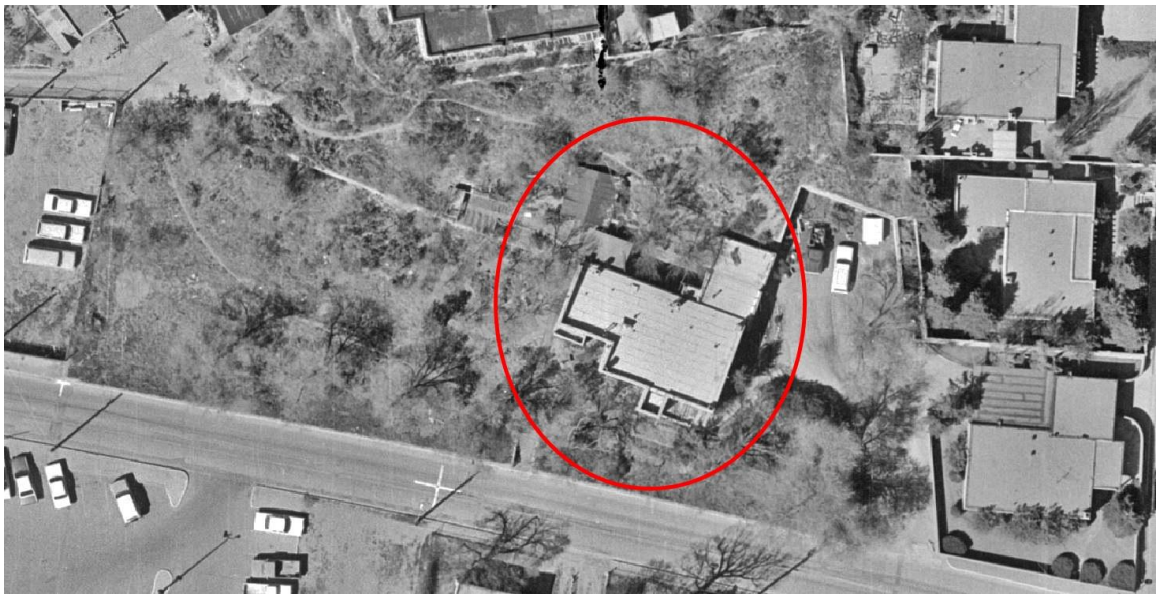

**Figure 9: May 11, 1973, aerial photograph. Structure at northwest present.**

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## Survey Photographs

(All images taken by Giulia Caporuscio, June 22, 2025, unless otherwise noted)



**Photo 2: Setting. Camera facing northwest.**

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**Photo 3: Setting and street entry. Camera facing northeast.**

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**Photo 4: West half of south elevation. Camera facing up and northeast. Typical window (left) and muntin pattern (right).**

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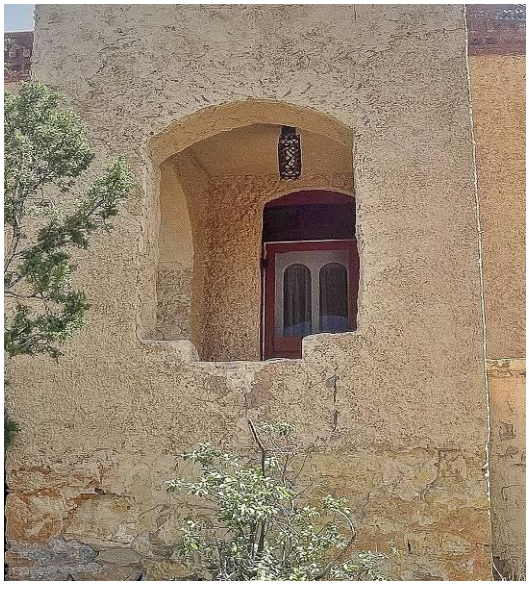



**Photo 5: Entry façade and east half of south elevation. Camera facing up and northeast. Entry porch (left) and altered windows (right).**

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**Photo 6: East elevation of the original building. Camera facing northwest.**

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**Photo 7: East elevation oblique. Two garage additions highlighted. Camera facing north.**

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**Photo 8: East elevation. Original garage at center. Camera facing northwest.**

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

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| 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:**<br><br>**Samuel B. Axtell Property: Brick Tenement #1 — Dorathea K. Dunakin Property: Apartments 1, 2, & 3** | **2. Location:**<br><br>**515 Paseo de Peralta**<br>**Downtown and Eastside Historic District -Santa Fe** | **3. Local Reference Number:**<br>**Santa Fe ID: H-30040**<br>**4. County: Santa Fe**<br>**5. Date of Survey: June 22, 2025** |




**Photo 9: East elevation oblique. Later garage at right. Camera facing southwest.**

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**Photo 10: Combined garages. North and west elevations. Camera facing southeast.**

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**Photo 11: North elevation. Original garage (left); bedroom addition (right). Camera facing southeast.**

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**Photo 12: North elevation. Original garage (left); bedroom addition (right). Camera facing southeast.**

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**Photo 13: West elevation of original building. 1940s staircase on the right. Camera facing northeast.**

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**Photo 14: West elevation of bedroom addition. Camera facing southeast.**

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**Photo 15: Shed. East elevation. Camera facing northwest.**

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**Photo 16: Shed. South elevation. Camera facing northeast.**

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**Photo 17: Shed. West elevation. Camera facing northeast.**

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**Photo 18: Masonry stairway wall of street entry. Camera facing southwest.**

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**Photo 19: Brick stairs of street entry. Camera facing down.**

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**Photo 20: North retaining wall. Camera facing southeast.**

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**Photo 21: Minor retaining wall. Camera facing southeast.**

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 | 3/2/26 | Property Owner of Record | Georges & Tina Feghali | | | | |
| Applicant/Agent Contact | Rebecca Wood, DNCA Architects | | | | | | |
| Site Address | 515 Paseo de Peralta, Santa Fe, NM 87501 | | | | | | |
| Suite or Space # | n/a | Subdivision Name | n/a | | | | |
| Lot # | Parcel A | Block # | UPC 1054099367293000000 | Total Roof Area (square feet) | 4,620 sf | | |
| Lot Coverage % | 29% | Lot Size (square feet) | 15,942 sf | | | | |
| Proposed Construction Description | Renovation of existing 1,560 sf historic brick house and construction of new two-story 3,470 sf addition including bedrooms, kitchen, garage, and guest suite. New structure will be partly buried in the steeply sloped site with a roof deck adjoining uphill grade. Proposed max. height is 24'-0" above adjacent grade, per discussion with planning. | | | | | | |
| The following documents are required for review as applicable: | ✓ Legal Lot of Record ✓ Building Plans ✓ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations ☐ Development Plan | | | | | | |
| Zoning District | R-21 | Overlay Districts | ☐ Escarpment ☐ Flood Plain ✓ Other Downtown & Eastside Historic District | | | | |
| Proposed Setbacks | Front 27'-8" | Rear 5'-3 1/2" | Left Side 10'-4" | Right Side 8'-0" | | | |
| Required Setbacks | Front 7' | Rear 5' | Left Side 5' (10') | Right Side 7' (Loma St.) | | | |
| Proposed Height | 24ft | Max Height 24ft | Parking Required 2 | Provided 3 | Bike Parking n/a | Provided n/a | |

Historic Planning Case Manager: Other

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

## ADDITIONAL SUBMITALS (IF APPLICABLE)

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

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Depa

Rebecca Wood ☐ Owner ✓ Applicant ☐ Agent

To Be Completed by Land Use Department Staff

## PRELIMINARY REVIEW STATUS

| | | |
|---|---|---|
| X Preliminarily Reviewed | ☐ Reviewed w/ conditions | ☐ Denied |

Comments/Conditions: Subject parcel is considered a corner lot in low-residential zone. Paseo de Peralta and Loma St being the Public Right of Ways. Therefore, no rear setbacks. Two 7' front setbacks and Two 5'

Preliminary Zoning Review completed by: Joel Cruz-Haber Date: 3/4/2026

Preliminary Zoning Review #: 2026-012009-PA