Agenda

Amended Agenda of Regular Meeting of the Historic Districts Review Board
June 9, 2026 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Historic Districts Review Board Meeting

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

Join on Zoom: https://santafenm-gov.zoom.us/j/84794433712

By Phone: 301 715 8592

Webinar ID: 847 9443 3712

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

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
5. Approval of Findings/Conclusions
   a. 2025-10839-HDRB 433 Calle de la Paz (August 12, 2025)
   b. 2025-10840-HDRB. 815 E. Alameda St. Unit 8 (August 12, 2025)
   c. 2025-10872-HDRB. 836 Don Cubero Ave. (August 12, 2025)
   d. 2025-10874-HDRB. 423 1/2 W. San Francisco St., Unit A (August 12, 2025)
   e. 2025-10871-HDRB. 439 Camino del Monte Sol (August 26, 2025)
   f. 2025-10948-HDRB. 800 Gildersleeve St. (August 26, 2025)
6. Matters from the Public

7. Staff Communications

   a. Wildland-Urban Interface educational presentation by Ryan Handy

8. Old Business

9. New Business

   a. 2026-012284-HDRB. 1062 Camino San Acacio, Downtown & Eastside Historic District, contributing, Gabriel Browne, agent/owner, proposes to replace windows and doors and install exterior insulation on the contributing structure. Construct a 3,440 sq. ft. freestanding residence to a height of 20'-9", where the maximum allowable is 16'-9". Construct a 733 sq. ft. guesthouse with a pitched roof and construct a 6'-0" high fence, and a 4'-0" high yard wall. Additional height is requested due to slope per section 14-4.6(F)(2)(II)(f). Exceptions are requested to section 14-4.6(E)(4)(II) for placing a new architectural finish on a primary facade and for using material not in keeping with the district. (Lani McCulley)

   b. 2026-012512-HDRB. 616 Acequia Madre. Downtown & Eastside Historic District. Significant. Barbara Felix, agent for Jusbasche Investments LTD owner, requests a historic downgrade for main residence and status review with primary facade(s) designation for garage/guest house, if applicable. (Amanda Romero, alromerosantafenm.gov)

   c. 2026-012513-HDRB. 1226 Cerro Gordo Unit A, Downtown & Eastside Historic District. non-contributing. Christopher Purvis, agent for Jeremy Martin, owner, proposes to replace windows and doors, enclose the carport, construct a 400 sq. ft. portal, exterior stairs, install exterior insulation, HVAC, and stucco (Amanda Romero) (Postponed)

   d. 2026-012514-HDRB. 669 Garcia St., Downtown & Eastside Historic District. Non-contributing. Jeffrey Seres, agent for Christine Teneyck & Gary Deaver, LLC, owners, proposes to construct 4'-2" yard wall, pedestrian and vehicular gates, and demolish a portion of a stone retaining wall. (Amanda Romero)

   e. 2026-012285-HDRB. 619 West Alameda St., Westside-Guadalupe Historic District, Contributing, Dura Build Construction, agent for Max Scott, owner, proposes to construct a 230 sq. ft. addition to a height of 11'-6" and a freestanding 763 sq. ft. casita to a height of 11'-1" where the maximum allowable height is 14'-10". (Lani McCulley, LJMcCulley@santafenm.gov)

   f. 2026-012487-HDRB. 998 Acequia Madre. Downtown & Eastside Historic District. Non-contributing. Mark Brown, agent for Lisa Ronningen-Brown, owner, proposes to construct a 400 sq. ft. freestanding carport to a height of 9'-7". (Lani McCulley)

   g. 2026-012488-HDRB. 925 Canyon Rd. Downtown & Eastside Historic District. Non-

contributing. Grant Alexander, agent for Lithe LLC, owners, proposes to alter the roof line, remove the 357 sq. ft. portal, construct 475 sq. ft. of additions to a height of 19’-9” where the maximum allowable height is 18’-1” on a sloping site, replace windows and doors, and construct a 2,506 sq. ft. freestanding residence to a height of 18’-0”, 6’-0” high yard walls and gates and exterior stairs. (Lani McCulley)

h. 2026-012489-HDRB. 1103 Canyon Rd. Downtown & Eastside Historic District. Contributing. Tom Gifford Architect LLC, agent for Ian Kovach and Laurie GypHills, LLC, owners, proposes to replace windows and doors, install exterior insulation, stucco, reroof, replace portal, carport, and deck wood elements, and repair yard walls. Exceptions are requested to sections 14-4.6(E)(4)(II) for placing exterior insulation on a primary façade and 14-4.6(E)(4)(I)(a) for replacing windows on a primary facade. (Lani McCulley)

i. 2026-012490-HDRB. 507 Paseo de Peralta. Downtown & Eastside Historic District. Marisol Ortiz, agent for Peralta’s Walk LLC, owners, proposes to construct a 4,235 sq. ft. multi-family residence to a height of 24’-0” where the maximum allowable height is 25’-0” on a vacant lot. (Lani McCulley)

j. 2026-012491-HDRB. 511 Paseo de Peralta. Downtown & Eastside Historic District. Marisol Ortiz, agent for Peralta’s Walk LLC, owners, proposes to construct a 6,212 sq. ft. multi-family residence to a height of 27’-6” where the maximum allowable height is 23’-0” on a sloping vacant lot. (Lani McCulley)

10. Discussion Items
11. Matters from the Board
12. Next Meeting:
    a. June 23, 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
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2025-10839-HDRB
Address – 433 Calle la Paz
Agent's Name – Martinez Architecture Studio
Owner/Applicant's Name – John C. Gregory and Pamela S. Austin Revocable Trusts

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 12, 2025.

BACKGROUND

The 1,358-square-foot, single-family residence at 433 Calle la Paz is listed as contributing to the Downtown and Eastside Historic District. The original portion of the home was constructed in adobe sometime between 1912 and 1930, with four subsequent additions, all built before 1970. The residence is a vernacular interpretation of Territorial Style with Pueblo Revival influence. The roof heights vary, with most having a brick cornice, installed in 2001. The residence retains its original fenestrations with mostly two-over-one wood windows. Character-defining elements of the main residence include the original core, original fenestration and the brick cornice. The Applicant provided a window assessment, showing a combination of historic and non-historic windows and doors in various stages of wear.

The 264-square-foot, west-facing garage was constructed before 1958 of hollow clay tile blocks in a Spanish Pueblo Revival style. The roof has been modified with a flat roof with plywood overhang. The vehicle door is a double chevron wood overhead door in a natural color with blue trim surround that matches the blue of the roof overhang. The south façade holds a non-original 1990 wood pedestrian door painted red, and an eight-lite sash window turned on its side. The window assessment shows this window as non-historic. The north façade has no openings.

The 564-square-foot casita is listed as non-contributing. It was built in the early 1980s with frame construction that seems to encompass an older structure on its south end. The casita is of vernacular construction with a passive solar design consisting of south-facing clerestory windows and interior brick floors. The main entrance faces west and has a metal, panel door and sash windows. The south façade has French doors and a sash window, and the upper level has the clerestory windows. The east façade has wood windows; the north façade has no openings. According to the window assessment, all windows are non-historic, dating from 1987 to 2015.

There are 70-inch-tall yard walls along both Calle la Paz and Camino Manzano, which were added after 1983. In the 1983 survey photo, a much lower wall was in front of the residence, which was augmented upward by 1991, as illustrated in that survey photo. The west wall contains an arched gate opening that reaches 90 inches and holds a wooden gate. To the south is a 72-inch wood-plank fence. The yard wall on Camino Manzano starts at the south corner of the lot and runs to the edge of the guest house. Closer to the guest house is a wooden

pedestrian gate topped with a header. At the south end of the guest house starts a 72-inch plank fence that runs for about five to 10 feet.

The Applicant requests:

1) Status confirmation with primary façade designation, if applicable, of the main residence.
2) Status designation with primary façade designation, if applicable, for the garage.
3) Status confirmation with primary façade designation, if applicable, of the casita.
4) Status designation of the yard walls on Calle la Paz and Camino Manzano.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the residential structure be maintained as contributing, with the north façade (R-1) designated primary; the garage be designated as contributing, with the west elevation (G-4) as the primary façade; and the guest house and yard walls be designated non-contributing due to their modernity; per SFCC Section 14-5.2(C), Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a Historic District, approximately 50 years old or older, that helps to establish and maintain the character of that Historic District. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is a "structure, located in a Historic District, that is less than 50 years old or that does not

exhibit sufficient historic integrity to establish and maintain the character of the Historic District."

10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the main residential structure meets the definition of a "contributing structure," as previously determined and as recommended by the Staff.
11. The Board finds that the north façade (R-1) is the primary elevation of the main residential structure with the features that define the character of the structure's architecture.
12. The Board finds that the north-elevation portal, which appears to be new based on the HCPI that refers to non-weathered wood, new flooring and decking, is not a character-defining feature. The Board also finds that the side-lite window, which per the HCPI is likely not original, and the eastern addition, which has no coping, as distinguished from the rest of the house, are not character-defining features.
13. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the garage structure meets the definition of a "contributing structure," as recommended by the Staff. The Board finds the vernacular construction of the garage with hollow clay-tile blocks in a Spanish Pueblo Revival style to be historic architectural design qualities significant for this District.
14. The Board finds that the west façade (G-4) is the primary elevation of the garage structure, with the features that define the character of the structure's architecture.
15. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the guesthouse structure and the yard walls meet the definition of "non-contributing structures," as recommended by the Staff. The evidence shows that these structures are not historic.
16. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant's request to review historic status.
3. The Board maintains the main residential structure's contributing status.
4. The Board designates the following elevation of the main residential structure as the primary façade: north (R-1), excluding the portal, side-lite window and eastern addition.
5. The Board designates the garage as a contributing structure.
6. The Board designates the following elevation of the garage as the primary façade: west (G-4).
7. The Board designates the guesthouse structure as non-contributing.
8. The Board designates the yard walls as non-contributing.

IT IS SO ORDERED ON THIS 9th DAY of JUNE, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Geralyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-10840-HDRB
Address – 815 E. Alameda St., Unit 8
Agent's Name – William Kleinschmidt, Architect
Owner/Applicant's Name – Nancy Abruzzo Holdings, LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 12, 2025.

BACKGROUND

The 0.89-acre property that houses the Sangria Compound Condominiums is addressed as 815 and 817 E. Alameda St. The property is part of a phased Development Plan, which was amended most recently in 2025. Phase 3 is 0.38 acres, listed as 815 E. Alameda St., Unit 8. It is presently a vacant lot used as parking by the occupants of the other residences. Phases 1 and 2 are complete.

The area of the lot designated for 815 E. Alameda St., Unit 8, was previously addressed as 817 E. Alameda St., Unit 8, as it was in Case # H-05-084-D. This case proposes the construction of yard walls for the final building in the development plan. The HDRB approved the residence in March, 2006, however, the structure was not constructed at that time. All streetscape and courtyard walls and fences, hardscaping and exterior lighting were approved in previous Case # H-05-084-E. However, due to the lapse of time since those approvals, and changes in design, the Applicant had to return to the HDRB for approval of Phase 3 on June 10, 2025. See Case # 2025-10490-HDRB. On that date, the HDRB:

1) Approved construction of a 2,204-square-foot, single-story residence to a height of 14'5".
2) Denied an exception to build yard wall to 6 feet high with an 8-foot-high gate enclosure.
3) Approved the installation of exterior lantern-type wall sconces in dark bronze or black under the portal, and simple cube-shaped downlight sconces in black on the exterior of the courtyard walls at each gate.
4) Denied the installation of three-foot-high weathered steel planter along the exterior of the yard wall and building wall on east side.

The street is lined with low yard walls with an average height of 54 inches (4'6"). The yard walls are stuccoed concrete masonry units that are colored to match the corresponding building. The Applicant now proposes the following exterior alterations to the property at 815 E. Alameda St., Unit 8:

1) Raise the height of the existing non-historic yard walls on the south property line to the maximum allowable height of 4'6", where these walls currently range from 3 feet to 4'9".

2) Remove an existing wall section to install a 3-foot wide 4'6"-high wood pedestrian gate.
3) Construct a circular coyote fence to 4'6" around a newly planted fruit tree on the south street-facing property line.
4) Construct a 4'6"-high yard wall along the east and west property lines to enclose the yard.
5) Install a 3-foot wide, 4'6"-high pedestrian gate in the west yard wall.
6) Stucco the yard wall in synthetic stucco from La Habra, colored "Adobe" or "Viejo Suffolk" to match the new residence.
7) Wood gates and frames will be natural wood with a semi-transparent medium-to-dark stain matching the woodwork of the portal. Gate hardware will be weathered steel.
8) Install exterior lighting, simple cube-shaped downlight sconces in black on the exterior of the courtyard walls at each gate.

FINDINGS OF FACT

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

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

9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approved the 4'6" height of the yard wall as set forth in the application, as recommended by Staff, with the following additional conditions:
    a. The full segment of the wall from one entrance driveway to the next be consistent in stucco color;
    b. The lights be consistent, whether that is installing new lights along the entire length or matching the existing;
    c. The pattern of the pilasters with brick coping is repeated and used as a way to define points such as the pedestrian gate;
    d. The brick coping be used along the full extent of the wall to match the ends that are already there;
    e. The radius on the stucco be consistent;
    f. Rather than using panels, the pedestrian gates be constructed with latillas to match the fence; and
    g. Plans showing these revised elements be presented to the Staff for approval.

IT IS SO ORDERED ON THIS 9th DAY of JUNE, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-10872-HDRB
Address – 836 Don Cubero Ave.
Agent's Name – Daniel Strongwater
Owner/Applicant's Name – Anthony Cao

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 12, 2025.

BACKGROUND

The single-family residence and detached guesthouse at 836 Don Cubero Ave. are listed as contributing to the Don Gaspar Area Historic District as recorded in two 1995 New Mexico Historic Building Inventory (HBI) surveys and in a previous Historic Design Review Board Staff Report in 2003. There are no records in the Historic Preservation Division (HPD) case files that indicate when these structures received status designation. Most likely the property first received its contributing status in the 1980s during "drive-by" property reviews by then-HPD Staff. Built vernacularly, the house is composed of traditional materials (stucco over adobe) with a flat roof and deep-seated windows and doors.

The Sanborn map of 1930 shows the main house was constructed by that time and the HBI report records the actual date as 1928. The detached guest house was constructed between 1930 and 1936 as illustrated on the Sanborn maps. In 1968, several phases of construction resulted in the enclosure of a rear porch, demolition of another rear porch, addition of a small room, and various portals within the courtyard. Despite these additions, it appears that the core structure remains intact. The attached garage on the south elevation of the main house was constructed sometime after 1968 but the date is uncertain at this time.

At this hearing, the Applicant asks the Board to review the structure's historic status and to designate primary facades, if applicable.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: The Staff recommended the historic status of the main structure and detached guesthouse be maintained as contributing, with the east façades designated as primary, as numbered one on the

Proposed Façade Diagram, and the yard wall designated as contributing, per SFCC Section 14-5.2(C), Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts.

3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of that Historic District. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is a "structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District."
9. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the main structure, guesthouse, and yard wall meets the definition of "contributing structures." No evidence was presented at the hearing which justified changing the historic status of the main house and guesthouse from what was previously designated. Most of the additions to the west elevation took place more than 50 years ago and are historic.
11. The Board finds that the east façades are the primary elevations of the main structure and guesthouse with the features that define the character of the structure's architecture.
12. On the east elevation of the main residence, the Board finds that the windows, portal and the panel in-fill of the garage door are non-historic and are not character-defining elements of the primary façade.
13. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant's request to review historic status.

3. The Board maintains the historic status of the main structure as contributing.
4. The Board designates the following elevation of the main structure as the primary façade: east, excluding the non-historic windows, portal and garage in-fill.
5. The Board maintains the historic status of the guesthouse as contributing.
6. The Board designates the following elevation of the guesthouse as the primary façade: east.
7. The Board designates the historic status of the east and north elevation yard walls as contributing.

IT IS SO ORDERED ON THIS 9th DAY of JUNE, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Geralyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-10874-HDRB
Address – 423½ W. San Francisco St., Unit A
Agent's Name – Walter Klump
Owner/Applicant's Name – Ellen Yarrell

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 12, 2025.

BACKGROUND

The single-family residence and garage at 423½ W. San Francisco St., Unit A, are listed as contributing to the Downtown and Eastside Historic District with the south and east elevations designated as primary on the main structure and the north and west elevations designated as primary on the garage. The main residential structure was constructed in the 1880s on a 0.08-acre parcel and is comprised of approximately 1,093 square feet of heated space. It was built in a vernacular fashion in the Spanish-Pueblo Revival style, as seen by the rectangular building shape, adobe block construction material, deeply inset windows and doors, and recessed three-over-one window on the east elevation.

The archival research in the Sanborn maps shows an addition to the west and east on the main residential structure between 1930-1948. The garage structure was built post-1948. Window and door alterations and a latilla portal were added on the south and west facades in the 1990s. The north façade is currently a painted-mural cinderblock wall associated with the 126 N. Guadalupe St. parking area for Concrete Jungle Smoke Shop.

Prior to an April 8, 2025, Historic Districts Review Board status review hearing, Case # 2025-10102-HDRB, there were no known previous status evaluations, Board cases, or Historic Cultural Properties Inventories (HCPI) or Historic Building Inventory (HBI) surveys on the subject property. In April, 2025, the Board upgraded the historic status of the main structure and garage to contributing, and designated the south and east elevations as primary on the main structure, and the north and west elevations as primary on the garage.

The Applicant now asks the Board for approval of the following items:

1) Stucco the east, south, and west facades of the exterior with cementitious stucco, color El Rey "Sand," in a smooth texture.
2) Remove both existing non-historic portals in front of the south façade.
3) Remove all existing non-historic lighting fixtures from exterior façades and install Artesanos Imports sconces.
4) Replace all existing canales with in-kind galvanized steel trough units.
5) Replace broken coyote fence in front of the southern façade in kind.
6) Build a 3-foot stucco yard wall with wood gate between the main house and garage.
7) Remove all non-historic aluminum storm doors and windows and replace all non-historic

windows with Kolbe heritage series all-wood, simulated divided-lite windows. The selected Kolbe Heritage Series windows feature primed, pine sash with simulated divided lites, using 7/8-inch-wide beveled wood muntin bars on both the exterior and interior, along with an internal spacer to replicate the appearance of true-divided-lite panes. The 1/1 windows across the south façade of the central core were selected to replicate units that existed prior to the 1990s renovation. Knowledge of the original design of the other windows throughout the house is unclear, and the historical window consultant selected lite configurations considered appropriate to the period and to the existing openings.

8) Seal south elevation door # 2 and remove door hardware.
9) Install Gree condenser in front of the south façade near the existing mechanical equipment and garbage bins. It will be obstructed by a coyote fence.
10) Infill 1/2-lite door opening on the south facade. The interior has been filled in by a previous owner. This requires an exception to SFCC Section 14-5.2(D)(5)(a)(iii), which prohibits the closure of existing openings on the primary façades of contributing structures.
11) Install double doors on the east façade for egress, in compliance with the International Residential Code (IRC). This requires the removal of a historic window and enlargement of the window opening. This requires an exception to SFCC Section 14-5.2(D)(5)(a)(i), which prohibits the removal of historic windows, and prohibits the enlargement or reduction of window openings on the primary façades of contributing structures.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and recommended a finding that all the exception criteria had been met and that the application complied with SFCC Section 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards. Staff recommended that the proposed stucco be installed utilizing the same rough texture of the existing stucco to retain the historic character of the building.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).

7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

Door Infill on South Primary Façade:

8. The Applicant requests approval to infill a door on the south primary façade. The existing opening has been partially filled from the interior by a prior owner. The door has the appearance of a functional exit from the exterior but does not function as a door.
9. SFCC Section 14-5.2(D)(5)(a)(iii) prohibits the closure of an existing opening. The Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a)(iii) would be required for approval of this element of the application, and the Applicant requested the exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(c)(i), the Board finds that granting the exception would not damage the character of the district, because the existing door is not historic and does not add to the character of the district. The glass panes reveal interior drywall, and the door has subsequently been covered with a curtain. The removal of the door and stucco infill will improve the existing aesthetic by eliminating a non-conforming condition;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(c)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare, because the existing condition of this door presents financial and practical hardship on the Applicant. Restoring the interior opening and converting it into a functional exit would create an exterior door that enters into a bathroom, and would require significant demolition and reconfiguration of the existing bathroom to avoid that; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because this modification enables the room to be used as a fully functional bedroom, and maintaining a non-functional exterior door opening into a bathroom limits the usability and flexibility of this historic home and may discourage continued occupancy.
12. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been conclusively demonstrated with respect to infill of the historic door opening on the south primary façade.

Enlargement of Window Opening on East Primary Façade:

13. The Applicant proposes to remove the existing historic window on the east, primary façade, enlarge the opening and install a full-height door. The primary objective of the proposed alteration is to address egress from the east wing.

14. Under SFCC Section 14-5.2(D)(5)(a)(i), historic windows on primary façades of contributing structures shall be repaired or restored wherever possible, and no window opening shall be widened or narrowed. The Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a)(i) would be required for approval of this element of the application, and the Applicant requested the exception.
15. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
16. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the proposed double doors (Kolbe Heritage, all wood, simulated divided-lite) will be built in-kind to the existing doors on the south facade. This elevation of the building is not visible from a public right-of-way and the modification will not affect the character of the house or the district;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare, because the proposed change addresses the safety of the occupants of the existing building by allowing unobstructed egress to the outside patio, as required by the International Residential Code (IRC), Section R-310.1, Emergency Escape and Rescue Opening Required; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts because, beyond safety considerations, the proposed door will facilitate improved access to an existing patio, promoting an indoor-outdoor living experience. This enhancement supports contemporary living standards while respecting the building's historic context.
17. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been conclusively demonstrated with respect to removal of the historic window and enlargement of the opening to create a full-height door on the east primary façade.

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-11 as set forth in the application, as recommended by Staff, with the following additional conditions:
    a. That the stucco texture be matched unless the applicant can prove by photos submitted to the Staff that a smoother texture existed prior to the existing stucco style.
3. The Board grants the two exceptions requested in the application for Items # 10 and 11.

IT IS SO ORDERED ON THIS 9th of JUNE, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-10871-HDRB
Address – 439 Camino del Monte Sol
Agent's Name – Craig Hoopes, AIA
Owner/Applicant's Name – Chris Greulich and Mathew Boland

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 26, 2025.

BACKGROUND

The single-family residence at 439 Camino del Monte Sol, Lot 1-A, is listed as contributing to the Downtown and Eastside Historic District. The main residential structure was built in 1925 on a 0.73-acre parcel and is comprised of 5,894 square feet of roofed area.

The house was built on property acquired by Mary Hunter Austin (1868–1934), a widely read and respected author and playwright, who first arrived in Santa Fe in 1918. Austin had written about the Paiute Indians of the Mojave Desert, and sought to expand her research into Native American cultures of the Southwest. She worked closely with the School of American Research, which then occupied the Palace of the Governors, and immersed herself in Santa Fe's cultural life, establishing the Community Theater Association. According to Architectural Historian John W. Murphey, Austin acquired several parcels of land off Camino del Monte Sol, a road running from Acequia Madre to the Sunmount Sanatorium that was lined with artists' homes and studios.

In 1925, Austin had her house built on Camino del Monte Sol, later naming it Casa Querida, or "The Beloved House." John Gaw Meem, a young designer who was staying at Sunmount Sanatorium, started an architectural practice with fellow tuberculosis patient Cassius D. McCormick. On February 22, 1924, they announced their new firm, Meem & McCormick, Architects, and were influential in Santa Fe's booming residential construction industry. Their early work was followed the next year by a rush of commissions for new homes, including the one for Mary Austin. Meem's file for the Austin project is marked No. 9 and comes after a project for Ashley Pond, a former Roosevelt Rough Rider who established the Los Alamos Ranch School for Boys in the Jemez Mountains. The Mary Austin file contains many studies, suggesting various façade and floor-plan layouts. The surviving drawings show that Meem developed five different schemes for Austin. This level of iteration is unusual and may indicate Meem's uncertainty or, more likely, that Austin was actively involved in the design process and asked for many changes.

Austin remained an active advocate for Native American rights and the arts throughout her later years. In her final years at Casa Querida, Austin focused on completing two novellas and her autobiography. She remained in her Casa Querida until her death from coronary disease in 1934 at age 65. The 1991 New Mexico Historic Building Inventory (HBI) survey records the

architectural design style as Spanish-Pueblo Revival, as seen by the adobe block and wooden viga construction material, recessed doors and windows, and flat roof with rounded parapets. The structure underwent several alterations and additions in the 1990s, however the core structure maintains the original inception of its design, character and connection to the streetscape and historic district.

The City's Historic Preservation Staff recommended upgrade of the structure's historic status to significant to ensure the preservation and integrity of the structure. While there were many additions over time, most are historic. Those additions represent the evolution over time from art salon, to apartments, and now a single-family residence. The additions of a bathroom and bedroom in 1958 and the courtyard wall in 1997 do not detract from the significant status of the main structure, which holds its original form. At this hearing, the Applicant asks the Board to review the structure's historic status and to designate primary facades, if applicable.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be upgraded to significant, per SFCC Section 14-5.2(C), Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of that Historic District. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.

9. Under SFCC Section 14-12.1, the definition of a "significant structure" is 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: (A) for its association with events or persons that are important on a local, regional, national or global level; or (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places."
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "significant structure" as recommended by Staff. The Board finds that the structure is associated with influential persons such as author and playwright Mary Hunter Austin and the architect John Gaw Meem, and it has a high level of historic integrity, both of whom were important on the local, regional and national level.
11. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant's request to review historic status.
3. The Board upgrades the status of this contributing structure to significant.

IT IS SO ORDERED ON THIS 9th DAY of JUNE, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Geralyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-10948-HDRB
Address – 800 Gildersleeve St.
Agent's Name – Jennifer Salimbene
Owner/Applicant's Name – Shane Woods and Gabe Rippel

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 26, 2025.

BACKGROUND

The single-family residence and detached garage at 800 Gildersleeve St. are listed as contributing to the Don Gaspar Area Historic District. The main structure and garage were built sometime before 1928 in the Spanish Pueblo Revival style, as seen in the battered walls, stepped parapets, recessed openings, projecting viga tails, historic wood windows, and sculpted chimney. The primary façades on the main structure are the east and south façades, and, on the garage, the east façade. These were designated in Case # H-15-073-A, heard by the Board August 25, 2015.

The property was issued a Stop Work Order (or "red tag") due to non-permitted work in which four historic wood windows on the south primary façade were removed and apparently discarded. The Staff has been working with the property owners and Applicant to rectify the situation, and the Applicant has requested two exceptions for the removal of historic material and for repairing historic windows on a primary façade. The Staff is requesting the historic windows that were removed be replaced in kind to what was previously preserved on the southern façade in the 2015 HDRB case.

At this hearing, the Applicant requests Board approval for the removal of historic material on a primary façade of a contributing structure, which requires two exceptions, to SFCC Sections 14-5.2(D)(1)(a), prohibiting the removal of historic material, and 14-5.2(D)(5)(a)(i), requiring historic windows to be repaired or restored wherever possible. The Applicant requests approval for other items, as listed below:

1) Replace historic windows on the south primary façade with Sierra Pacific windows such as those already in place throughout the residence. Replacements shall match the design and style of the historic windows that were removed. The Applicant requests two exceptions, to SFCC Sections 14-5.2(D)(1)(a) for removal of historic material and 14-5.2(D)(5)(a)(i) for replacement of historic windows in repairable condition.
2) Install a new mini-split HVAC system to improve energy efficiency.
3) Install exterior lighting, which will consist of classic-style open-frame cylindrical fixtures housed within square diffusers.
4) Re-stucco around the window frames to match the existing cementitious stucco, in Adobe color.
5) Infill the exterior door currently located on the west wall of the garage. This door is not

located on a primary façade, and its removal would have no impact on the street-facing appearance of the structure.

6) Install a Martin Pinnacle garage door, featuring eight vertical v-groove panels in a walnut wood grain finish.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff concluded that all the exception criteria have not been met, but the Board may find that they have been met upon further testimony. The Staff recommended approval of project elements 2 through 6, as they comply with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(H), Don Gaspar Area Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. The Applicant removed historic material on a primary façade of a contributing structure without Board approval or a construction permit, and now seeks retroactive approval for replacement of windows in-kind.
9. Under SFCC Section 14-5.2(D)(1)(a), the removal of historic material that embody the status of a significant or contributing structure is prohibited; and under SFCC Section 14-5.2(D)(5)(a)(i), historic windows on primary façades of contributing structures shall be repaired or restored wherever possible.
10. Staff determined that two exceptions to SFCC Section 14-5.2(D)(1)(a) and 14-5.2(D)(5)(a)(i) would be required for approval of the application, and the Applicant requested these two exceptions.
11. To obtain these exceptions, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.

12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met.
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the replacement windows match the design and appearance of the windows that were removed. Any necessary changes will be made using materials and methods that are compatible with the historic fabric;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare, because it is likely impossible to recover and restore the windows that were removed, one was broken accidentally, and replacement in-kind is the only feasible solution. The windows must be replaced promptly, otherwise conditions left unaddressed could negatively impact the long-term preservation of the structure and potentially pose safety concerns; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts, because the replacement windows have double-pane glazing, a high thermal quality, and will contribute to the safety, comfort, energy efficiency and ongoing use of the property.
13. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
14. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
15. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
16. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-6 as set forth in the application, as recommended by Staff, with the following additional conditions:
    a. The window color be shown to the City Historic Preservation Staff for confirmation that it matches the color (hemlock green) on the other, existing windows;

b. The replacement windows must match the existing window openings and the size of the windows that were unfortunately removed; and
c. The replacement windows be wood, true divided-lite, not clad, such that the replacements are in-kind to the windows that were removed, except that thermal, double-paned glass may be used.

3. The Board grants the exception requested in the application for project element # 1.

IT IS SO ORDERED ON THIS 9th DAY of JUNE, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe, New Mexico

memo

DATE: **June 9, 2026**

TO: **Historic Districts Review Board Members**

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

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

2026-012284-HDRB. 1062 Camino San Acacio, Downtown & Eastside Historic District, contributing, Gabriel Browne, agent/owner, proposes to replace windows and doors and install exterior insulation on the contributing structure. Construct a 3,440 sq. ft. freestanding residence to a height of 20'-9", where the maximum allowable is 16'-9". Construct a 733 sq. ft. guesthouse with a pitched roof and construct a 6'-0" high fence and a 4'-0" high yard wall. Additional height is requested due to slope per section 14-4.6(F)(2)(II)(f). Exceptions are requested to section 14-4.6(E)(4)(II) for placing a new architectural finish on a primary facade and for using material not in keeping with the district.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [previous case documents, height calculation, Stucco Guidelines]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [exception criteria]

STAFF RECOMMENDATION:

The staff finds that the exception criteria to section 14-4.6 (E)(4)(II)(a) have not been met and recommends denial of the request for placing an exterior insulation on the primary façade of a contributing structure. The staff finds that the exception criteria to section 14-4.6(E)(4)(II)(b) have not been met and recommends denial for the use of metal for details on the portal, roof overhangs, and canales. The staff recommends approval of the other elements of the application as they comply with 14-4.6(E) 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 2026-012284-HDRB, for 1062 Camino San Acacio, approve/deny the exception to section 14-4.6(E)(4)(II)(a) to place exterior insulation on the primary façade of a contributing structure, finding that the exception criteria have/have not been met
b) In case 2026-012284-HDRB, for 1062 Camino San Acacio, approve/deny the exception to section 14-4.6(E)(4)(II)(b) to use metal for details on the portal, roof overhangs, and canales, finding that the exception criteria have/have not been met.
c) In case 2026-012284-HDRB, for 1062 Camino San Acacio, 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 by the HDRB before proceeding with a building permit.

The property lies within the Suburban Archaeological Review District. See Chapter 14, SFCC, Article 14-4.2(B). There will be archaeological concerns associated with this project, and archaeological clearance will be required.

BACKGROUND & SUMMARY:

Streetscape:
Camino San Acacio was once a rural neighborhood with family-built homes on the north side of the street. The family homes have evolved into family compounds with multiple buildings accommodating extended family members. Several properties have been subdivided so that each residence is on its own lot, though there is still a compound feel to the area. The southern part of the street was farmland that was subdivided and sold off for the construction of single-family residences. Because many of the homes were family-built, there is an eclectic mix of vernacular, Spanish Pueblo Revival, and Territorial Revival styles. There is a mix of flat and pitched roof homes, with some built up against the street and others set back. The street is lined with latilla and board fences, concrete masonry, and stone yard walls of various heights. The street is not paved and has no sidewalks or walking areas, but it is frequented by pedestrians.

Site Description:
The property at 1062 Camino San Acacio is in the Downtown and Eastside Historic District and has a contributing garage near the street, with the north elevations designated as primary. A small non-contributing workshop structure is set back towards the southern portion of the property and is approved for demolition. Both structures are basic L-shaped forms built partially into the hillside.

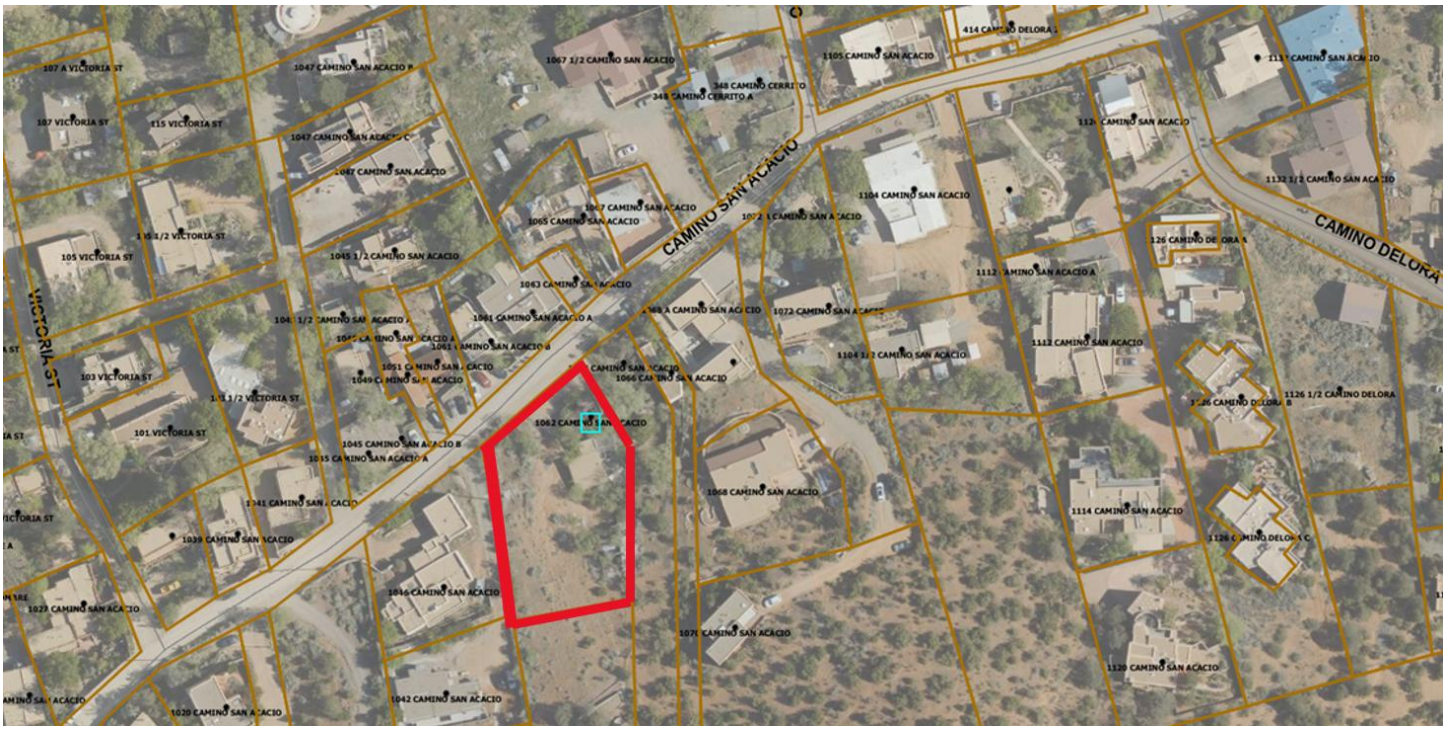


Figure 1: Property Location

The contributing garage is an 853 sq. ft. adobe structure with interior vigas. The building is stuccoed with brick coping parapets with a rowlock pattern working as dentils. The roof slopes south to the gutter and is modified bitumen. The roof was recently redone, along with replacing areas of the roof and installing new vigas and a concrete floor as approved under permit 2019-5288-EXTR. The garage on the east side of the north facade has swinging wood panel doors. To the west of the north façade is the only pedestrian entry to the building. The door is a stock ¼ glass unit with four raised panels. The west façade has a single four-lite non-historic in-swing casement window with a heavy concrete sill at the bottom of the window. The south elevation is partially dug into the slope and is divided evenly with two openings holding non-historic six-light casement windows and a non-historic overhang spanning the façade. The east façade is an empty wall.


Figure 2: Existing Northern Contributing Garage Structure

The southern or upper building was a 755 sq. ft. adobe non-contributing structure with a shed attachment on the east elevation. This structure was approved for demolition under case 2026-012133-HDRB on April 28, 2026.

PREVIOUS CASE SUMMARIES:

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

HDRB:
Case 2026-012133-HDRB was a request for demolition of the southern accessory structure. The Historic Districts Review Board approved the demolition.

Case 2023-007358-HDRB was a status review for the two accessory structures on the property. The northern garage structure was designated as contributing, with the north-facing facades (N3 and N1) as the primary. The southern accessory structure was designated as non-contributing.

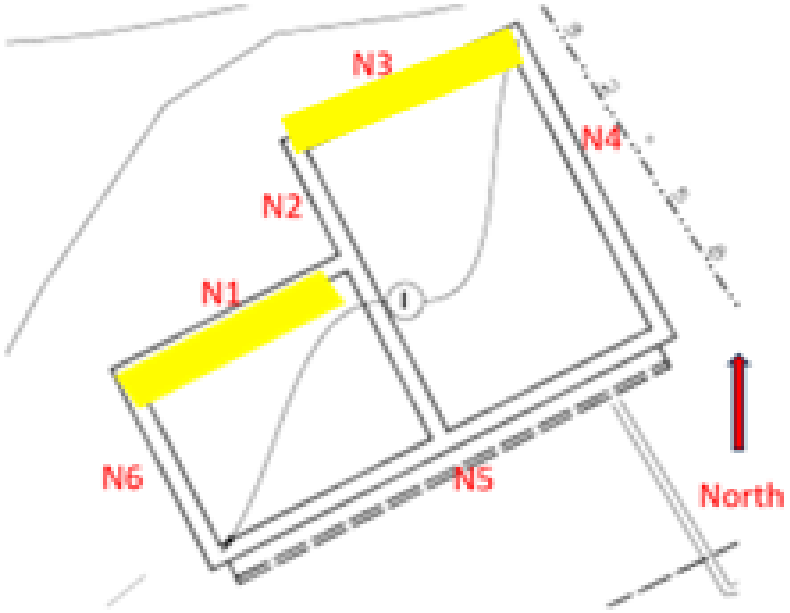


Figure 3: Primary Façade Diagram

ADMINISTRATIVE:
There are no previous administrative cases on file with the Historic Preservation Division.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Contributing Garage:

1) Replace non-historic windows.
2) Replace the non-historic entry door.
3) Add doors behind the swinging garage doors while retaining the swinging garage doors.
4) Paint the existing garage doors.

5) Add 4” insulation to the exterior of the structure.
6) Stucco retaining the texture with cement stucco.

New Construction Primary Residential structure:

7) Construct a 3,441 sq. ft. primary residence to a height of 20’-9” where the maximum allowable height is 16’-9”. The residence will consist of 2,213 sq. ft. of heated space and 1,228 sq. ft. of portals in a Recent Santa Fe Style. The site slopes 14’ from the lowest to the highest portion of the footprint. The applicant is requesting additional height due to slope per section 14-4.6(F)(2)(II)(f).
    a. Windows are simulated divided-lite on the publicly visible sides of the structure and without divided-lites on the remaining non-publicly visible portions. Window and patio door exteriors will be metal in dark bronze anodized or paint of the same color. While there are corner windows on the rear of the building, the publicly visible windows all meet the three feet from the corner requirement per section 14-4.6(G)(2)(II)(b).
    b. The roofs are flat except for the shed roof over the portal on the north elevation and a section on the rear, which will be allowed to rust to match the rusty pitched roofs across the street at 1051 Camino San Acacio. The pitched roof is allowed in this streetscape per section 14-4.6(F)(IV).



Figure 4: Roof at 1051 Camino San Acacio

    c. The garage door will be a metal door in dark bronze color. The garage door is not publicly visible on the south end of the west elevation.
    d. Stucco in a color similar to El Rey Cottonwood, or a custom darker, muted sage color. The muted sage color is not allowed in the Historic Districts, and Cottonwood is discouraged in the Downtown and Eastside Historic District because it is not considered to be in harmony with the streetscape.
    e. Details on the portal, roof overhangs, and canales will be made of steel and will rust over time to match the exposed roofs.

New Construction Accessory Dwelling Unit:

8) Construct a 733 sq. ft. accessory dwelling unit to a height of 13’-2”. The ADU will have a pitched roof. A pitched roof is allowed per section 14-4.6(F)(IV).
    a. Windows are simulated as divided lites on the publicly visible sides of the structure and without divided lites on the remaining portions. Window and patio door exteriors will be metal in dark bronze anodized or painted in the same color.
    b. Stucco in a color Cottonwood, or a custom darker, muted sage color. The muted sage color is not allowed in the Historic Districts, and Cottonwood is discouraged in the Downtown and Eastside Historic District because it is not considered to be in harmony with the streetscape.
    c. Details on the portal, roof overhangs, and canales will be made of steel and will rust over time to match the exposed roofs.

Property Improvements:

9) Construct retaining walls to create a terraced lot. No retaining wall will be greater than 6'-0" as required under section 14-8.5(C) of the Land Use Code.
10) Install exterior stairs with railings for access from one terrace to the next.
11) Construct a 6'-0" high latilla fence at the driveway. The driveway shall comply with the site visibility triangle as required under section 14-3.5(G)(1).
12) Construct a 48" high fence along Camino San Acacio. The fence will have masonry pilasters with a stone finish, a metal frame, and 3" cedar latillas.
13) Install an 8' tall 36" wide steel trellis attached to the back of the yard wall pilasters.

Per the "Stucco Styles, Material, and Color Guidance in the Historic Districts", sage is not an approvable color, and though cottonwood is allowed at the discretion of the Board, "*Desert Rose, Dove Gray, and Cottonwood are not considered to be in harmony with the streetscape in the Downtown and Eastside Historic District."* Therefore, staff would recommend that the Board deny the request for both cottonwood and sage colored stucco and recommend a color more in keeping with the streetscape, such as those listed in the guidelines under the allowed colors.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(E)(4)(II)(a): The applicant requests an exception to *"Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced."* The request is for placing exterior insulation on the primary façade of a contributing structure

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

Applicant Response: The addition of 4" of foam to these two facades will not damage the character of the district. This would be a very subtle change, not perceptible by the casual observer. Adding proper insulation enhances the utility and value of the structure and assures its longevity and thereby its contribution to the character of the district.

Staff Response: The staff finds that this criterion is not met. Placing exterior insulation on a building alters its appearance on the exterior. The insulation is a smooth surface with sharp corners. Adobe structures have soft corners and some irregularities on the surface of the building. To eliminate this feature for a smooth, even surface is to remove the unique character of the adobe building. This particular structure has a brick coping which is currently in line with the wall surface. Installing exterior foam will force the coping to no longer align with the building walls, affecting the appearance of the structure and therefore damaging the character of the district.

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

Applicant Response: The additional foam on the exterior is the only reasonable solution that insulates the structure without hastening its eventual failure. Encapsulating the adobe and rubble foundations will lead to the eventual failure of the adobe & rubble foundations, which would be a hardship to the applicant and would injure the public welfare. An additional public good is served by preventing rodent intrusion into the structure, reducing nuisance and health harms from rodents.

Staff Response: The staff finds that this criterion is not met. The applicant addresses water and rodent intrusion as reasons for insulation. This would not be the purpose of insulation. It is the purpose behind the work done under permit 2019-5288-EXTR as mentioned in the background section of this report. Moreover, the use of foam on adobe structures has caused issues with moisture and the structural stability of the adobe.

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

Applicant Response: The additional foam would strengthen the unique heterogeneous character of the city by allowing this little structure to gain a second useful life, part of a larger project to allow my family to reside in this beautiful corner of the historic district.

Staff Response: The staff finds that this criterion is met. The garage unit is 853 sq. ft. in an "L" shape, which limits the amount of square footage that can be used for the garage and the square footage that can be used for other purposes. The structure is in need of insulation to be used for the office space it is currently being converted to. Making the building usable will strengthen the character of the city; however, staff disagrees that exterior insulation is required in order to make the building to make it usable.

Exception to 14-4.6(E)(4)(II)(b): The applicant requests an exception to *"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."* The request is for the use of metal for details on the portal, roof overhangs, and canales.

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

Applicant Response: Exposed steel columns will not damage the character of the district. They will look more appropriate than a wood or wood-covered column supporting a steel beam. The difference between painted wood and steel is very subtle and would likely not be visible to a casual observer. Paints will fade and peel; wood will twist and crack. Leaving a gap at the bottom of wooden columns, as required by code, leaves a strange floating detail which is clearly not traditional. Failing to leave a gap, or filling the gap with another material, leaves end grain exposed to moisture, which rots the columns. Using and expressing steel for these elements will enhance the character of the district because the column can fully engage with the wall it sits on, and because the proposed columns will become more beautiful over time instead of less so. They will last generations. The character of the district is further enhanced by solutions which express their structural intent and materiality simply and honestly, as those are fundamental tenets of the New Mexico Vernacular.

Staff Response: The staff finds that this criterion is not met. Metal is not a historic architectural feature and is not allowed within the Downtown and Eastside Historic District. Portales are historically constructed with wood elements. Construction within the historic districts without consideration for historic materials does damage the character of the district.

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

Applicant Response: As described above, covering the columns of this structure with wood would not improve the appearance of the building. It would add cost and unnecessary work. These are hardships for the applicant. The public good is not served by a material that will degrade over time and needs replacement when it rots away.

Staff Response: The staff finds that this criterion is not met. There is no actual hardship that requires metal over wood in this structure. The columns can be placed on top of a concrete build-up to keep the lower portion of the wood from sitting in water during wetter seasons. Maintaining a residence is the cost of homeownership.

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

Applicant Response: Allowing the steel columns to be exposed would strengthen the unique heterogeneous character of the city by allowing a unique heterogeneous solution to this problem.


(figure of the Palace of the Governor's offered by applicant)

It has been less than 10 years since the Palace of the Governor's portal remodel. The posts are already rotting out again.

Staff Response: The staff finds that this criterion is not met. The area at the Palace of the Governor is not consistent with that of Camino San Acacio, especially this property, given that it will be constructed on a steep slope. The Palace of the Governors' failure of the columns is in part due to the placement of canales that are not sufficiently deep to shield the columns from water runoff. The comparison is not relevant to the request for metal over wood. There are other options to help mitigate wood rot on wood columns, such as, but not limited to, a concrete or rock base for the column to stand on, so that the wood does not sit in water puddles and rain runs away from the wood. Also, constructing stucco columns is an option over wood, which would not use metal.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

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.

F. 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 elsewhere within this chapter.

l. 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.

II. Streetscape Standards

III. Project Location

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

2. Height

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

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 above 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 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.

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, yard wall, fence, or proposed step back of upper floor levels is in harmony with the massing of the applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The HDRB shall also require that the publicly visible facades 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.

E. 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, a 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 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.

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 no more than thirty (30) inches of overhang.

City of Santa Fe

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

PROJECT DESC: 2023-007358-HDRB. 1062 Camino San Acacio. Downtown & Eastside Historic District. Non-contributing. Praxis Design Build, agent for Gabriel and Mariam Browne, owners, requests a historic status review with primary facade(s) designation, if applicable, for two non-residential structures.

CASE NUMBER: 2023-007358--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 1062 CAMINO SAN ACACIO
Santa Fe, NM 87505

CONTACTS:		
Applicant	GABRIEL BROWNE	1012 MARQUEZ PL STE 310B SANTA FE, NM 87505
Property Owner	GABRIEL BROWNE	

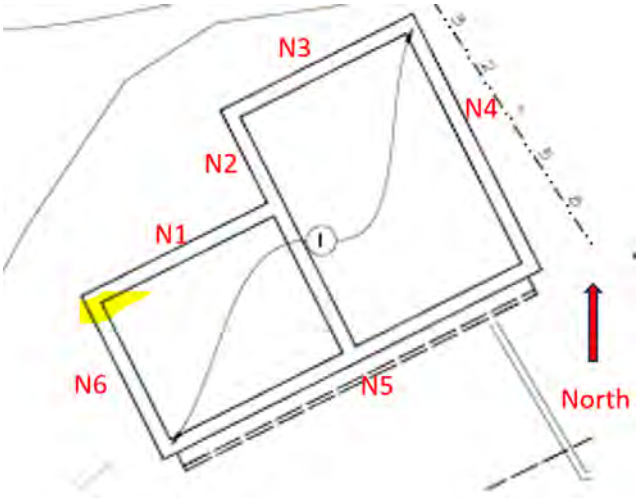
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Oct 24, 2023. The decision of the Board was to designate the northern or lower structure as contributing with the north facing facades (N1 and N3) as primary and to designate the southern or upper structure as non-contributing.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley



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

Ver. 12 1/14/2020

City of Santa Fe

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

PROJECT DESC: 2026-012133-HDRB. 1062 Camino San Acacio. Downtown & Eastside Historic District, non-contributing, Gabriel Brown, agent/owner, proposes to demolish a 755 sq. ft. accessory structure.

CASE NUMBER: 2026-012133--HDRB

PROJECT TYPE: Demolition

LOCATION: 1062 CAMINO SAN ACACIO
Santa Fe, NM 87505

CONTACTS:		
Property Owner	GABRIEL & MARIAM BROWNE MICHAE	1051 CAMINO SAN ACACIO
Applicant	GABRIEL BROWNE	1012 MARQUEZ PL STE 310B SANTA FE, NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Apr 28, 2026. The decision of the Board was to approve the demolition of the southern accessory structure as proposed.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

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

Ver. 12 1/14/2020

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

January 20, 2022

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 #:
Rodriguez-Maes Outbuildings	1062 Camino San Acacio *Downtown and Eastside Historic District*	4. County: Santa Fe Parcel # 99309930

5. Property Type:
_x_Buildings:
__ Structures: walls
__ Site __ Object

6. Date of Survey: November 27, 2021

7. Previous Survey Date(s):
__Yes:
_x_No: per email from City HPD

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6767743,-105.9198448



10. Photo Information: John Murphey, photographer. View of north and west elevations, facing southeast. November 27, 2021.

11. Brief Description of the Property:

Stacked neatly at the bottom of a hill, on the south side of Camino San Acacio, are two anonymous buildings. Without context, it is difficult to understand their history and use. The plain buildings look like they could be small homes, but that was never their purpose. Historically they were associated with houses across the street and worked as garages and workshops.

Continued on Page 5.

12. Who uses the property? Storage

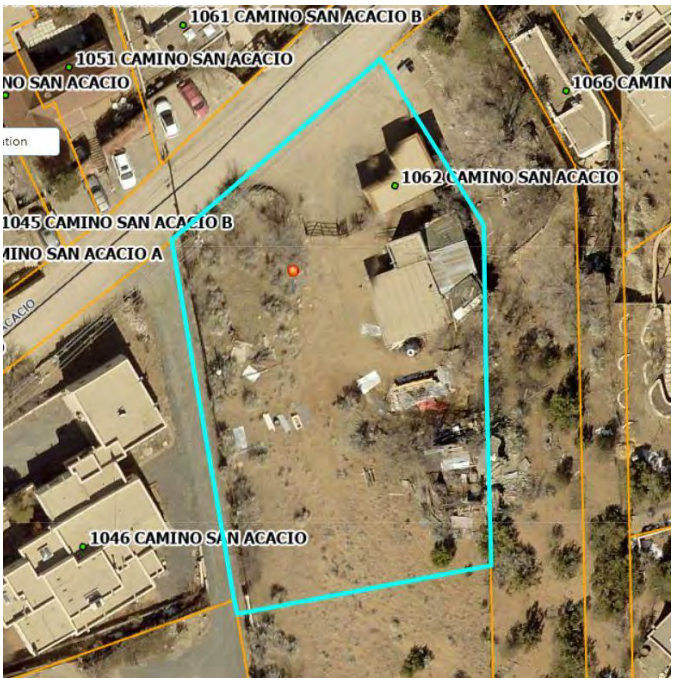
13. Construction Date:
Date: pre-1948
_x_Known __ Estimated Source: 1948 aerial photograph

14. Setting:
__ Suburban __ Rural _x_ 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

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

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

For: Gabriel Browne

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

Owner: Gabriel & Mariam Browne

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: Lower and Upper Buildings __ 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
Rodriguez-Maes Outbuildings	1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: November 27, 2021

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: _x_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: Corrugated metal

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

8. Foundation: __ N/A
__ Not visible __ None
__x At Grade _x_ 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: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A
Lower and Upper Buildings combined

Operation	Material	Glazing	Number
Casement	Wood	4	1
Casement	Wood	6	2
Fixed	Wood	4	2
Sash	Wood	4/4	2

11. Doors __ N/A
Lower and Upper Buildings combined

Type	Style	Material	Number
Single-Leaf	1/4 Light	Wood	1
Double	Garage	Wood	1

12. Chimneys
N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date:Post-1966; development of shed addition to Upper Building; aerial photograph
#2 Date: Unknown; change of windows, both buildings; material and visual 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:

Other: Vernacular

17. Documents Available and Their Locations

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

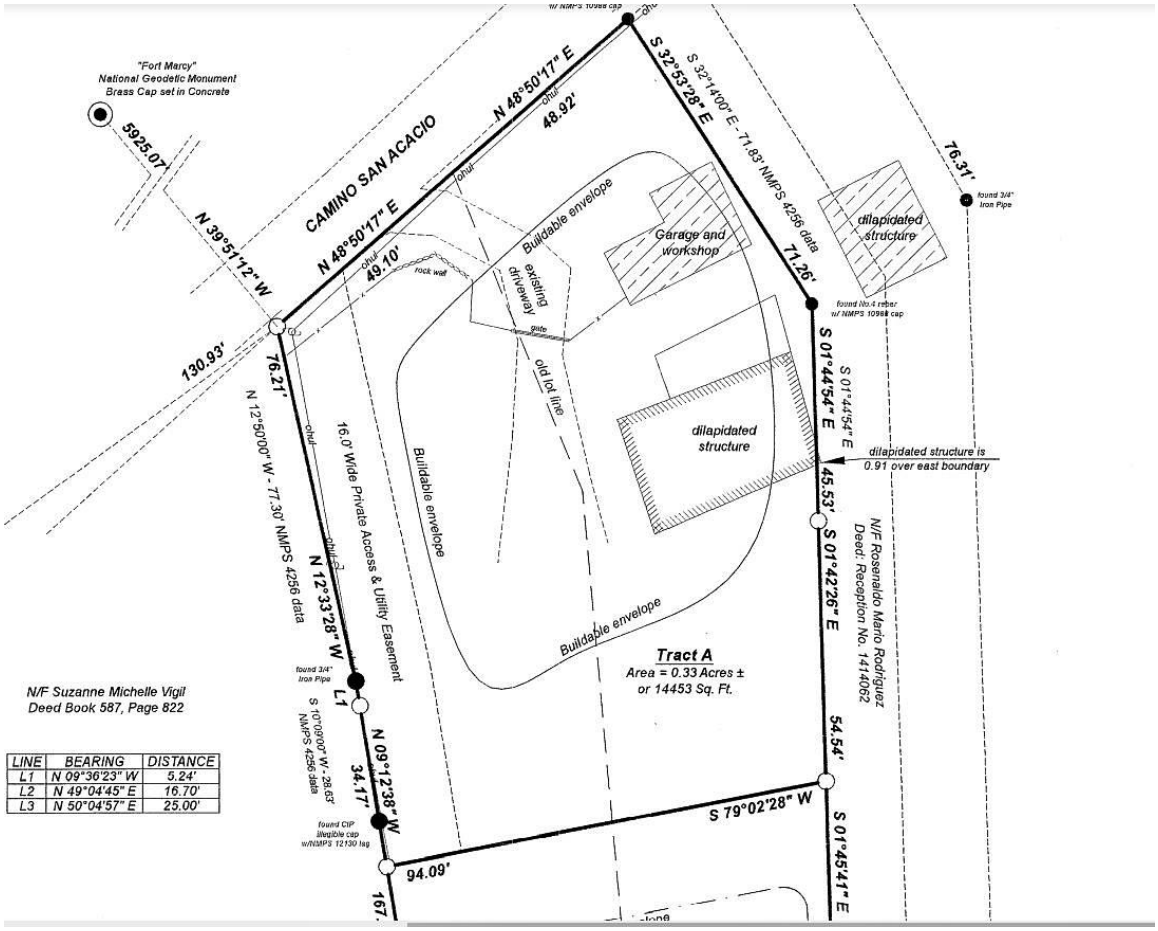
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 2019 survey, courtesy LSC Survey, LLC.



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: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Architectural Description Continued

Once part of a much larger parcel, the lot on which these buildings sit was recently reduced to its current size and given an address: 1062 Camino San Acacio.

Surrounding the property is land formerly owned by the same two families, now mostly separated and sold off. A piece to the south holds a family *capilla* crowning a ridge (Photo 2). Immediately to the east is the foundation of a knocked-down building and an old apricot tree.

The two structures, the Lower Building and the Upper Building, are basic L-shaped forms built partially into the hillside. Facing directly onto Camino San Acacio, the Lower Building is the better preserved of the two.

Lower Building

Built of adobe, with interior vigas, this roughly 853-square-foot structure has two rooms: a garage and a small office.

North

The garage has an 8’ opening holding swinging wood panel doors (Photo 4). The doors, made of 5”-wide boards, are painted white. The paint shows an older green coat. The panels swing out on 12” metal “T” hinges of unknown vintage. Rounding the round corner to the west is the only pedestrian entry to the building, holding a stock ¼ glass unit with four raised panels.

West

A single opening penetrates the west elevation (Photo 5). It contains a four-light, non-historic in-swing casement. A heavy concrete sill runs at the bottom of the window.

South

The long south elevation is partially dug into the slope (Photo 6). It is divided evenly with two openings holding recent six-light casements. A non-historic overhang spans the façade (Photo 6). Sticking out 13½”, it supports a metal gutter.

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East

The mountain-side of the building is a blank wall revealing stucco patching (Photo 7).

Construction Details

The building's public side is covered with slathered stucco. The thick textured overlapping strokes and the color suggest a re-stucco. Its parapets are capped with a brick coping in a pattern of rowlocks working as dentils. A metal cap, used to prevent water intrusion, obscures the top of the coping. The roof slopes to the south, dumping into the gutter. It is made of modified bitumen.

The building has recently been repaired under a permit. This work encompassed replacing two areas where the roof had failed and installing new vigas and a concrete floor.

Upper Building

The larger of the two, the Upper Building, sits on a shelf excavated into the hillside. At roughly 755-square-feet, it has an office and a garage (similar to its companion building). The garage doubles as a workshop. Its east elevation is covered by a crude shed made of disparate recycled wood elements.

North

The north elevation rises above grade on a mixed concrete and rubble foundation. The walls, reaching 3' above the ground, show their formwork (Photo 8). Above are adobe walls covered with a gray scratch coat. A crude coping made of clay tile blocks and bricks surmount the walls.

Attached to the east side is the beginning of the shed. It sits on a rubble stone wall and reveals various wood surfaces (Photo 9). It has a single gate, sheltered by an overhang of 2'x4's.

West

Two wide garage doors define the west elevation (Photo 10). The façade starts at the north at a setback with a window giving light to the office. While the opening is historic,

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the windows are not original. The two four-light fixed units are separated by a 1"x 6 ½" board acting as a mullion. Like the north side, this portion was given a scratch coat.

The double garage doors are similar. Each has two panels holding 5" v-groove boards. They open with the same type of hinges as found on the Lower Building. An overhang extends nearly 24" over the openings.

South

The south elevation shows the building's construction material – mud brick (Photo 11). The mostly uniform 7"x 3 ½" x 16" earthen bricks are laid in a typical pattern and adhered with mud mortar. The rustic façade is broken with a grouping of sash windows. These newer units are fitted into an opening with the same type of board mullion found on the north side. A shallow overhang tops the wall. Rolled asphalt roofing is tacked across the feature.

Shed

Appended to the Upper Building's east side is a crude, mixed material storage area that may have once served as animal pens. The almost amorphous structure has three divisions, discernable only by changes in roof slope (Photo 12). It is made mostly of fragments of recycled lumber and corrugated tin.

The south end has an opening framed by large rough beams. Its structure sits on a mixed concrete and rubble foundation. Its roof is partially collapsed (Photo 13).

The middle section has an east-sloping shed roof with openings that resemble animal pens. It has been recently reinforced by new 3 ½" x 9 ½" beams (Photo 14).

The lower north section has a roof sloping in the same direction and erected over a rubble stone wall (Photo 9).

Based on the known use of the property, there is a high likelihood that the shed once enclosed animals. Aerial photographs show the area where the structure now stands divided into open-roof pens (Figure 4).

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Historical Overview

Camino San Acacio Context

As a narrow shelf above Canyon Road, Camino San Acacio — originally San Acacio Road — developed slowly in the early 20th century and was considered the south edge of settlement (Figure 1).

The origin of the toponym is unclear. While not recognized in Spain, Saint Acacius was an early Christian martyr who became a subject of veneration in New Mexico. Unlike other patron saints, San Acacio is depicted in crucifixion. His name is affixed to a small colonial village in Costilla County, Colorado, originally part of New Mexico.

The rural neighborhood in Santa Fe which holds Camino San Acacio took on the name Talaya Hill. It meandered along a ridge above *Acequia de Los Lopez*, or Ditch No. 7. Acequia de Los Lopez, one of over a dozen ditches in Santa Fe, stretched for about two miles irrigating plots of corn, alfalfa, wheat, oats, beans — and small orchards planted with apples or apricots.[1]

Families built their homes on the tiny ridge, forming a row of houses known as a *cordillera* in regional archaic Spanish (Figure 1). The south side of the road, composed of a slope of Talaya Hill, served as uplands. Here, goats and sheep wandered the hillside.[2] The top of the hill was crowned by Talaya Hill Reservoir, a basin built in the 1890s to collect rainwater for fire suppression and to supplement the city's drinking water.

The first city directory listing for the road in 1932 reveals a fully populated neighborhood with mostly occupant-owned houses. These houses were given odd numbered addresses, indicating they sat on the north side of the road. The neighborhood had a small private chapel, St. Ignacio, later renamed St. Agnes.[3]

[1] State Engineer's Office, "Report: Santa Fe Hydrographic Survey," Santa Fe: State Engineer's Office, March 13, 1919, no pagination.

[2] Walter Drew, telephone conversation with John Murphey, November 29, 2021.

[3] Hudspeth Directory Company, *Santa Fe City Directory, 1947* (El Paso: Hudspeth Directory Company), 360 and 464. In the late 1950s, the church at 1050 Camino San Acacio listed as a "private chapel" is the capilla located on a different portion of the property and historically maintained by the Maes family.

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Like many Hispanic neighborhoods, the properties evolved into family compounds, with multiple buildings holding an extended-family household of parents, children, grandchildren, cousins, uncles, aunts — and in some cases, adopted children, widows, and boarders.

Rodriguez-Maes Property

The land is assumed is to be tied to Manuel Rodriguez, who owned a large tract straddling Acequia de Los Lopez as depicted on the White's map of 1897 (Figure 1). Particular to this study is Manuel's son Felix Rodriguez and his family. Together they owned two homes on the north side of San Acacio (1061 and 1063), which directly associate with the subject buildings.

The two homes in the early 1930s were owned by Felix Rodriguez, and his son, Jose Rodriguez. Felix, who died in 1931 at age 71, was living with his four daughters, three of whom were employed as servants.[4] His son, Jose, lived next door with his wife, Rosarita, and their four children. Jose worked as a sheepherder, making the seasonal trek into the mountains with his herd.

After Felix's death, his daughter Lucia married Luis H. Maes. Born around 1905, Luis (sometimes Louis) grew up in Lamy, where his father worked at a coke oven. After marriage, Felix and Lucia (often Louisiana) took over the home on San Acacio Road, raising a family. During the Great Depression, Luis and Jose worked for the New Deal Works Progress Administration like many men on their block.[5]

While most of the eastside was on municipal water and sewerage by the late 1940s, San Acacio didn't get service until late 1950s. In the early 1960s, the informal road embraced its first Anglos, including an architect associated with Alexander Girard, who purchased and remodeled a neighboring home..

The land on the south side of the road holding the building remained intact as a large parcel (Figure 3) at this time. Over subsequent years it would be whittled down and subdivided.

[4] United States Federal Census, *1930,* Census Place: *Santa Fe, Santa Fe, New Mexico;* Page: *13B;* Enumeration District: *0003;* FHL microfilm: *2341134.*
[5] I Ibid., 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 11A; Enumeration District: 25-5B.

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Use of Buildings

In 1968, Walter Drew, a Wesleyan-educated contractor, moved onto a neighboring property and refurbished a shed to become his office. Drew made a quick acquaintance with Jose Rodriguez and his brother-in-law, Luis Maes. At the time of this report, Drew had helpful recollections on how the buildings were used through the early 1970s.[6]

Much older, and now widowed, Rodriguez had never learned to drive. He puttered around the hillside property, tending his sheep and goats. The old sheepherder had a folk-artist sensibility. He incorporated broken consumer goods into projects, including in the property's retaining walls (no longer part of the subject parcel). He had taken up weaving and kept his loom in one of the buildings. Rodriguez died in 1976.

A few years younger, his brother-in-law Luis Maes — who had worked for many years as a custodian — remained at his home across the street. He tinkered with his 1932 Ford pickup, which he kept in the upper building. Luis Maes died in 1994.

Since Maes' death, the block has experienced change, with the breakup of family land and the resulting infill of luxury homes on the south side. Many of the older homes on the south side have passed out of family ownership.

The parcel holding the study buildings remained in family ownership until recently. It was used for time as a woodwork shop.

[6] Drew, telephone conversation with John Murphey.

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Evaluation of Historical Status

Both buildings appear to be old, being visible, at least in gross footprint, on a 1948 aerial photograph. The structures are of modest design and do not communicate their primary association as ancillary buildings associated with homes across the street. The Upper Building suffers advanced deterioration, and its integrity is further damaged by an ad-hoc, incoherent shed covering its east elevation.

Conclusion

The recommendation is to maintain Non-Contributing Structure status for both buildings.

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Illustrations



Figure 1: Area context.
Subject buildings circled
October 25, 1948, aerial photograph.
Courtesy EDAC, University of New Mexico.

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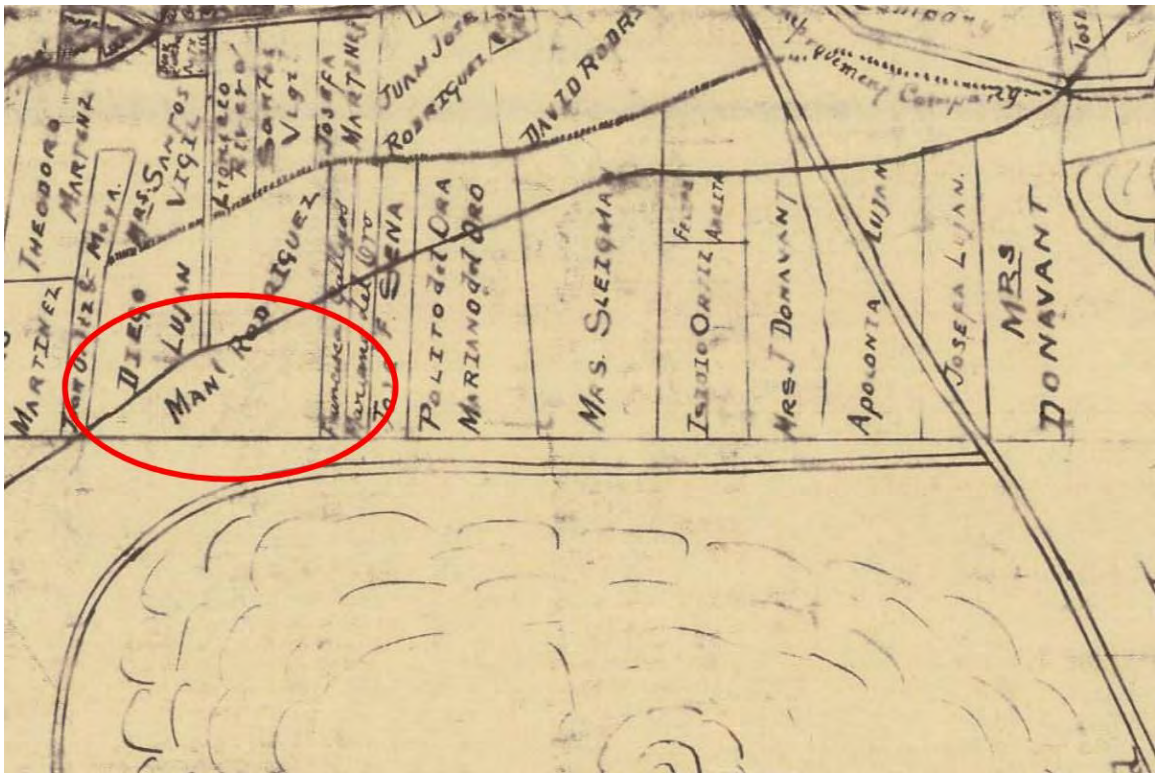

Figure 2: Manuel Rodriguez land circled.
William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

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Figure 3: 1957 parcel map superimposed over contemporary aerial.
Subject buildings circled.
"Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957.

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Figure 4: Subject buildings.
May 2, 1966, aerial photograph.
Courtesy New Mexico Department of Transportation.

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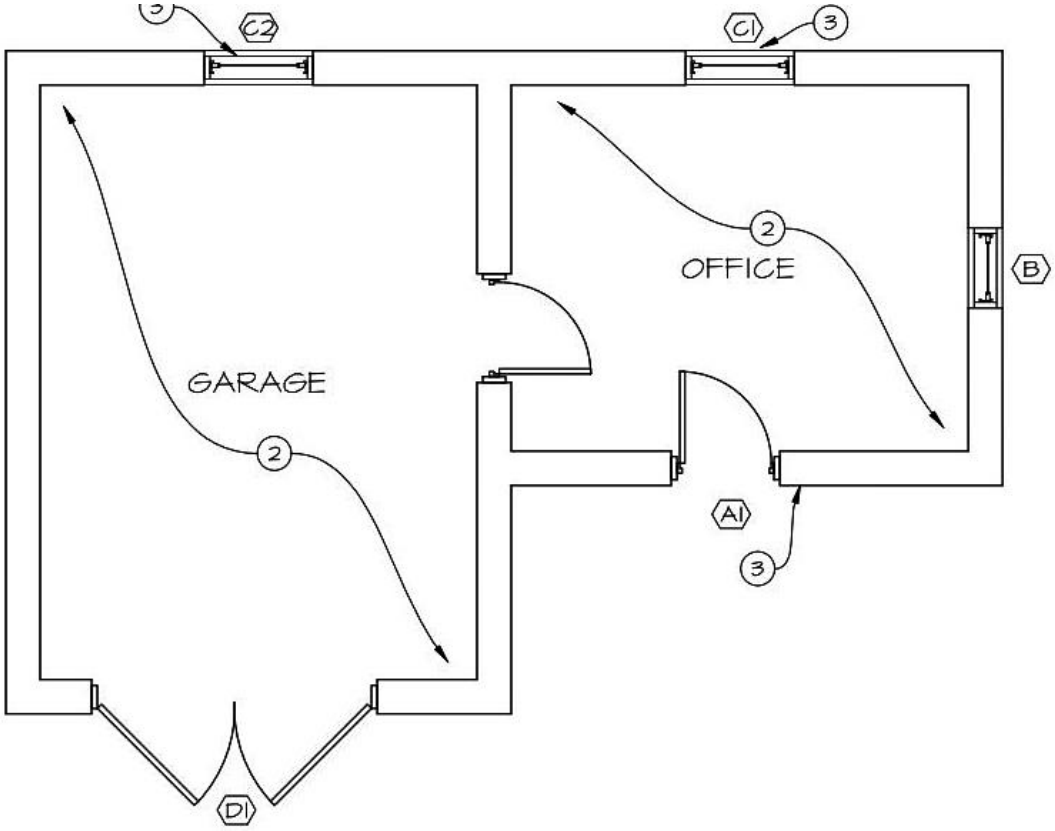

Figure 5: Lower Building footprint.
Courtesy Praxis Architects Inc.

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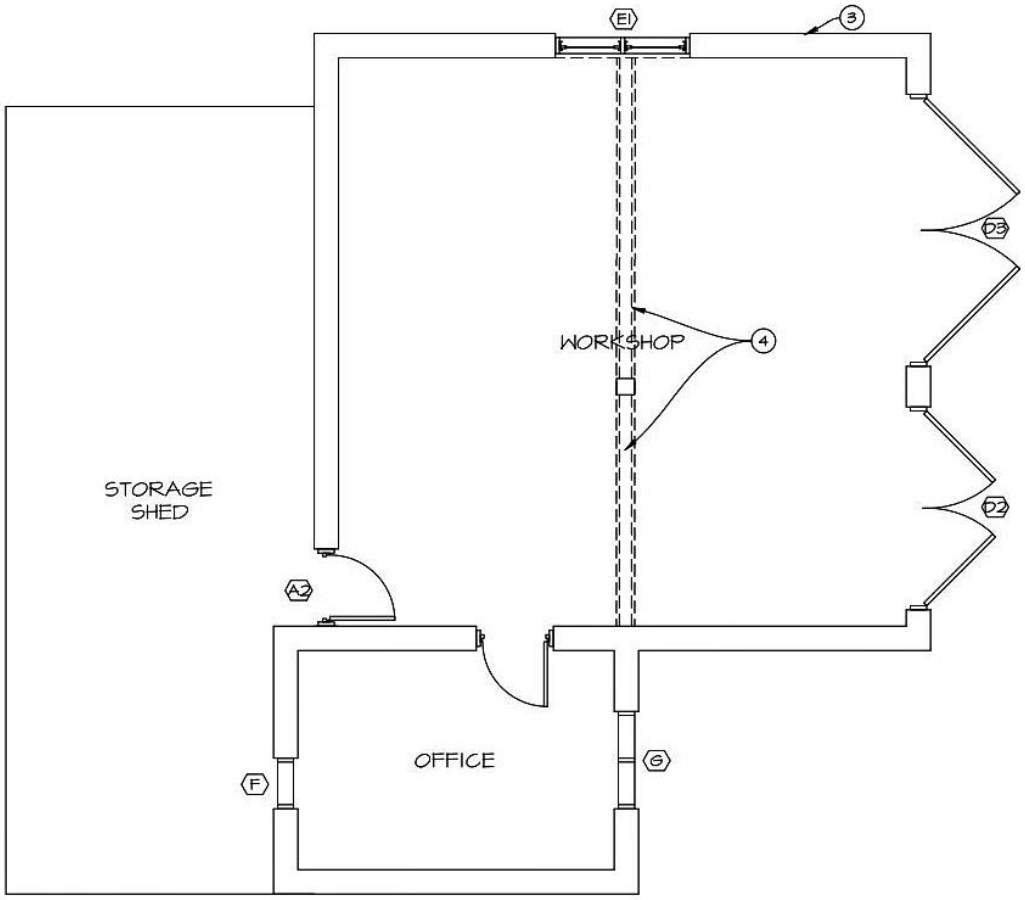

Figure 6: Upper Building footprint.
Courtesy Praxis Architects Inc.

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Survey Photographs

(All images taken by John Murphey, November 27, 2021, unless otherwise noted)



Photo 1: View of property from Camino San Acacio.
Camera facing southeast.

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Photo 2: Deteriorating structure and capilla on separate property. Camera facing southeast.

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Photo 3: View of Upper Building from south edge of property.
Camera facing northeast.

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Photo 4: Lower Building, north elevation.
Camera facing south.

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Photo 5: Lower Building, west and south elevations.
Camera facing northeast.

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Photo 6: Lower Building, south elevation.
Camera facing northwest.

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Photo 7: Lower Building, north elevation.
Camera facing northwest.

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Photo 8: Upper Building, partial north elevation.
Camera facing southeast.

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Photo 9: Upper Building, north elevation, shed portion.
Camera facing southeast.

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Photo 10: Upper Building, west elevation.
Camera facing east.

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Photo 11: Upper Building, south elevation.
Camera facing northeast.

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Photo 12: Shed, east elevation.
Camera facing northwest.

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Photo 13: Shed, south portion at right.
Camera facing northwest.

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Photo 14: Shed, middle portion.
Camera facing south.

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 10/29/2025	Property Owner of Record Santa Ines Ltd. Co.						
Applicant/Agent Contact	Gabriel Browne, gabriel@praxisdesignbuild.com (505) 660-2294						
Site Address	1062 Camino San Acacio						
Suite or Space #	Subdivision Name n/a						
Lot # Tract A	Block # Section 30, T17N, R10			Total Roof Area (square feet) 4,704.3			
Lot Coverage % 36.3%	Lot Size (square feet) 12,482.1 sq. ft. excluding driveway easement						
Proposed Construction Description	New Single Family Home & ADU on lot with existing "contributing" garage structure						
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 9'-0"	Rear 15'-2"	Left Side 5'-2"	Right Side 19'-8"			
Required Setbacks	Front 7'	Rear 15'	Left Side 5'	Right Side 21'-0"			
Proposed Height 24'-9"	Max Height 28'	Parking Required 3	Provided 7	Bike Parking 2	Provided 2		

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

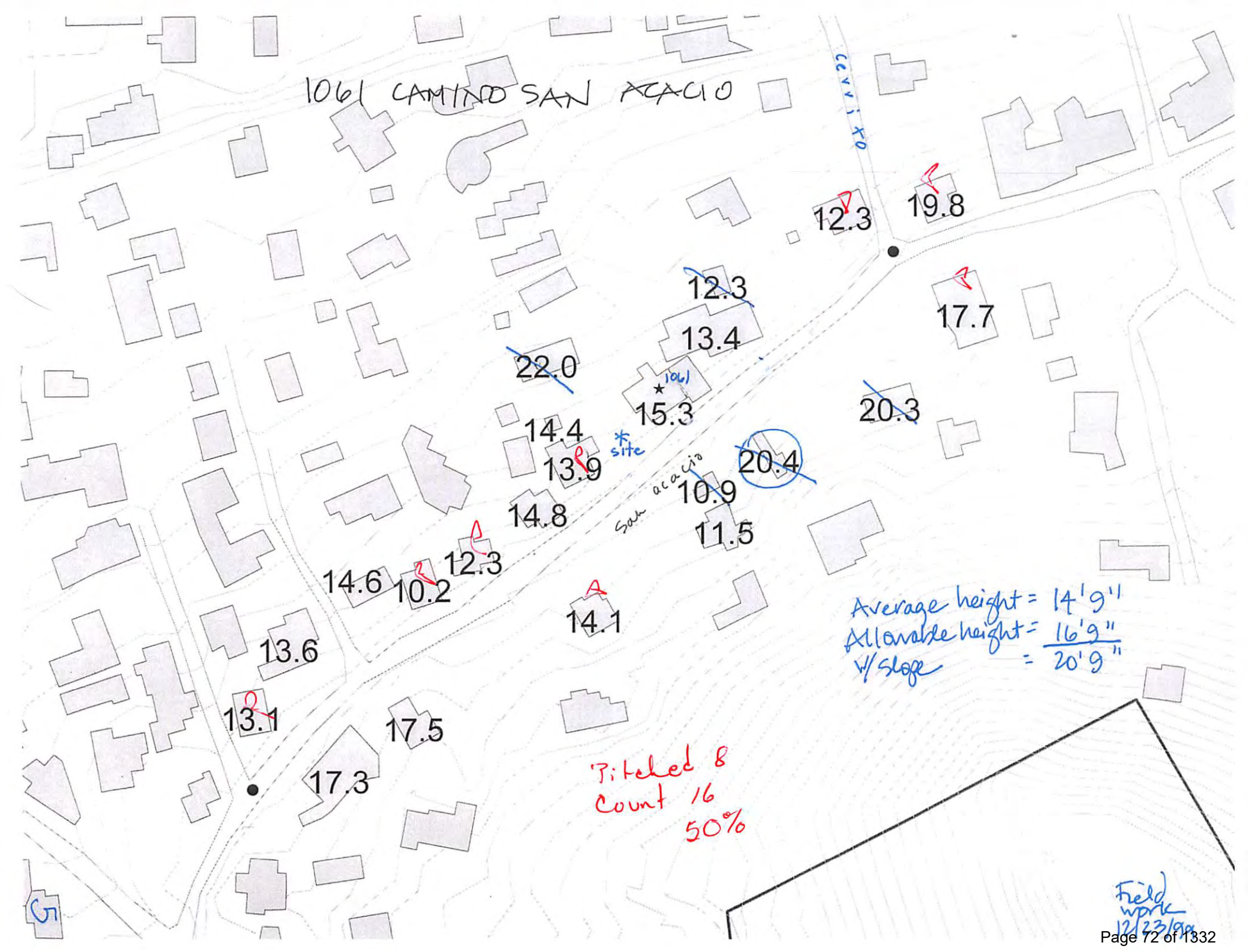
This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Gabriel Browne ✓ 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 Stephanie Rivera	Date 4-15-26	
Preliminary Zoning Review # 2026-012245-PAR		


1061 CAMINO SAN ACACIO
Cervino
12.3
19.8
12.3
13.4
17.7
22.0
1061
15.3
20.3
14.4
site
13.9
20.4
San Acacio
10.9
14.8
11.5
12.3
14.6
10.2
14.1
13.6
13.1
17.5
17.3
Average height = 14'9"
Allowable height = 16'9"
W/ Slope = 20'9"
Titled 8
Count 16
50%
Field work 12/23/99


MARTINEZ LN
CAMINO CERRITO
CAMINO DELORA
CAMINO SAN ACACIO
CAMINO DON MIGUEL
VICTORIA ST
CAMINO SIN NOMBRE
DON MIGUEL PL
VIGIL LN
1062 Camino San Acacio
Total 1346
Count 28
Max Allowable Height = 48"

www.praxisdesignbuild.com
Tel 505.473.7766 Fax 505.474.7927
1012 Marquez Place, #310B Santa Fe, NM 87505

Lani McCulley &
Historic Design Review Board Members
Historic Preservation Division
200 Lincoln Avenue
Santa Fe, NM 87501

PRAXIS INC architects
PRAXIS LTD.CO. general contractor

Regarding: 1062 Camino San Acacio, Existing shed remodel, new home and new ADU

May 15, 2026

Ms. McCulley & Historic Design Review Board Members:

Please accept this letter along with design drawings as a complete application for approval from the Historic Design Review Board to remodel an existing shed, and for a new home and ADU at 1062 Camino San Acacio. This property is in the Downtown and Eastside Historic District.

I will keep and remodel the existing Contributing northern garage & shop building.

1. I intend to replace the non-historic pedestrian door on the north façade with a patio door.
2. I intend to save the existing swinging garage doors, to refurbish and repaint them, and to install new weather and rodent proof doors behind the garage doors such that the existing doors function as shutters.
3. I intend to replace the non-historic window on the west elevation with a window of the same size within the existing opening.
4. I intend to replace both of the non-historic windows on the South Elevation with patio doors reusing the existing headers.
5. I intend to strip the existing patchwork stucco from the full exterior of the building and add 4" of foam insulation, then to restucco the structure. In order to waterproof the stucco and preserve the existing coping, I propose a steel flashing which will rust and match the existing cap flashing.
6. I understand that adding 4" of foam to the two Primary elevations requires an exception. For the sake of the brevity of this letter, I address this request and the exception criteria in a separate document.

I intend to build a new home in a Recent Santa Fe Style. The design incorporates a wall dominated appearance with deep set fenestration and parapeted stepped masses with an earth-tone stucco.

1. I request that the board allow me to build the home to a maximum height of 20'-9" tall where a maximum height of 20'-9" may be allowed because of the sloping nature of this site. Under the footprint of the house, the site rises 14'. The proposed home steps back as it steps up the hill. The proposed home is bermed into the hillside 6'6" at the back. The house has been designed so that its height is in proportion to the other homes in the streetscape. The highest, living room, mass of the proposed house is set back about 55' from San Acacio and at a proposed parapet elevation of 7221'-0". While I don't have surveyed elevations of my neighbor's properties, I can make a reasonable guess from the contour information I have, and from field observations. By those calculations I calculate that the proposed new house is at the average of the elevations of the neighbors' homes on each side which are set back about the same distance from San Acacio. The house to the east has parapets with elevations of about 7723' and the neighbor to the west which has parapets with elevations of about 7719'.
2. I intend to build a walk-out basement below the northeastern bedroom suite for storage and mechanical space. The finished grade at the doorway of this space will be at 7197'-8", 23'-4' below the parapet above. The doorway and finished grades in this area are hidden from the public view behind the front garage/shop building and are located within the footprint of the old rear shop building I intend to demolish. The historic ordinance controls overall building height from the average of the highest and lowest existing or finished grade on the street facing facade, whichever is more restrictive. I've labelled, on the home's north elevation, the highest and lowest and average of the existing and finished grades. In this case, the average of the existing grades is the more restrictive, and the building has been designed to be no more than 20'-9" above this grade. If the basement access doorway were not allowed, the appearance, massing and height of the building as viewed from the street would be precisely the same. The heights and massing requested fall within the zoning requirements for the property.
3. On the street facing façade, I intend a pitched-roof portal in a traditional form with exposed posts and beams. Pitched roofs are allowed in this location. I request that the board grant me an exception to allow the posts & beams to be of exposed steel which will eventually rust. I have addressed the exception criteria for this in a separate document.

4. I have "set back" portions of the façade as described in the ordinance at the northwestern corner to extend and create a portal. Under portales, larger plate glass areas are allowed.

I intend to build an ADU on the northwestern part of the property. The ADU will mimic the massing, roof line, and roof finish of the historic home across the street at 1051 Camino San Acacio with a linear footprint, simple massing, deep-set window and door openings and 6:12 pitched roofs.

In order to be able to build a home on this site, including access to and walkways between the structures, to develop gardens on the site, and to help control erosion, I will be terracing parts of the property. The terraces will be defined by retaining yard walls which will be stucco covered insulated concrete forms (ICF) where taller and bent 14-gauge steel, where shorter.

I intend to build a coyote fence between my driveway and the yards just east of the driveway. This fence will hide mechanical equipment, contain pets and offer privacy between the proposed home and the home to the west. I intend for this wall to be 6' tall and set back from the western property line 16'. It will be built with steel posts and rails and with cedar latillas. The longest run of this fence will be 28'-6" long.

I intend to build a coyote fence along San Acacio and defining a parking area on San Acacio. This fence will be made of masonry pilasters a maximum of 12'-8 on center with horizontal steel rails and cedar latillas. This fence will not exceed 48" in height. Behind and above the section of this fence which runs along the street, I intend to build a trellis 8' high out of 3" rectangular steel in an asymmetrical "T" shape. The design is to support vines growing up the trellis and between supports.

The finishes throughout the property are intended to be:

1. Elastomeric stucco with a medium sand finish in Sto Color "Rustic Taupe" 280-B3
2. The pitched roofs, roof facia, and shorter retaining walls will be mild steel, allowed to rust to match the rusted pitched roofs and wainscot and other details across the street at 1051 Camino San Acacio.
3. Window and doors will be aluminum and aluminum clad wood in dark bronze anodized or dark bronze factory applied finish. Windows will be simulated divided lite where visible from the street, except under the portal on the primary home.

4. The garage door will be a factory applied dark bronze color as close as possible to the color of the windows.

If you have any questions or concerns regarding this request, please e-mail me, or call me on my cell phone number below. Thank you for your time and assistance with this matter.

Sincerely,



Gabriel Browne,
Owner & Architect
gabriel@praxisdesignbuild.com
(505) 660-2294 Cell

1062 Camino San Acacio
Exception for adding 4” of foam insulation to two Primary facades on a Contributing shed:

At its board meeting on Oct 24, 2023, in the matter of case #2023-007358, the board designated the northern or lower shed on this property as Contributing and determined that the two north (street) facing facades, N1 & N3 were Primary. One of these facades has a pair of large swinging garage doors and the other has a non-historic half-lite pedestrian door.

In order to secure the shed space, and make it usable and pleasant, and to protect the adobe, the space needs much better windows, doors, and wall insulation, and it needs these elements tied together with proper flashings.

I propose to apply 4” of exterior foam to the entire building, then apply a new stucco system.

I considered adding insulation on the interior, but because the spaces are so small, this would eliminate almost 10% of the usable interior space. Insulating on the interior would have the additional downside of isolating the thermal mass of the adobe from the inside space, negating the thermal advantage of adobe. Most importantly, insulating on the interior would trap the adobe and rubble foundations between the elastomeric stucco on the outside, and the foam on the inside. This would eventually lead to the failure of the adobe and foundations when water finds its way into the wall.

It is possible to insulate the interior of the two primary facades, and insulate the remainder of the building on the exterior. Insulating the interior of these two facades has the same downsides as listed above and mixing insulating on the interior and exterior has the additional disadvantage of having a strange flashing detail where the non-contributing facades have a 4” flashing overhanging the stucco at the coping and the two contributing facades have no such overhang. The difference from one facade to the other would look strange.

I understand that adding insulation to the exterior of the two primary facades requires an exception. I ask that you grant that exception. It would be in the best interest of this historic structure to transform from a cold, dusty, pest-ridden locker, into a warm building, renewed to properly seal out dust, pests, and moisture. Such a structure will be appreciated, used regularly and can be expected to last many more decades, perhaps centuries.

Variance Criteria for adding 4” of foam to the exterior of two street-facing Primary facades on Contributing structure:

(i) The addition of 4” of foam to these two facades will not damage the character of the district. This would be a very subtle change, not perceptible by the casual observer. Adding proper insulation enhances the utility and value of the structure, and assures its longevity and thereby its contribution to the character of the district.

(ii) The additional foam on the exterior is the only reasonable solution which insulates the structure without hastening its eventual failure. Encapsulating the adobe and rubble foundations will lead to the eventual failure of the adobe & rubble foundations which would be a hardship to the applicant, and would injure the public welfare. An additional public good is served by preventing rodent intrusion into the structure, reducing nuisance and health harms from rodents.

(iii) The additional foam would strengthen the unique heterogeneous character of the city by allowing this little structure to gain a second useful life, part of a larger project to allow my family to reside in this beautiful corner of the historic district.

1062 Camino San Acacio
Exception for exposed steel columns at the portal on the primary residence

The proposed portal design is traditional in its form with posts and beams of traditional scale and proportion. It includes doubled columns closely spaced which is a traditional technique especially employed in the territorial style for wider spans, carrying greater load and adding a visual “weight” to each clustered column location.

The code does not prohibit the steel beam or leaving that exposed, but by a rather round about interpretation might require “wooden columns”. This is a request for an exception to that requirement.

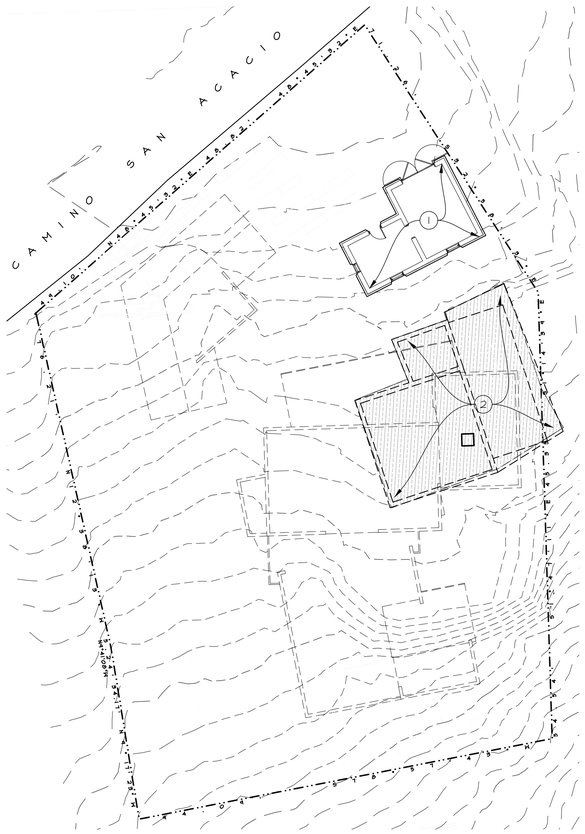
Variance Criteria:
(i) Exposed steel columns will not damage the character of the district. They will look more appropriate than a wood or wood-covered column supporting a steel beam. The difference between painted wood and steel is very subtle, and would likely not be visible to a casual observer. Paints will fade and peel, wood will twist and crack. Leaving a gap at the bottom of wooden columns, as required by code, leaves a strange floating detail which is clearly not traditional. Failing to leave a gap, or filling the gap with another material leaves end grain exposed to moisture which rots the columns. Using and expressing steel for these elements will enhance the character of the district because the column can fully engage to the wall it sits one, because the proposed columns will become more beautiful over time instead of less so. They will last generations. The character of the district is further enhanced by solutions which express their structural intent and materiality simply and honestly as those are fundamental tenants of the New Mexico Vernacular.
(ii) As described above, covering the columns of this structure with wood would not improve the appearance of the building. It would add cost and unnecessary work. These are hardships to the applicant. The public good is not served by a material which will degrade over time, and need replacement when it rots away.
(iii) Allowing the steel columns to be exposed would strengthen the unique heterogeneous character of the city by allowing a unique heterogeneous solution to this problem.



Its has been less than 10 years since the Palace of the Governor's portal remodel. The posts are already rotting out again.

KEYED NOTES

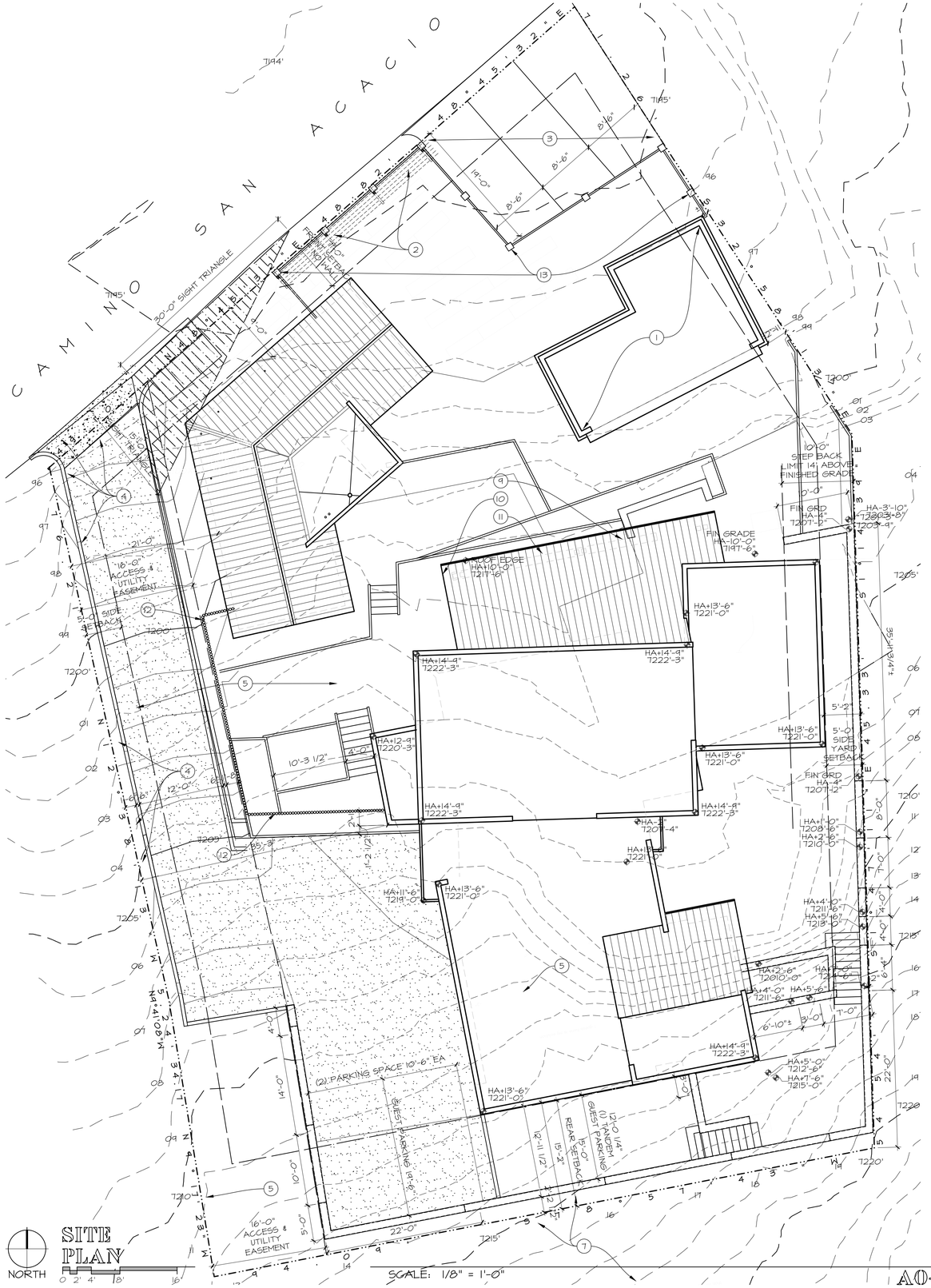
1. EXISTING HISTORIC CONTRIBUTING GARAGE STRUCTURE TO REMAIN - ADD 4" EXTERIOR INSULATION, REPLACE WINDOWS & DOORS TO CREATE WEATHER & PEST SEALS
2. 8' TALL 36" WIDE STEEL TRELLIS FOR VINES ATTACHED TO THE BACK OF THE YARD WALL PILASTERS
3. PROPOSED OFF-STREET PARKING AREA (2) SPACES REQUIRED FOR ADU, (3) SPACES PROVIDED
4. EXISTING POWER POLES & OVERHEAD POWER LINES
5. AREA CONTAINED IN THIS SHAPE IS THE ONLY AREA ON THE PROPERTY NOT WHICH CONTAINS SLOPES WHICH ARE OBVIOUSLY NOT MAN-MADE
6. --
7. --
8. --
9. LOWEST POINT OF NATURAL GRADE ON STREET FACING ELEVATION 7201'-3"
10. HIGHEST POINT OF NATURAL GRADE ON STREET FACING ELEVATION 7201'-9"
11. AVERAGE POINT OF NATURAL GRADE ON STREET FACING ELEVATION 2201'-6"
12. COYOTE FENCE SEE TYP FENCE SECTION
13. SAN ACACIO FENCE - MASONRY PILASTERS STONE FINISH AT BASE, STUCCO FINISH TOP, FENCE PANELS TO BE STEEL RAILS, 3" CEDAR LATILLAS



DEMOLITION SITE PLAN 2

NORTH 0 4' 8' 16' 32' SCALE: 1/16" = 1'-0"

A0-1



SITE PLAN 1

NORTH 0 2' 4' 8' 16' SCALE: 1/8" = 1'-0"

A0-1

PROJECT INFORMATION

OWNERS:
GABRIEL & MARIAM BROWNE
1012 MARQUEZ PL #310B
SANTA FE, NM 87505
(505) 660-2244

ARCHITECT:
PRAXIS ARCHITECTS INC.
CONTACT: GABRIEL BROWNE
(505) 473-7166
1012 MARQUEZ PL #310B
SANTA FE, NM 87505

BUILDER:
PRAXIS LTD. CO.
CONTACT: GABRIEL BROWNE
(505) 473-7166
1012 MARQUEZ PL #310B
SANTA FE, NM 87505

PROJECT SUMMARY:
NEW ADU
NEW SINGLE FAMILY RESIDENCE

PROJECT AREAS:

	HEATED	UNHEATED (GARAGE)	ROOF >2' OVHG	ROOF <2' OVHG
(GROSS)				
EXIST GAR *1		505.7		25.4
EXIST SHOP *2				
NEW ADU	574.0		36.0	122.7
NEW HOME	2212.9	521.8	671.3	28.5
TOTAL:	2786.9	1033.5	707.3	176.6

TOTAL UNDER ROOF - 4,704.3
TOTAL UNDER ROOF LESS ROOFS WITH LESS THAN 2' OVHG - **4,521.7**

LOT	14,404.5
16' DRIVEWAY EASEMENT	1,922.4
LOT LESS DRIVEWAY ESMT	**12,482.1**

LOT COVERAGE **36.27%** (UNDER ROOF LESS 2' OVHG/LOT LESS DRIVEWAY)

NOTE 1 - EXISTING FRONT GARAGE SPACE TO REMAIN
NOTE 2 - EXISTING REAR SHOP TO BE DEMOLISHED

ZONING ANALYSIS

Zoning Analysis for single family residence and ADU:
Zoning: R5
Section 14-7.1
Net Lot Area- 12,481.2 sq. ft. (exclusive of driveway access easement on W. side of property) 4,000 sq. ft. minimum allowed by table 14-7.2-1
Lot Coverage - see calculation above
Minimum Required Open Space: Not Required, where lot coverage is less than 40%

Required Yards per table 14-7.2-1:
Street: 7' (20 for garage or carport)
Sides: 5' (10' step back for height more than 14' above finished grade)
Rear: 15'
Height Standards - 24' by zoning plus 4' by 14-7.1-(C)(1)(b) from the lowest adjacent grade to the highest point on the structure, height also controlled by historic requirements. Chimneys are allowed to be up to 4' above height limitation.
Wall Height Standards - controlled by historic
Required Yards -
The following structures are allowed in yards: Walls and fences also decks, planters, driveways, walkways, stairways and similar structures less than 30" above grade.
Eaves or other roof projections may extend into required yards a distance of 2' or less.
Parking - Required 2 Per Dwelling Unit = 4 spaces required, 8 provided.
Visibility at Driveways and Yards: no structure, fence, wall, hedge or planting will be placed in the triangular area defined by the more restrictive of 5' along the edge of the driveway and 15' along the front property line or 15' back from the nearest travel lane 30' along the travel lane.
This property is subject to the Mountain Terrain Ordinance by map, but less than 25% of the property has a slope of 20% or greater.

HISTORIC

CASE #2023-001358 FRONT GARAGE STRUCTURE DEEMED CONTRIBUTING (2) STREET FACING FACADES ARE CONTRIBUTING - SCOPE OF WORK FOR THIS STRUCUTRE - REPLACE WINDOWS, REPLACE ENTRY DOOR, ADD DOORS BEHIND SWINGING GARAGE DOORS, ADD 4" INSULATION TO EXTERIOR OF BUILDING, RESTUCCO
REAR SHED & SHOP STRUCTURE DEEMED NON-CONTRIBUTING - TO BE MOSTLY OR COMPLETELY DEMOLISHED, FOOTPRINT OF NEW HOME OVERLAPS AREA OF THIS EXISTING STRUCTURE
HEIGHT & PITCH CALCULATION DETERMINED AN ALLOWABLE HEIGHT OF 16'-9" BECAUSE THIS SITE SLOPES, HDRB MAY ALLOW A HEIGHT UP TO 20'-9". PROPOSED HOME 20'-9" TALL STEPPED BACK.
8 of 16 HOMES IN THE STREETSCAPE HAVE PITCHED ROOFS SO THIS HOME IS ALLOWED TO BE PITCHED.
BY CALCULATION, MAX WALL HEIGHT IS 48"

CODE ANALYSIS

2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
CITY OF SANTA FE GREEN BUILDING CODE - CURRENT

PRAXIS INC
ARCHITECTS

BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

SITE PLAN

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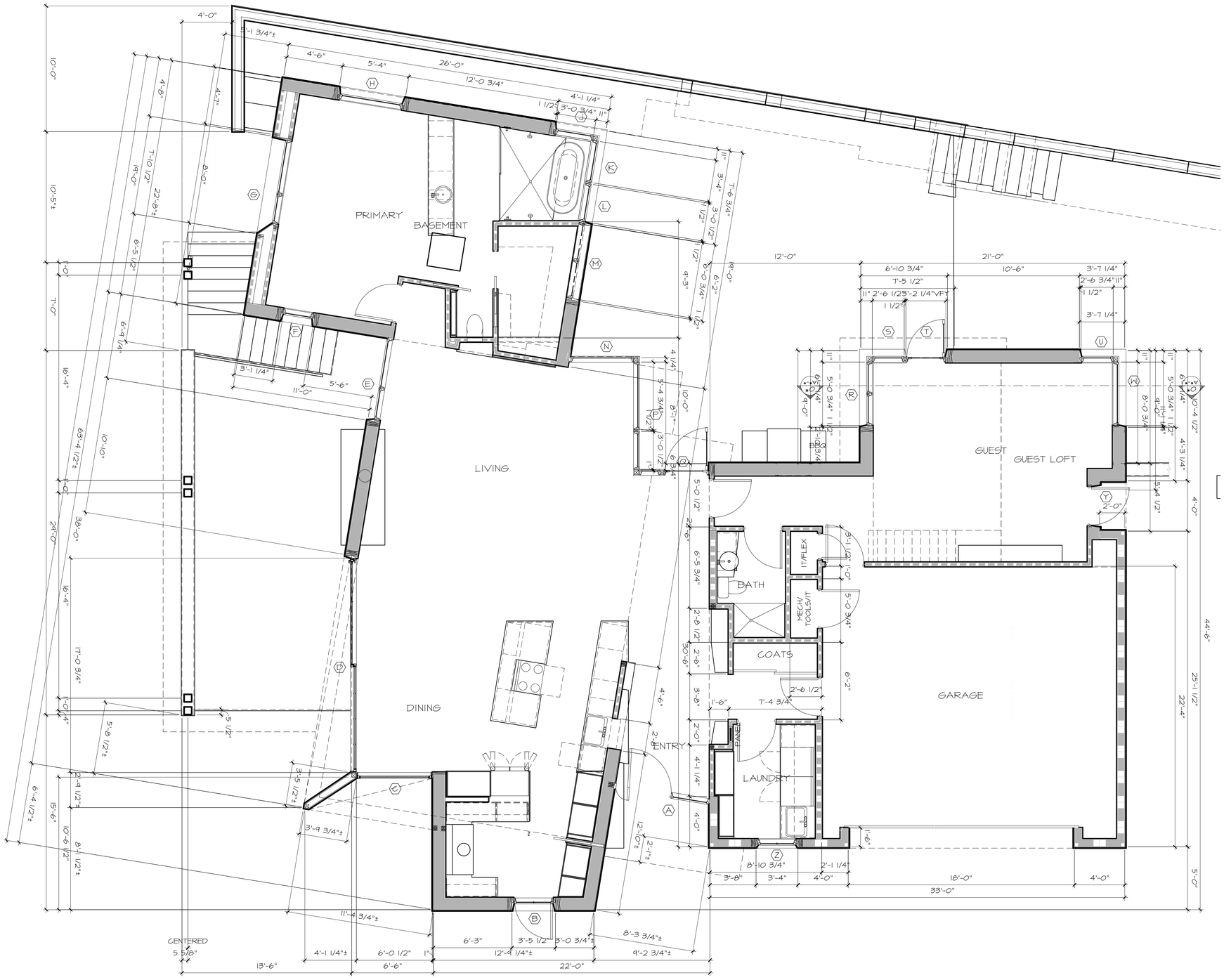
REVISION: DD-4	DATE: 5/15/2025

A0-1

KEYED NOTES



NORTH

FLOOR PLAN

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

1
H1-1

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ARCHITECTS

BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

MAIN HOUSE FLOOR PLAN

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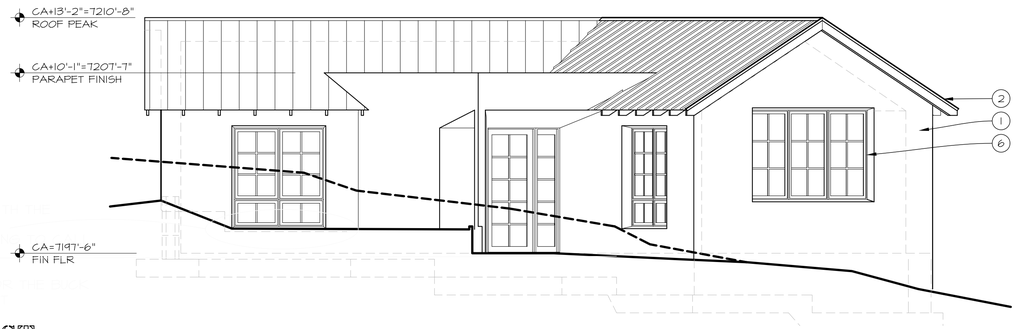
H1-1

KEYED NOTES

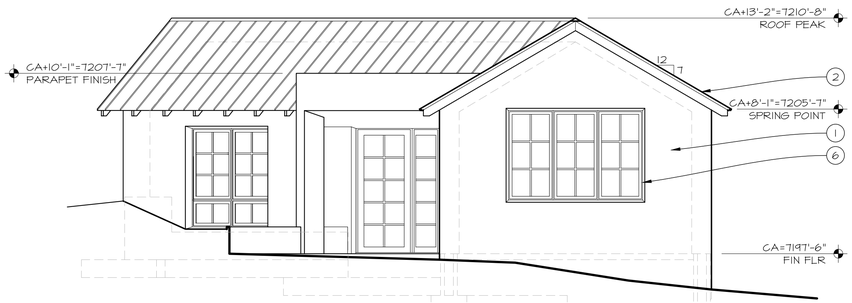
1. STUCCO TYPICAL
2. EXPOSED ROOF SURFACE & FLASHINGS TO RUST
3. EXPOSED PORTAL FRAMING ELEMENTS STEEL TO RUST
4. NOT USED
5. CANALES STEEL TO RUST
6. DARK BRONZE ANODIZED EXTERIOR WINDOW FINISH



EAST
ADU ELEVATION 5

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

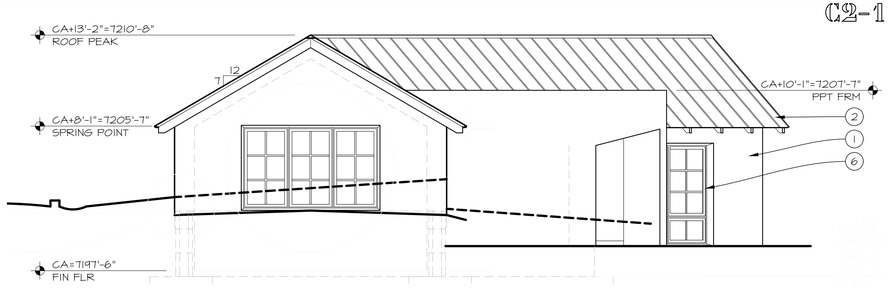
C2-1



EAST NORTHEAST
ADU ELEVATION 4

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

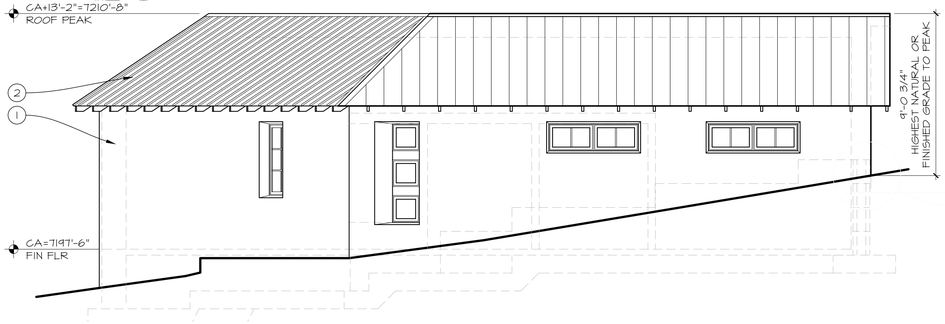
C2-1



SOUTH
ADU ELEVATION 3

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

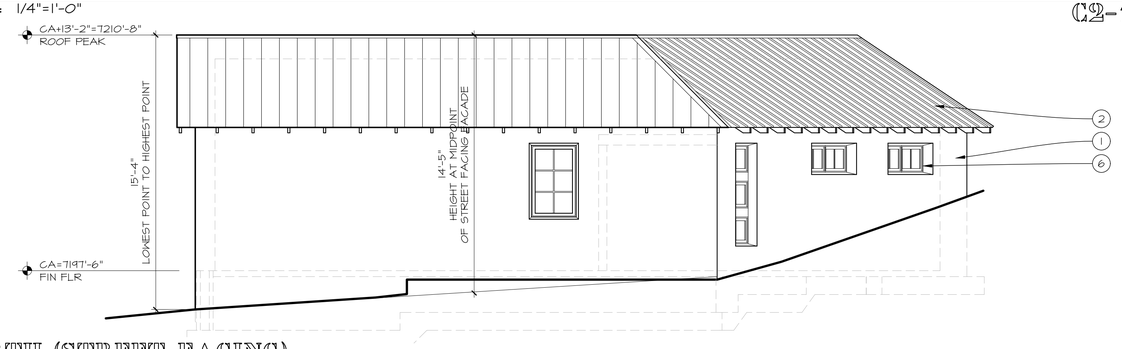
C2-1



WEST
ADU ELEVATION 2

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

C2-1



NORTH (STREET FACING)
ADU ELEVATION 1

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

C2-1

PRAXIS INC
ARCHITECTS

BROWNE RESIDENCE
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

ADU BUILDING ELEVATIONS

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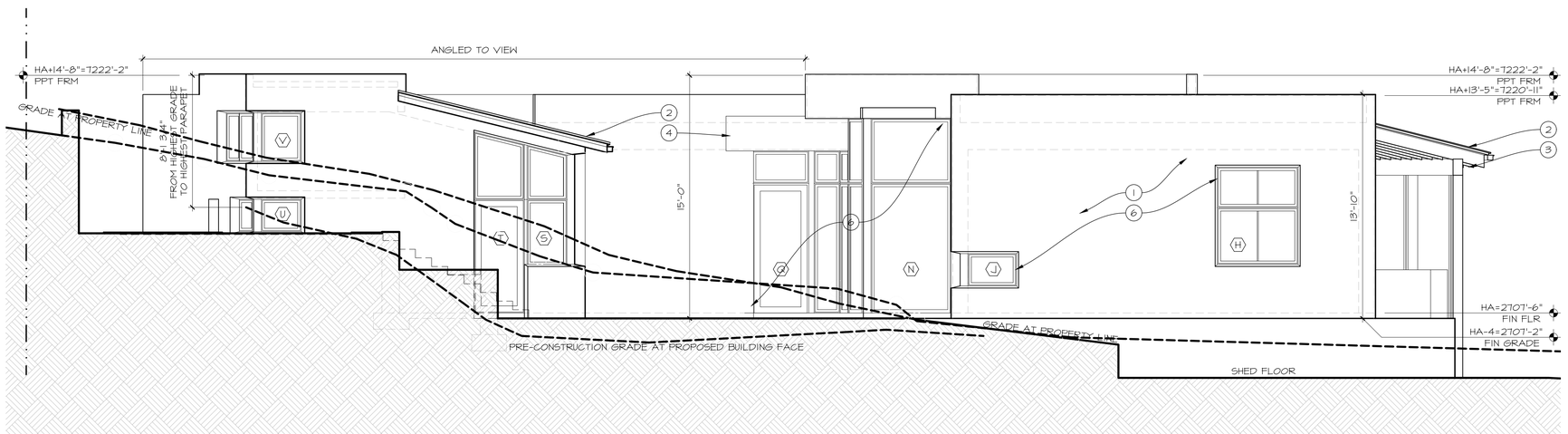
REVISION:	DATE:
DD-4	5/15/2025

C2-1

KEYED NOTES

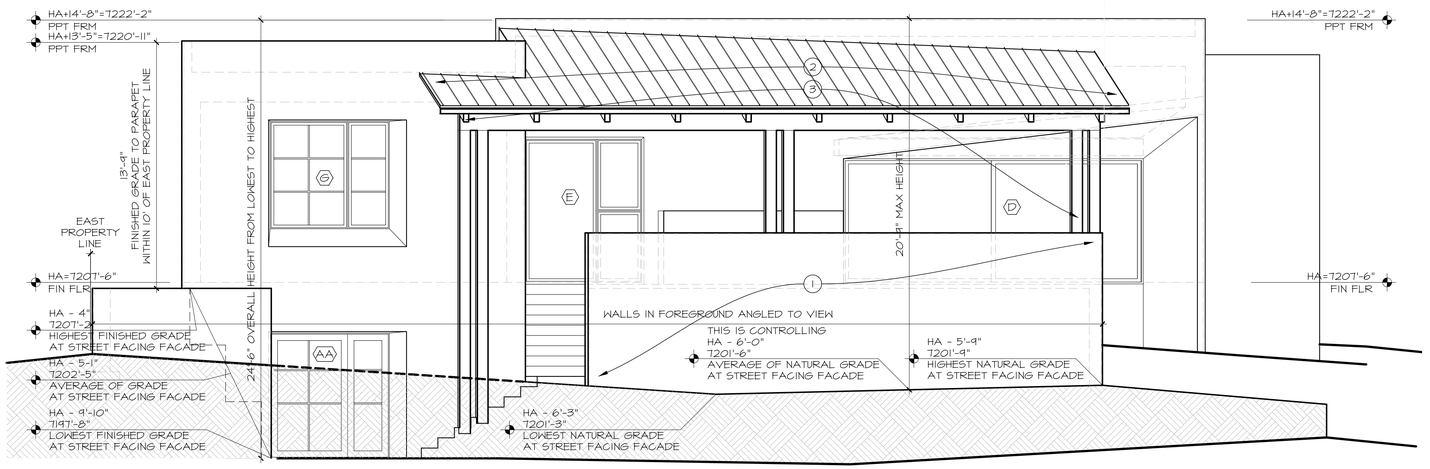
1. STUCCO TYPICAL
2. EXPOSED ROOF SURFACE & FLASHINGS TO RUST
3. EXPOSED PORTAL FRAMING ELEMENTS STEEL TO RUST
4. ROOF OVERHANGS STEEL TO RUST
5. GANALES STEEL TO RUST
6. DARK BRONZE ANODIZED EXTERIOR WINDOW FINISH
7. FLUSH GARAGE DOOR IN DARK BRONZE



EAST
BUILDING ELEVATION

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

2
H2-1



NORTH (STREET FACING)
BUILDING ELEVATION

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

1
H2-1

PRAXIS INC
ARCHITECTS

BROWNE
RESIDENCE

1062 CAMINO
SAN ACACIO

JOB NUMBER: 112

NORTH & EAST
HOUSE ELEVATIONS

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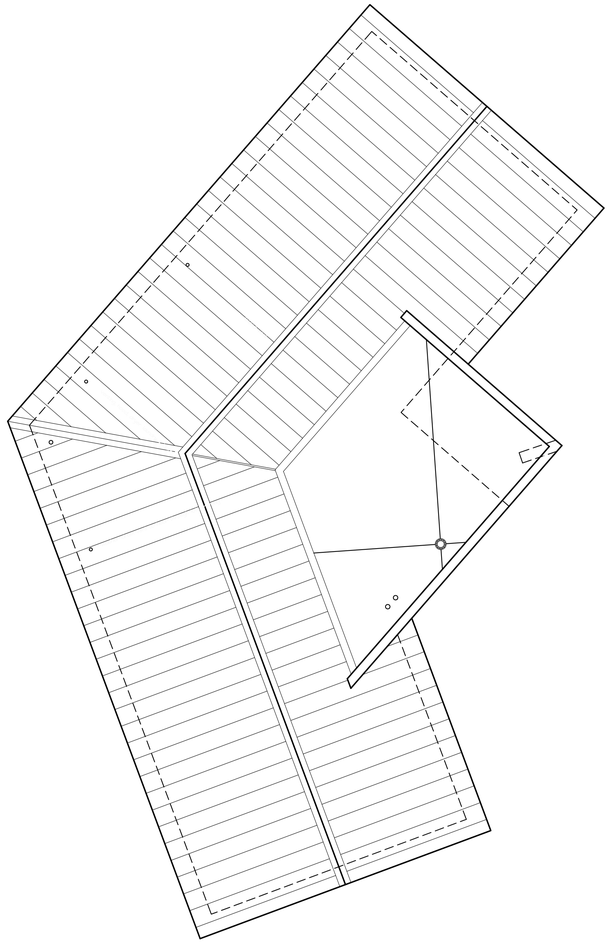
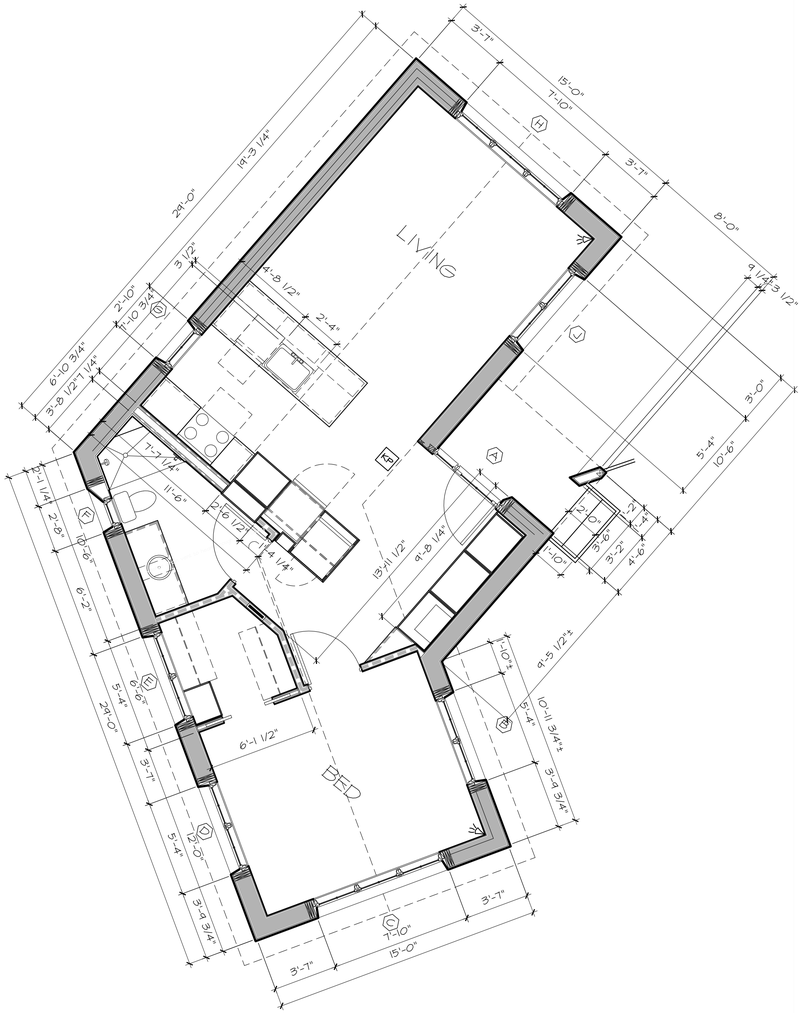
REVISION: DD-4	DATE: 5/15/2025

H2-1



ADU
ROOF PLAN
NORTH SCALE: 1/4" = 1'-0"

2
C1-1



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

1
C1-1

POWER & LOW-VOLTAGE

NOTE: LOCATIONS SHOWN ON ELECTRICAL DRAWINGS ARE APPROXIMATE. ANY EXACT LOCATIONS REQUIRED BY THE OWNER NEED TO BE CLEARLY DIMENSIONED ON THESE DRAWINGS

DUPLEX OUTLET - DECORA OR EQUAL
- CAB OUTLET ON FACE OF CABINET FRONT.
- DRW OUTLET INSIDE CABINET/ DRAWER, VRFY LOCATION
- DRY **DRYER OUTLET**
- DSP DISPOSAL SWITCHED OUTLET **TO BE HALF-HOT**
- D/W DISHWASHER OUTLET CAN BE HALF OF DUPLEX OUTLET
- FIR DEDICATED CIRCUIT FOR FIREPLACE
- FLR FLOOR PLUG W/ BRUSHED NICKELD PLATE, SEE FOUNDATION
- FRG REFRIGERATOR OUTLET, DEDICATD CIRC, VRFY LOCATION
- GAR OUTLET FOR GARAGE DOOR OPENER
- HOD HOOD POWER, VERIFY LOCATION
- IRR IRRIGATION CONTROL OUTLET
- JBX OUTLET ACTING AS J-BOX
- LOW OUTLET SUPPLYING POWER TO LOW-V HUB
- MIC MICROWAVE OUTLET, DEDICATED CIRC, VRFY LOCATION
- OVE **OVEN OUTLET, DEDICATED CIRC, VRFY LOCATION**
- ROF ROOF OUTLET - SEE ROOF PLAN
- SEC SECURITY SYSTEM DEDICATED OUTLET
- SHD POWER FOR WINDOW SHADE.VERIFY J-BOX REQUIREMENTS.
- UNC UNDER CABINET MULTI-OUTLET WIRE MOLD.
- WET WATERPROOF ENCLOSURE.
- WSH WASHER OUTLET.

HALF-HOT DUPLEX OUTLET - SEE SWITCH LOCATION ON LIGHTING PLAN

DOUBLE DUPLEX OUTLET

220V OUTLET - VERIFY REQUIREMENTS FOR SPECIFIC EQUIPMENT
- CAR CAR CHARGER. FUTURE PLUG
- DRY DRYER OUTLET
- EGT COOK TOP
- MEC HVAC
- RNG RANGE
- SHP SHOP OUTLET
- STM STEAM UNIT

LOW VOLTAGE - STUB OUT 3/4" CONDUITS FROM LOW-V PANEL TO ROOF FOR FUTURE EQMT. SEE PLAN FOR PANEL LOCATION.
- A AMPLIFIER LOCATION ALL SPEAKERS HOMERUN TO THIS LOCATION
- B DOOR BELL BUTTON
- C DOOR BELL CHIME LOCATION - MOUNT ON WALL NEAR CEILING
- D DATA - HOMERUN (2) CAT 6 TO LOW-V PANEL
- S SPEAKER - HOMERUN (2) 12 AWG SPEAKER WIRES TO AMPLIFIER LOCATION OF A/V ROOM.
- V TV - HOMERUN (1) RG6 TO LOW-V PANEL
- H LOW-V PANEL/ HUB LOCATION.
- W WIFI REPEATER - (2) CAT 6, CEILING

LIGHTING & SECURITY

NOTE: LOCATIONS SHOWN ON ELECTRICAL DRAWINGS ARE APPROXIMATE. ANY EXACT LOCATIONS REQUIRED BY THE OWNER NEED TO BE CLEARLY DIMENSIONED ON THESE DRAWINGS

LIGHT
- A RECESSED 4" LED CAN W/ GIMBAL TRIM, 3,000k TBS ELEC
- D SCONCE TBS VERIFY LOCATION TBS OWNER
- E VANITY FIXTURE VERIFY LOCATION TBS OWNER
- F FLAT LED FIXTURE 12"x48"x1" TBS OWNER
- J J-BOX W/ CONDUIT BELOW GROUND FOR FUTURE
- K KEYLESS PULL CHAIN LED FIXTURE TBS ELEC
- L LED TAPE LIGHT W/ TRACK AND LENS, TBS ELEC - VERIFY LOCATION AND TRANSFORMER LOCATION
- N NICHO LIGHT TBS ELEC
- P PENDENT LIGHT TBS OWNER
- U CONVENTIONAL UNDER-CABINET LIGHT TBS ELEC

FAN - BY ELEC SEE VENTILATION PLAN

SWITCH - DECORA OR EQUAL
- 3 THREE WAY
- 4 FOUR WAY
- T TIMER SWITCH
- F FAN SPEED
- J JAMB SWITCH

DIMMER - SLIDING TYPE WITH ROCKER SWITCH BELOW

SMOKE ALARM

CO2 & SMOKE ALARM COMBO

THERMOSTAT - SEE HEATING PLAN

SECURITY SYSTEM
- 1 CAMERAS - HOMERUN (2) CAT6.
- 2 MOTION SENSOR
- 3 DOOR CONTACT
- 4 KEYPAD

PRAXIS INC
ARCHITECTS

BROWNE
RESIDENCE
1062 CAMINO
SAN ACACIO
JOB NUMBER: 112

ADU FLOOR &
ROOF PLANS

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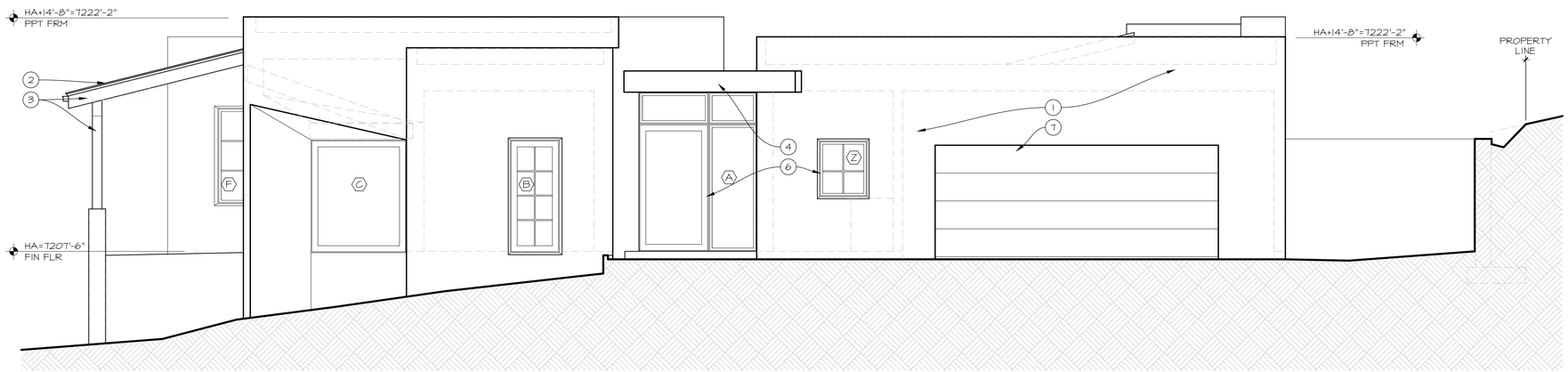
C1-1

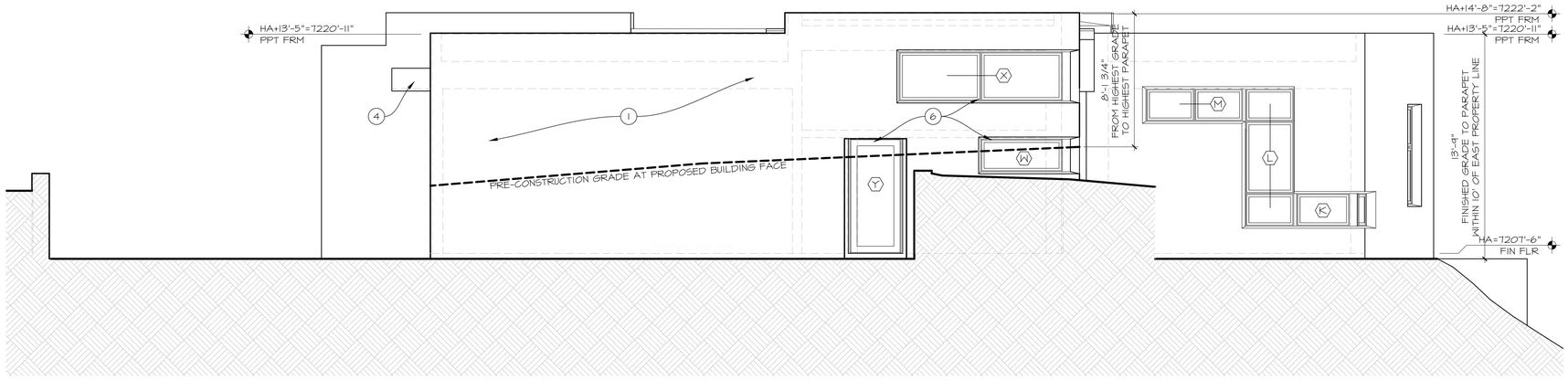
KEYED NOTES

1. STUCCO TYPICAL
2. EXPOSED ROOF SURFACE & FLASHINGS TO RUST
3. EXPOSED PORTAL FRAMING ELEMENTS STEEL TO RUST
4. ROOF OVERHANGS STEEL TO RUST
5. CANALES STEEL TO RUST
6. DARK BRONZE ANODIZED EXTERIOR WINDOW FINISH
7. FLUSH GARAGE DOOR IN DARK BRONZE



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

2
H2-2



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

1
H2-2

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SOUTH & WEST
HOUSE ELEVATIONS

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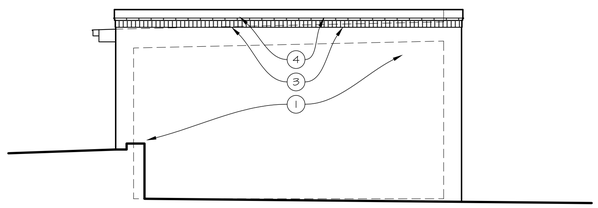
H2-2

KEYED NOTES

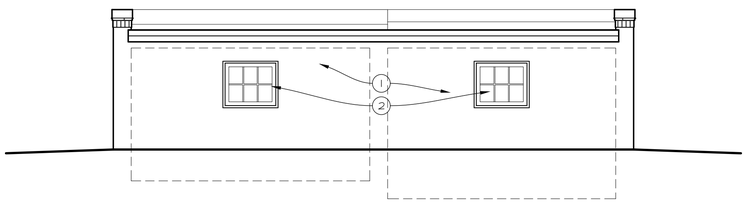
1. STUCCO COVERED ADOBE WALLS, STRIP STUCCO TO ADOBE, ADD 4" FOAM, RE-STUCCO TO MATCH THE HOUSE COLOR 3/4" ROUNDED CORNER DETAILS
2. BARN SASH FIXED WINDOWS - NOT HISTORIC, REPLACE WITH ALUMINUM CLAD WOOD WINDOWS IN DARK BRONZE TO MATCH THE HOUSE
3. BRICK COPING TO REMAIN, CUT FLASHING BELOW COPING TO PROTECT WALLS BELOW
4. EXISTING RUSTY STEEL CAP
5. HAND-MADE WHITE PAINTED PINE GARAGE DOORS TO BE REPAINTED IN THE SAME COLOR
6. EXISTING HALF-LITE 5 PANEL NON-HISTORIC ENTRY DOOR
7. NEW 10 LITE ALUMINUM CLAD WOOD DOOR



SHED EAST
EXISTING ELEVATION (NON PRIMARY FACADE) 8

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

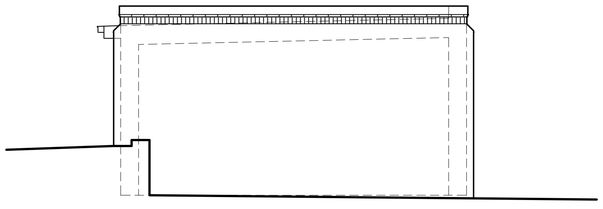
S2-1



SHED SOUTH
EXISTING ELEVATION (NON PRIMARY FACADE) 7

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

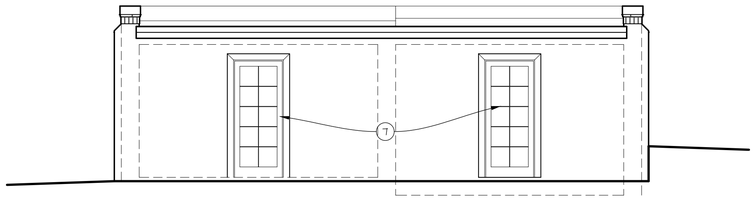
S2-1



SHED EAST
PROPOSED ELEVATION (NON-PRIMARY FACADE) 6

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

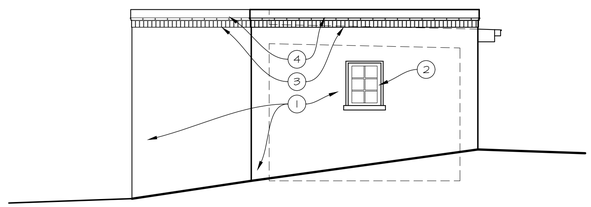
S2-1



SHED SOUTH
PROPOSED ELEVATION (NON-PRIMARY FACADE) 5

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

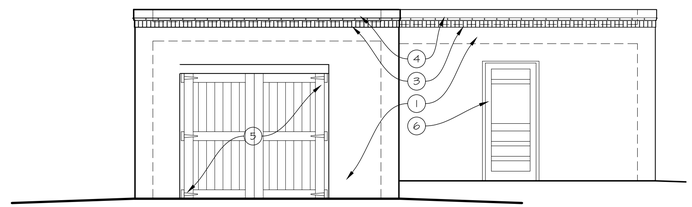
S2-1



SEHD WEST
EXISTING ELEVATION (NON-PRIMARY FACADES) 4

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

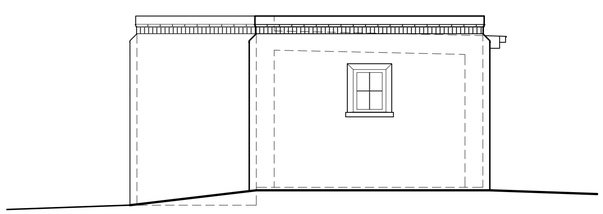
S2-1



SHED NORTH
EXISTING ELEVATION (PRIMARY FACADES) 3

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

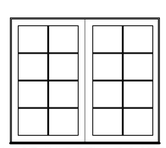
S2-1



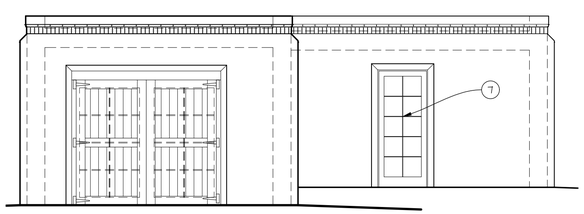
SHED WEST
PROPOSED ELEVATION (NON-PRIMARY FACADES) 2

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

S2-1



ELEVATION OF "HIDDEN" DOORS



SHED NORTH
PROPOSED ELEVATION (PRIMARY FACADES) 1

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

S2-1

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ARCHITECTS

BROWNE RESIDENCE
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JOB NUMBER: 112

FRONT BUILDING EXISTING & PROPOSED

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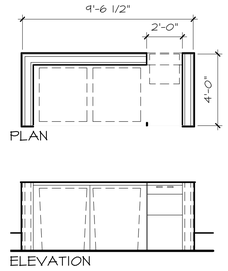
S2-1

KEYED NOTES

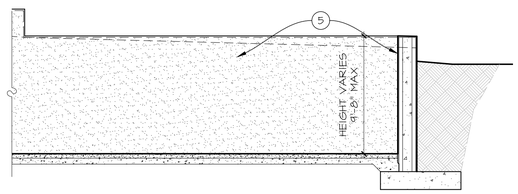
1. APPROX 12"x12" STUCCO COVERED PILASTER
2. CEDAR LATILLAS LASHED TO STEEL PIPE
3. 3" SQUARE TUBE STEEL T'S TO SUPPORT 1 1/2" LIGHT GAUGE TUBING TRELLIS MEMBERS
4. STEEL RETAINING GARDEN WALLS BUILT OF 14 GAUGE STEEL, THIS WILL RUST OVER TIME AND MATCH THE OTHER RUSTY ELEMENTS ON THE PROJECT
5. STUCCO COVERED INSULATED CONCRETE FORM RETAINING YARDWALL - STUCCO TO MATCH HOUSE COLOR



TRASH ENCL
PLAN & ELEV 4

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

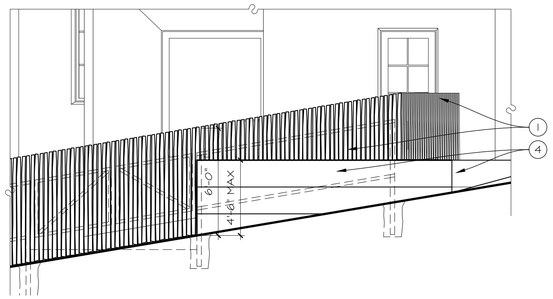
A0-3



ALONG EAST SIDE OF DRIVEWAY
TYPICAL YARDWALL ELEVATION 3

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

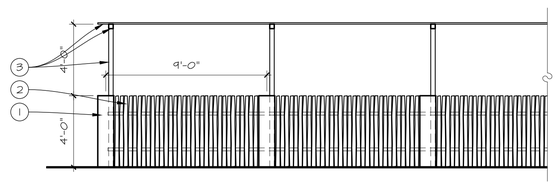
A0-3



ALONG EAST SIDE OF DRIVEWAY
TYPICAL YARDWALL ELEVATION 2

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

A0-3



SAN ACACIO FRONTAGE
TYPICAL YARDWALL ELEVATION 1

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

A0-3

PRAXIS INC
ARCHITECTS

BROWNE
RESIDENCE

1062 CAMINO
SAN ACACIO

JOB NUMBER: 112

YARDWALL TYPICAL
ELEVATIONS

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A0-3

Stucco Styles, Material, and Color Guidance in the Historic Districts

Purpose and Intent:
These guidelines are offered to promote preservation of the stucco styles and colors within the historic districts designated by the City of Santa Fe. This guidance is consistent with the standards set forth in SFCC 14-5.2 H Districts.

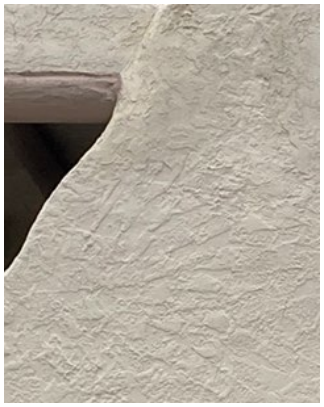
In Santa Fe, stucco is noted on the revival style buildings built from the late 19th century to the present. In some cases, the stucco exterior of buildings in Santa Fe is intended to simulate adobe and in other cases the stucco exterior of buildings represents more textured styles which demonstrate more practical or stylized designs of a particular time. The use of stucco in each of the Santa Fe historic districts is noteworthy and is important to maintaining the feel and character of Santa Fe. As such, the guidance for stucco style is considered necessary to preserve on contributing, significant, and landmark structures.

Stucco Style:
The historic districts in Santa Fe demonstrate a variety of stucco styles. Styles include more simple smooth finished stuccos as well as stuccos with more pronounced surfaces and textures. Stucco styles are a moniker of particular time periods, demonstrating architectural style as well as materials of a particular time.

In Santa Fe the most common historic styles for stucco finishes that require preservation include (but are not limited to): adobe finish, sand finish, pebble-dashed surfaces, dry-dashed surfaces, fan texture, and sponge texture. The style of stucco on contributing, significant, and landmark structures must be identified and preserved as an architectural feature per 14-5.2(D)(5) of the H Districts code.


Fan Texture near Delgado St.


Fan/Palate Texture; Gomez Rd


Heavy Sponge near Don Gaspar


Pebble-dashed Texture on Santa Fe Depot


Light Sand Texture on Greer Mansion


Light Sand Texture near Delgado St.


Smooth Finish Mud Plaster on El Zagan


Light Brushed Texture on on El Zagan


Smooth Finish on El Zagan

Material:
The use of the correct type of material on the exterior of historic buildings is essential to preventing damage and maintaining historic integrity.

Mud Plaster- Mud plaster is character defining and shall be preserved on contributing, significant, and landmark structures as is appropriate to maintaining the historic character of the building and the streetscape.

Cement Stucco- Cement stucco shall be used on contributing, significant, and landmark structures as is appropriate to maintaining the historic character of the building and the streetscape.

Synthetic Stucco- Synthetic stucco is permissible on non-contributing and new construction.

Paint- Paint is not permissible on cement stucco on contributing, significant, or landmark structures. Synthetic paint is permissible on non-contributing structures for the purposes of repair and maintenance or structures where paint is inherent to the historic nature of the building (e.g., buildings with wood siding).

Paint is generally not advisable on any building within the historic districts unless it is over elastomeric stucco that was previously approved.

Color:
Stucco color in the historic districts is also important to maintaining the look and feel of Santa Fe. Per SFCC 14-5.2 the color of stucco shall be predominately earth toned, meaning of the earth or soil, with lighter colors, such as white or yeso, being permissible underneath portals. Colors approved by the Historic Districts Review Board, which are listed below, are allowed in the historic districts, and can be approved administratively. These are color swatches for which to give a basis of reference. If pantone colors are used, this guidance may help provide a range to help guide color selections. Other stucco color requests required approval by the HDRB. If an applicant feels a proposed color, not included in this document, is right for a project it should be evaluated by the Board. Please review SFCC 14-5.2(E)- (I) for specific information on colors in each district.

The approved colors apply to both cement and synthetic stucco. El Rey® stucco colors are used to serve as a general guideline for acceptable colors. El Rey® brand is not required to be used. Other vendors are acceptable to use. A color chart can be provided upon request.

Exterior Stucco Colors Allowed THESE COLORS CAN BE ADMINISTRATIVELY APPROVED	**Colors Allowed Under Portals** THESE COLORS CAN BE ADMINISTRATIVELY APPROVED	**Colors Requiring HDRB Approval**
Madera	Cameo	Cameo
Hacienda	Candlelight	Candlelight
Fawn	Cream	Cream
Palomino	Ivory	Ivory
Sandalwood	Soapstone	Soapstone
Straw	Navajo White	Navajo White
Buckskin		Denim
Kokanee		Ash
Sand		Soft Rose
Sahara		Desert Rose*
Adobe		Pueblo
Suede		Coral
Bamboo		Cottonwood*
La Luz		Dove Gray*

**Desert Rose, Dove Gray and Cottonwood are not considered to be in harmony with the streetscape in the Downtown and Eastside Historic District.*

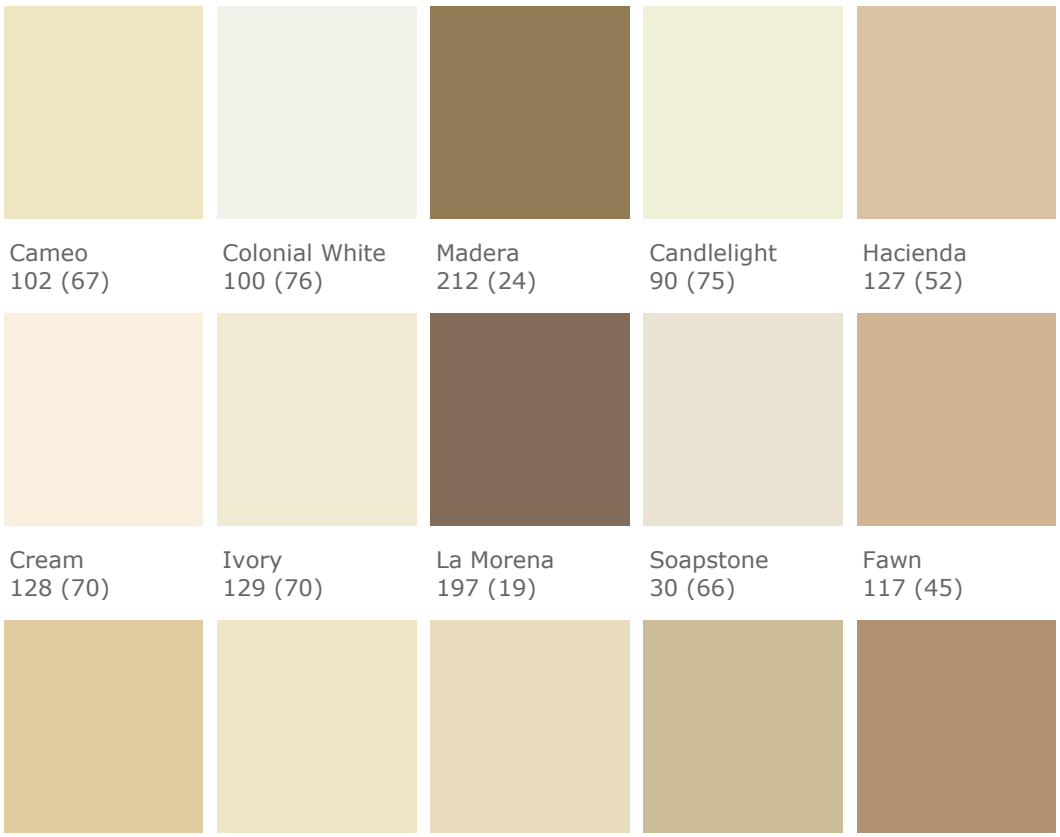
Stucco Approval:
Administrative Approval for Stucco- The City HPD provides administrative approvals and prepares cases for the HDRB for Board approval at a public hearing. The administrative approval is provided when maintenance and repair issues, and for color changes to existing stuccos when a permit is required. Administrative approval is also provided for stucco color change on existing HDRB approved cases.

HDRB Approval of Stucco- HDRB approval of stucco is required as part of an application for remodel or new construction, or in the cases where a non-approved stucco color is requested.

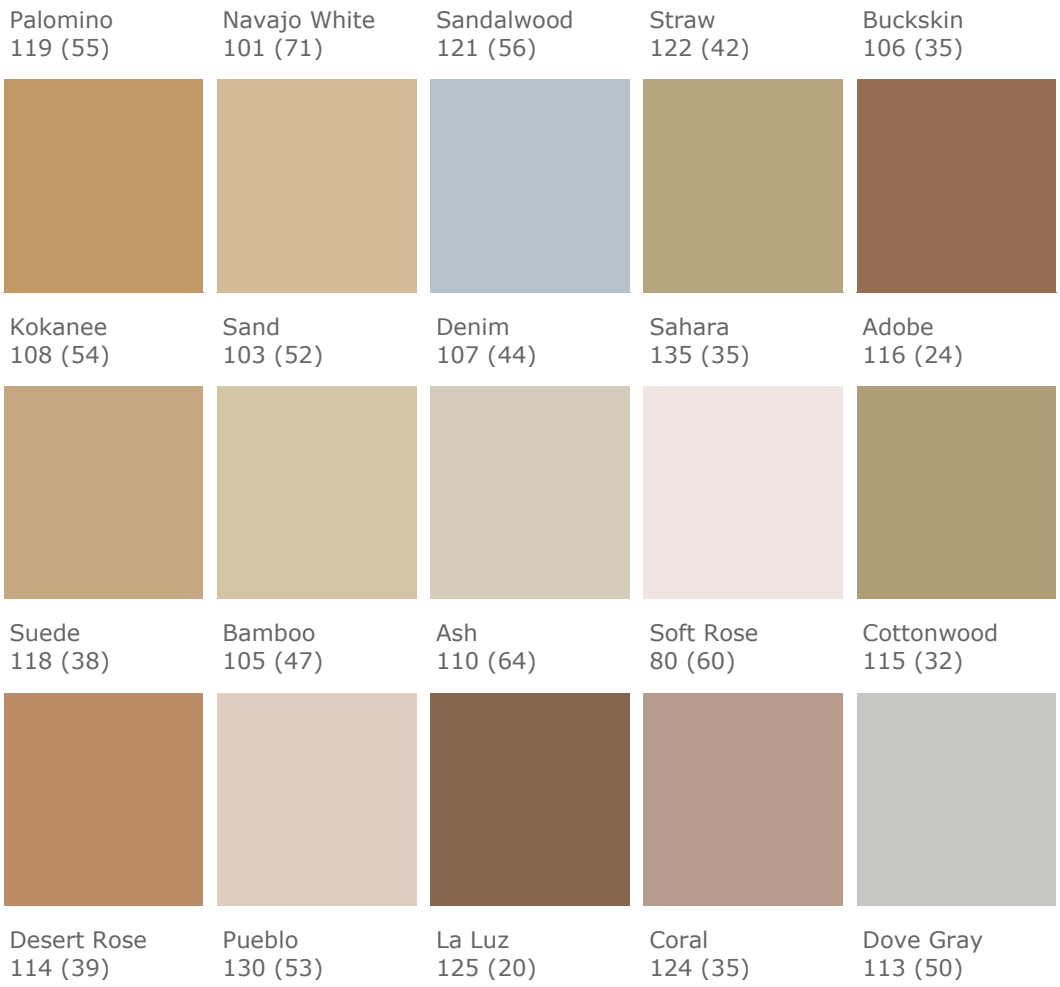
No Approval Required- No administrative or HDBR approval is required for basic maintenance and cleaning of stucco where a permit is not required, and the color of the stucco will not change.

El Rey Stucco Chart:
Source of color chart- https://elrey.com/color-charts-premium.shtml

Premium Stucco Finish Colors



October 04, 2022



Stucco is the best value and the most efficient wall finish available. It is a tried and true finish with a proven long-term and well documented history. Providing a variety of textures, beauty, durability, and fire-resistance properties, portland cement stucco is the obvious choice for your home.

Due to individual computer screen limitations, colors shown here may not accurately reflect the Parex USA colors.

The colors shown are intended to show the approximate color of the finish. Color will vary depending on the type selected. Application by machine spray or texturing will increase the depth of the color. Variation in color due to weather, job conditions, and method of application should be expected. For color verification, request actual sample in the color and texture prior to ordering material. Apply a sample of finish to be used on actual substrate before proceeding with the application. ParexUSA is not responsible for color correctness of applied finish. Color must be verified and approved by owner prior to application.

City of Santa Fe, New Mexico

memo

DATE: June 9, 2026

TO: Historic Districts Review Board Members

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

FROM: Amanda Romero, Senior Planner, Historic Preservation Division ALR

2026-012512-HDRB. 616 Acequia Madre. Downtown & Eastside Historic District. Significant. Barbara Felix, agent for Jusbasche Investments LTD owner, requests a historic downgrade for main residence and status review with primary facade(s) designation for garage/guest house, if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

____ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Site Plan/Floor Plan

____ Elevations

____ Photographs

__x__ Other:

STAFF RECOMMENDATION:

Per 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts, staff recommends the historic status of the main residence structure be maintained as significant with all facades as primary, the guest house to be designated as significant, with all facades designated primary, excluding addition of shed enclosure or facades 7, 8 & 9 on the façade diagram.

Sample motions:

Up to two motions will be required for this case

Status (for each structure):

a. In case 2026-012512-HDRB, for 616 Acequia Madre, retain the main residence as significant as designating all facades as primary.
b. In case 2026-012512-HDRB, for 616 Acequia Madre, downgrade the main residence to contributing and designate primary facades.
c. In case 2026-012512-HDRB, for 616 Acequia Madre, designate the guest house as significant and designate all facades as primary as excluding the addition of shed enclosure on the southeast elevation 7,8 & 9 on the façade diagram.
d. In case 2026-012512-HDRB, for 616 Acequia Madre, designates the guest house as contributing and designate facades.

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:

The property runs parallel to the Acequia Madre “The Mother Ditch”and is unique at approximately 3 acres, significantly larger than the other residential single family and residential compound style developments found along Acequia Madre, which have an average lot size of approximately .19 acres. Several of the surrounding residences along Delgado Lane and San Antonio Lane are also designated with “significant” or “contributing” historic building status.

A stylistic variety of walls and fences line the streetscape with low to medium heights, in stucco, stone, split rail, and coyote. Abundant landscaping and tree canopy paired with the narrow right of way of Acequia Madre create a welcoming and uniquely Santa Fe streetscape. There is a compacted dirt pedestrian path between the acequia and the back of curb that varies in width and access as you move up and down the street. The Santa Fe Public Elementary School Acequia Madre is across the street and has a black metal fence, drop off area, school garden, parking lot and playground visible from the public right of way.

Site Description:

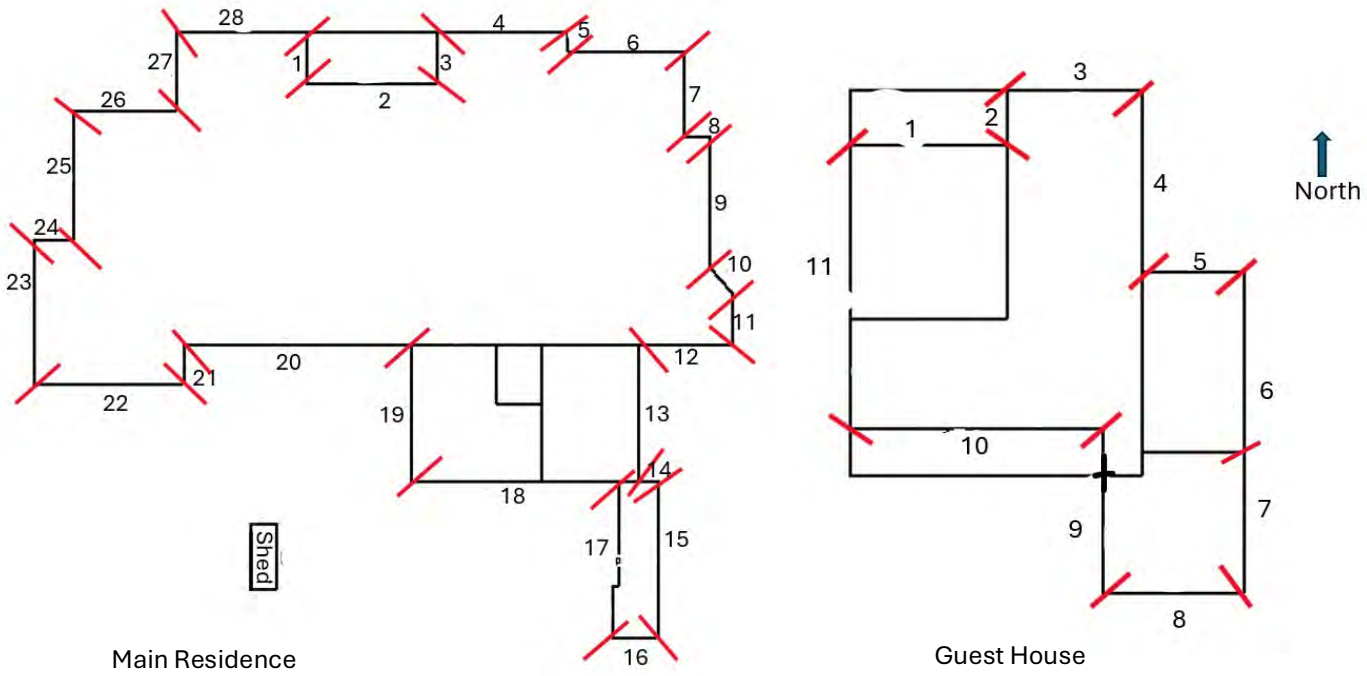
The Acequia Madre House was built in 1925-1926 by Eva Scott Fényes (1849-1930), her daughter Leonora Scott Muse Curtin (1879-1972), and granddaughter Leonora Frances Curtin Paloheimo (1903-1999). The main house is a registered historic building with a significant historic building designation status. The property is approximately 3 acres and is in the Downtown and Eastside Historic District. Recently the property was used as a museum to house the Paloheimo family's personal collections of over 4,000 objects from all over the world including watercolor and oil paintings, native American arts, historic photographs, and archival materials.
The property includes the main house, guest house, looped gravel driveway, parking areas and gardens.
According to Camino Del Monte Sol Architectural Historic Survey published in 1984:

"*This classic Territorial Revival was constructed in 1925 on an alfalfa field purchased from Candido Herrera. It was designed by the owner Mrs. Eva Scott Feneys and her daughter Leona Musse Curtin withoutassistance of an architect, and built by Charles Campbell. Mrs. Fenyes came to Santa Fe in 1888 and four generations of the family have lived in the house to date. Its known variously as the Curtain house and the Paloheimo House. Mr. Paloheimo is a native of Finland and was, until his retirement consul representing Scandinavian interests in the Southwest. His strong interest historic preservation has, amoung other things moved him to establish Las Golondrinas, a reconstructed Spanish-American settlement in the vicinity of Santa Fe. The house itself is one of the clearest examples of Territorial Revival in the district. Note should be taken of the brick dentil coping on the parapet, the pedimented window frames and linear façade. The use of corbels, rather than capitals, on the indented porch is more of a feature of Pueblo Revival, however.*"

The Acequia Madre house was a, "gathering place for artistic and cultural community in Santa Fe including photographer Ansel Adams, artist Gustave Baumann and architect John Gaw Meem, and scholar/publisher J.B. Jackson" as stated in Old Santa Fe Today, Edition 5. The main house's original address is 614 Acequia Madre was changed in 2025 to 616 Acequia Madre Main Residence.

The barn / garage was originally addressed 616 Acequia Madre and now known as 616 Acequia Madre Guest house. According to City of Santa Fe GIS the guest house has not been statused, but the Santa Fe County accessors office shows the Guest house excluding addition of shed enclosure being built in 1927.The Camino del Monte Sol Historic Architectural Survey identifies the guest house as a significant structure on par with the main house. The guest house is Territorial Revival Style with brick coping, horse barn doors and the porch areas are of corbels, vigas that of Pueblo Revival. Both structures have been well maintained and retain their historic integrity.

There is a horse barn, and high yard walls are also on this property, however they are not a part of this application and were not detailed in the HCPI.



PREVIOUS CASE SUMMARIES:

ARC: None Found

HDRB: None Found

ADMINISTRATIVE: 2022-005745-ADMIN (re-stucco walls, replacement of lanterns)
2019-00946-ADMIN (brick Replacement, Re-Roof, repair parapets)

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Status downgrade with primary façade designation, if applicable, for main residential structure.
2) Status Review with primary façade designation, if applicable, for the guest house.

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

Ill. 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;

Ill. 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. Additional District-Specific Design Standards

I. Don Gaspar Area Historic District

1. District Standards

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

   a. Slump block, stucco, brick, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass and unstuccoed

concrete block or unstuccoed concrete shall not be used as exterior wall materials. The painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

b. Roof forms including but not limited to flat, gabled, shed, and hipped roofs are allowed. Folded plate or hyperbolic roofs are not allowed.

c. The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, greenhouses, garden rooms, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened by the following methods:
    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 case of ground solar collectors by a wall or vegetation;
    6. in the case of wall collectors by enclosing by end 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.

d. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obstructive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems.

e. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in view from any public street, way, or other public place.

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

g. For residential uses, paving with asphalt or parking is not allowed in the front yard except in the sidewalk or driveway.

h. For commercial uses zoned C-1 front yards are required to be landscaped, and no required front yard shall be used for off-street parking.

i. As a condition of any rezoning all applicants shall provide evidence of

sufficient off street parking and an intent to maintain the architectural integrity of the existing building or to conform to the architectural style of the district if constructing a building on a vacant lot.

II. Walls; Fences; Solar Collectors; Administration

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

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. Fa&#65533;ades 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 fa&#65533;ade 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 fa&#65533;ade 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 fa◆ade unless the fa◆ade shall include projecting or recessed portales, setbacks or other design elements;
b. The combined door and window area in any publicly visible fa◆ade shall not exceed forty percent of the total area of the fa◆ade except for doors or windows located under a portal. No door or window in a publicly visible fa◆ade shall be located nearer than three (3) feet from the corner of the fa◆ade;
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 fa◆ade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible fa◆ade, 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 fa◆ade 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. Fa◆ade 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.

3. **Historic Review District**

I. Applicability
   a. The Planning and Land Use Department shall review and approve or deny all applications for new construction, exterior alteration, and demolition of structures in the historic review district in accordance with the standards set forth in this section.
   b. The Historic Districts Review Board shall review and approve or deny new construction of commercial, residential multi-unit, public structures, and those structures requiring the Board's review as specified in Section 14-4.6F.2). Approval, denial, or referral shall be indicated on the application for the construction permit.

II. Exterior Design Elements and Standards

Compliance with the following structural standards is required when exterior features of buildings and other structures that are visible from any public street, way, or other public place, are erected, altered, or demolished.

a. Exterior Wall Finish Materials
    1. Slump block, stucco, or stone shall be used as exterior wall materials. Wood and other materials may be used for details.
    2. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry units or unstuccoed cement shall not be used as exterior wall materials; and
    3. The color of stuccoed buildings shall predominantly be brown, tan, yeso, or local earth tones. Stone surfaces shall be in the natural color. Entries and portals may be emphasized by the use of white or other colors or materials. Painting buildings with bold repetitive patterns, or using buildings as signs, is prohibited.

b. Roofs and Building Massing
    1. Buildings shall be designed to be "wall dominated," which means that the building's geometry is more defined by walls than by roofs.
    2. In order to emulate traditional Santa Fe architecture and construction traditions, structures shall be designed to appear essentially as structures with massive walls which are defined as being built or appearing to be built of adobe construction, wall thickness appearing massive in relation to wall height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the structure. Structures shall be wall-dominated, except under portals.
    3. The mass elements that make up the building composition shall appear as single blocks. Buildings with ground coverage of over 20,000 square feet and over one story shall be designed to appear more as an aggregation of smaller "building blocks" rather than a single large box or block.
    4. Buildings with flat, gabled, shed, and hipped roofs can be designed as "wall dominated" solutions and are allowed. However, gabled, shed, and hipped roofs are only allowed if sufficient evidence is provided by the applicant showing that there are pitched roofs within the related streetscape, as viewed when standing in the public street in front of the site.
    5. The height of the roof above the wall shall be no greater than the height of the walls.
    6. Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.
    7. Roof-mounted mechanical, electrical, and telephone equipment and other obtrusive structures 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 problem.

c. Solar Energy Systems

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 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 up to a maximum of two feet;
2. Setting back from the edge of the roof;
3. Framing the collector with wood;
4. In pitched roofs, by integrating the collector into the pitch;
5. In ground solar collectors by a wall or vegetation;
6. In wall collectors or greenhouses, by enclosing end 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.

d. Cantilevers

No cantilever or beam, plate or other projection from a wall that is unsupported at the other end are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in free-standing walls.

e. Walls/Fences

Walls and fences visible from the street shall be built of brick, adobe, rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. Walls of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the wall or fence is not visible from the street.

f. Parking

When parking spaces are required for commercial or multi-unit residential buildings, they shall be placed to the rear or side of the building. When parking areas are visible from the street, they shall be screened from view by walls, fences, vegetation, planters, earth berms, or other means.

4. **Historic Transition 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 or altered:

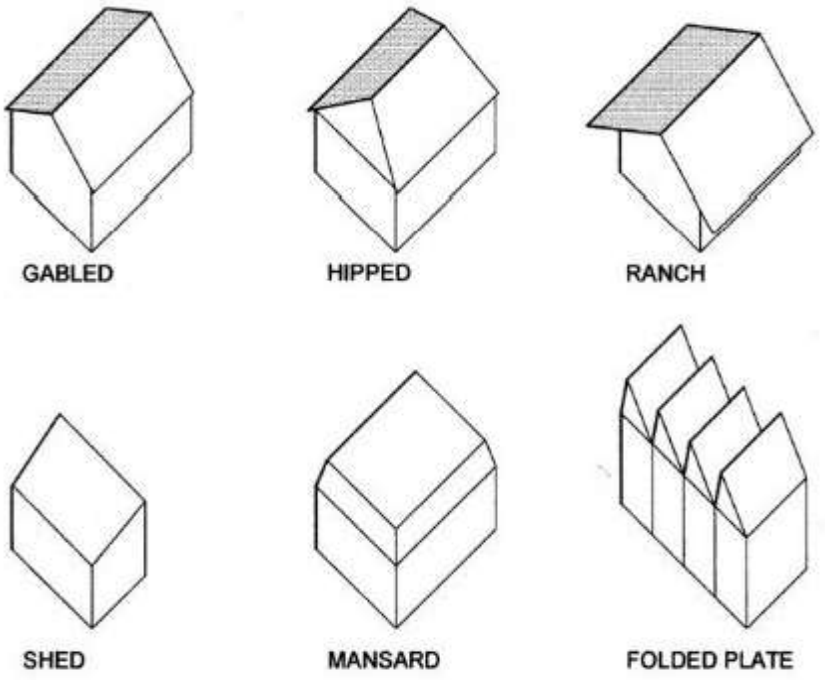
a. Architectural Style

1. Materials

It is intended that exterior wall materials express a monolithic and massive appearance. Stucco, brick, slump block, and stone are allowed.

Materials such as aluminum siding, metal panels, mirrored glass, and unstuccoed masonry units or cement are not allowed.
Wood siding is not allowed for an entire wall;

2. Color
   The color of stuccoed buildings shall predominantly be in brown, tans, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone or brick shall be in the natural color. Entries and portals may be emphasized by the use of white or other colors or materials. Painting of buildings with bold repetitive patterns, or using buildings as signs is prohibited;
3. Roof Form, Slope and Shape
   It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, and hipped roofs can be deigned as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the walls. Folded plate roofs, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tone colors are preferred. See the following Examples of Roof Types:



4. Solar Equipment
   i. It is intended that the use of solar and other energy collecting and conserving strategies can be encouraged. The use of large glazed areas on south facing walls for collectors, trombe walls, greenhouses, garden rooms, direct gain, or other collecting purposes is allowed. Solar equipment shall be screened as follows:
      (a) raising the parapet;
      (b) setting back from the edge of the roof;
      (c) framing the collector with wood;
      (d) in the case of pitched roofs, by integrating the collector into the pitch;
      (e) in the case of ground solar collectors by a wall or vegetation;
      (f) in the case of wall collectors or greenhouses, by enclosing by end or other walls;
      (g) other means that screen the collectors or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.
   ii. Roof-mounted equipment: roof-mounted mechanical, electrical and telephone equipment and other obtrusive structures shall be architecturally screened with opaque materials, for examples, by raising the parapet, and shall be of a low profile to minimize the screening problem;
   iii. Cantilevers, arches: no cantilevers or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discourages except in free standing walls;

b. Size, Mass and Shape
   1. In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that structures be designed to appear essentially as structures with massive walls. Structures with massive walls are defined as being built or appearing to be built of adobe construction, wall thickness appearing massive in relation to wall height, and where applicable, the depths of windows, doors and entry openings showing, the massiveness of the structures. Solid wall spaces shall be greater in any fa◆ade than window or door space combined. Exceptions are allowed for south facing walls for solar equipment as provided in Subsection (G)(4)(I)(a)(4) of this section, and under portales; (Ord. No. 2002-37 § 29)
   2. The mass elements which make up the building composition shall appear as single blocks;

3. Buildings with ground coverage of over twenty thousand (20,000) square feet and over one story shall be designed to appear more as an aggregation of smaller "building blocks" rather than a single large box or block. A human scale shall be achieved near ground level on large commercial, multi-family residential and public buildings and along street fa[illegible]ades and entryways through the use of such scale elements as windows, doors, columns, and beams. Human scale means the entrances, windows, columns, and beams on large buildings are in proportion to the people using the building. For example, a ten-foot height entrance cover is in proportion to a person using it. A thirty (30) foot height colonnade is not;

c. Walls and Fences

Walls and fences visible from the street shall be built of brick, adobe, rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. Walls of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the wall or fence is not visible from the street;

d. Remodeling and Alteration

Persons requesting approval for building permits for remodeling or alteration of nonconforming structures shall not be required to bring the total structure into conformance with the standards for the historic transition area. However, the portion of the building that is remodeled or altered shall conform to those standards. Remodeling of structures of architectural and historic interest or individually entered on the state register or cultural properties or national register of historic places or designated as significant on either register shall be related to and compatible with the structure. "Related to and compatible with" means existing together with unity and coherence.

II. Final Review

a. All applicants for final review shall submit

1. Three copies of four building elevations drawn to scale. Elevations shall be drawn with sufficient detail to show the architectural design of the structures, including proposed exterior finish materials, textures and colors;
2. Three copies of a dimensioned plan drawn to scale which shows building location and configuration in relation to other site improvements, including but not limited to parking lots and utilities.

b. The planning and land use department shall make a determination of whether the plans and evaluations are in compliance with the requirements of this section within five working days from the date of the application to the city. If the submitted information is inadequate, the division may postpone action until a date agreed upon by the division and the applicant.

(Ord. No. 2007-45 § 30; Ord. No. 2020-22, § 16)

c. Final approval, disapproval, or conditional approval shall be noted on the face of the application and signed by a representative of the planning and land use department. If conditional approval is given, the list of conditions shall be attached to the application. If the application is disapproved, the sections of the historic transition district with which the application did not comply shall be noted on the application. (Ord. No. 2007-45 § 30; Ord. No. 202-22, § 16)

Ill. Property Use and Zoning District

The property in the historic transition district may be used for any use permitted in the zoning district of which the property in question is a part. The property in the historic transition district shall be subject to the requirements, uses, height, and other regulations of the zoning district of which the property is a part.

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 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

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: August 17, 2022

To: Building Permit Division

From: Romero

Amanda Romero

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: 614 ACEQUIA MADRE, Santa Fe, NM 87505

Case Number: 2022-005745--ADMIN

Contact Name: Jordan Young

Phone Number: 615-686-9109 **Email:** jordan@acequiamadrehouse.org

Approved Scope of Work: *Re-stucco of yardwalls at the entrance to the property. The walls will be stuccoed in El Rey cementicious "Sandlewood" colored stucco. Four existing lanterns will be replaced.*

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

FINAL HISTORIC INSPECTION

ADM#07-127

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: 6.8.07

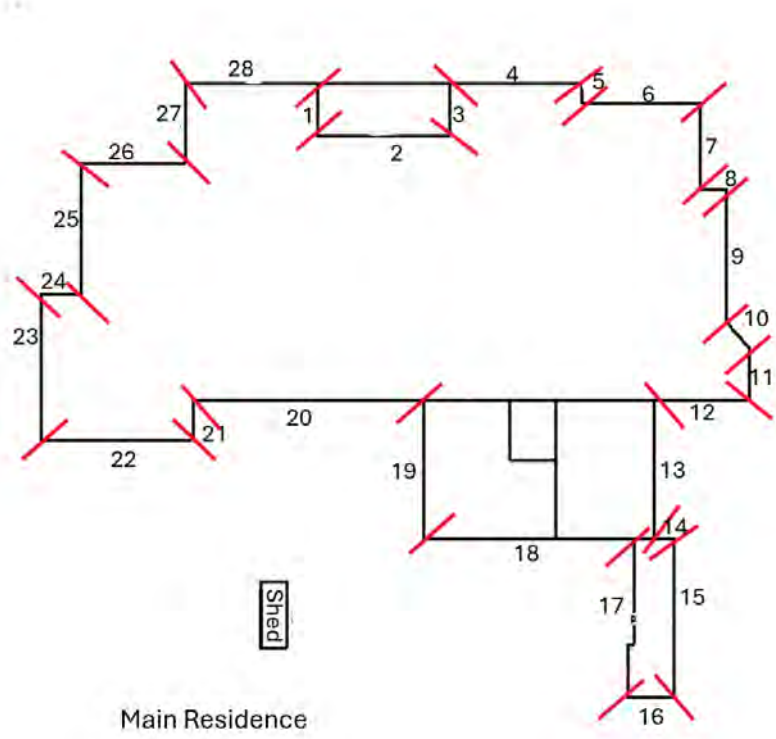
The work proposed at 614 Acequia Madre
426 San Antonio **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

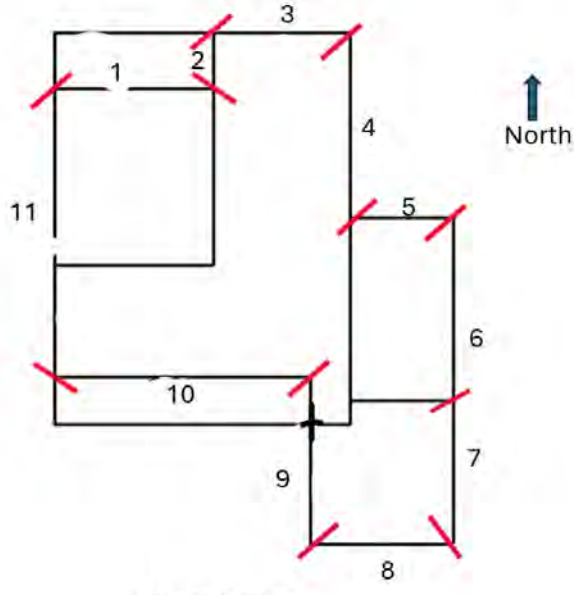
remove even-topped low coyote fence and repair irregular-topped existing coyote fence.

Thank You.

Facade Diagram



Main Residence



Guest House

ADDRESS: **HIST. SURVEY #:** N/A

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

NAME: Camino del Monte Sol Historic District

CITY SURVEY

Area #: N/A Signif. Status: N/A

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

REGISTER STATUS (Individual Nominations)

National: Y State: Y State #: 1112

HSFF: N **HABS:** N

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

DOCUMENTATION

SFHS Inventory: N/A

NR Nomination: Y SR Nomination:

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

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other:

Bibliography:

Comments:

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Camino del Monte Sol Historic District
other names/site number N/A

2. Location

street & number See continuation sheet. N/A not for publication
city, town Santa Fe N/A vicinity
state New Mexico code NM county Santa Fe code 049 zip code 87501

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
[X] private	[ ] building(s)	106	65 buildings
[ ] public-local	[X] district		sites
[ ] public-State	[ ] site		structures
[ ] public-Federal	[ ] structure		objects
	[ ] object	106	65 Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [✓] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [✓] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of certifying official — State Historic Preservation Officer — Date 2-29-88

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[ ] entered in the National Register.
[ ] See continuation sheet.
[ ] determined eligible for the National Register. [ ] See continuation sheet.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register.
[ ] other, (explain:) _____

Signature of the Keeper — Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
Domestic/single dwelling	Domestic/single dwelling

7. Description

Architectural Classification (enter categories from instructions)

1) Pueblo
2) Late 19th and 20th Century Revivals
   Other:Territorial Revival
3) Other: Spanish Pueblo
4) Other: New Mexico Vernacular

Materials (enter categories from instructions)

foundation Not visible
walls Stucco
roof Asphalt
other Wood

Describe present and historic physical appearance.

SUMMARY

The Monte Sol Historic District is a an irregularly shaped, self-contained, residential neighborhood which has kept its rustic, almost rural, historic appearance with its unpaved inner streets and lack of formal landscaping. The majority of the ~~200~~ 150 some buildings were built or remodeled during the period of significance and have kept their historic appearance with the general exception that hard stucco in earth tones has almost universally replaced adobe mud plaster, as it has in most adobe buildings. Although the majority of the total number of buildings in the district are constructed in the Pueblo Revival style, diversity is provided within the neighborhood by the many variations upon this style and by the presence of other compatible styles. The buildings are well-maintained, and the general condition of the district excellent.

DESCRIPTION

This district is located south of the Santa Fe River in the southeast corner of the city, and extends for the most part south from the road named for the Acequia Madre, or Mother Ditch, and consists primarily of streets running north and south. It is bordered on the north and west by the Santa Fe Historic District which was accepted in the National Register in 1973. Only the south and east sides of the two streets which form its borders with that district, Garcia Street and Acequia Madre Road, are included in the Monte Sol Historic District, since the north and west sides of these streets are already in the Santa Fe Historic District. The Monte Sol Historic District is bordered on the east by the Camino del Monte Sol beyond which is newer development. Its irregular southern border is determined by the extent of development along several dead-end streets during the period of significance.

The terrain of the district is generally flat, although it rises gently along Garcia Street on the west and somewhat more steeply on the east up Abeyta Street and the Camino del Monte Sol. Its irregular pattern of lots and streets is traceable to its evolution from irrigated farm land. The streets which form the western, northern, and eastern boundaries of the district (with the exception of Camino del Poniente along a short section of the northern border on the east), as well as Abeyta Street, reflect their origin as ancient trails in their irregular, curving pattern. In contrast, the newer streets

[X] See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
[X] nationally [ ] statewide [ ] locally

Applicable National Register Criteria [X] A [X] B [X] C [ ] D

Criteria Considerations (Exceptions) [ ] A [ ] B [ ] C [ ] D [ ] E [ ] F [X] G

Areas of Significance (enter categories from instructions)
Architecture
Art
Literature

Period of Significance
1912-1942

Significant Dates
N/A

Cultural Affiliation
N/A

Significant Person
Multiple

Architect/Builder
Multiple

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SUMMARY

Beginning in the years following New Mexican statehood in 1912, and continuing until World War II, this district was the center of a nationally known colony of artists, a remarkable group of multi-talented, creative people, many of whom had national reputations before settling in a remote and little known region of the country. These artists made important contributions not only to their own fields, primarily literature and painting, but also to the community to the extent that they can be considered in large part responsible for the unique milieu of Santa Fe today. Although no longer functioning as a colony, many creative people continue to live in Santa Fe and contribute to its character. The city depends heavily on tourists who are drawn not only by its 150 galleries many of which specialize in Indian and Spanish artists and regional art, and by its yearly markets and traditions like the annual Fiesta, but also by the special environment created by its architecture. The artists who founded Santa Fe's original art colony were drawn to the region by its pre-American cultures and were instrumental in efforts to preserve and revive the fine arts, crafts, customs, and architecture of those cultures. The artists' colony had perhaps its most widely felt impact in the field of architecture. Although the movement to preserve and recreate the city's historic adobe architecture was already under way when the colony began to come together on the Camino del Monte Sol, the artists joined it with vigor, leading efforts to preserve historic architecture and building their own Pueblo Revival adobe houses. The district also contains some of the first houses designed by John Gaw Meem, the premier professional architect of the Revival styles. It has remained a residential neighborhood, unlike Canyon Road, a street north of the boundary of this district and included in the Santa Fe Historic District, where artists lived which has become predominantly commercial. The artists' homes on the Camino del Monte Sol and adjoining streets are a unique grouping of Pueblo Revival and, to a much lesser extent, Territorial Revival dwellings, built by the group who played a significant role in the conversion of Santa Fe into a city which is dominated by historic styles. The district also provides a context

[X] See continuation sheet

9. Major Bibliographical References

[X] See continuation sheet

Previous documentation on file (NPS):
- [ ] preliminary determination of individual listing (36 CFR 67) has been requested
- [ ] previously listed in the National Register
- [ ] previously determined eligible by the National Register
- [ ] designated a National Historic Landmark
- [ ] recorded by Historic American Buildings Survey # _____
- [ ] recorded by Historic American Engineering Record # _____

Primary location of additional data:
- [X] State historic preservation office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Specify repository: _____

10. Geographical Data

Acreage of property 52.68

UTM References

	Zone	Easting	Northing
A	13	411,560	3,948,660
B	13	416,240	3,948,210
C	13	416,240	3,948,310
D	13	415,730	3,948,210

[ ] See continuation sheet

Verbal Boundary Description

[x] See continuation sheet

Boundary Justification

The boundaries reflect the historical development of the district.

[ ] See continuation sheet

11. Form Prepared By

name/title Corinne P. Sze

organization N/A date February 12, 1988

street & number 1042 Stagecoach Road telephone (505) 983-5605

city or town Santa Fe state New Mexico zip code 87501

Roughly bounded by Garcia Street, Acequia Madre Road, Camino del Poniente, and Camino del Monte Sol, including properties located on the following streets Placita Rafaela, Delgado Street (south of Acequia Madre Road), San Antonio Street (through address numbers 428 and 435), San Pasqual (through numbers 434 and 437), Calle la Paz (through number 435), Camino Manzano (through number 415), Sosaya Lane, Abeyta Street, Calle la Pena, and El Caminito.

which extend south from Acequia Madre Road, are straight and parallel, reflecting, to some extent, old property lines and the northern New Mexico custom of deeding land in long, narrow strips at right angles with an acequia (irrigation ditch). Only in connection with San Antonio Street was an attempt made to lay out anything resembling a modern grid pattern, although only one small cross street remains. With the minor exception of Calle la Pena, only the district's bordering streets, Garcia, Acequia Madre, a short section of Abeyta, the Camino del Poniente, and the Camino del Monte Sol are paved. There are no sidewalks in the district except for an incomplete one on the east side of Garcia Street. Acequia Madre Road has an intermittent, dirt walking path between the street and the ditch. On the other paved and unpaved streets which form the rest of the District, no special accommodation is made for pedestrians.

Throughout the district front property lines are commonly marked by enclosures of varying heights and materials, ranging from the high plastered walls associated with the Revival styles, and fences of varying height, constructed of thin, unpeeled, aspen poles placed vertically in the ground, known locally as coyote fences, to lower walls, either plastered or in bare rock, adobe, or cement block, and chain link fences. The high, Revival-style walls sometimes obscure entirely the buildings behind them or reveal only the Revival elements of the upper sections of these buildings, such as flat roofs, projecting vigas and canales, and brick capped parapet walls. On the older streets the Spanish preferences have prevailed of building directly on or very near the front property line, and of adding buildings at irregular angles to existing buildings and to the street. Generally the District lacks formal landscaping and lawns are almost unknown. There are a number of tall cottonwood trees, as well as pines of all heights, and a scattering of fruit trees left from the small orchards which dotted the area during its agricultural period.

Almost totally developed with little open land left, the Monte Sol District is today primarily a residential neighborhood of single family dwellings, as it was during the period of significance. At that time the neighborhood included many artist's studios as well as a scattering of small, home businesses, such as a grocery store serving local needs, a print shop, and the office of a construction company. Although no longer the center of a functioning artists' colony, the artistic influence remains as well as the scattering of businesses, in the few galleries which have been established in former homes.

The vast majority of the buildings in the district were constructed or remodeled in the local Revival styles, primarily the Pueblo Revival and, to a much less extent, the Territorial Revival. There are also several Spanish Pueblo buildings which have kept their pre-Revival appearance, as well as a very few examples of other Revival styles, a few vernacular buildings, and a small number which are classed as having no style. Those buildings built or remodeled after the period of significance, with few exceptions, were constructed in the same Revival styles which typify the District, and do not detract from the historic appearance of the neighborhood.

Thus the district possesses a general homogeneity of style. Most buildings have a single story and none have more than two. Roofs are predominantly flat, although a few pitched metal roofs have survived from the period before they were ruled out by the preferences of the Revivalists. Arches and curved lines are avoided except in the frequent arched doorways of walls which front many Revival-style dwellings. Before 1912 the vast majority of buildings in the district were constructed of adobe bricks covered with mud plaster. During the period of significance, adobe building continued, but other materials such as brick, cement block, and hollow tile were also frequently used beneath layers of plaster molded to suggest the contours of adobe. The dominant coloration of the buildings simulates the earth tones found in natural mud, although more durable cement stucco has almost universally replaced adobe plaster. Contrast is provided by the white-painted wood trim of the Territorial Style and the blue trim sometimes found with the Pueblo Revival. The majority of the buildings in the Camino del Monte Sol Historic District possess varying combinations of the stylistic details described in the significance section and delineated below for representative examples.

However, despite this overall homogeneity of style, there is also diversity within the district, provided by the varying levels and modes of expression of the predominant Revival styles, by the continuation of the Spanish Pueblo tradition into the period of the Revival, and by the presence of a small number of adobe buildings in other styles. This variety stems from the continuing close proximity of divergent socio-economic groups, which has always characterized this as well as other historic areas of the city, and from the differing circumstances which led to the development of individual streets.

The variety in the streetscape can be demonstrated by describing a few representative streets. Garcia Street, the widest of the paved streets which border the district, contains buildings which have kept their pre-Revival

appearance as well as Revival-style dwellings behind adobe walls. The latter were constructed on the street line, the former either on, near, or at odd angles to it. There are few street trees.

The Acequia Madre still flows at certain times of the year in a stone-sided, unpaved ditch about a foot to two feet deep and ranging in width from two to perhaps four or five feet across, which runs between the road which is named for it and the walls or fences that define the front lines of the property on the south side of that road. An unpaved pedestrian path runs between the road and the Acequia, tall cottonwood trees grow next to the Acequia, and dense, untended, low underbrush grows between the acequia and the walls or fences along property lines. Buildings are generally placed close to the street line and close to one another, with the notable exception of Curtin/Paloheimo House which was constructed at some distance from the street in what was a large, undivided, cultivated field and is still an extensive, open, grassy, untended area without enclosing walls. The Revival styles predominate and most of the pre-Revival Spanish Pueblo houses on the street were remodeled in those styles during the period of significance.

Of the series of short, unpaved, dead-end, streets which extend south from Acequia Madre Road, Delgado and San Antonio Streets are the widest. Delgado is a short, slightly offset, extension of a street which continues north of Acequia Madre Road. With the exception of the houses on the corners of the street, which are older, all of the houses on the street were built in the Revival styles, during the period of significance or before 1942. San Antonio street lends variety to the district with its width and openness. Some of the west side of the street within the District is open field. The houses on the east side are placed toward the center of small, regularly divided lots, and are not obscured by high walls. Built of adobe and modest in size, they represent a broader range of styles than is generally found in the District. The three streets, San Pasqual, Calle la Paz, and Camino Manzano are very narrow, dirt lanes between single lots. Generally the west side of the each street is faced by the back wall of the property which fronts on the next street to the west. Walls or buildings are built directly on the street line and there are few street trees.

Sosaya Lane contains a mix of modest Revival style dwellings built in the 1930's and later, the vernacular buildings of A.A. Sosaya from the same period, and a few larger Revival style dwellings of more recent origin. The front property lines of the older buildings are marked by coyote fences, wire fences, or low walls of either plastered or unplastered cement block, or stone. The newer buildings are obscured from view by high plastered walls. Abeyta street winds south from the Acequia Madre jogging sharply to the west

before turning south again. Toward the south and particularly near the section of the street which runs east and west, there is a high proportion of Spanish Pueblo and modest Revival buildings with street lines marked by coyote fences, chain link fences, or low walls of cement block or adobe. There are no street trees but tall pines and cottonwood trees rise from individual properties.

The Camino del Monte Sol, though paved, is narrow and winds gently up hill. The section closest to Acequia Madre Road contains a few Spanish Pueblo and several modest Revival style homes, some slightly set back from the street. As the street climbs to the south more artistic Revival style homes predominate, most built close to the street line and some hidden behind high walls.

METHODOLOGY FOR DETERMINING DATES OF INDIVIDUAL BUILDINGS

The District contains 171 buildings of which 106 have been designated as contributing. Of the contributing buildings, ninety-eight were built before 1938 and eight between 1938 and 1942. Because of the lack of uniform development of the District or, for the most part, of individual streets, and because adobe architecture both practically and traditionally lends itself to change, and finally because new building and remodeling in the District conforms by preference, and by ordinance, to the predominate Revival styles, there is no single, simple, or infallible way to establish the dates of individual buildings. Buildings built before 1912 were located by comparing the buildings shown on the 1912 King map of Santa Fe with the appearance of those standing in the same locations today. Street addresses existing in 1938 were determined from the Santa Fe City directories which, beginning in 1928, list addresses by street and were published every other year during the period of significance. The integrity of houses at these addresses today was then confirmed by visual examination and through information gained in interviews. However, this procedure was complicated by the fact that some houses in 1938 did not have street addresses or were listed at the rear of another property, particularly if they were part of a group of dwellings owned by same family. Buildings placed on the dead-end streets extending south from Acequia Madre Road sometimes were first numbered at the rear of existing buildings on the Acequia, or given numbers on the Acequia itself. One street, San Pasqual, in 1938 was an alley between San Antonio and Calle la Paz and buildings on it were numbered elsewhere. In other cases numbers changed either by small shifts or completely. Some streets had more than one of these complications. For example, buildings on Sosaya Lane were first numbered as buildings on Acequia Madre Road, then given the same numbers on Sosaya Lane, and finally, between 1947 and 1949, given completely new numbers by which they are known

today. Abeyta Street today has an odd sequence of numbers which, beginning at the corner of El Caminito run down from the number 528 to 500 next to which is 800. From there they proceed up to 812 and then start to go down again from 432. The reason for this discontinuity of numbering is that the 800 numbers are on a section of the street which was originally called Apodaca Street. These complicated areas were unraveled with the help of former or long-time residents of the streets in question who could remember exactly in which houses the residents listed in the directory were living as well as what changes these houses might have undergone since the period of significance.

A list of contributing and noncontributing buildings follows, after which representative contributing buildings are described. Finally, for the convenience of the reader, a summary of the defining characteristics of the various styles represented in the District and a glossary of terms specific to these styles are provided at the end of the Description section. The evolution and historic context of these styles as well as the definitions of architectural terms are more completely discussed the Significance section.

CONTRIBUTING AND NON-CONTRIBUTING BUILDINGS

Survey numbers are from the City of Santa Fe's Historic Structures Survey and are used to identify buildings on the sketch map.

PRE-1938 CONTRIBUTING BUILDINGS

Survey Number	Address	Architectural Style
(269)	501 Garcia Street	Pueblo Revival
(271)	523 Garcia Street	New Mexico Vernacular
(272)	525 Garcia Street	Spanish Pueblo
(273)	533 Garcia Street	Territorial
(274)	537 Garcia Street	Spanish Pueblo
(280)	555 Garcia Street	Territorial Revival/Pueblo Revival
(281)	561 Garcia Street	Territorial Revival
(282)	569 Garcia Street	Territorial Revival
(001)	506 Acequia Madre Road	Pueblo Revival
(002)	508 Acequia Madre Road	Pueblo Revival
(003)	512 Acequia Madre Road	New Mexico Vernacular Spanish Pueblo (front)
(004)	518 Acequia Madre Road	Territorial Revival
(010)	520 Acequia Madre Road	Pueblo Revival
(019)	614 Acequia Madre Road	Territorial Revival
(048)	712 Acequia Madre Road	Territorial Revival
(049)	716 Acequia Madre Road	Pueblo Revival
(057)	720 Acequia Madre #2,3	Pueblo Revival

(060)	720 Acequia Madre #5	Pueblo Revival
(061)	720 Acequia Madre #8	Pueblo Revival
(091)	754 Acequia Madre Road	Pueblo Revival
(093)	770 Acequia Madre Road	Pueblo Revival
(005)	1 Placita Rafaela	Pueblo Revival
(006)	2 Placita Rafaela	Pueblo Revival
(008)	4 Placita Rafaela	Spanish Pueblo
(009)	5 Placita Rafaela	Territorial Revival
(018)	401 Delgado Street	Pueblo Revival
(012) (011)	408 Delgado Street 522 Acequia Madre	Pueblo Revival
(017)	421 Delgado Street	Pueblo Revival
(013)	424 Delgado Street	Pueblo Revival
(014)	426 Delgado Street	Pueblo Revival
(016)	429 Delgado Street	Pueblo Revival
(038)	403 San Antonio St.	Mediterranean
(020)	404 San Antonio St.	Territorial Revival
(037)	407 San Antonio St.	Bungalow
(036)	411 San Antonio St.	Pueblo Revival
(035)	417 San Antonio St.	Pueblo Revival/Mediterranean

(021)	424 San Antonio St.	Pueblo Revival
(022)	426 San Antonio St.	Territorial Revival
(034)	427 San Antonio St.	Pueblo Revival
(023)	428 San Antonio St.	Territorial Revival
(033)	433 San Antonio St.	Pueblo Revival
(046)	710 San Pasqual	Pueblo Revival
(045)	434 San Pasqual	Pueblo Revival
(040)	706 Sosaya Street	Pueblo Revival
(051)	433 Calle la Paz	Territorial Revival/Pueblo Revival
(052)	435 Calle la Paz	Pueblo Revival
(063)	415 Camino Manzano	New Mexico Vernacular
(090)	405 Sosoya Lane	Pueblo Revival
(085)	419 Sosaya Lane	Vernacular
(084)	421 Sosaya Lane	Vernacular
(105)	105 Calle la Pena	Pueblo Revival
(107)	107 Calle la Pena	Pueblo Revival
(207)	418 Abeyta Street	Pueblo Revival
(206)	422 Abeyta Street	Pueblo Revival

(204)	426 Abeyta Street	Pueblo Revival
(199)	812 Abeyta Street	Pueblo Revival
(196)	807 Abeyta Street	Spanish Pueblo
(195)	801 Abeyta Street	Spanish Pueblo
(192)	502 Abeyta Street	Pueblo Revival
(190)	503 Abeyta Street	Pueblo Revival
(188)	509 Abeyta Street	Spanish Pueblo
(186)	512 Abeyta Street	Spanish Pueblo
(183)	523 Abeyta Street	New Mexico Vernacular
(181)	528 Abeyta Street	Territorial Revival/Pueblo Revival
(165)	825 El Caminito	Pueblo Revival
(167)	830 El Caminito	Pueblo Revival - Torreon
(166)	831 El Caminito	Pueblo Revival
(168)	832 El Caminito	Pueblo Revival
(171)	836 El Caminito	Pueblo Revival
(172)	850 El Caminito	Pueblo Revival
(098)	800 Cam. del Poniente	Pueblo Revival
(100)	828 Cam. del Poniente	Territorial Revival
(116)	405 Cam. del Monte Sol	Spanish Pueblo
(115)	408 Cam. del Monte Sol	Pueblo Revival

(118)	409 Cam. del Monte Sol	New Mexico Vernacular Pueblo Revival addition (front)
(121)	428 Cam. del Monte Sol	Pueblo Revival
(126)	434 Cam. del Monte Sol	Pueblo Revival/Territorial Revival
(123)	439 Cam. del Monte Sol	Pueblo Revival
(130)	452 Cam. del Monte Sol	Pueblo Revival
(129)	503 Cam. del Monte Sol	Pueblo Revival
(132)	507 Cam. del Monte Sol	Pueblo Revival/Territorial Revival
(131)	512 Cam. del Monte Sol	Pueblo Revival
(134)	515 Cam. del Monte Sol	Pueblo Revival
(136)	517 Cam. del Monte Sol	Pueblo Revival
(133)	520 Cam. del Monte Sol	Pueblo Revival
(135)	524 Cam. del Monte Sol	Pueblo Revival
(139)	529 Cam. del Monte Sol	Pueblo Revival
(138)	530 Cam. del Monte Sol	Pueblo Revival
(140)	538 Cam. del Monte Sol	Pueblo Revival
(142)	542 Cam. del Monte Sol	Pueblo Revival
(144)	550 Cam. del Monte Sol	Pueblo Revival
(143)	555 Cam. del Monte Sol	Pueblo Revival
(149)	557 Cam. del Monte Sol	Pueblo Revival
(145)	558 Cam. del Monte Sol	Pueblo Revival
(146)	566 Cam. del Monte Sol	Pueblo Revival

(147)	576 Cam. del Monte Sol	Pueblo Revival
(148)	580 Cam. del Monte Sol	Pueblo Revival
(150)	586 Cam. del Monte Sol	Pueblo Revival

POST-1938 CONTRIBUTING BUILDINGS (1939-1942)

			DATE
(094)	774 Acequia Madre Road	Pueblo Revival	Bet. 1938-1940
(015)	433 Delgado Street	Territorial Revival	Bet. 1940- 1942
(074)	404 Sosaya Lane	Pueblo Revival	Bet. 1938-1940
(omitted)	406 Sosaya Lane	Pueblo Revival	Bet. 1938-1940
(082)	424 Sosaya Lane	Territorial Revival	Bet. 1940-1942
(103)	110 Calle la Pena	Pueblo Revival	Bet. 1940-1942
(185)	516 Abeyta Street	Pueblo Revival	Bet. 1938-1940
(169)	837 El Caminito	Pueblo Revival	Bet. 1940-1942

PRE-1938 NONCONTRIBUTING BUILDINGS

(Non-contributing because of extensive alterations after the period of significance or because of lack an identifiable style which contributes to the district.)

(324)	512 Acequia Madre Road (rear)	Pueblo Revival
(072)	740 Acequia Madre Road	Pueblo Revival
(007)	3 Placita Rafaela	Pueblo Revival

(032)	435 San Antonio St.	No Style
(087)	413 1/2 Sosaya Lane	No Style
(086)	417 Sosaya Lane	No Style
(083)	425 Sosaya Lane	Pueblo Revival
(198)	810 Abeyta Street	Pueblo Revival
(193)	500 Abeyta Street	Spanish Pueblo
(191)	504 Abeyta Street	Spanish Pueblo
(184)	517 Abeyta Street	Spanish Pueblo
(122)	430 Cam. del Monte Sol	No Style

POST-1938 NONCONTRIBUTING BUILDINGS

(270)	503 Garcia Street	Pueblo Revival/Mediterranean details
(279)	553 Garcia Street	No Style
(056)	720 Acequia Madre #1	Pueblo Revival
(058)	720 Acequia Madre #4	Pueblo Revival
(059)	720 Acequia Madre #6	Pueblo Revival
(062)	720 Acequia Madre #7	Pueblo Revival
(092)	756 Acequia Madre Road	Territorial Revival

(039)	407 San Pasqual	No Style
(047)	417 San Pasqual	Pueblo Revival
(041)	437 San Pasqual	Pueblo Revival
(050)	409 Calle la Paz 411 Calle la Paz 413 Calle la Paz	Pueblo Revival
(073)	400 Sosaya Lane	Pueblo Revival
(075)	408 Sosaya Lane	Pueblo Revival
(089)	409-1/2 Sosaya Lane	Not visible
(076)	410 Sosaya Lane	Pueblo Revival
(088)	411 Sosaya Lane	Territorial Revival
(077)	412 Sosaya Lane	Pueblo Revival
(078)	414 Sosaya Lane	Pueblo Revival
(079)	416 Sosaya Lane	Pueblo Revival
(080)	418 Sosaya Lane	Pueblo Revival
(081)	420 Sosaya Lane	Not visible
(106)	103 Calle la Pena	Pueblo Revival
(101)	104 Calle la Pena	Pueblo Revival
(102)	109 Calle la Pena	Pueblo Revival
(108)	115 Calle la Pena	Pueblo Revival

(104)	116 Calle la Pena	Pueblo Revival
(109)	123 Calle la Pena	Pueblo Revival
(205)	424 Abeyta Street	Pueblo Revival
(202)	428 Abeyta Street	Pueblo Revival
(203)	430 Abeyta Street	Pueblo Revival
(201)	432 Abeyta Street	Pueblo Revival
(197)	811 Abeyta Street	No Style
(200)	809 Abeyta Street	No Style
(194)	800 Abeyta Street	Pueblo Revival
(189)	508 Abeyta Street	No Style
(187)	517 Abeyta Street (rear)	Pueblo Revival
(182)	525 Abeyta Street 527 Abeyta Street	Pueblo Revival
(180)	601-603 Abeyta Street	Pueblo Revival
(176)	859 Ranchito	Pueblo Revival
(177)	905 Ranchito	Pueblo Revival
(170)	841 El Caminito	Pueblo Revival
(173)	850-1/2 El Caminito	Pueblo Revival
(099)	826 Cam. del Poniente	Territorial Revival

(117)	407 Cam. del Monte Sol	Pueblo Revival
(119)	424 Cam. del Monte Sol	Pueblo Revival
(120)	427 Cam. del Monte Sol	Vernacular
(127)	431 Cam. del Monte Sol	Pueblo Revival
(125)	432 Cam. del Monte Sol	Pueblo Revival
(124)	433 Cam. del Monte Sol	Pueblo Revival
(128)	436 Cam. del Monte Sol	Pueblo Revival
(137	519 Cam. del Monte Sol	Pueblo Revival
(141)	535 Cam. del Monte Sol	Pueblo Revival
(151)	559 Cam. del Monte Sol	Pueblo Revival

DESCRIPTIONS OF REPRESENTATIVE CONTRIBUTING BUILDINGS

Except as noted, all buildings are one story and hard plastered in earth tones of brown or beige.

Survey (273) Address: 533 Garcia Street Jose Dolores Garcia House
Approx. Date: Before 1912 Style: Territorial Photo #6

Description: Streetscape and siting: Eight foot stone wall along front property line, top section plastered cement block, entered through arched doorway. Building placed at an angle to the street. Roof: Hip, sheathed in terne plate, red. Two masonry chimneys, capped with brick. Facade: Flat, unadorned. Only partially visible from street. Door, three windows, asymmetrically placed. Windows: Wood, 2/2 double hung. White wood trim, pediments with simple molding along top.

Comments: The only Territorial style building in the District.

Survey (019) Address: 614 Acequia Madre Road Curtin/Paloheimo House
Approx. Date: Bet. 1921 and 1930 Style: Territorial Revival Photo #7

Description: Streetscape and siting: Set back from street on large, grassy, unlandscaped lot. Large street trees. Wide, wood-planked bridge over acequia. Entrance marked by low, curved, stuccoed wall. Second wall behind first with entrance gate, part stuccoed wall and part coyote fence. No enclosing or street walls. Roof: Flat, parapet topped with denticulated brick coping. Facade: Asymmetrical, inset portal over entrance which includes large central door and window on each side. Portal supported by posts and corbels, stained or painted brown. Door has transom with seven small lites. Windows: Wood. 2/2 Double hung. White wood trim, pedimented. Green shutters. Wing on east has two smaller windows with no shutters.

Comments: An example of Territorial Revival style, although the brown posts and corbels of the portal are an element from the Pueblo Revival Style. Unusual setting for this district - set back on what had been a large cultivated field which had not been deeded in strips.

Survey: (008) Address: 4 Placita Rafaela Epifanio Garcia House
Approx. Date: 1926 Style: Spanish Pueblo Photo #8
Builder: Epifanio Garcia

Description: Four-room, el-shaped. Streetscape and siting: Built directly along street line. No front trees or landscaping. Roof: Flat, coping stuccoed. Projecting canales. Facade: Portal placed in corner of el. Posts, no corbels. Windows: Steel sash has replaced earlier wood casement.

Comments: An example of the Spanish pueblo tradition carried into the twentieth century.

Survey (018) Address: 401 Delgado Street
Approx. Date: original before 1912. Remodeled probably in 1920's.
Style: Pueblo Revival Photo #9

Description: Streetscape and siting: On corner of Delgado Street and Acequia Madre, faces Acequia Madre. Untamed low bushes and undergrowth between Acequia Madre and stuccoed wall and then coyote fence which extend across most of the front of the property. Almost no set back. Roof: Flat, parapet, projecting canales. Facade: Asymmetrical. Portal in corner of el, supported by round posts and corbels, faded blue paint. Three entry doors under portal. House extends east beyond portal. Windows: Varying sizes and styles. Primarily casement and 2/2 double hung. Wood surrounds and exposed lintels painted shades of blue in various stages of wear.

Comments: A large rambling house of Spanish Pueblo origin, now divided into apartments, which might at some point have been deeded among family members, following local Spanish custom. It was owned in the late 1920's by Kate Chapman who renovated a number of old houses.

Survey: (016) Address: 429 Delgado Street
Date: 1925 Style: Pueblo Revival. Photo #10
Architect: John Gaw Meem

Description: Streetscape and siting: Side of house directly along street line. Faces south on street running north south. Small pine trees next to side of house along street. Roof: Flat, parapet, projecting canales. Facade: West, faces street - line broken by fireplace chimney from which

false vigas project. Main, faces south , portal supported by posts and corbels, canal with long extension projects from. Windows: Wood, casement, double, 6 lites each side. Exposed lintels, painted brown. Wood lug sills.

Comments: Early commission of John Gaw Meem. Built together with 421 Delgado, which is similar but not identical. The two houses are linked by a wall which extends from each to a single-car garage between them. The whole commission was called Meadors-Staples-Anthony.

Survey: (020) Address: 404 San Antonio Street
Approx, Date: Bet. 1921 and 1927. Style: Territorial Revival Photo #11

Description: Streetscape and siting: Low wall along street line. House set back. Small front yard with two large trees, patches of lawn, mostly dirt. Flagstone walk. Roof: Flat, parapet with denticulated brick coping. Canales projecting from side walls. Facade: Portal across front, chamfered posts, simple capitals made of pieces of molding, painted white. Center door with asymmetrically placed window on either side. Windows: Casement, double, eight lites each side. Cement lug sills.

Survey (085) Address: 419 Sosaya Lane
Approx. Date: 1930's. Style: Vernacular Photo 12
Architect/Builder: A.A. Sosaya

Description: Streetscape and siting: No wall. Slightly set back from street on small lot. Bushes and natural undergrowth at street line. Roof: Low pitched gable, red corrugated tin. Facade: Entrance porch with roof paralleling pitch of main roof. No windows. Building is rough stuccoed, cement colored. Windows: Wood, 6/6 double hung.

Comments: Although built of adobe, this building illustrates Sosaya's use of adobe in non-traditional ways.

Survey: (183) Address: 523 Abeyta Street Teodoro Abeyta House
Approx. Date: pre-1912 Style: New Mexico Vernacular Photo #13

Description: Streetscape and siting: low wall along street line. House parallel with and very close to street line. Roof: low pitched gable. Brick chimney. Facade: Long, low, linear, in Spanish Pueblo tradition. Two doors. Blue trim. Windows: 2/2 double hung, various sizes, mostly large.

Survey: (181) Address: 528 Abeyta Street Ramon Abeyta House
Approx. Date: Bet. 1912-1928 Style: Territorial Revival/Pueblo Revival
Photo #14

Description: Streetscape and Siting: On corner of El Caminito and Abeyta Street. Five foot stone wall on street line facing Abeyta Street. Roof: Flat. Brick coping around top of parapet wall except over portal. Facade: Portal across supported by Pueblo Revival-style posts and corbels, painted brown, projecting canales. Windows: 3/3 double hung, surrounds and window parts painted green.

Survey (167) Address: 830 El Caminito El Torreon
Approx. Date: Bet. 1921-1931. Style: Pueblo Revival - Torreon Photo #15
Architect: Frank Applegate

Description: Two-story, round structure with a small one-story, flat-roofed wing extending toward Camino Rancheros. Streetscape and siting: On the corner of Camino Rancheros and El Caminito. Medium wall along street line. Roof: Flat. Parapet. projecting canales. Facade: Building is round. Door and three asymmetrically placed windows of different sizes and styles face El Caminito. Windows: Various sizes and and styles including 4/4 double hung.

Comments: This is a rare, if not unique, example of a Pueblo Revival version of a Spanish Pueblo torreon (defensive tower).

Survey: (115) Address: 408 Camino del Monte Sol
Approx. Date: Post-1912 Spanish Pueblo building remodeled in 1920's.
Style: Pueblo Revival Photo #16
Architect: (Of the remodeling) Frank Applegate

Description: Remodeled to two stories. Streetscape and siting: On corner of Camino del Monte Sol and Camino del Poniente. Built along the street line of Poniente, with no wall. Wall along Monte Sol. Two large trees on Poniente side. Roof: Flat. Facade: Facing Monte Sol, one story entrance area, door, window. Corner buttresses and wall batter. Windows: Wood, 6/6 double hung. Some small casement. Exposed lintels, stained brown.

Survey: (126) Address: 434 Camino del Monte Sol
Approx. Date: Bet. 1929 and 1938 Style: Pueblo Revival/Territorial Revival
Photo #17

Description: Streetscape and siting: Slightly set back. Low stone wall along street line. Roof: Flat. Brick coping on parapet walls. Projecting canales. Facade: Portal in corner of el. Brown posts and corbels. Two doors. Windows: Casement, wood, 6 and 8 lite, painted white. Exposed wood lintel, brown. Brick sills. Large, fixed, single pane under portal.

Survey: (129) Address: 503 Camino del Monte Sol Alice Clark Myers House
Approx. Date: 1925 Style: Pueblo Revival Photo #18
Architect: Alice Clark Myers

Description: Streetscape and siting: Setback from street. Reached by descending, hedge lined driveway. Low stone wall along street line. Roof: flat. Multi-leveled. Chimneys plastered. Facade: Wall, arched door appears to enter inner courtyard. Protruding beams. Windows: two, small are visible, appear casement, exposed lintels, painted brown.

Comments: Designed by artist Datus Myers' wife, Alice Clark, among the first women graduates in architecture (University of Illinois, Urbana). Mission influenced Revival style.

Survey: (144) Address: 550 Camino del Monte Sol
Approx. Date: 1920's Style: Pueblo Revival Photo #19

Description: Streetscape and siting: House built near street line. Low wall at street line, curves to south side of house. Roof: Flat. Facade: Asymmetrical. Chimneys and buttresses sculptured plaster. Door, wood plank, iron decoration, lintel exposed and slanting sharply. Windows: Casement of varying sizes. Painted green.

Survey: (143) Address: 555 C. del Monte Sol William P. Henderson House
Approx. Date: Bet. 1917 and 1928 Style: Pueblo Revival Photo #20
Architect: W.P. Henderson

Description: Streetscape and siting: Set back from street. Shielded from the street by relatively dense pine trees. Roof: Flat, parapet, very rounded,

three rounded chimneys with ollas (clay pots) on top. Facade: Recessed portal, posts and corbels. Short wall around front and side enclosing narrow area overgrown with bushes. Windows: Casement. Exposed lintels, brown trim.

Comments: Home designed and built by Henderson, a founder of the art colony centered on the Camino del Monte Sol.

Survey: (146) Address: 566 Camino del Monte Sol Willard Nash House
Approx. Date: Early 1920's Style: Pueblo Revival Photo #21
Architect/Builder: Willard Nash with Frank Applegate.

Description: Streetscape and siting: Built along street line. Wall along street line, large butresses. Roof: Flat, different levels. Parapet very rounded. Facade: Portal inset, posts and corbels, projecting vigas. Windows: Various types and sizes. Two 30-lite fixed wooden, 6 lite steel casement, 4 lite wood casement. Brown trim. Exposed lintels except 30 lite.

Comments: Built by one of the Cinco Pintores.

Survey: (145) Address: 558 Camino del Monte Sol Walter Mruk House
Approx. Date: Early 1920's Style: Pueblo Revival Photo #22
Architect/Builder: Walter Mruk with Frank Applegate

Description: Two-story, with single story wings projecting from each side. Streetscape and siting: Side wings directly along street line. Short stuccoed wall along street line between the projecting side wings with entry gate in middle. Roof: Flat. Middle section of house has roof overhang above projecting vigas which are irregularly trimmed and of varying lengths. Facade: Symmetrical placement of center entrance door and surroundings windows. Balcony over door. Windows: 6/6 double hung, 6 lite wood casement. Windows, door and trim painted white.

Comments: Mission influenced Pueblo Revival style home of one of the Cinco Pintores.

SUMMARY OF ARCHITECTURAL STYLES FOUND IN THE DISTRICT

These stylistic definitions generally follow the categories set forth in the New Mexico Historic Building Inventory Manual, produced by the University of New Mexico School of Architecture and Planning in 1970. A more complete discussion of these styles is provided in the significance section below.

For the purposes of statistics, buildings in mixed styles have been counted with the dominant style.

Style	Approx. Dates	Number contributing to District	Total in District
SPANISH PUEBLO	1620-1920	8	11

Defining Characteristics: Adobe, linear floor plan, flat roof of wood and dirt, parapets. Rounded corners and parapets, projecting vigas and canales. Small, irregularly placed, inset, untrimmed windows. Portal supported by round posts topped by corbels.

TERRITORIAL	1846-1912	1	1

Defining Characteristics: Adobe, symmetrical floor plan around a central hall. Flat or pitched metal roof, brick coping on top of parapets. Greek Revival ornamentation. Large windows with white-painted casings and pedimented lintels. White-painted porch or portal supported by square columns, with molding used to simulate a Doric capitals.

NEW MEXICO VERNACULAR	1880-1930	5	5

Defining Characteristics: Spanish Pueblo with metal-sheathed, gabled roof. Square floor plan possible.

BUNGALOW	1905-1935	1	1

Defining Characteristics: One story, low pitched gable roof, roof overhangs, front porch.

MEDITERRANEAN	1910–1950	1	1

Defining Characteristics: Red tile, arches, arched window openings.

PUEBLO REVIVAL	1905–present	73	120

Defining Characteristics: Stuccoed adobe colors. Battered walls, butresses. Flat roofs, rounded parapets, projecting vigas and canales. Portals supported by round posts topped by corbels, painted or stained brown. Exposed wooden lintels, stained or painted brown. Multi-level roofs, second-story setbacks.

TERRITORIAL REVIVAL	1925–present	15	18

Defining Characteristics: Same as Territorial, but flat roof. Generally brick or block plastered adobe colors.

Vernacular	2	3
No Style	0	9
Not able to observe	0	2
TOTALS	106	171

GLOSSARY

Acequia: Irrigation ditch.

Canal (pl. canales): Roof drain spout projecting through a parapet wall.

Coyote Fence: Fence of unpeeled, slender aspen posts, set vertically in the ground.

Jacal: Wall construction of logs set vertically and chinked or plastered with adobe.

Portal: Long porch or portico with roof supported by vertical posts.

Viga: Peeled log ceiling beams.

SIGNIFICANT PERSONS

Artists who were leaders of the art colony and prime contributors to the architectural and cultural character of the District:

Alice Corbin Henderson

William Penhallow Henderson

Frank Applegate

Fremont Ellis

Walter Mruk

Joseph Bakos

Willard Nash

Will Shuster

Andrew Dasburg

Datus Myers

Mary Austin

Alfred Morang

Lynn Riggs

Philip Stevenson

Elizabeth De Huff

Numerous other writers and painters lived in the district and contributed to its architectural and cultural character as described in detail in the significance section.

for these buildings which represent the Revival styles at their artistic peak, by the presence of a small area where the traditional Spanish Pueblo style of building continued to evolve in the twentieth century, concurrent with its own revival, and also by the presence of buildings which illustrate a less self-consciously artistic expression of the Revival styles, and finally by the presence of a small group of adobe dwellings designed and built by an idiosyncratic builder who was not a member of the art colony and who ignored the tenets of the Revival. The district achieved its present character during the period of significance (1912-1942), and subsequent building has not detracted from its historic qualities.

HISTORIC CONTEXT

A. Spanish and Mexican Periods (1610-1846) Spanish Pueblo Style

Santa Fe was founded in 1610 by Spanish colonists under the leadership of Pedro de Peralta who was sent to establish a permanent administrative and military capital of Spanish settlement in New Mexico. They chose a site enclosed on the north and east by abruptly rising foothills of the Sangre de Cristo mountains where the Santa Fe River emerges from a canyon to flow across a gently contoured plain. This location offered water for irrigation and unoccupied tillable land. Although once a site of Indian habitation, it had been abandoned by the time the Spanish arrived. Roughly following the town-planning requirements of the Laws of the Indies (issued in 1573), the colonists laid out a rectangular plaza as the center of their settlement, faced on the north by the residence of the royal governor (now called the Palace of the Governors), on the east by a church, and on the other sides by houses of leading families. Peralta brought with him instructions for allotting land to the settlers for houses, gardens, cultivated fields, and orchards. Throughout the Colonial period subsistence farming was the main occupation of those citizens who were not involved in the government, the military, or the church. The earliest extant map of Santa Fe, the Urrutia of 1766, shows two concentrated areas of settlement, one north of the river and centered around the Plaza, and the other, known as the Barrio de Analco, south of the river. Elsewhere, on both sides of the river, including the area on the south side now occupied by the Camino del Monte Sol Historic District, the Urrutia map shows buildings randomly scattered amid cultivated fields.

The large area of the settlement on both sides of the river devoted to agriculture was made possible by the system of irrigation that the Spanish apparently brought with them to these arid lands by which main ditches (acequias) were dug off of the river from which lateral ditches brought water to individual lands. Two major ditches, one above and one below the river,

are shown on the Urrutia map. Of these one may be at least in part identified with the Acequia Madre which still flows periodically today and has been listed individually on the National Register. A section of this acequia flows along the northern boundary of this district.

The Spanish, whose exploration of New Mexico had begun some 80 years before the founding of a capital at Santa Fe, had come originally in search of mineral wealth but had found instead only agricultural communities of Indians living communally in groups of permanent dwellings which the Spanish called pueblos (towns). These pueblos were multi-storied structures composed of flat-roofed, cubical units constructed of stone or adobe and piled several stories upon one another. Each succeeding story was set back upon that below it to form terraces. Ladders were used to connect the various levels. The Indians formed the walls of these units by laying successive bands of adobe 15 to 20 inches high, using a technique called puddling. Small and few in number, doors and windows were covered with textiles or hides if at all. Roofs were constructed of horizontal beams of peeled logs, called vigas, supported by walls through which they projected irregularly, and covered with a layer of wood saplings, brush, and finally a thick layer of dirt. Low parapet walls bounded each terrace and were often topped with a layer of stones. Water was directed off of the roof by a gentle slope leading to a canal, or roof drain, made from a stone slab or a hollowed out half of a log which projected through the parapet wall.

Few in number and at the farthest reaches of Spanish colonization in the New World, the Spanish settlers of northern New Mexico adopted the basic materials and forms of architecture they found being used by the indigenous peoples. Entirely dependent upon materials at hand, Spanish builders shaped the same medium - adobe, a mixture of clay, sand, water, and sometimes straw - into similar thick-walled, rectangular units, with a few small, unglazed windows and covered by flat roofs of logs, sticks, and dirt with projecting vigas and canales and surrounded by low parapet walls. Spanish contributions to this architecture were the technique of shaping the adobe into sun-dried bricks, a preference for building upon a rough stone foundation rather than directly upon the ground, the interior, chimneyed fireplace, which was usually placed in a corner, and the portal. Possessing simple metal tools the Spanish were able to more easily procure thicker and longer roof beams and thus the typical span of their rooms was wider. The use of metal tools also permitted such refinements as squared beams and chiseled decorations. However, the most striking difference between Indian and Spanish building was the way in which similarly constructed rectangular units were put together. The Indians piled them up in a multi-storied, irregularly shaped mass, several units deep, either roughly pyramidal in shape or encircling a court, and housing a whole

community; whereas the Spanish, living a less communal life, built detached, single-story dwellings, directly along the street line, using a linear floor plan only one room deep and without interior hallways. Rooms were reached through one another or from outside doors. The typical house might have begun as one or two rooms. As the family grew new rooms could be added in single file, either in a straight line or bent into an L or a U. For the prosperous these rooms might extend all the way around an interior courtyard or placita. The portal was a portico or covered porch, the roof of which was supported by round, vertical, peeled logs often topped by corbels intended to distribute the weight pressing upon the top of the post. Often recessed, with its sides formed by the projecting wing or wings of the building, or extending around the entire interior of a courtyard, portals served as a covered walkway, a kind of exterior hall, connecting rooms reached by exterior doors.

The Spanish also introduced two specialized architectural types to northern New Mexico, the mission church and the torreon. Supported by the Spanish crown, Franciscan missionaries came up from Mexico to establish mission stations. They taught the Indians to shape adobe into bricks and persuaded them to construct mission churches of thick-walled adobe, similar in design to those built in Mexico, but smaller and simpler. These churches were rectangular in plan without transcepts or side chapels. Ceilings were flat rather than vaulted, and composed of vigas which were supported where they joined the walls by carved corbels. A balcony which extended across the back of the nave served as a choir loft. The interior space was larger and higher than anything known to the Indians and this greater height was supported by heavily battered walls and thick exterior buttresses. The main facade had centrally placed, double, wooden entrance doors with a small window above, either a single or twin corner towers, and corner buttresses. There might also be a balcony extending above the door between corner towers or buttresses.

The torreon was a round, two-story, fortified tower used as a place of refuge during times of trouble. The same methods of wall and roof construction used in other Spanish Colonial building were adapted here to specialized shape and height requirements. The thick adobe walls were pierced by one door and one or two high, small windows. The second floor was entered through a trap door in the first floor ceiling.

Finally, one other material of wall construction used much less frequently than adobe by both Indians and Spanish deserves mention. In jacal construction walls were made of poles set vertically in the ground and chinked or plastered with adobe. The Spanish used jacal for storage buildings and corrals.

Spanish building methods remained virtually unchanged during the more than two hundred years of Spanish Colonial rule, a period of nearly total isolation and minimal economic activity for northern New Mexico. Santa Fe, the capital of a vast, arid, largely unpopulated area which included not only New Mexico but parts of present Arizona, Colorado, and Texas, was separated by great distance from the centers of Spanish settlement in Mexico. Little economic support came from the Spanish Crown to an area which offered no hope of wealth in return. The colony was further isolated by Spain's policy of keeping the colony's North American borders tightly sealed, a practice which prevented the development of trade and effectively excluded cultural influences from the English and French colonies on the continent. All foreign goods had to be imported through Mexico City making them prohibitively expensive in an economy that never rose above the level of bare subsistence. Lacking both the means and the incentive to change, the Spanish of northern New Mexico remained extremely conservative in all aspects of culture including architecture.

Mexico's achievement of independence from Spain in 1821 brought little real change to architectural practice. To be sure an era of extreme isolation ended almost immediately with the opening of the borders and the inauguration of trade over the Santa Fe Trail. Santa Fe eventually became a major stopping off place on the trade routes from the United States south to Chihuahua and Mexico City and west to California. Nevertheless, the influence of the rest of the North American continent on architecture and on culture in general remained negligible. The traders brought mainly small items of every day use and those North Americans who chose to settle in Mexican territory adopted local ways. Subsistence farming continued to be the main occupation of the populace and Santa Fe remained a far-flung and neglected outpost in a country struggling to establish itself. The mission churches fell into disrepair when the Mexican government ceased to support the missions. For the 25 years that northern New Mexico was a part of Mexico, domestic building practices remained unchanged.

Therefore when American soldiers occupied Santa Fe in 1846, they found the Spanish building as they had for over 250 years. The style which had developed from the Spanish colonists' adaptation of the indigenous Indian architecture to their own domestic and religious needs is called for its dual origin, the Spanish Pueblo Style. In brief summary the elements of this style are thick, mud-plastered walls constructed of adobe bricks, small, infrequent window openings, projecting vigas and canales, and flat roofs made of peeled logs, sticks, and dirt. Typical in domestic architecture are linear floor plans and portals. The mission churches are distinguished by greater height, thick buttresses, towers, and balconies.

However, although the materials, techniques, and style of building remained constant during the Colonial and Mexican periods, the buildings themselves were always changing. Adobe is at once a flexible and a fragile medium which requires continuing attention but also accepts modification and addition relatively easily. A do-it-yourself architecture of natural, readily available materials such as dirt, straw, sticks, and logs, these buildings had a tendency to return to nature without constant vigilance to the effects of water and weathering. A householder who needed to be able to repair or replace deteriorated roofs and walls could also add on rooms at will to accommodate changing family needs. Also, frequently various sections, even rooms, of a dwelling were willed to different family members who might treat them very differently. One part of a building might collapse from neglect while another was well maintained and augmented with new rooms. The fundamental malleability of the medium meant that technological innovation in such details as windows and roofs, when they did arrive, could be added to an existing building without changing its basic form. In Spanish neighborhoods of Santa Fe, the practice of owner designed and built, Spanish Pueblo adobe architecture continued, not without some adaptation of technological improvements, in an unbroken tradition from Spanish Colonial times into the twentieth century and thus into the period of its own revival.

B. The Territorial Period (1846-1912)

1) Territorial and Railroad Styles

The peaceful occupation (1846) and subsequent annexation (1848) of New Mexico as a territory of the United States had far-reaching effects on nearly every aspect of life in Santa Fe. Trade with the rest of the continent over the Santa Fe Trail increased dramatically as did the city's role as a center of commerce. Technological improvements to existing structures soon became essentials as merchants brought in quantities of such amenities as window glass, nails, metal hardware, and fired brick. Sawmills were set up so that for the first time milled lumber was available for door and window frames, floors, roof framing and so on. However, the new government and an influx of new settlers from the United States also brought different values and expectations expressed through a new architectural style. Called the Territorial Style, this was actually an extension of the Greek Revival which had been popular in the East but was already waning in popularity there. Traditional Spanish Pueblo buildings were refitted with such characteristic elements of the style as denticulated brick copings applied to the tops of parapet walls, larger windows framed in white-painted wood including a pedimented lintel, and perhaps even a projecting front porch, supported by square columns, painted white, often with chamfered corners and topped by

simulated capitols made of bits of molding. The new arrivals also built new dwellings in this style introducing a strictly symmetrical floor plan, two or more rooms deep, organized around a central hallway. This formal symmetry of plan reflected in well-ordered facades contrasted sharply with the Spanish custom of letting the plan of buildings evolve as need and circumstance might dictate. Nevertheless, like the Spanish colonists before them, the Americans at first had no choice but to adapt the local building materials and techniques of wall and roof construction to their new needs and expectations. Until production fired brick began locally in the 1880's, new Territorial style dwellings were built of sun-dried adobe brick, however much the new arrivals might try disguise that fact, in some cases going so far as having facades meticulously painted to simulate ashlar or brick. After their appearance in the 1870's, pitched metal roofs became common on Territorial style houses, although flat roofs continued to be popular as well.

The arrival of the railroad in 1880 greatly accelerated the pace of change. Suddenly in towns near the railroad, a wide range of manufactured building materials was available which had been too fragile, too heavy, or just too expensive to be hauled out by wagon. Easier travel also brought many more Americans with different ideas of town planning and new tastes in architecture. The succession of styles that had followed one another in popularity in the East arrived in the region all at once. Whole new towns sprang up around the railroad fashioned after Midwestern American towns. In Santa Fe new "progressive" elements of the business community campaigned for the modernization of the central business district and speculated in new neighborhoods platted in neat grid patterns. In 1882 the first permanent, local brickyard began supplying the basic material of the desired transformation. The impulse to modernize had a special sense of urgency because the main line of the railroad had bypassed Santa Fe by some seventeen miles, and with the demise of the Santa Fe Trail, the city had lost her strong economic position as a center of trade. Another powerful motivation to bring Santa Fe into conformity with the rest of the nation was a desire for acceptance into equal status as a state. Several unsuccessful attempts to join the Union had been made since 1850 and the native adobe architecture was regarded by some as symptomatic of the backwardness which had stood for so long in the way of statehood. The local newspapers of the 1880's urged the elimination of "unsightly adobes", praised the new rows of brick houses that were going up, and waged a relentless campaign to rid the plaza of portals - symbols of the old culture which was standing in the way of progress and hence prosperity. One by one the old adobe business blocks around the plaza gave way to new buildings of brick or stone with Italianate facades ornamented by mass-produced metal decorative elements and dominated by oversize display windows all in the image of a midwestern main street. The fashionable

neighborhoods were the new ones laid out with straight streets and neat rows of orderly houses placed squarely in the center of their lots and built in styles brought first from the East and later, after the arrival of the bungalow from the West.

In the more remote villages of the northern part of the state as well as in the older, Spanish-speaking neighborhoods of pre-railroad towns like Santa Fe, the tradition of self-built adobe construction continued undeterred by imported attitudes but freely accepting such practical improvements as the metal-sheathed, gabled roof and adding some limited ornamentation from the newer styles. Initially the old linear floor plan persisted but around the turn of the century a more symmetrical, square plan was adopted from the other styles that had entered the region. The term New Mexico Vernacular has been coined to designate buildings in this style which is defined by adobe construction in the Spanish Pueblo mode covered with a gabled, metal roof.

2. Beginnings of the Pueblo Revival

Easy accessibility by rail for the first time opened the vast reaches of the American west to great numbers of people who could travel for reasons other than commerce or settlement. The railroad, seeking to encourage travel, and the business community of Santa Fe, eager for a new source of prosperity, recognized early a potential economic resource in the unique and historic aspects of the local cultures as a way of luring visitors. Thus rail transportation brought with it not only the materials and the motivation to modernize but also the gradually developing and contradictory realization that there was economic value in the area's pre-American heritage. Always highly romantic, this impulse was at first expressed in a generalized way without reference to the actual history of the region and without regard for the reality of Spanish-American or Indian life and customs of the time. For example, streets in a freshly gridded development were given names like Aztec and Montezuma, and the Palace of the Governors touted for its antiquity although its facade, most recently refurbished in 1881 gave little indication of the building's Spanish Colonial origin. Eventually the railroad began to see value in the evocation of the past through architecture and began to build its stations, and hotels in historic style, first in a generalized way using the California Mission Revival style in New Mexico as well as California. Soon, however, the railroad adopted another revival style for New Mexico which was called at the time the "Santa Fe Style". Just after the turn of the century, a powerful movement would develop in Santa Fe to bring historically appropriate architecture back to the recently modernized center of the town and to encourage new construction in the historic style as an authentic evocation of the city's Spanish Colonial and Indian heritage.

This movement was helped immeasurably by the founding of a tuberculosis sanitarium in Santa Fe. In addition to attempting to lure tourists, the city had long promoted itself as a health resort. However, a solid institution to attract those needing care was lacking until Sunmount was founded in 1903 by Drs. Frank and Harry Mera. They bought a tract of land in the southeast section of the city at the base of a foothill of the Sangre de Cristo mountains, called Monte Sol, where the present Camino del Monte Sol meets the Old Santa Fe Trail and slightly south of the southern boundary of this district. A tent city had been erected there to attract people suffering from lung problems. The Meras converted the tents to cottages and eventually built larger permanent buildings. Although Harry Mera left after the first phase of building to pursue an interest in Indian archaeology, his brother went on to preside over an immensely successful, nationally known institution. Sunmount attracted a remarkable group of artistic and intellectual people from all over the country and became something of a center of social and cultural life in Santa Fe. Dr. Mera imparted to his patients his own interest in the traditional cultures, art, and architecture of the southwest and from among his patients came some of the most active participants in the movement to restore a "historic" architecture to the city.

The cause of effecting this architectural remaking of Santa Fe was led by members of two groups who were drawn to the region around the turn of the century - archaeologists and artists. The archaeologists, beginning with Adolph Bandelier in the 1880's and followed by such men as Edgar Lee Hewett and Sylvanus Morley, were pioneers in the field of American archaeology which they sought to establish on an equal footing with the then dominant Classical archaeology. Toward this end Hewett founded the School of American Archaeology in 1907 (given its present name, the School of American Research ten years later) under the auspices of which major excavations were performed in the Southwest and Central America. Around the turn of the century, artists also discovered northern New Mexico. Attracted by the beauty of the landscape, the Indian and Hispanic cultures, and in many instances by the healthful climate and Dr. Mera's sanitarium, they began settling first in Taos and then in Santa Fe. Eventually both towns would be home to thriving art colonies of national repute. In addition to their own fields of endeavor, archaeologists and artists took up the task of defining what they called the "authentic", "indigenous" architecture of the region and led an impassioned crusade to convince the citizenry and in particular the business community, by persuasion and example, of the appropriateness and economic advantage of retaining, restoring, and recreating this distinctly local style in both commercial and domestic architecture.

The year 1909 proved to be a turning point for the revivalist movement. In that year Hewett and the preservationists prevailed in the Territorial legislature over the pro-progress faction which had long sought to demolish the Palace of the Governors, that last representative of backward, mud architecture on the Plaza. Instead the legislature was persuaded to keep the old building as the headquarters of Hewett's the School of American Archaeology and of the newly formed Museum of New Mexico which Hewett was also to head.

C. Statehood 1912-present Pueblo Revival and Territorial Revival Styles

In 1913, just a year after the last non-pueblo style building was constructed on the Plaza (a Neo-Classical Revival bank), the remodeling of the old Palace became the first major project of the Santa Fe promoters of what they called the new/old style. Its Territorial era portal was torn down and replaced by the Plaza's first Pueblo Revival portal. In 1915 New Mexico was represented at the Panama-California Exhibition with a striking building in the Pueblo Revival Style which was rebuilt in permanent materials two years later, one block off of the Plaza, to house a Museum of Fine Arts, the newest branch of the Museum of New Mexico. Built in what at the time was called the "pure Pueblo" variation of the Revival style, its facades incorporated features from six mission churches. In the next few years a number of public or institutional buildings were built in this style, some near the Plaza like the La Fonda hotel and a new post office, and others farther from the center such as the School for the Deaf on the main road south to Albuquerque and, a second building at Sunmount Sanitarium, south of the boundary of the Camino del Monte Sol Historic District. While large public buildings were demonstrating the potential of the style to the business community, a group of artists was coming together in Santa Fe who would by their example and advocacy do much to make it desirable on a smaller, private scale.

The early advocates of the "Santa Fe Style", now called the Spanish-Pueblo Revival or Pueblo Revival Style, sought to recapture the external appearance and the spirit of the architecture from the Spanish and Mexican periods, before the intrusions brought by a major American presence. They were not interested in the evolution of the style as still practiced by the Spanish with its ready acceptance modern elements. Nevertheless, they did not eschew modern methods and materials in themselves, as long as they were used to reproduce an "authentic" appearance. Evidence upon which to base an interpretation of that earlier architecture was taken from three main sources: Spanish domestic architecture stripped of modern encroachments, the surviving mission churches, and the Indian Pueblos. The style derived from these different sources was expressed initially through two sometimes contradictory

approaches. Given the properties of adobe and the customs of its practitioners, little if any Spanish domestic architecture had survived unaltered from the pre-American era to serve as models. One expression of the revival was the return of old houses to their pre-American appearance by such alterations as changing pitched roofs back to flat and replacing large, framed windows with small unframed ones, set into the wall with an exposed wooden lintel above, or replacing Territorial porches with portals. The archaeologist Sylvanus Morley, one of the first to undertake such a renovation, wrote an influential article in 1915 defining the style, in which he defined the elements taken from Spanish domestic architecture as a long, low profile of generally no more than one story, a roof whose pitch is never enough to allow it to appear above the top of the parapet wall, projecting vigas and canales, and inset portales supported by round posts and carved wooden corbels. The gable roof, particularly in metal ("a hideous monstrosity of tin") and arches or semi-circles (characteristic of the California Mission Revival style) are strictly forbidden as are colors diverging too far from those found in natural clay.

The other variation of the Revival style uses the components of Spanish building with features taken directly from the old Spanish mission churches and the Indian pueblos combined in ways unknown to the Spanish or Indians. Carlos Vierra, who had come to Sunmount in 1904 suffering from tuberculosis, and is generally credited with being the first artist to settle in Santa Fe, photographed and studied these sources extensively. Although Vierra built a large house (outside this district and listed on the National Register) demonstrating the domestic possibilities of the style, it was at first the more frequent choice for institutional or commercial buildings, fulfilling the need for new construction which was at once "historic" and adaptable to the wide range of modern uses unknown to the Spanish whose specialized architecture was limited to purposes of religion and defense. Called at the time the "pueblo type", these buildings were not limited to a single low story, but following the example of the pueblos, had upper stories which were set back. Early buildings in this style generally had two stories and might incorporate features from the mission churches such as towers, balconies, and large buttresses. Regardless of the actual building material, often brick, tile, or concrete block, designers strived to recreate with exterior plastering the massive, uneven, rounded, sculptured look of ancient adobe buildings. Often as in larger Spanish Colonial dwellings, these buildings were constructed around an inner courtyard surrounded by portals. By 1917 an example of each of the variations of the Revival stood side by side, separated only by a street, in full view of the Plaza - the long, low, rectangular

Palace of the Governors with a portal extending the entire length of its facade, and the Museum of Fine Arts containing elements from the mission churches and pueblos.

In the early years of the Revival, the only Territorial style embellishment considered acceptable for historic architecture was a coping of brick placed on the top of parapet walls. However, it was not long before the Territorial style gained acceptance and underwent a revival of its own. The Territorial Revival Style uses all of the components of the earlier Territorial style in combination with floor plans of current popularity, except the metal-clad pitched roof which had been popular since the 1870's but remained an anathema to the revivalists. Classical symmetry was the ideal and, although stuccoed the usual earth colors, these buildings were infrequently built of adobe and little attempt was made to imitate the rounded look of adobe which had been used originally only as a material of necessity rather than choice. As the Revival progressed it was not uncommon to find elements from the Pueblo and Territorial Styles combined on the same building.

The Revival styles became ubiquitous in Santa Fe public architecture largely through the work of one man, John Gaw Meem who had been trained as an engineer but had most recently worked in banking before he came to Sunmount in 1920 to be treated for tuberculosis. There he became involved in the debate over architectural styles in which Dr. Mera and many of his present and former patients took a passionate interest. As his health improved, he studied architecture and began to take commissions to assist in renovations of old adobe homes (the first of which was in this district) and to design new ones (examples of which are also in this district). With his health restored, Meem settled in Santa Fe and went on to become the region's premier architect in the Revival styles, as well as an effective leader in various efforts to preserve the region's historic architecture. While the earliest proponents of the Santa Fe style, pursued an ideal historical authenticity by strict adherence to the "indigenous" forms and materials to the extent that they were externally visible, Meem evolved a symbolic rather than a purportedly literal representation of the style through which he was able to adapt it to every sort of public use. In Santa Fe, in addition to residences, his firm designed many public schools, city and county buildings, churches, the hospital, and any number of commercial buildings.

Eventually the revival styles became the rule in Santa Fe. In 1957, the long crusade of the preservationists culminated in the passage of a zoning ordinance mandating the use of historic styles in the historic areas of the city. Newer, non-historic neighborhoods are usually covered by covenants which limit the range of permitted styles. Largely under the aegis of John

Gaw Meem, the buildings surrounding the Plaza, at least at the first floor level, have been remodeled in historic styles, and in 1967 the last portals were put back there.

SIGNIFICANCE OF THE DISTRICT WITHIN THE HISTORIC CONTEXT (1912-1942)

The year that New Mexico was granted statehood, 1912, has been chosen as the starting point for the period of significance because by that time the lines of Spanish development were set and are clearly determinable from the King Map of that year. Shortly after 1912 an influx of newcomers added another dimension to the district, without totally supplanting the earlier development. The end of the period of significance has been extended slightly beyond the fifty-year limit because events of the early 1940's mark the actual end of the period of significance. Therefore, where architecturally appropriate, those few buildings constructed between 1938 and 1942 have been added as a separate list of contributing buildings.

Located in the southeast corner of the city at some distance from the Plaza which had always been the center of town, this district remained in 1912 as it had been since Spanish settlement, a sparsely populated area of gently contoured, mostly cultivated land, owned in fairly large, often irregularly shaped parcels, by Spanish families. The area had not been subject to the subdivision style of development brought in by the railroad and generally remained free of the so-called railroad styles except for the addition to existing adobe buildings of such improvements as pitched metal roofs and larger windows. The area was irrigated principally from the Acequia Madre (Mother Ditch), a section of which flows along the south side of Acequia Madre street - the northern border of the district. This ditch is thought to coincide with one of the earliest ditches dug by the Spanish colonists and is now a rare example of an acequia still running in Santa Fe. Another smaller acequia, called on the King Map the "Acequia del Ranchos" ran along the section of present Abeyta Street which runs east and west. Just west of the intersection of Abeyta street and Acequia Madre Road, a small ditch drew water to a mill. The 1914 Hydrographic Survey of the Santa Fe River shows that in that year most of the land in the district was under cultivation, as orchards, vegetables gardens, and fields of alfalfa and other grains. The land directly south of the acequia would have been watered by ditches running perpendicular to this main ditch. The long narrow parcels of land in this area reflect the Spanish custom of deeding land in strips perpendicular to the acequia to allow equal access to water. This division of land is reflected in the subsequent pattern of streets extending south from Acequia Madre Street.

In 1912 there was almost no street development in the district beyond the roads which now form three of its boundaries - Garcia Street on the west, originally a branch of the road to Pecos, Acequia Madre Road on the north, and the Camino del Monte Sol on the east, called on the King Map the "Road to Sunmount". The only other road shown is narrow and unnamed (now Abeyta) and led to a compact group of dwellings around the Acequia del Rancho. Most construction before 1912 took place close to these roads. Several buildings from this period have today the appearance they assumed during the Territorial period, others received their present appearance in the early years of the Revival. Along Garcia Street there were five scattered structures belonging to members of the Garcia family. Of these two were not affected by the Revival. The only construction shown along Acequia Madre Road was a small group of dwellings close to the intersection of Garcia Street, which with one exception, were redone in the early years of the Revival. Along the "Road to Sunmount" there were a few scattered dwellings of the Vigil and Romero families. Although most have undergone revival transformations, a jacal building still exists to which additions were added by John Gaw Meem for artist Andrew Dasburg, and the back section of the building that became photographer Laura Gilpin's studio has retained its pitched metal roof. There was also a dense settlement of generally smaller dwellings south of the Acequia del Rancho. This area remained under Spanish ownership after the influx of artists brought the Revival styles to the larger streets. Abeyta Street is still set apart from the rest of the neighborhood by its unbroken connection with the Spanish Pueblo tradition. Several dwellings are still owned by descendants of the original Spanish families and here can be seen the Spanish pueblo tradition of modest, owner-built and maintained adobe homes as it continued a street away for the heart of its own revival.

In the years following statehood an increasing number of artists, primarily painters and writers, came to Santa Fe either to visit or to settle. Many came first for treatment at Sunmount and decided to stay permanently, others were drawn by the natural scenic beauty of the area, by exotic local cultures, or by the growing reputation of the city as an art colony. Artists had been coming individually to northern New Mexico since shortly before the turn of the century; now they began to congregate as a "colony" centered on the Camino del Monte Sol and spreading through the district. The phenomenon of artists' colonies had began around the turn of the century as a response of artistic people to an increasingly urbanized, mechanized, and impersonal world. They banded together in places where they felt they could work undisturbed by the pressures and distractions of modern life. They found just such a haven in northern New Mexico, a remote area of the country where cultures still existed that were relatively untouched by the norms of modern American life. During World War I, many artists who might have gone to Paris

ventured instead into the far reaches of the American west to Taos and Santa Fe. After the Armistice others came to recuperate from wounds, physical and psychological, suffered in the war. Santa Fe's reputation as an important place for artists was also much enhanced by the enthusiastic visits of two of America's best known painters, Robert Henri, in 1916, 1917 and 1922 and John Sloan who came each summer for many years. Both men were leaders of the New York Independents group that mounted a revolt to free American art from domination by the so-called Academy, the conservative establishment of artists who by controlling the principal galleries in the large cities, were able to dictate, what styles and what artists would be successful.

In 1916 William Penhallow Henderson came to Santa Fe with his wife, Alice Corbin Henderson, in order that she might be treated for tuberculosis at Sunmount. Henderson was then a portrait painter of national prominence and a teacher at the Chicago Academy of Fine Arts. His wife was a writer and associate editor from 1912 to 1916 of the influential Poetry, A Magazine of Modern Verse. After staying at Sunmount for several months, Henderson and his small daughter took up residence nearby in a small adobe on what is now the Camino del Monte Sol. Fascinated by their new surroundings, particularly those aspects which distinguished it from life in the East - the Spanish and Indian cultures and the area's historic architecture - the Hendersons remained in Santa Fe after Alice Henderson's health had improved. They lived in the original adobe that Henderson had enlarged until they built a house in 1924 on adjoining property. The former became Henderson's studio and headquarters of his construction business. The Henderson home was a center of social and intellectual life for the colony. Although she resigned her editorial post at Poetry, Alice Henderson kept her ties in the literary world and, in addition to writing prolifically of the charms of the West, was able to lend glamour to the colony by luring such nationally known poets as, Vachel Lindsay and Carl Sandburg to make early visits. Gradually other artists and writers settled near the Hendersons on the Camino del Monte Sol, an old wood-gathering trail, that had been called Corral Road and more recently Telephone Road after the telephone poles which entered the town along it. The Hendersons had the road officially renamed the Camino del Monte Sol ((Road of the Sun Mountain), a name which, commonly shortened simply to "the Camino", came to be synonymous with the art colony.

In 1921 Frank Applegate, then for thirteen years the teaching head of the Department of Sculpture and Ceramics at the Trenton, New Jersey School of Industrial Arts, came to Santa Fe as part of a year-long tour of the country to study native clays. Within a week he decided to stay and within a year bought land on the Camino across from the Hendersons. A man of many talents, Applegate had studied architecture at the University of Illinois and had

received art training at the Pennsylvania Academy of Fine Arts and the Julian Academy in Paris. He produced decorative clay tiles which he fired in a special kiln that he had constructed and was a landscape watercolorist of considerable note.

Around 1920 a group of very young, radical painters representing different styles and backgrounds, but having a common philosophy, banded together calling themselves Los Cinco Pintores (the five painters). Fremont Ellis, Walter Mruk, Joseph Bakos, Willard Nash, and Will Shuster, represented a new generation of non-European trained painters, who were strongly influenced by Sloan, Henri and others of the Independent Movement. In the early 1920's they presented several striking joint exhibitions and built adjoining adobe homes and studios across the Camino from the Hendersons, extending south up the hill from their friend and benefactor, Frank Applegate. For a time the Camino was known as the street of the Cinco Pintores, or Cinco Pintores Hill.

Andrew Dasburg, a prominent American exponent of Cubism, an influential teacher, and one of Nash's mentors, came first to Taos and then to Santa Fe. In addition to a jacal cabin, Dasburg purchased an unfinished house on the Camino with his second wife Ida, a founder of the Provincetown Players and former wife of Max Eastman, the radical writer and founder of The Masses.

Artist Datus Myers and his wife, architect Alice Clark Myers were part of the active art world in Chicago when they came to New Mexico in the summer of 1923 so that Myers could paint. They returned again the next summer and in 1925 bought property on the Camino, where they remodeled an old adobe house, built another, and remained for the next twenty-eight years. Born in Oregon, Myers had studied art at the Chouinard School of Art in Los Angeles and later at the Chicago Art Institute, where he was a student of sculpture as well as painting and won a series of prizes which enabled him to travel to Europe. After returning to Chicago he married Alice Clark, a fellow student at the Art Institute and later one of the first women to graduate in architecture. In Santa Fe Myers painted and did research in Oriental, Egyptian, and American Indian art. In the 1930's he was a coordinator for the Federal Public Works of Art Project in charge of Indian artists and eventually all artists in New Mexico. Later he taught painting at the Arsuna School of Fine Arts, which occupied writer Mary Austin's home on the Camino after her death in 1934.

Among the other painters who lived in the district were E.W. Callin, H.A. Patterson, Paul Lantz, Lydia Scranton, R.C. Walker, Gina Knee, Joseph Cannon, and Alfred Hayward.

For writers poet Alice Corbin Henderson's home was a always center of social and intellectual activity. From 1925 she presided over a weekly meeting of writers from Santa Fe and Taos as well as frequent distinguished guests. This grew into the Poet's Roundup, a yearly event held in different gardens at which writers each had five minutes to read from their work to an audience of as many as two hundred, each paying a dollar with the proceeds going to a worthy cause such as the colony organized, New Mexico Association of Indian affairs.

Another influential figure among the writers in residence was Mary Austin, a periodic visitor to Santa Fe from 1918, who built her house in 1924 at 439 Camino del Monte Sol, which she called Casa Querida, beloved house. The author of some thirty-four books and a forceful crusader on behalf of social causes, Austin was well known in aesthetic circles in America and Europe. As one of the founders of the art colony at Carmel, California, she had associated with John Muir, Ambrose Bierce, Jack London, and the like. Three years spent in England brought her friendship with such noted writers as George Bernard Shaw, H.G. Wells, and exposure to Fabian Socialist doctrines. During her New York residence she was a member of Mabel Dodge's circle of intellectuals and radicals that included Bill Haywood, Emma Goldman, Lincoln Steffens, Max Eastman, Walter Lippmann, Margaret Sanger, and John Reed. She counted as friends such luminaries from different worlds as Sinclair Lewis, Willa Cather and the Herbert Hoovers. During her ten years in Santa Fe she wrote eight books, numerous articles as well as plays and poetry, gave public lectures all over the country, mostly on Southwestern subjects, and worked for local and national causes.

Other writers who lived in the district were Withers and Lucy Woolford, Alfred Morang (also a painter and musician), playwright Lynn Riggs whose play Green Grow the Lilacs became Oklahoma!, Leonora Curtin, Philip Stevenson, John Curtis Underwood, B.B. Dunne, and Elizabeth De Huff, and Dorothy Thomas. The prestige of the colony also brought many other prominent writers, such as Thornton Wilder, Robert Frost, Edna Ferber, and Willa Cather, as frequent visitors.

Representatives of other creative disciplines living on the Camino during the period of significance were photographer Ernest Knee, motion picture producer Robert J. Flaherty, and architects Gordon Street and Hugo Zehner, the former with the firm of Meem and McCormick, Revival architect John Gaw Meem's first partnership, and the latter Meem's associate and then partner from 1930 until 1956.

Thus during twenties and thirties, a remarkably energetic group of multitalented, creative people gathered in Santa Fe forming a closely knit and extremely productive community of artists. Two art schools, the Santa Fe Art School and the Arsuna School, drew students to the area and gave artists an opportunity to teach. In addition to the core of permanent residents a constant stream of visitors from different disciplines stayed varying lengths of time, finding stimulation in and contributing to the creative environment. Ernest Block composed portion of his symphony America in Santa Fe. Mary Austin was an advocate of modern dance and entertained Martha Graham at her home. Willa Cather wrote portions of her historical novel Death Comes for the Archbishop at Mary Austin's home, to be denounced later by Austin for having traduced Spanish culture in favor of the French Archbishop.

Artists who came seeking a refuge from the conformity imposed by industrial America found a tolerant and congenial ambiance in which to live and work. They valued what had been scorned by their progress-minded fellow countryman who had preceded them into the area. Many worked to establish a distinctly American art and found provocative material in the local cultures. Thus they were also extremely sensitive to the loss of these cultures which were already being overwhelmed by the dominant American ways. Mary Austin and Frank Applegate participated actively the efforts of the Committee (later Society) for the Preservation and Restoration of New Mexico Mission Churches which successively restored a number of churches which were at the time in deplorable condition. Often crossing over into fields which were not their primary areas of endeavor, residents of the district painted pictures, wrote books, articles and poems, and lectured widely for the purpose of recording, explaining, and bringing the local cultures to popular attention. For example, writers like Alice Henderson and Mary Austin produced an unending stream of literature on local themes. Primarily a poet, Henderson also wrote a book on the Penitentes, a secretive religious sect which had developed in isolated areas of northern New Mexico during the period of Mexican rule, when the region was totally abandoned by official religious authority. Painter and architect Frank Applegate wrote two books of local lore, Native Tales of New Mexico and Indian Stories from the Pueblos. Leonora Curtin, a participant in the Poets' Roundup, and expert on Spanish Colonial and Indian arts and artifacts, wrote two books of ethno-botany, Healing Herbs of the Upper Rio Grande, and The Prophet of the Earth.

In addition, many of them applied their considerable energy and organizational abilities to the problem of reinvigorating and preserving the local Hispanic and Indian arts and crafts such as pottery, silver and tin smithing, embroidery and weaving. To this end they collected artifacts, formed committees, raised money, and lobbied in high places. The Hendersons

and writer Elizabeth De Huff took an interest in Indian painting. Frank Applegate collected Spanish Colonial religious art. Mary Austin, a tireless campaigner for Indian rights, is credited with reversing the federal government's policy of suppressing Indian arts. With the Hendersons, Applegate, and Leonora Curtin, Austin was among the founders of the Indian Arts Fund as well as the Spanish Colonial Arts Society. The Fund was used to collect and save examples of ancient Indian pottery, blankets, baskets and silver. Its backers also worked to safeguard the integrity of Indian art by prevailing upon the Federal government to establish laws to prevent others from misrepresenting their goods as native and to establish schools, (one in Santa Fe) to train Indians in weaving and metalwork. Its collections were eventually housed in the Laboratory of Anthropology for which a Revival style building was designed by John Gaw Meem and largely financed by John D. Rockefeller, Jr. The Spanish Colonial Arts Society worked to find and preserve examples of Hispanic art and also to revive their production by providing a market for Spanish arts and crafts. Mary Austin was a principal backer when it opened its Spanish Arts shop in Sena Plaza in May of 1930.

The artists also fought as a group with vigor and persistence against perceived threats from the "progressive" elements of the community to the way of life and unique milieu which they found so congenial and conducive to their work. Mary Austin, who has been called "a veritable eye of the hurricane for local causes", was an effective leader in these struggles which sometimes pitted the artists against the early promoters of the Santa Fe Style, as in their successful opposition to Edgar Hewett's plan to have the Texas Federation of Women's Clubs bring a summer cultural center to Santa Fe. Out of this fight came the formation of the Old Santa Fe Association in 1926. a group which is still active in struggles to preserve the unique ambiance of the city.

Residents of this district during the period of significance made other positive and lasting contributions to the community. Mary Austin organized the Community Theater, promoted the local public library, and sought to improve instruction in the Spanish language in the public schools. With Frank Applegate she worked for the introduction of art into the school curriculum. Members of the colony contributed to the present form of Santa Fe's annual Fiesta. Begun in 1712 as an annual commemoration of Don Diego de Vargas's reconquest of Santa Fe after the Pueblo Revolt of 1680, celebration of the the Fiesta had lapsed until it was revived in 1919 under the leadership of Edgar L. Hewett as a tourist attraction. The artists objected that as a closed event for which admission was charged the local Spanish population whose ancestors were being commemorated was being effectively excluded. In 1926 the newly formed Old Santa Fe Association organized an open fiesta to which

everyone was invited. A huge success, events from this celebration, such as the burning of a huge figure called Zozobra (conceived by Will Shuster) and the Historical/Hysterical parade have become traditional events of the Fiesta as it is celebrated today.

Finally these artists found in the local tradition of self-built dwellings made of natural materials, an alternative to the manufactured uniformity and loss of individual control that they found objectionable in urban American life. In this district, sparsely populated and untouched by post-railroad development, they could become part of the local culture and experience it directly. They reveled in designing and building their own homes. Some bought small existing houses - typically two rooms and a dirt floor - which they remodeled and expanded, others built their own houses of mud, and several added the designing and building of homes for others to their accomplishments. All enthusiastically adopted the Revival styles and created an area which was an early showcase of their possibilities.

William Henderson, the artist who first settled on the Camino, began by enlarging an old adobe which eventually became his studio and headquarters of his construction business, and then designed and built a larger home next door for his family. In 1924 he began to practice architecture and a year later formed the Pueblo Spanish Building Company. In addition to assisting in plans to restore the historic Sena Plaza, he designed and built the Museum of Navajo Ceremonial Art in the form of a Navajo hogan, the Santa Fe Railroad ticket office on the plaza as well as private homes. Frank Applegate, one the few who had actually had some architectural training, built or remodeled several houses in the area, often adding second stories, and also provided assistance to others in building their homes. He was also responsible for the most unusually shaped dwelling in the District, a building modeled after a Spanish Colonial torreon, known in the neighborhood as "the round house". South of Applegate's property on the Camino and with his guidance, the group of artists which called themselves Los Cinco Pintores designed and built adobe houses, for which they were called "five little nuts in five mud huts". Two of them, Nash and Schuster, apparently built more than one dwelling on the Camino. Architect Alice Clark Myers designed her family's residence on the Camino, which was regarded as the best example of the pueblo version of the style after Carlos Vierra's. Newspaperman and author B.B. Dunne built or remodeled adobe houses for himself and for use as rental units. Architect John Gaw Meem built and remodeled several dwellings in the district. His first commission was the remodeling of an old adobe on El Caminito for fellow Sunmount patient Hubert Galt. He also built two new Revival-style homes on Delgado Street, is credited with designing Mary Austin's, and remodeled several others.

Finally, in the late 1920's and 1930's building in the Revival styles began on several parallel, short, mostly narrow, dead-end lanes extending south from the Acequia Madre, their placement influenced by the Spanish custom of deeding land in long narrow strips. On some of the these streets are found less self-consciously artistic expressions of the Revival styles by builders not philosophically bound by the tenets of the revivalists. Particularly distinct are the streets developed by A.A. Sosaya - the present San Antonio and Sosaya Streets and Sosaya Lane. Sosaya first bought a long, narrow tract of land from members of the Garcia family. This property was bordered on the east by the property of Leonora Curtain and her mother Eva Feynes and on the west by the property of Fabian Chavez. In 1927 Sosaya filed a plat with the county (Santa Fe County Plats 9-55) showing a long narrow subdivision two lots wide bordered on the east by a relatively wide San Antonio Street (named after the Saint to whom Mrs. Sosaya had prayed when it was uncertain that they would get the property), and on the west by a 20 foot alley. The subdivision is also crossed by three short streets named Sosaya, Dolores, and Chavez. Only Sosaya Street remains today to be forever confused with Sosaya Lane.

According to his daughter, Sosaya designed and built the first five houses on the east side of San Antonio Street and one around the corner which is now the only address on Sosaya Street. Built for rentals these buildings are unpretentious but idiosyncratic in style. Although all are of adobe, each is unique and not all are in the styles which were at that time being formalized as correct for authentic adobe architecture. Sosaya had learned carpentry from a Swiss man in Las Vegas but was self-taught as a designer and builder of adobe homes. Having spent several years in California working as a carpenter for a sugar company just before returning to Santa Fe and buying this property, he was apparently influenced by stylistic elements from California architecture such as the bungaloid shape, and the use of arches and red roof tile.

Sosaya next bought land on the east side of what is now Sosaya Lane. There he built a home for his family, (which has since been torn down and replaced by a Revival style dwelling), and two other adobe buildings in which he again ignored the canons of the Revival. He also built other rental units of frame stucco which are of no particular stylistic interest. Other lots were sold by Sosaya and on these as well as on the property on the west side of the street construction began in the 1930's of houses which illustrate the simpler Revival styles as they moved out of the realm of art and into practical housing for non-artists. In some instances newcomers of non-Spanish descent adopted out of economic necessity the practice of self-designed adobe houses built in stages. For example, one resident, who bought land from

Sosaya in early 1930's, first built a two-room, L-shaped building to house his print shop, and then later added rooms upstairs for his family. Finally, in the late 1930's he constructed the front sections of the house.

Events of the early 1940's brought profound changes to the region and to the Camino del Monte Sol Historic District which ceased to function as a closely knit colony of artists. The vitality of the artistic community was diminished by the death of its leaders. William P. Henderson died in 1943, others like Mary Austin had preceded him in the 1930's. After the United States entered World War II many artists and writers left to serve in the military or to work in war industries. Furthermore, changes in the city made it less attractive as a haven for artists. With ever increasing numbers of tourists and an influx of permanent population, Santa Fe was no longer a remote, isolated village. The installation of an atomic weapons laboratory in nearby Los Alamos brought new people and new values. The War brought as well a change in values to mainstream art. Artists themselves were no longer seeking remote locales as regional art began to take second place to abstract, nonobjective art produced in the cities. Nevertheless, artists did continue to settle in Santa Fe and do today, although they no longer band together as a colony. Writer Oliver La Farge described the change thus in 1949, "We probably have as many artists, musicians, writers and doers as we ever had, but the coherence is gone. We don't know each other any longer." (Santa Fe New Mexican, 10/10/1949). Finally the end of the Great Depression and the advent of tract housing after the war brought to an end the necessity and economic advantage of owner-built adobe housing.

The Camino del Monte Sol Historic District not only contains a significant assemblage of revival dwellings created by and for the artists who made up the colony which was centered there, buildings which provide broad and unique evidence of the diversity and charm of the style at its artistic peak, but also bears witness to the traditional Spanish practice of adobe architecture as well as to less self-consciously artistic expressions of the "historic" styles and to the broader range of possibilities of adobe architecture as practiced by an idiosyncratic craftsman like Sosaya.

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MAPS

King Map of Santa Fe, 1912.

Fire Map of Santa Fe, 1937.

GOVERNMENT RECORDS

Santa Fe County Deeds

Santa Fe County Plats

INTERVIEWS

10/6/87 Angie Sosaya Biddle

10/6/87 Norbert Zimmer

10/6/87 Tito Griego

10/6/87 Walter Wright

10/26/87 Willard Clark

10/26/87 Katherine Zehner Chiba

10/27/87 Roman Apodaca

10/17/87 Danny Vigil

10/27/87 Clara Apodaca

10/27/87 Madge Kwasek

12/7/87 Stella Sosaya Montoya

12/7/87 Margaret Ulibarri

12/18/87 Margaret Sheldon Leonard

Beginning at southeast corner of Acequia Madre Road and Garcia Street, point A on the sketch map, and proceeding to point B, the District is bounded on the NORTH by north edge of the Acequia Madre (irrigation ditch) as it runs next to the south side of Acequia Madre Road to the intersection of Abeyta Street in front of properties numbered 506 through 774 Acequia Madre Road. It is bounded on the EAST by the front property lines along the west side of Abeyta Street from the intersection of Abeyta and Acequia Madre Road to the intersection of Abeyta and the Camino del Poniente, (B to C), and on the NORTH by the front property lines on the south side of the Camino del Poniente from the intersection with Abeyta to the intersection of the Camino del Poniente with an unnamed alley west of the Camino del Monte Sol, properties numbered 800 through 826 Camino del Poniente and 408, 407, and 405 Camino del Monte Sol, (C to D). It is bounded on the EAST by the rear lines of properties on the east side of the Camino del Monte Sol, having the street addresses 407 through 559 Camino del Monte Sol, (D to E). It is bounded on the SOUTH by the south property lines of the addresses 559 and 586 Camino del Monte Sol (E to F). It is bounded on the WEST by rear property lines on the west side of the Camino del Monte Sol having the street addresses 586 through 520, and includes only those structures with addresses on Camino del Monte Sol or El Caminito, (F to G). It is bounded on the SOUTH by the south property line of buildings having the addresses 832 El Caminito, 601-603 Abeyta, 859 Ranchito, and 850-1/2 El Caminito, (G to H). It is bounded on the WEST by a line running north from the west property line of 850-1/2 and 850 El Caminito to the rear, that is west, property lines of buildings facing Sosaya Lane with the addresses 424 through 408 Sosaya Lane (H to I). It is bounded on the SOUTH by a line following the south property lines of buildings with the addresses, 415 Camino Manzano, 435 Calle la Paz, 434 San Pasqual, 437 San Pasqual, 435 San Antonio Street, 428 San Antonio Street, 614 Acequia Madre Road and 433 Delgado Street, (I to J). It is bounded on the EAST by the rear property lines of buildings facing Garcia Street numbered 533 through 569 Garcia Street, (J to K) and on the SOUTH by the south property line of the building at 569 Garcia Street, (K to L). Finally, it is bounded on the WEST by the front property lines on the east side of Garcia Street given the street addresses 501 through 569 Garcia, ending at the intersection of Garcia Street and Acequia Madre Road, (L to A).

Information common to all photographs:

1. Camino del Monte Sol Historic District

2. Santa Fe, New Mexico

5. Historic Preservation Division
Office of Cultural Affairs
228 East Palace Avenue
Santa Fe, New Mexico 87503

STREETSCAPES

1. Camino del Monte Sol
3. Michael Belshaw
4. August 1983
6. Streetscape, camera facing north
7. Photograph #1

1. Acequia Madre
3. Corinne Sze
4. December 1987
6. Acequia Madre (irrigation ditch) and streetscape, camera facing east
7. Photograph #2

1. Placita Rafaela
3. Corinne Sze
4. January 1988
6. Streetscape, camera facing south
7. Photograph #3

1. Sosaya Lane
3. Corinne Sze
4. December 1987
6. Streetscape, camera facing south
7. Photograph #4

1. Abeyta Street
3. Corinne Sze
4. December 1987
6. Streetscape, camera facing north
7. Photograph #5

BUILDINGS DESCRIBED IN SECTION 7

1. 533 Garcia Street
   Jose Dolores Garcia House
3. Michael Belshaw
4. June 1983
6. Facade and south elevation, camera facing northeast
7. Photograph #6 Survey #273

1. 614 Acequia Madre Road
   Curtin/Paloheimo House
3. Michael Belshaw
4. June 1983
6. Facade, camera facing south
7. Photograph #7 Survey #019

1. 4 Placita Rafaela
   Epifanio Garcia
3. Michael Belshaw
4. June 1983
6. Facade, camera facing west
7. Photograph #8 Survey #008

1. 401 Delgado Street
3. Michael Belshaw
4. June 1983
6. Facade and west elevation, camera facing southeast
7. Photograph #9 Survey #018

1. 429 Delgado Street
3. Michael Belshaw
4. June 1983
6. West elevation, camera facing east
7. Photograph #10 Survey #016

1. 404 San Antonio Street
3. Michael Belshaw
4. June 1983
6. Facade, camera facing west
7. Photograph #11 Survey #020

1. 419 Sosaya Lane
3. Corinne Sze
4. January 1988
6. Facade, camera facing east
7. Photograph #12 Survey # 085

1. 523 Abeyta Street
   Teodoro Abeyta House
3. Corinne Sze
4. January 1988
6. Facade and north elevation, camera facing southeast
7. Photograph #13 Survey #183

1. 528 Abeyta Street
   Ramon Abeyta House
3. Corinne Sze
4. December 1987
6. Facade and south elevation, camera facing northwest
7. Photograph #14 Survey #181

1. 830 El Caminito
   El Torreon
3. Michael Belshaw
4. August 1983
6. Facade, camera facing south
7. Photograph #15 Survey #167

1. 408 Camino del Monte Sol
3. Michael Belshaw
4. June 1983
6. North elevation, camera facing south
7. Photograph #16 Survey #115

1. 434 Camino del Monte Sol
3. Corinne Sze
4. December 1987
6. Facade, camera facing north west
7. Photograph #17 Survey #126

1. 503 Camino del Monte Sol
   Alice Clark Myers House
3. Michael Belshaw
4. August 1983
6. Facade, camera facing east
7. Photograph #18 Survey #129

1. 550 Camino del Monte Sol
3. Michael Belshaw
4. June 1983
6. Facade, camera facing southwest
7. Photograph #19 Survey #144

1. 555 Camino del Monte Sol
   William P. Henderson House
3. Michael Belshaw
4. June 1983
6. Facade, camera facing northeast
7. Photograph #20 Survey #143

1. 566 Camino del Monte Sol
   Willard Nash House
3. Michael Belshaw
4. June 1983
6. South and east (partial) elevations, camera facing northwest
7. Photograph #21 Survey #146

1. 558 Camino del Monte Sol
   Walter Mruk House
3. Michael Belshaw
4. June 1983
6. Facade, camera facing northwest
7. Photograph #22 Survey #145

ADDITIONAL REPRESENTATIVE HOUSES OF ARTISTS

1. 408 Delgado Street
   Philip Stevenson House
3. Michael Belshaw
4. August 1983
6. Southeast elevation, camera facing northwest
7. Photograph #23 Survey #012

1. 832 El Caminito
   John Curtis Underwood House
3. Michael Belshaw
4. August 1983
6. East Elevation, camera facing west
7. Photograph #24 Survey #168

1. 439 Camino del Monte Sol
   Mary Austin House
3. Michael Belshaw
4. June 1983
6. Facade, camera facing south
7. Photograph #25 Survey #123

1. 520 Camino del Monte Sol
   Dasburg Jacal
3. Michael Belshaw
4. August 1983
6. Facade, camera facing west
7. Photograph #26 Survey #133

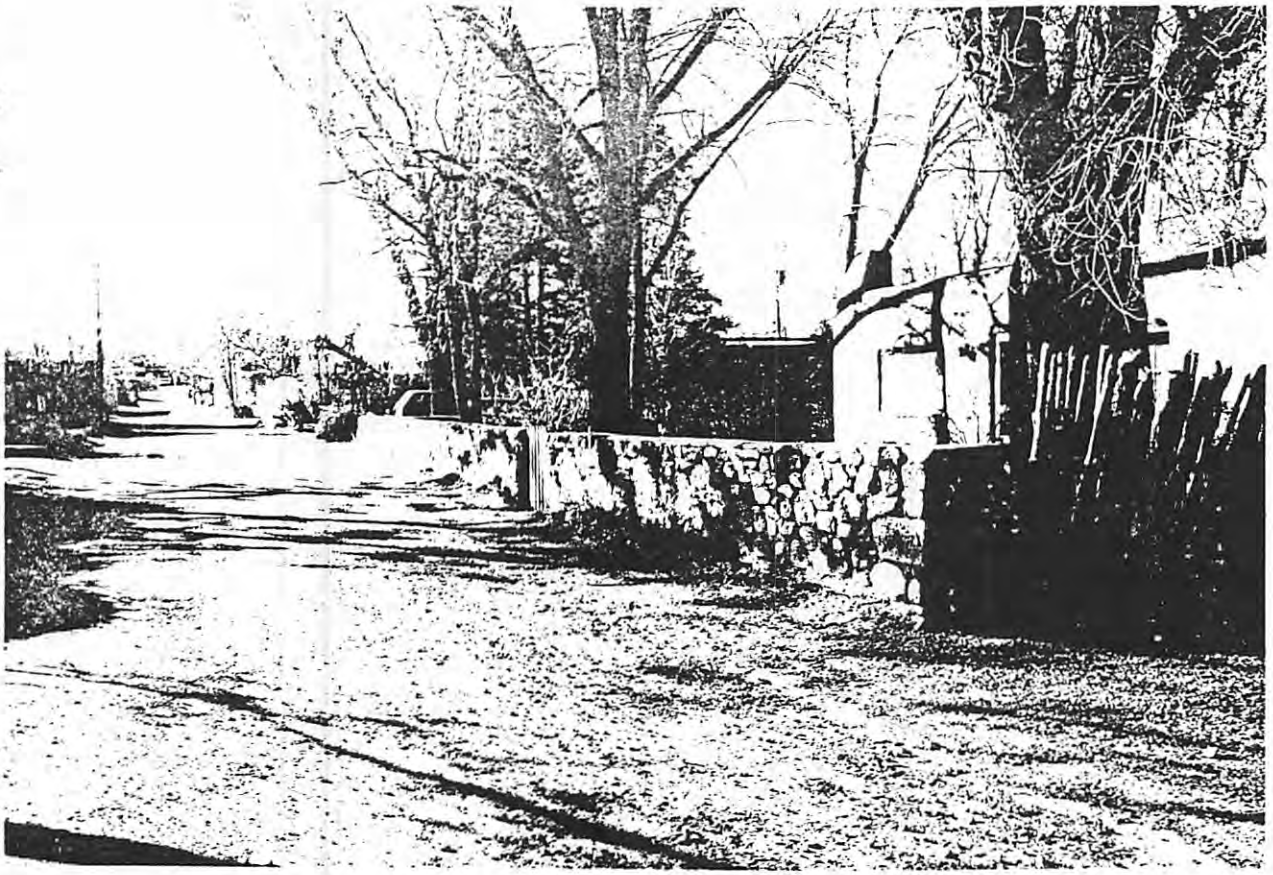
1. 524 Camino del Monte Sol
   Andrew Dasburg House
3. Michael Belshaw
4. August 1983
6. East elevation, camera facing west
7. Photograph #27 Survey #135

1. 576 Camino del Monte Sol
   Joseph Bakos House
3. Michael Belshaw
4. June 1983
6. Wall and east elevation, camera facing west
7. Photograph #28 Survey #147

1. 580 Camino del Monte Sol
   Will Shuster House
3. Michael Belshaw
4. June 1983
6. Wall and partial facade, camera facing west
7. Photograph #29 Survey #148

1. 586 Camino del Monte Sol
   Fremont Ellis House
3. Michael Belshaw
4. June 1983
6. South and east elevations, camera facing northwest
7. Photograph #30 Survey #150

Photo # 1

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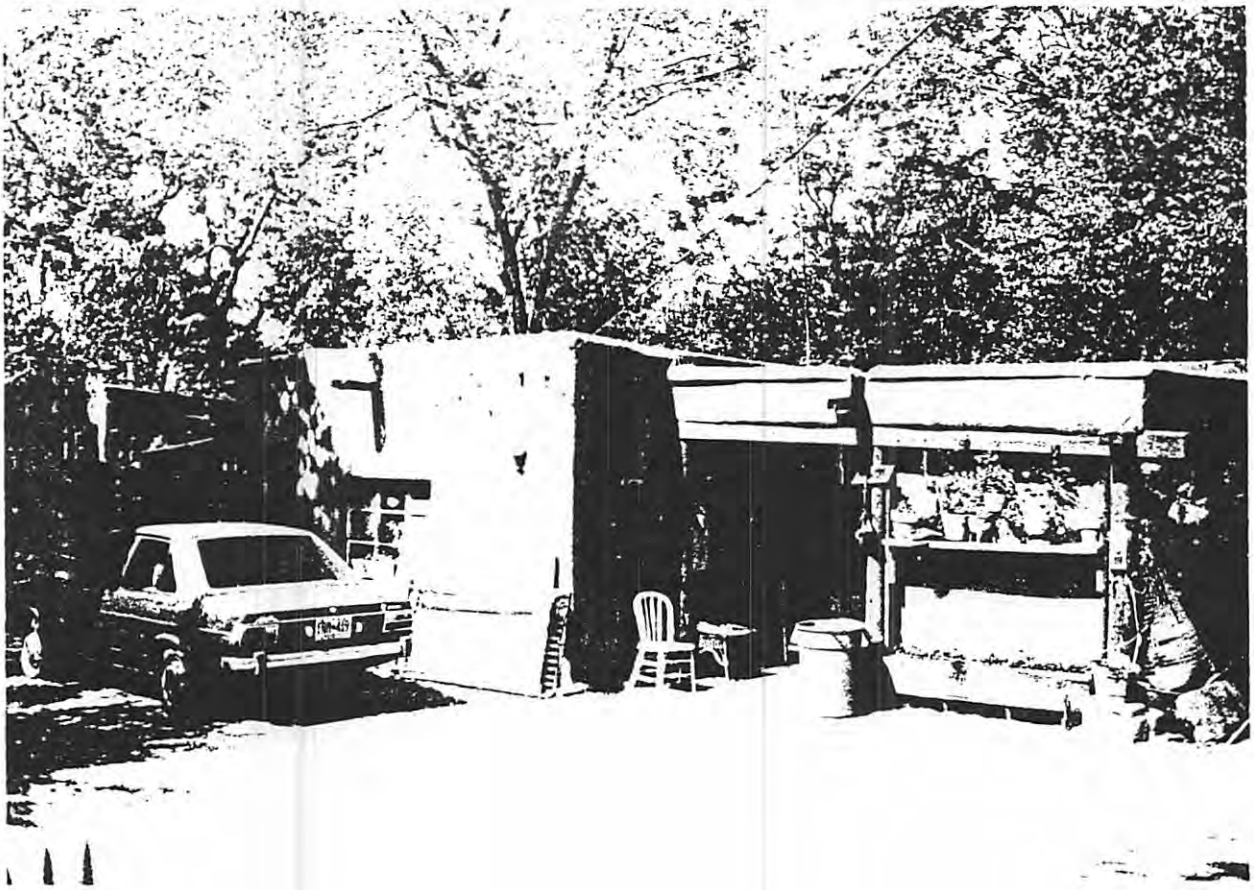
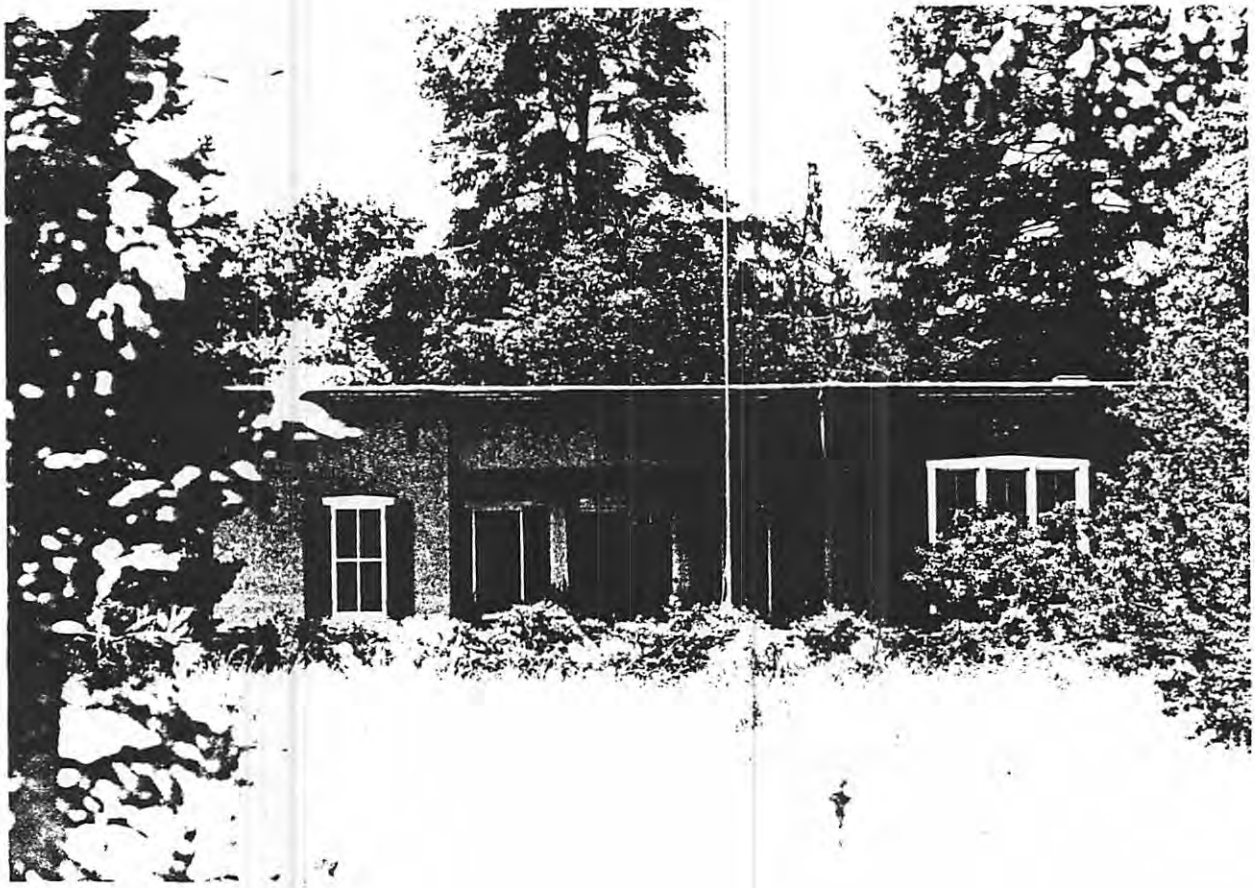
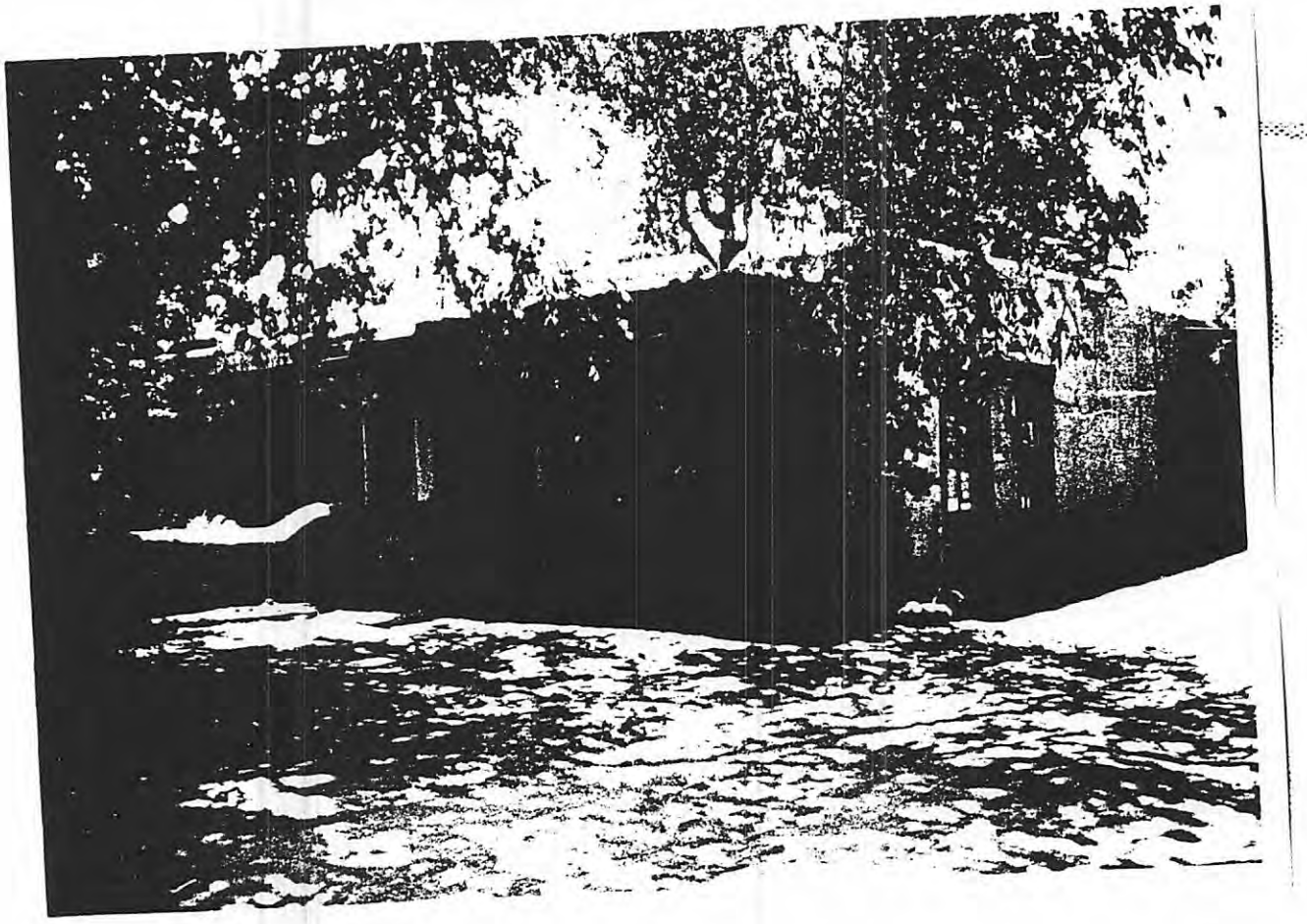
EVANS









709 Delgado Street
Camino del Monte Sol
Historic District
Photo # 10

7-17

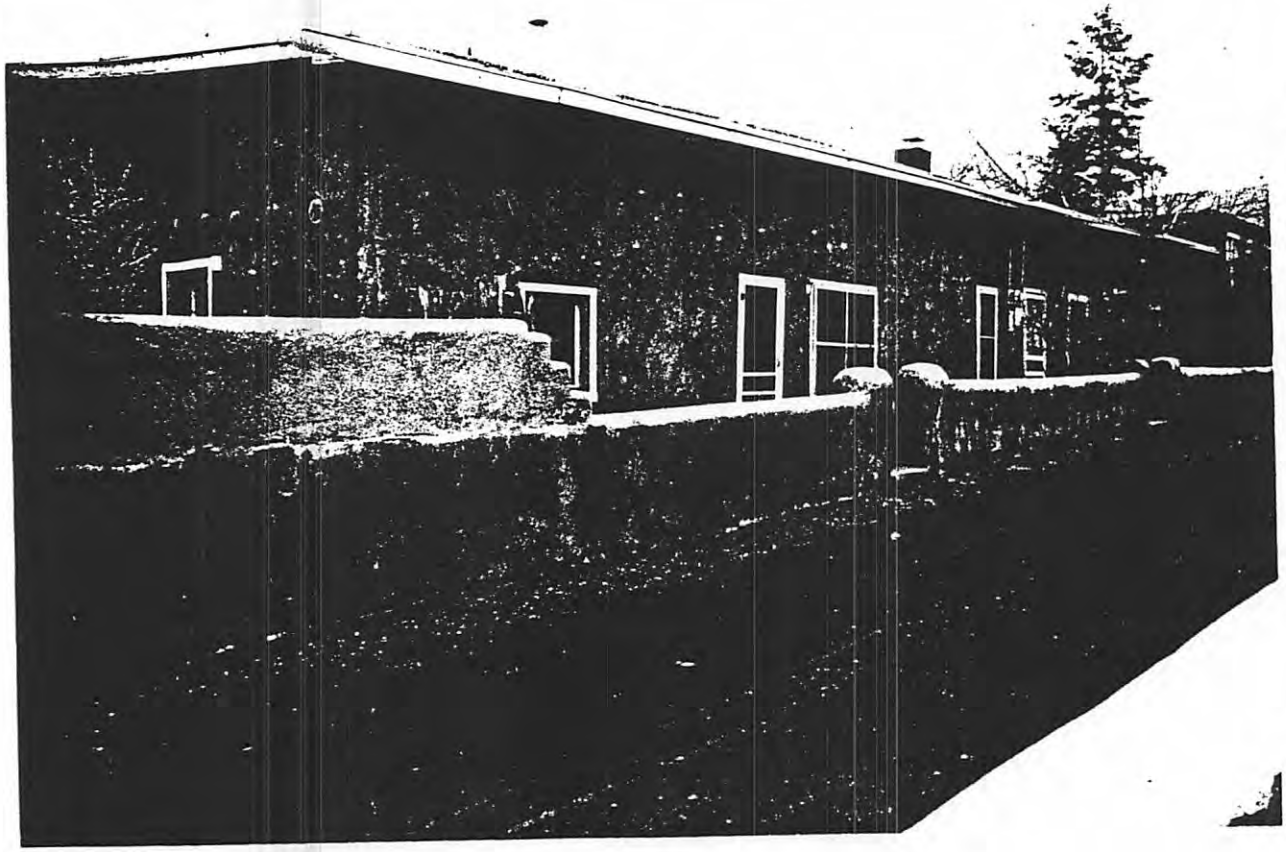
401 Delgado Street
Camino del Monte Sol
Historic District
Photo # 9





404 San Antonio street
Camino del Monte Sol
Historic District
Photo #11





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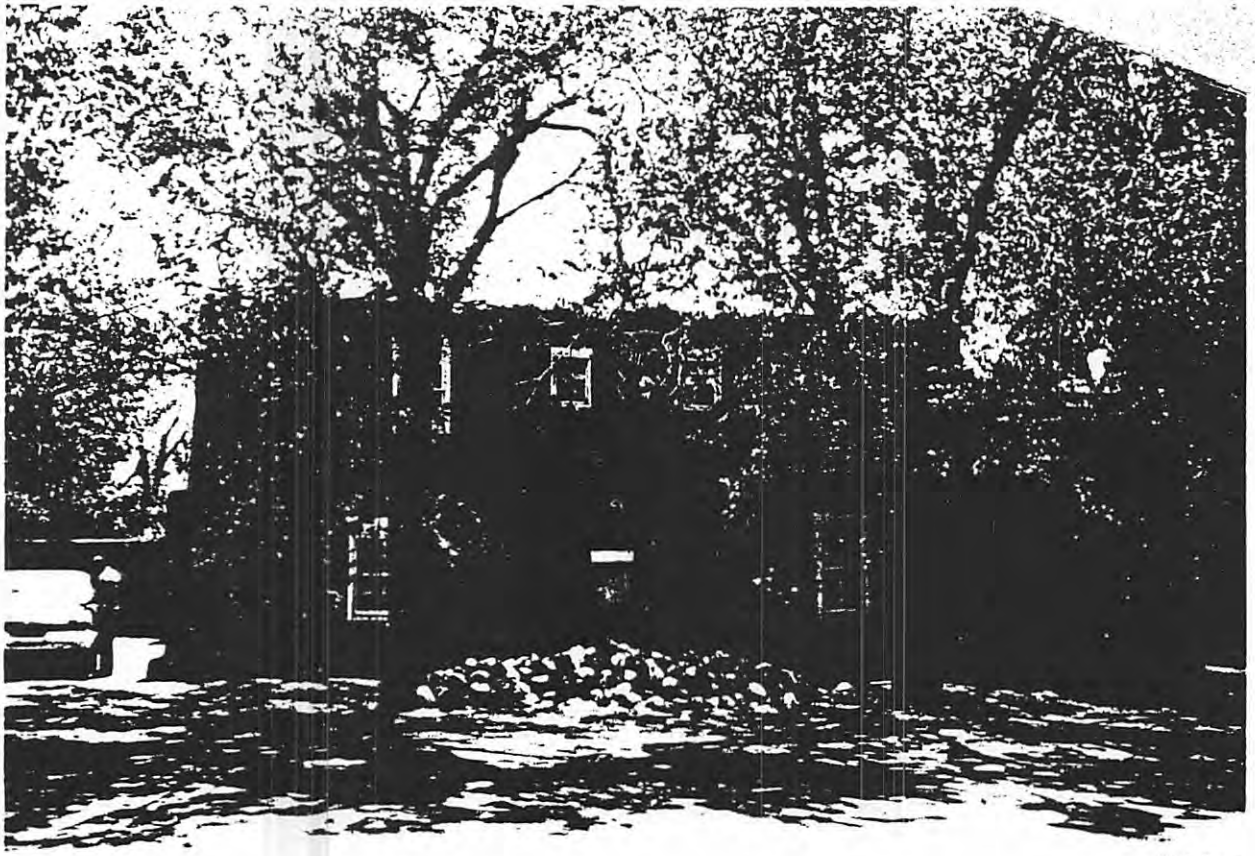




138 Camino del Monte Sol
Camino del Monte Sol
Historic District

Photo # 16

7-20

830 El Caminito, El Torreon
Camino del Monte Sol
Historic District

Photo # 15





503 Camino del Monte Sol

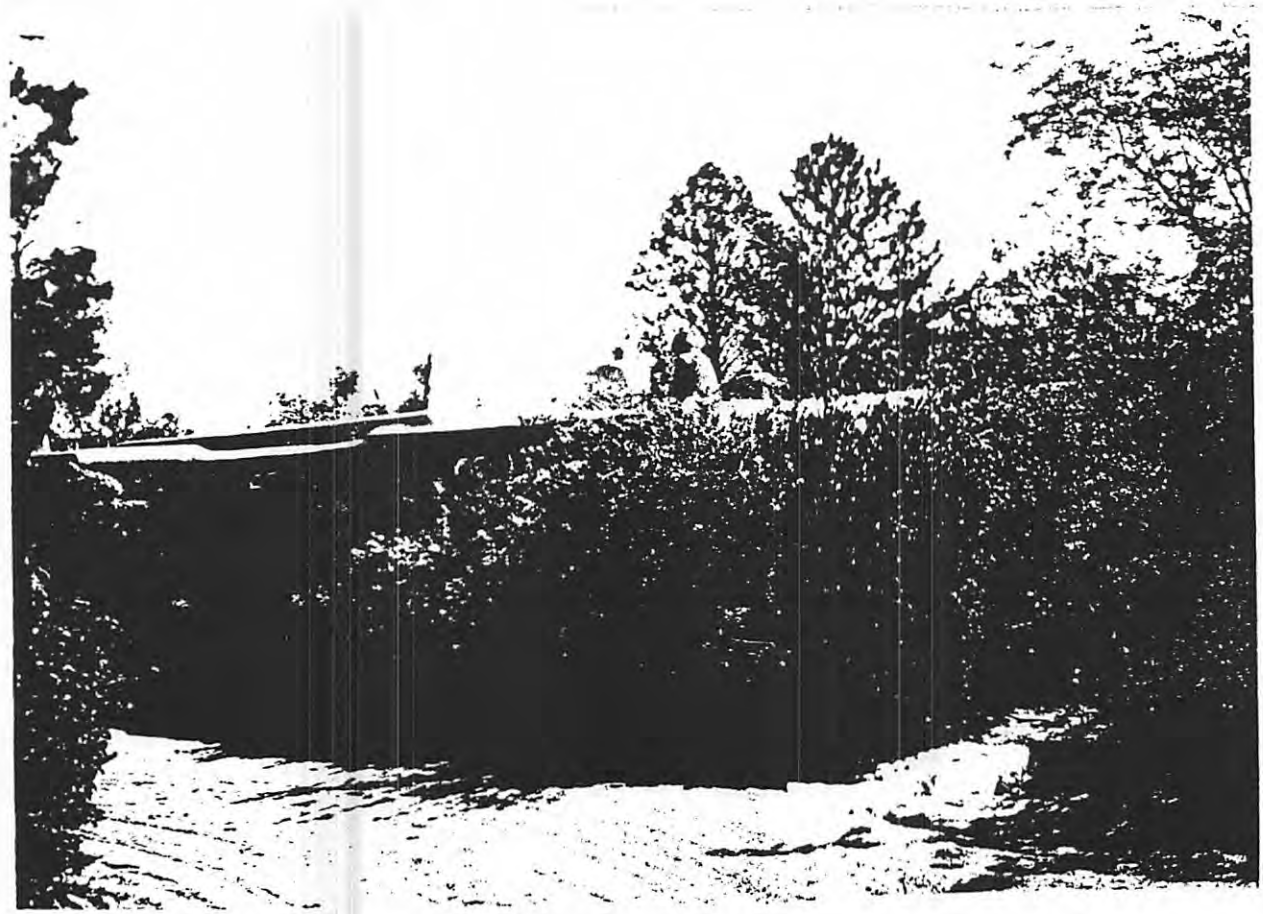
Photo # 18

7-21

434 Camino [illegible]

del [illegible] District

Photo # 17



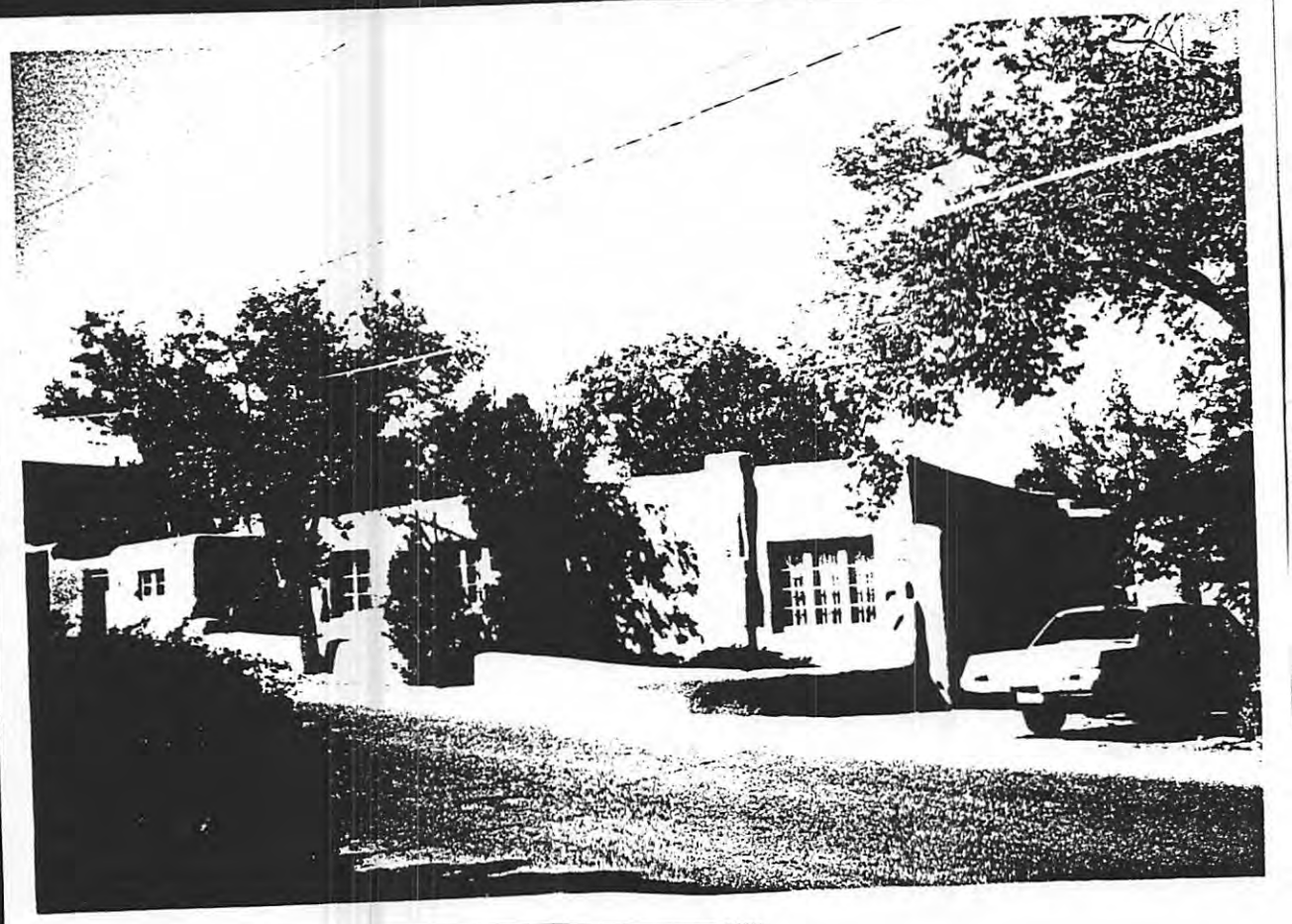


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Photo # 20

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550 Camino del Monte Sol
Camino del Monte Sol
Historic District

Photo # 19



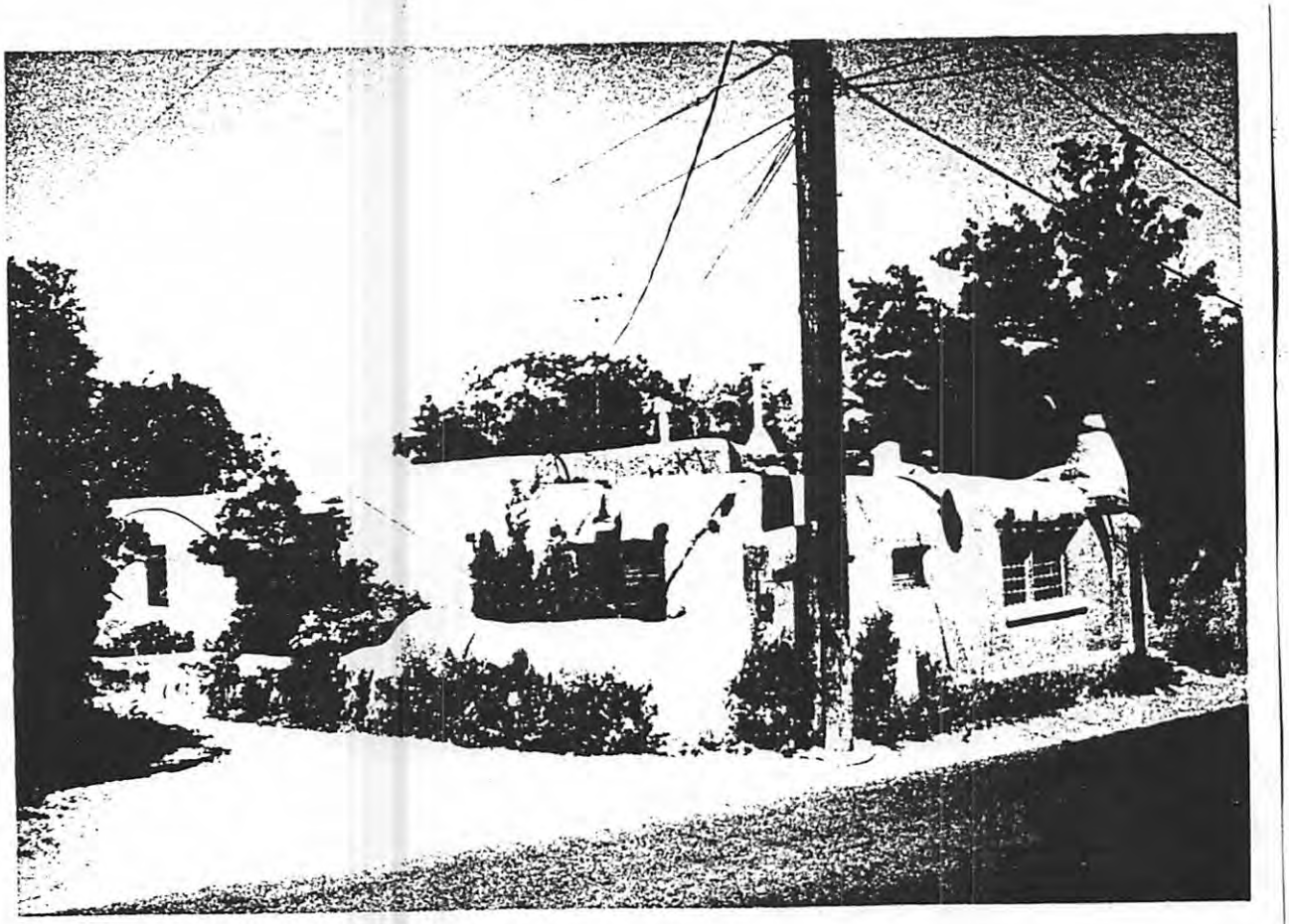
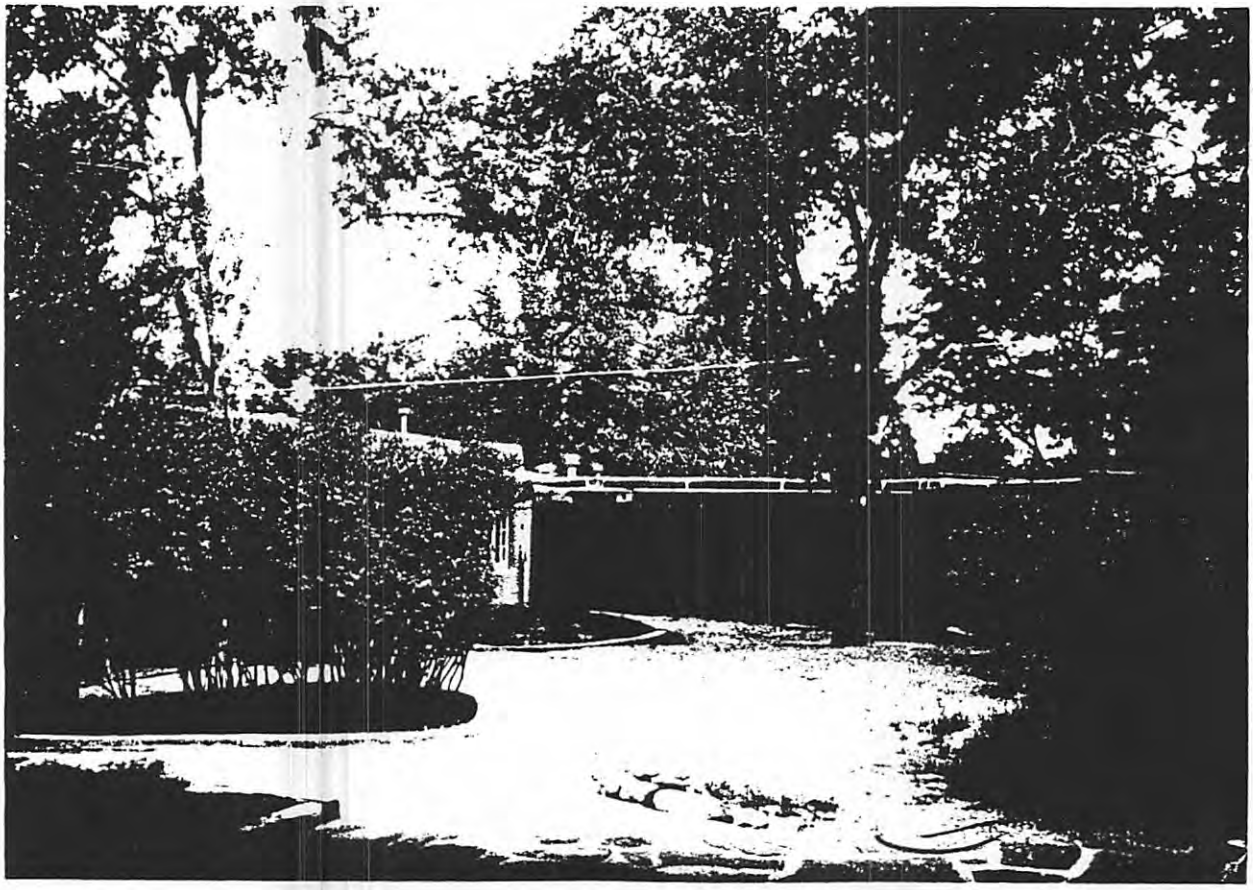


Photo #22

566 Camino Del Monte Sol
Willard Nash House
Camino del Monte Sol
Historic District

Photo # 21



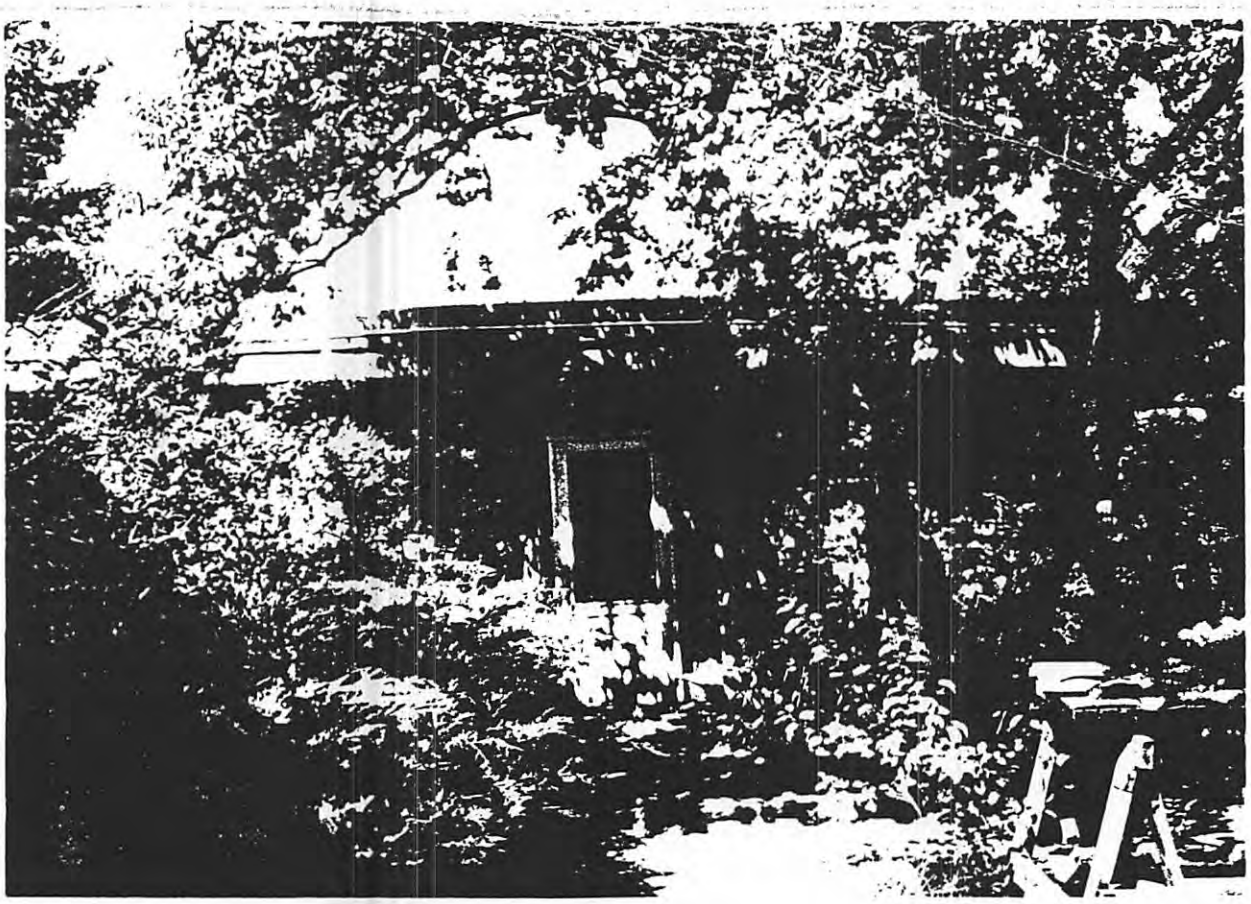


7-16

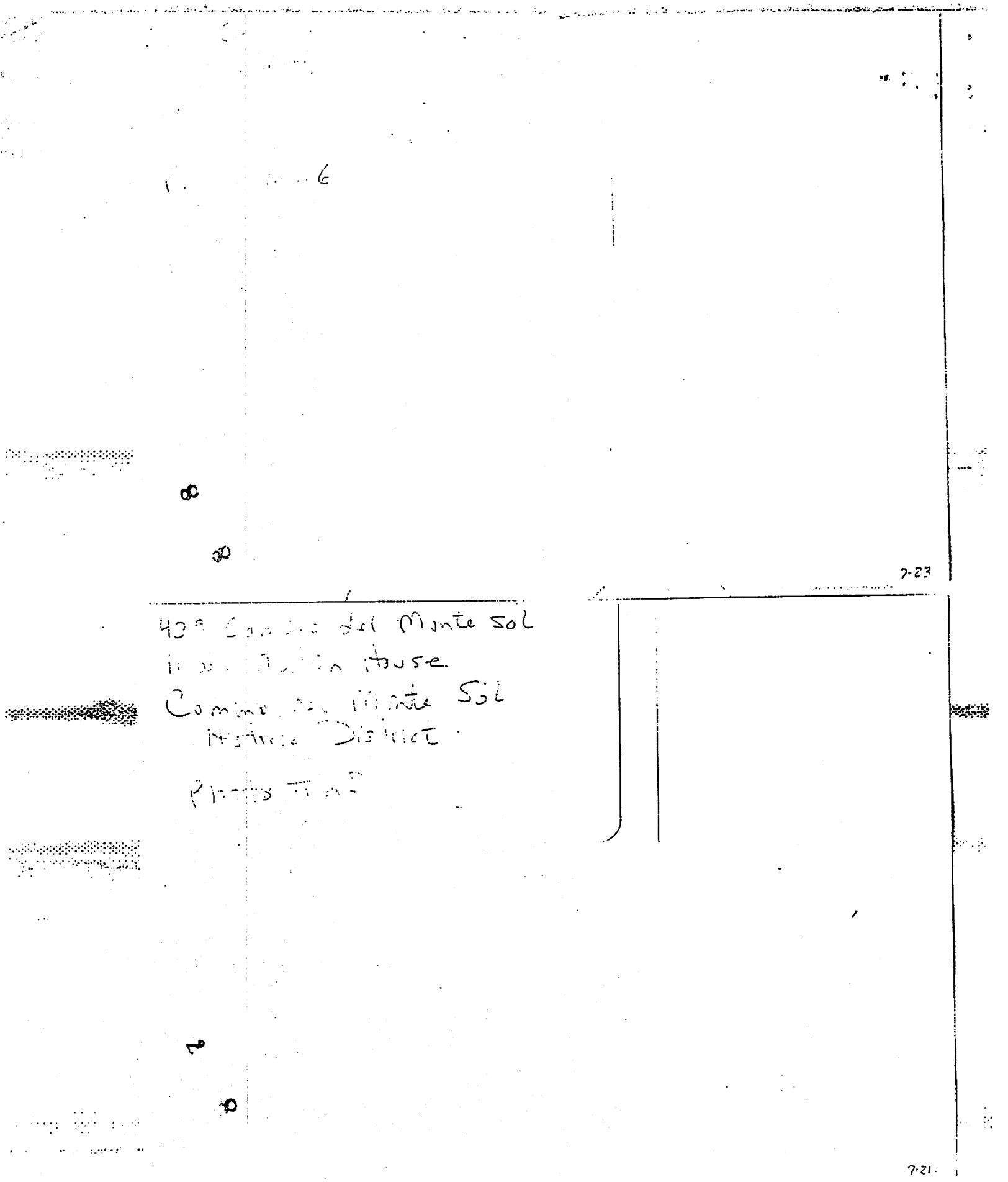
[illegible]8 Delgado Street
[illegible] Stevenson House
[illegible] del Monte Sol
[illegible] District

[illegible]

7-17



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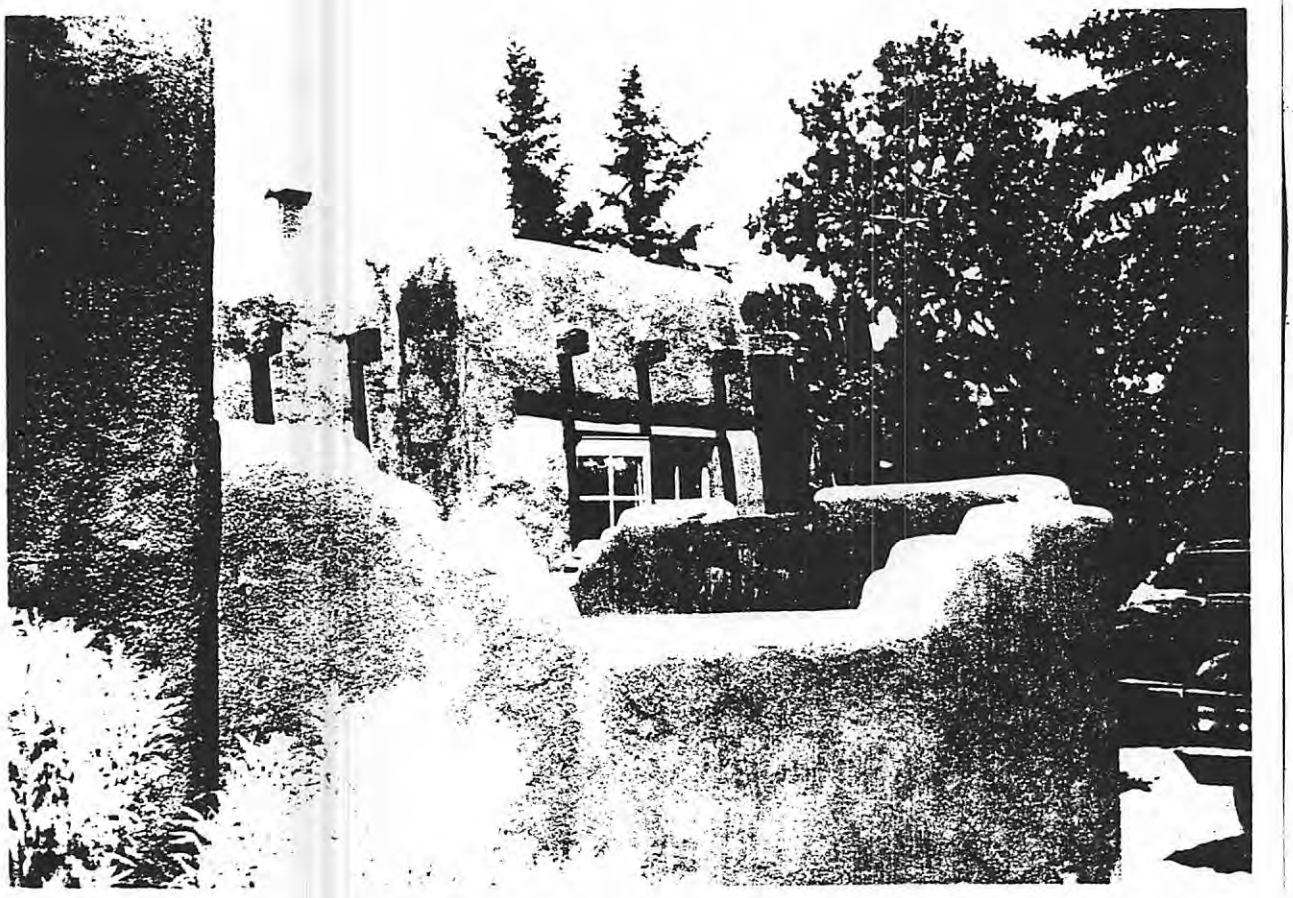
7-21





7-26

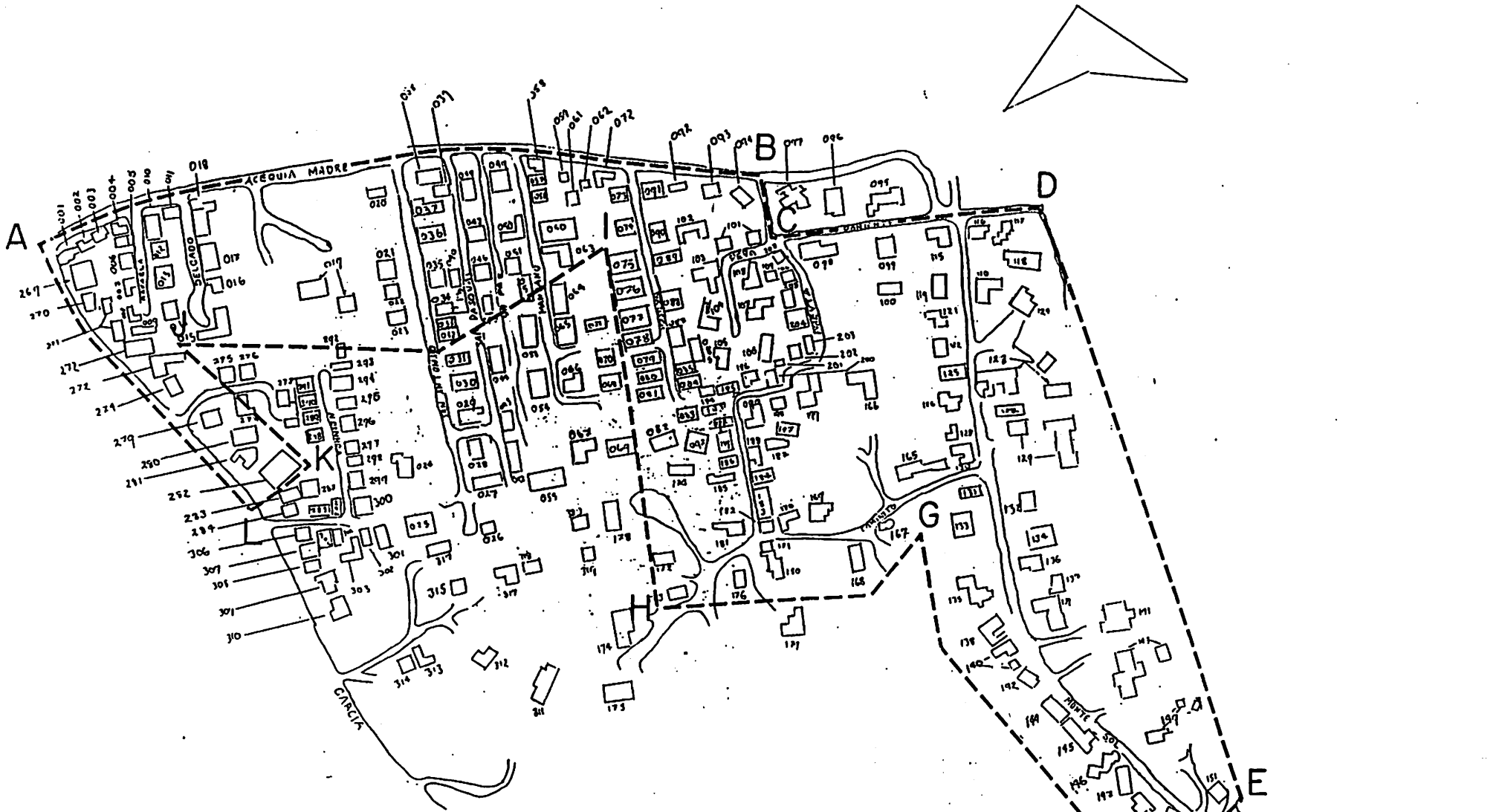
5211 Camino del Monte Sol
Andrew Vasburg House
Camino del Monte Sol
Historic District
Photo = 27

7-23





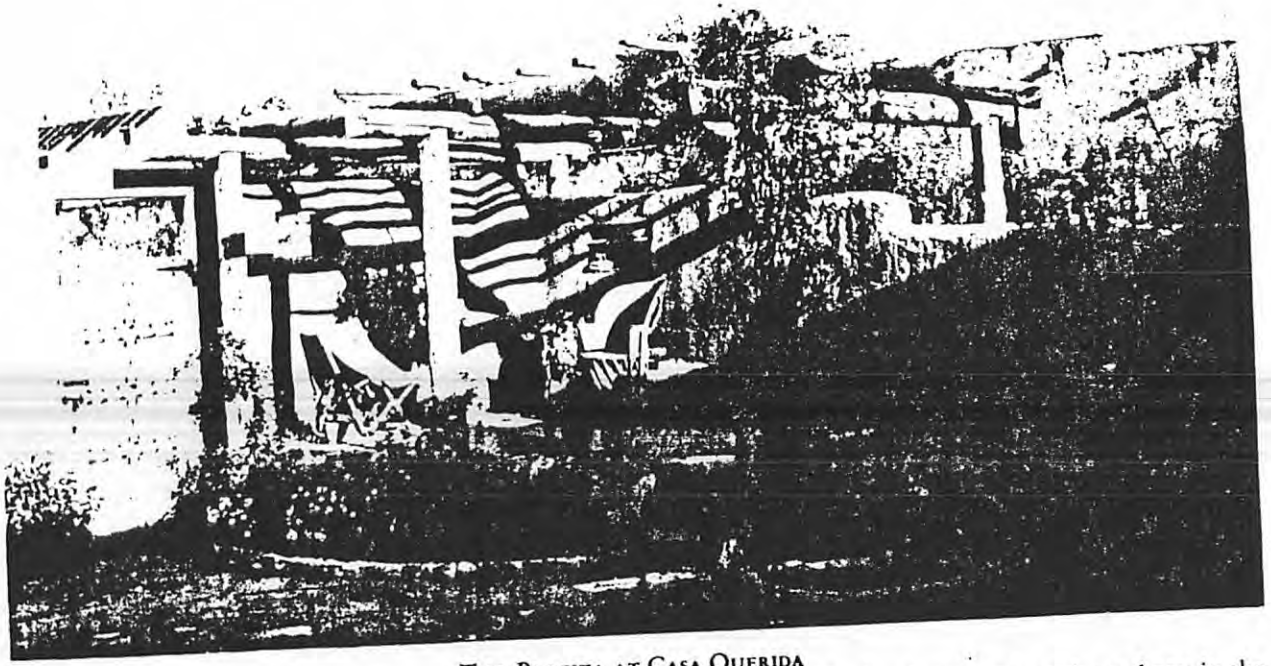
7.27


A
B
C
D
E
F
G
K
ACEQUIA MADRE
DELGADO
CAMINO DEL MONTE SOL
HISTORIC DISTRICT
SANTA FE, N.M.


Arroyo Diego
Rio Vista Drive
Wello
Rio Vista West
Vista
Arroyo
Canada
Arroyo del Rosario
Arroyo de los Ovatos
Arroyo Barranca
Arroyo Tierra
Arroyo Seco
Arroyo Chamisa
Arroyo Calabacillas
Arroyo Hondo
Arroyo Ojito
Arroyo Quebrado
Arroyo Mascaras
Arroyo Salvador
Arroyo Gonzales
Arroyo Cuarteles
Arroyo Cuchilla
Arroyo Ojo
Arroyo Ojo Caliente
Arroyo Ojo Sarco
Arroyo Ojo Sarco
Arroyo Ojo Sarco

Casa Querida, Mary Austin's home in Santa Fe, showing the wall along Camino del Monte Sol.

m: The Beloved House — by Thomas Matthews Pearce



THE PLACITA AT CASA QUERIDA

In this lovely corner Mary Austin used to talk with visitors and friends. Her handiwork as a gardener shows in the blooming plants here.



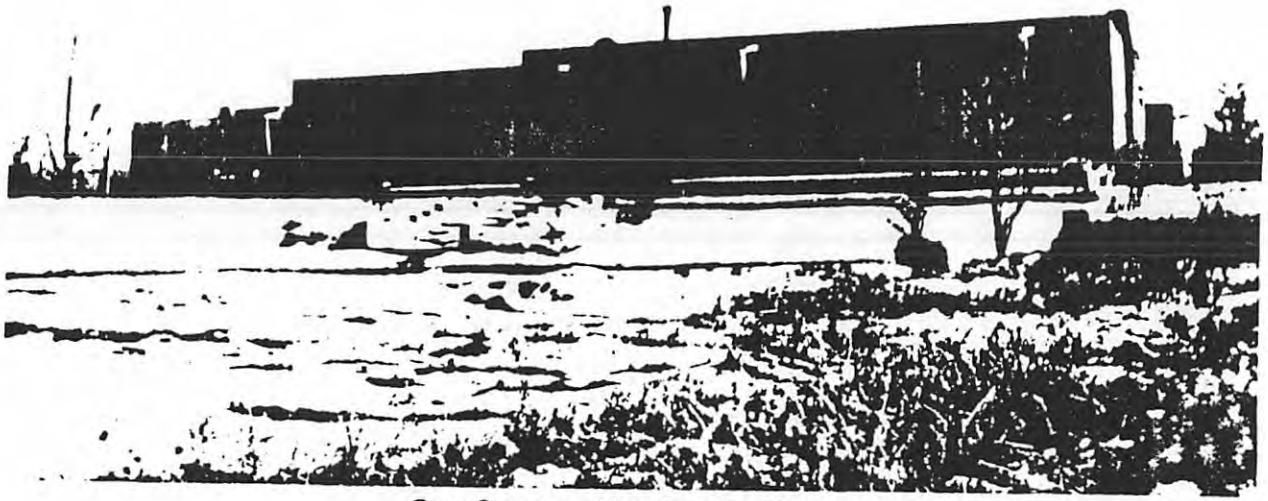
Corner of the dining room looking from the hall at Casa Querida. The baskets of Indian weaving hang above the doorway. The tin light fixtures, carved table, and Indian olla are some of the art products in handicrafts which Mary Austin encouraged.



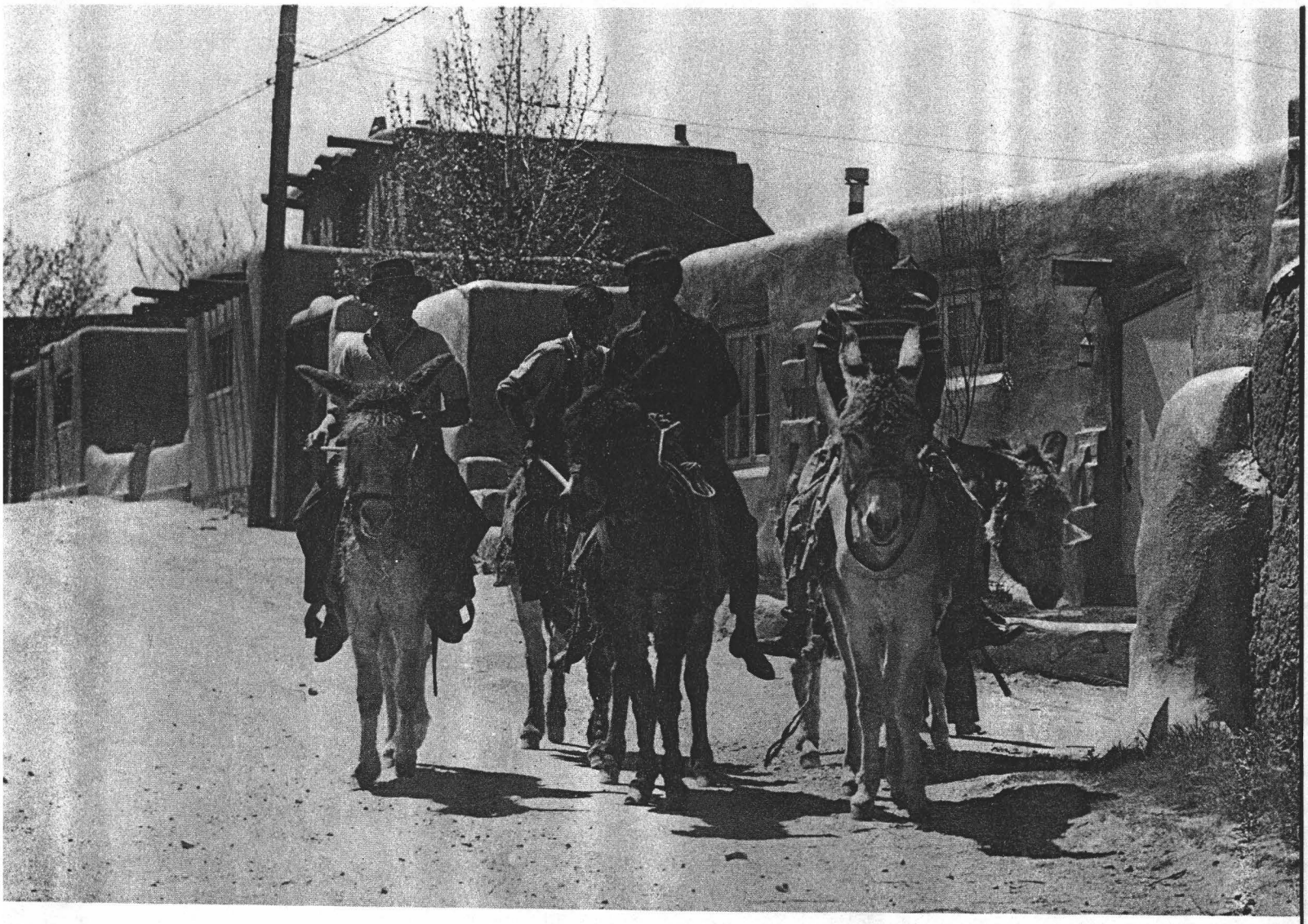
Casa Querida—The Beloved House—side entrance from Camino del Monte Sol. The door leads into the kitchen, and beyond the kitchen is a sunroom which opens on the patio.



Mary Austin's study and library. There is an office and vault for her manuscripts off to the left of this room.



CASA QUERIDA—THE BELOVED HOUSE
Mary Austin's study was to the left of the entrance hall.



CAMINO DEL MONTE SOL ARCHITECTURAL HISTORIC SURVEY

CITY OF SANTA FE, NEW MEXICO 1984

Newspapers and Periodicals

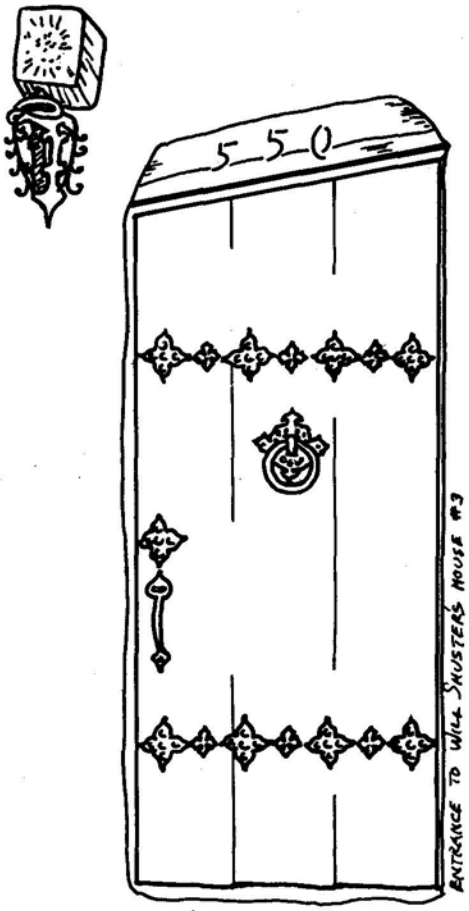
Santa Fe Profile,	October 1980
Christian Science Monitor,	Vol. XII, #9, Nov. 1, 1926
Santa Fe New Mexican	Various Editions

Maps

1912	King's Map of Santa Fe
1926	Sturges Pocket Map of Santa Fe
1930	Houses for sale, H.H. Dorman
1931	Fire Map of Santa Fe - drawn by John Hay
1939	Fire Map of Santa Fe - drawn by James Van Hecke

Interviews

Dr. & Mrs. Harmon Hull	13-5-83
William Lumpkins	18-5-83
Boyd Pratt, Kathleen Brooker	24-5-83
Cruz Romero	18-7-83
Anne Dasbury	22-7-83
Peggy Pond Church	22-7-83
Eve Foley	22-7-83
Charles Olmstead	28-7-83
C. Paloheimo	02-8-83
Margaret Ulibarri	16-8-83
Richard Halford	16-8-83



CAMINO DEL MONTE SOL ARCHITECTURAL HISTORIC SURVEY

PREPARED BY
MICHAEL BELSHAW

CITY OF SANTA FE, 1984

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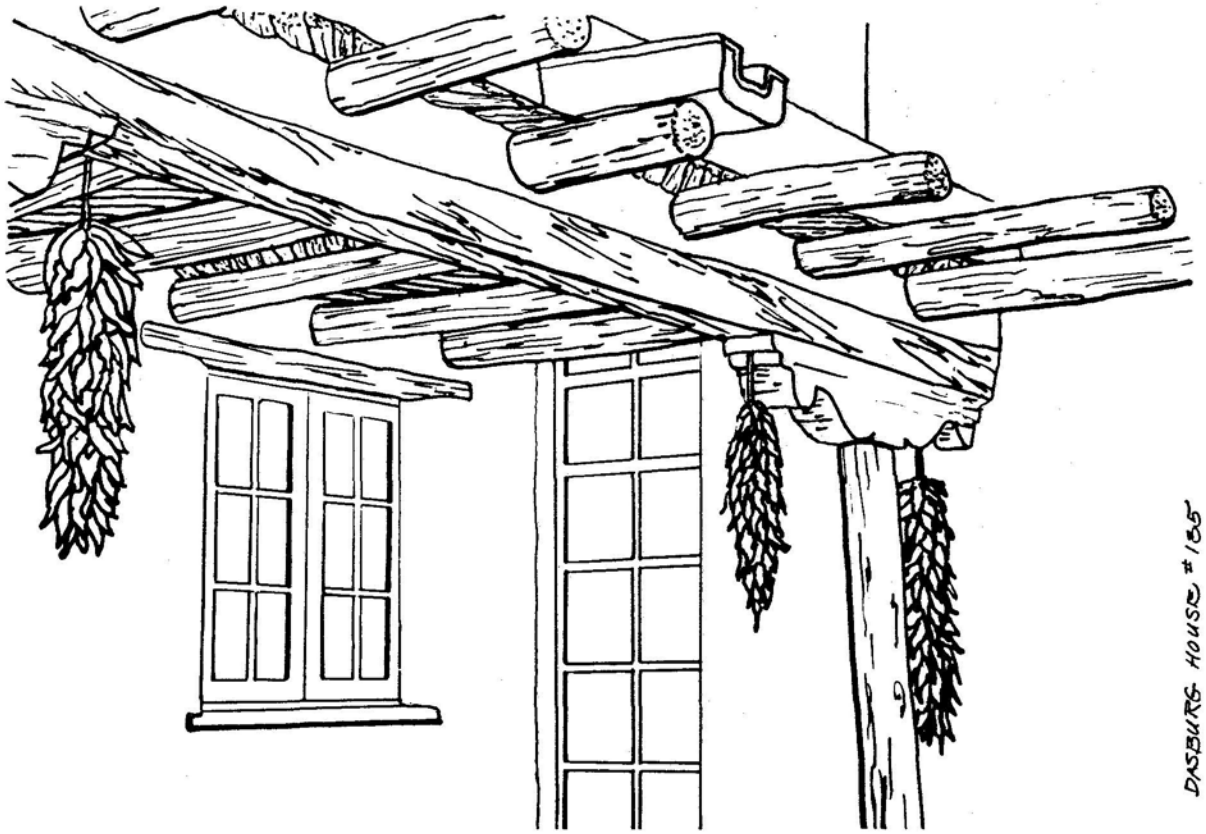
FORWORD

Although an author must bear full responsibility for the outcome of his efforts, it is rare that research can be executed without the generosity of many others. Such, of course was the condition of this project.

Many persons who live on and near the Camino gave freely of their time. Cruz Romero, Dr. and Mrs. Harmon Hull, Mrs. Bruce Bontjes, Jim Grieg, Jr., Jane Pitcher, Eve Foley, Peggy Pond Church, Dick and Monica Halford, Mr. Y. A. Paloheimo, Irene Senutovitch and Margaret Ulibarri are fondly remembered. At the State Archives Jim Purdy and Sheri Smith-Gonzales; at the History Library Orlando Romero and Dick Rudesill; and at the Museum of Fine Arts, Sue Critchfield, provided valuable resource assistance. Kathleen Brooker and Boyd Pratt at the Historic Preservation Bureau were consulted frequently on many matters, and the Department of Planning of the City of Santa Fe, Harry Moul and Linda Tigges gave constant support and guidance.

Little progress would have been made without the thoughtful comments advice, and suggestions of architect William Lumpkins. I am grateful to all.



INTRODUCTION

This survey, executed during the summer of 1983, was to determine what portions of Camino del Monte Sol and its environs would meet the criteria that would allow designation as an Historic District to the National Register. In brief, for a district to be so nominated, a large proportion of the structures must meet the criteria of significance, with the bulk of those not significant contributing somehow to the character of the district. To be significant, structures must be fifty or more years of age, and not substantially altered thereafter.

Since adobe pueblo revival structures lend themselves so well to remodeling and alteration -- certainly more so than, say, complex Victorian houses -- it is difficult to ascertain when or what type of, modifications may have been made. In many cases, such changes moved significant structures from the significant, to the contributing category. Now and again poorly executed modifications moved buildings even further away - to the non-contributing class. Intrusions of newer structures, no matter how well designed or executed, will weaken a district's potential for nomination. For this reason, even though potentially significant structures lie close to the area nominated, their candidacy is diluted by intervening latter-day buildings.

Significance can be enhanced in several ways. A building may have intrinsic interest being, for instance, one of a kind. Frank Applegate's Torreon on El Caminito comes to mind. The architect may be especially important. John Gaw Meem's first commission is within the bounds finally selected. Undoubtedly, the district's most important contribution to the charisma of Santa Fe lies in the fact that it was the cradle of pueblo revival residential architecture, wherein we find the expressions not only of Meem and Applegate, but also of important contributors such as Brian Dunne, Carlos Vierra, Alice Meyers, "Whippy" Henderson and the wonderful Cinco Pintores.

Painters, sculptors, potters, writers, craftsmen, long-established Hispanic families, a nascent middle class -- all these made up the material of the Camino when it flowered in the thirties. We sense, with no small envy, the excitement of that era. They sparkle with conversation, roar with vehement debate, have a sense of discovery, purpose, and destiny that eludes a more complex, and perhaps mistrustful, world.

Little of such excitement can possibly be gleaned from a survey such as this, for it is somewhat akin to an archeological salvage. Given the demands of time and budget, a survey, as contrasted with a study, cannot excavate. It must rely mostly on what is there - from the street, or the pages of already published documents. Many readers will surely be aware of more than these pages pretend and, if the omission is serious, we beg indulgence, and that our omission or inadvertance be brought to our attention.

Michael Belshaw, Ph.D.
Cerrillos
New Mexico

SETTLEMENT PATTERNS

The terrain encompassed by the irregular boundaries of this district rises to the south, almost imperceptibly at first and then gently as it encounters the foothills of the Sangre de Cristo mountains that dominate the City of Santa Fe. Several minor arroyos (dry washes) cut the otherwise softly undulating terrain.

An ancient irrigation ditch (Acequia Madre), dating from the founding of Santa Fe (1610), and the street of the same name, constitute the northernmost limit of the district. Since the milpas being irrigated from the ditch lay downhill towards the Santa Fe River, the earliest structures were likely placed off the fields on the upslope above the acequia. A small mill (#072) was fed by a short diversion from the Acequia Madre, known as the Acequia Molina.

Another acequia, known variously as the Acequia de la Loma or Acequia del Ranchos, (sic) intersected the proposed district approximately where Abeyta Street jogs east and west. This acequia served orchards, as well as milpas, between it and the Acequia Madre.

As with the other parts of Santa Fe established before contemporary concepts of planning were rooted, street patterns reflect a way of life that was distinctly rural. For instance some of the trading caravans from the east followed the easy gradient of what is now Camino del Monte Sol to corrals that were established near the intersection of that street and Canyon Road, a short block north of Acequia Madre. Even into the twentieth century, burros plodded this same brecha (trail) as they carried their burden of firewood to the ovens and fireplaces of Santa Fe. The convoluted meandering of Abeyta Street suggests that it, too, evolved from animals' distinct preference for gentle grades.

In the central section of the district, between the two acequias, the lineal pattern of parallel streets and alleys reflects another rural convenience. Here, the water flowed downhill from the Acequia de la Loma to the Acequia Madre. Had the land been divided laterally rather than vertically, the landholder who held the upslope division could easily deprive others of water. Thus, instead, as the land became fragmented, long, narrow plots were provided. Between them, brechas allowed farmers access to their fields and orchards. These brechas later became formalized into the streets and alleys known as San Antonio, San Pasqual, La Paz, Manzano, and Sosaya. Although fragments of the milpas and orchards, persisted until the late 1930's, the process of infill began in the 1920's.

Virtually all the extant structures built in the district prior to statehood (1912) were adobe with the exception of one jacal to be noted. Similarly those built between 1912 and 1933 were preponderantly adobe and were in Pueblo Revival or Territorial Revival styles, or some closely allied derivative. A stylistic exception consists of a tiny enclave of bungalows on San Antonio Street built in the 1920's. Although

these bungalows are all of adobe and stucco and the majority are the work of one builder, each is stylistically unique, showing Territorial, Pueblo, Spanish and Oriental details.

Another settlement pattern, unique within the United States to New Mexico, the compound, is a way in which habitations were fragmented before an extended family became so large that colonial hiving resulted. When children reached the stage of adulthood that called for the establishment of a separate household, the common patrilocal practice was to partition for them a portion of an existing structure, or to add on to that structure, often surrounding a common patio with a box, an ell, or a U.[1] Not only did this help to keep the extended family intact, but also it enhanced security in a hostile world. With the more peaceful conditions that prevailed in the last quarter of the nineteenth century, tight physical proximity was no longer necessary although close social ties remained important. Hence we have the compound, which is composed of a small number of dwellings in close proximity. Usually, the compound is in a walled area to the side of a street, although a quasi-compound of closely related families existed on Abeyta Street in 1912. Several of the houses (e.g. #196 and #188) are close to their original condition but others have been modernized. A similar compound was found on Placita Rafaela. All five houses on the Placita were occupied by members of the Garcia family. Today only one is held within the family.

A form of compound of more recent development, consists of a group of small individual apartments. In Santa Fe this is a common evolution from the family compound. One which did not go through the transition, but which is a series of discrete apartment structures is on the corner of Manzano and Acequia Madre, (#'s, 057, 058, 059, 060, 061, 062).

Examples of lineal development, similar to that found throughout the United States, exist on Camino del Monte Sol, Garcia Street, and El Caminito. Construction in such cases was upon a string of lots, only one deep, on each side of the road. Along these streets, and Acequia Madre, are to be found some excellent, and occasionally seminal, examples of Pueblo Revival architecture.

A number of factors combine to give this district a sense of intimate, manageable scale. In general, the houses are in close proximity on small, but random sized lots. A lack of uniformity in parcels combines with great architectural individuality and variation within general architectural parameters. This is especially the case with the Pueblo Revival structures which predominate. For example, vigas (horizontal load bearing log beams) generally project beyond the wall surface although they may be trimmed flush with the wall or stuccoed over. The ends may be squared with a saw or left just as they were cut when felled by an axe. Some are self-consciously trimmed by adze or axe to a sharp edge which is commonly, but not universally, placed vertically.

In a few instances, the edge is horizontal, and at times the ends of companion vigas are randomly set. Another, but rare, variant in handling viqas is to cap their upper, exposed portions with metal in an effort to prevent the dry rot which frequently deteriorates them.

Similar architectural diversity characterizes the few bungalows in the district. This is less true of the Territorial Revival Style which tends to be bound by crisp and formal parameters.

The scale and nature of the streetscape enhances the district's sense of intimacy. A significant number of structures on the narrow, winding streets have a zero setback. There are, as a rule, no sidewalks and, since Santa Fe is a town for pedestrians, the doors and windows of the homes become approachable, rather than distant and aloof. They, and the frequent detailing that is carefully bestowed upon them, invite the passerby to pause and respond in recognition. The same effect, in lesser degree, is created by the frequent high walls that separate patio from street. In an apparent contradiction, the walls, whether they be for house or garden, allow occupants a strong sense of privacy and security in an environment of relatively high density, yet do not repel the passerby with a statement of hostility. This friendliness derives not only from the intimacy of detailing that one finds, but also from the sculpted, undulate quality of the walls themselves, very much in harmony with the aura of the artists, writers and craftsmen who came to give this district its character.

Although the district is primarily residential, non-residential uses are harmonious; for such uses - galleries and studios - are part of the integration of the arts and essential to it. The harmony is further enhanced by the care with which most buildings have been maintained and the lavish energy expended on lush landscaping in private and public areas.

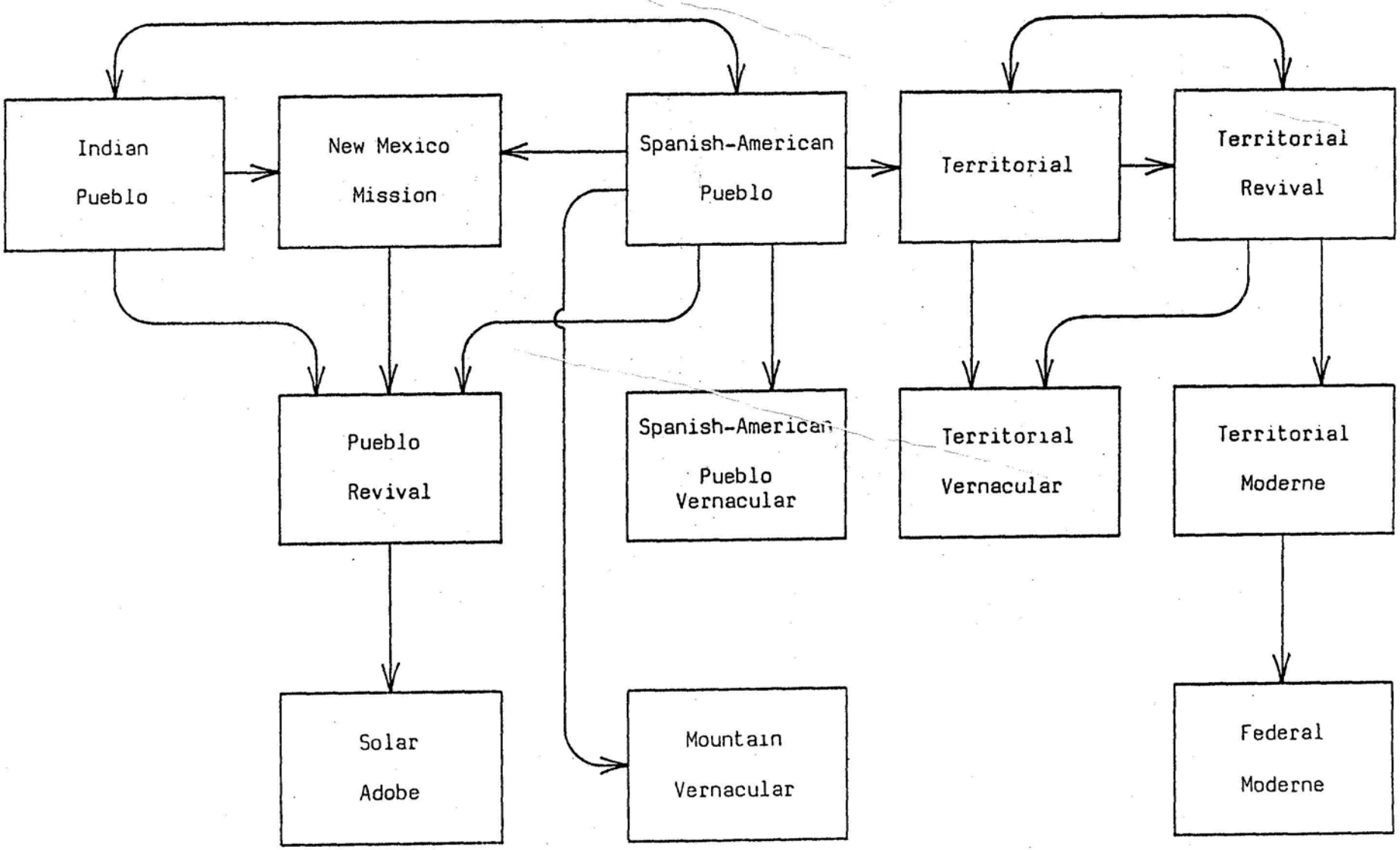
TAXONOMY

A full comprehension of the district requires a taxonomic diversion, especially with reference to the evolution and florescence of Pueblo Revival architecture which developed and peaked within a period not much longer than a decade. Reference is made to Chart Number One - Schematic of Stylistic Taxonomy which shows stylistic derivations.

Indian Pueblo architecture is represented within the district only through its substantial influence on the Pueblo Revival style. Indian Pueblos show complex evolution and variation from prehistoric through contemporary periods. However, Pueblo Revival architecture was influenced by the Indian Pueblos as they were seen about the turn of the century. Of particular importance both to Spanish-American Pueblo style and the Pueblo Revival, is the construction of the flat roofs. Vigas (horizontal log beams) are placed between wall elements and project randomly. These are overlain with a lattice of small branches (latillas), over which in turn is placed a layer of dirt which functions as insulation and some measure of protection against precipitation.

The Indian Pueblos in their prime were highly concentrated settlements, commonly of multi-storied structures surrounding plazas. Visually, the effect was of stepped back massing, a feature commonly found in Pueblo Revival Architecture.

CHART #1
Schematic of Stylistic Taxonomy



The Spanish-American pueblos and their structures differed significantly from the Indian Pueblos although common elements were to be found. Among these, was, of course, the use of adobe. Although, pre-contact Indians built of earth moulded in various ways to form the walls, they adopted the cast adobe brick from the Spanish, who, in their turn adopted the viga-latilla dirt method of roof construction from the Indians.[2] Spanish-American structures, however, were only of one story in height and one room in width. They were, in other words, strung out in linear fashion although the line could turn corners to become an ell, a U or a hollow square. Typically, the house began as two rooms, with limited fenestration to the courtyard. A large zaguan entry towards the street was usually the only opening to the outside in those cases in which the house formed a hollow square surrounding the patio. A portal (porch) might be added for shade and, as the structure became larger, for communication among rooms. Both Indian and Spanish elemental pueblo structures would be plastered, inside and out, with mud. Floors would also be of dirt or mud, sometimes hardened with animal blood.

The New Mexico Mission, derives in part from pueblo origins and is quite distinct from surviving mission structures in Mexico, California, or the rest of the Southwest.[3] Other missions had rather crisp lines, and made frequent use of arches and clay tile. The missions of New Mexico were built with a minimum of manufactured materials or tools and preforce made maximum use of the raw earth and relatively unfinished timbers. An exception is in the use of corbels to support the long viga spans. The corbels, and sometimes the beams, were often hewn and incised with carved, abstract patterns.

In other parts of the structure, and in distinction to surviving mission churches elsewhere, the distinguishing characteristic of the New Mexico Mission was its unadorned simplicity. This is especially true of the external form which is a massive sculptured shape. Buttress and wall batters are common and, for the latter, the exterior wall often approached the shape of a sine curve. In the conventional wisdom, the reason for this shape lies with weathering action which wears material at the top and deposits it below. However, reasons of ease of construction and structural dynamics could just as well be responsible. The reasons notwithstanding, the resulting effect was one of sculpture, an important source of the Pueblo Revival aesthetic.

Pueblo Revival architecture has origins in both the Indian Pueblo and New Mexico Mission. Those who earliest adopted this style were artists and, in one significant case, a sculptor, and they were quick to see the aesthetic, sculptural possibility of adobe as a medium. Thus the characteristics of Pueblo Revival architecture include buttresses, wall batter, undulating surface finishes and moulded parapet profiles. At times following the practice at Zuni Pueblo, the roof line is built as an overhang over the vigas, but rarely extending more than eighteen inches.

The vigas are commonly trimmed to a sharp edge and these edges are usually placed vertically. The derivation of this practice is not clear. Until the acquisition of the saw, Pueblo Indians felled trees either by fire or by stone adzes. In either case the end cut is rough and uneven, whereas the end cuts found in Pueblo Revival are clean, even and the

sharp edge is centered. Even when a tree is cut by the use of a steel axe, the cut cannot be centered if the direction in which the tree is to fall is to be controlled. An examination of photos from pueblos indicates that the end edges tend to be placed at random angles to the horizontal.

Furthermore, the ends of the vigas in Pueblo Revival are equidistant from the wall as a rule whereas, among the pueblos, the distance to wall was a random function of the length of the viga, thus, the viga treatment among Pueblo Revival structures did not likely derive from the Indian Pueblos. In may have been an affectation or have been drawn from surviving mission churches that were examined by Carlos Vierra, one of the principal advocates of the style. (See the significance section)

Since milled lumber was uncommon prior to Territorial days, beams, if not left round, had to be hewn to square. In cases where this was done, the beams and the weight distributing corbels, were often incised by chisels and gouges and these cuts in turn, were frequently painted bright reds, blues, greens, and yellows. This type of decoration is often found associated with Pueblo Revival structures either in the portales or in large interior rooms.

Canales (singular canal) are gutters which project 18 inches or more beyond a wall to carry water from the flat roofs away from the walls. To accommodate them, a hole is cut through the parapet. When several are closely spaced on a side, the effect is somewhat like a crenellation. Prior to the advent of milled lumber, the canales were formed from a hollowed log and a few Pueblo Revival houses show this feature. More commonly, the canales are formed from one by six lumber, lined with metal or asphalt.

Latillas between the vigas are used as ceiling decking in the more elaborate Pueblo Revival structures. However, one by six planking is more common. A variant is to plaster a narrow vault between the vigas.

Two, or sometimes three, story structures are to be found in Pueblo Revival, usually showing complex stepped back massing. By the same token even single story structures are unlikely to show simple rectalineal plans, but are cut with set-backs, patios, portales, etc.

Fireplaces are the traditional fogon which originates with Spanish-American Pueblo architecture rather than Indian Pueblo. However, the chimney often has a uniquely Indian Pueblo element. This is the olla or chimney pot, made from clay water jars with the bottoms knocked out. By the use of ollas, the people of Zuni, for example, could lengthen their chimneys to improve draft.[4]

Pueblo Revival structures show variation in door and window lintel treatment. Exposed lintels are common in Spanish-American structures, but less so among Pueblo Indians. Thus, within Pueblo Revival we find structures with lintels flush to the wall, indented into the wall, completely concealed, or non-existent.

The windows themselves are commonly 6 over 6 wood double hung and are painted white with turquoise trim. Stucco colors are generally earth tones, although pink was common in the 1920's and 1930's.

A final common Pueblo Revival element, of unclear derivation, is the simple vertical plank door, bound by screws and head washers. These doors are often painted gray.

Spanish-American Pueblo Vernacular descended directly from Spanish-American Pueblo. It is built of adobe or stucco over frame to simulate adobe and tends to be linear with few set-backs. Unlike the Spanish-American Pueblo style, it can be two or more rooms in depth and makes use of hallways for interior access although a portal may be used as an entry. Only isolated examples have a second story room, sometimes found over a carport.

Vigas are used structurally but are likely to be cut flush or stuccoed over. Window and door lintels are rarely exposed. Turquoise trim is common around windows.

These structures tend to be simple and elemental and lack sculptured elements such as batterd and undulate walls.

Mountain Vernacular is an interesting derivative of Spanish-American Pueblo and is associated with the semi-alpine mountain villages of northern New Mexico. These are adobe structures, stuccoed either with cement or adobe. The most noteworthy features are peaked gable roofs, although hip roofs are to be found. The roofs are generally sheathed with corrugated iron but terne plate is sometimes used. The layouts are generally simple, single story and retangular. A few examples exist in Santa Fe.

The other important style found within the district is Territorial. These structures originate from an effort on the part of newcomers to New Mexico to come to terms with the Spanish-American Pueblo style. This they seemed to find crude and difficult to maintain. Although some lumber was available, all manufactured materials remained in scarce supply until the coming of the railroad and up to which time adobe construction had to be accepted. Greek Revival influence allowed the newcomers to refine the old adobe buildings to their satisfaction and brick copings with dentil courses allowed parapets to be protected from weathering. The canales from the Pueblo variants was adopted. Windows were commonly adorned with pedimented lintels. Portales were replaced by porches and the columns were squared, chamfered and adorned with simple moulded capitals. The floor plan became more flexible with rooms opening on to a central hallway, although the plan remained rectilinear. Now and again, hip roofs replaced the flat roofs.

Territorial Revival Style contains these same elements with the exception of the hip roofs and came into use from 1925 on. A number of examples are found within the district. Less common styles are Territorial Vernacular, Territorial Moderne, Federal Moderne, Solar Adobe, and Bungalow. The last is sufficiently understood to allow us to dispense with discussion.

The Territorial Vernacular is one response of the less affluent to the perceived problems of simple adobe structures. In particular, the parapet is provided with a coping sometimes of brick, but commonly of locally available cut stone. The structures are linear but a central corridor may be used to access rooms. Windows usually lack pedimented lintels. Porch posts often lack capitals in transition to beams, or the round posts and corbels of the pueblo styles may be intruded.

Territorial Moderne adds to the pedimented window treatment and formal porches the element of the flat roof with a substantial overhang. This approach was used by architect William Lumpkins to protect an exterior wall stucco of raw adobe. This style was found a number of times in the study area but not within the portion nominated.

Similar to this style is Federal Moderne, a wartime and postwar phenomenon, again more common in the study area than the nominated zone. The essence of this style is simple, easy construction. It shares the regular lines and roof overhang of Territorial Moderne and is likewise of only one story. The sash is steel or aluminum and corner windows are sometimes found. Structurally it can be framed, brick or block, all stuccoed. In general it completely lacks embellishment.

The Solar Adobe relates to Pueblo Revival in the free use of vigas, canales, and often non-linearity. As an evolving style its only common elements, however, are the use of adobe, and large south facing windows.

These then, are the architectural styles to be found within the district. As Table Number One clearly indicates, the Pueblo Revival style predominates with 99 out of the 170 entries or 58.23 percent of the total. Spanish-American Pueblo Vernacular is a distant second with 26 entries (15.29%). Territorial Revival is third with 18 entries (10.58%). Vernacular structures, by their nature unclassifiable and stylistically unique, show 10 entries or 5.88 percent. Bungalows and Mountain and Territorial Vernacular, are represented by several examples each and Solar Adobe Territorial and Federal Moderne have only one entry apiece.

1. These variations can be seen on old maps, most particularly that of Urrutia, dated 1766-68.
2. The Spanish colonists may have been familiar with this method of construction from Spain, to which it was reportedly introduced by the Moors. However, analagous environmental conditions are likely to lead to similar technological solutions in widely separated regions.
3. Architect Bill Lumpkins points out in private correspondence as follows: "The Missions of New Mexico --- followed the pattern of the country churches of Spain which quite often were Mosques during the Moorish occupation. The adobe Mosque form still exists in places in Spain. When the Moors were driven out, the towers on one end were demolished and the transept added, and part of the back towers were extended to form the cuniform. California Missions were built later and when Spain was rich. The building imitated Christian Europe rather than the Moors. New Mexico being isolated and miserably poor never 'improved' the religious

TABLE NUMBER ONE

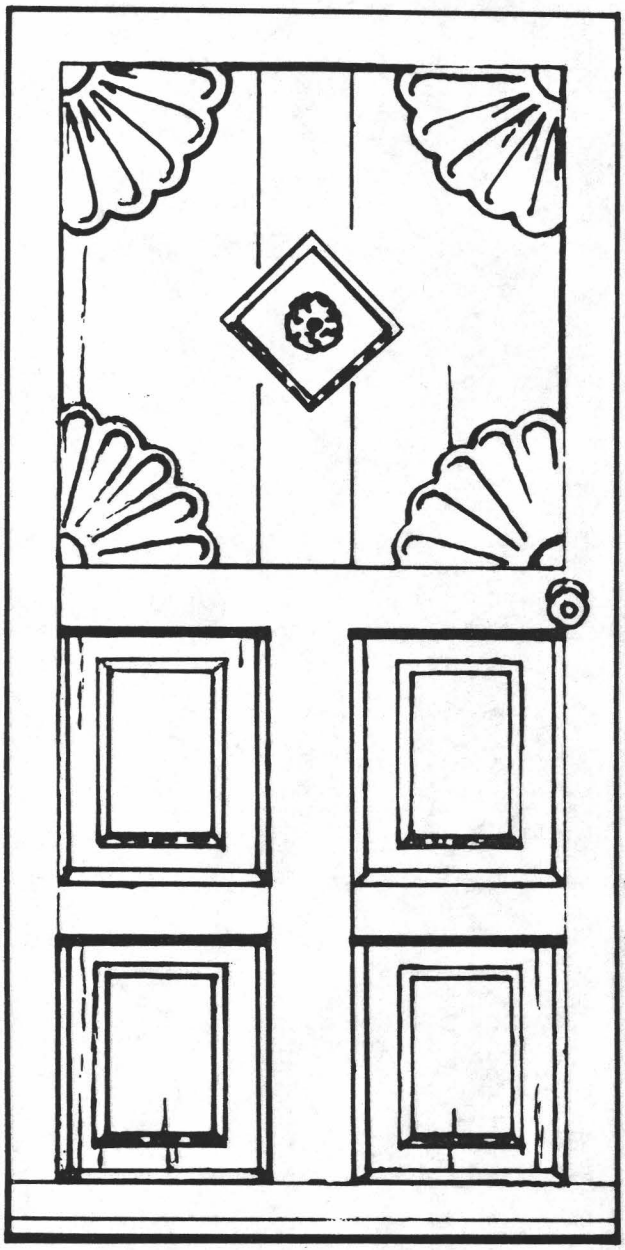
Architectural Styles: Camino del Monte Sol District

	Number	Percent
Pueblo Revival	99	58.23
Spanish-American Pueblo Vernacular	26	15.29
Territorial Revival	18	10.58
Vernacular	10	5.88
Bungalow	07	4.12
Mountain Vernacular	04	2.36
Territorial Vernacular	03	1.76
Territorial	01	0.58
Solar Adobe	01	0.58
Federal Moderne	01	0.58
TOTAL	170	99.96*

* Does not equal 100 due to rounding.

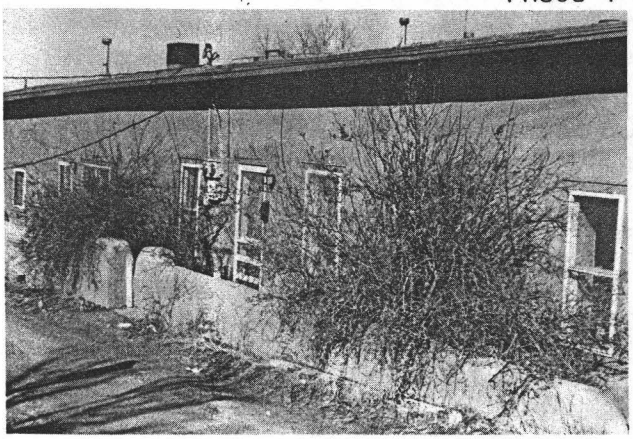
buildings -- as did Mexico."

4 Bill Lumpkins notes that the constrictions in the chimney pots acted as venturis which increased the velocity of the air, and hence the draft.



WILL SHUSTER HOUSE #3 #144

Photo 1



DESCRIPTION OF SIGNIFICANT BUILDINGS

About one third of the structures in the district can be regarded as significant. These are briefly examined on a street by street basis, listed in alphabetical order.

It is relevant at this juncture to say something regarding street addresses in Santa Fe, a phenomenon well represented in Abeyta Street, the first to be considered. It may be observed that street numbers are not sequential and 400, 800, 600 and 500 series are in no logical order. To compound the problem, Abeyta Street once wandered over to Camino del Monte Sol on what is now El Caminito, and houses with Abeyta Street numbers on El Caminito in the 1920's seemingly disappeared. Furthermore, it is not uncommon for as many as six houses to have the same street address or to have an address on a given street, but to be attached to that street only by an unnamed alleyway.

Abeyta Street.

Abeyta Street, named after an established Spanish-American Family, (sometimes spelled Abeytia) twists uphill from Acequia Madre to what is now El Caminito. It is a narrow, unpaved lane with several very sharp curves. A small group of houses clustered at the intersection of the lane and the Acequia de le Loma in 1912.

528 Abeyta (#181) Ramon Abeyta House.

This house, probably built in the mid 1920's by Ramon Abeyta, shows a mix of vernacular Territorial, and Spanish Pueblo elements. Ramon Abeyta was a musician who played for bailes in Santa Fe, including some in the neighborhood.

523 Abeyta (#183) Teodoro Abeytia House. Photo 1

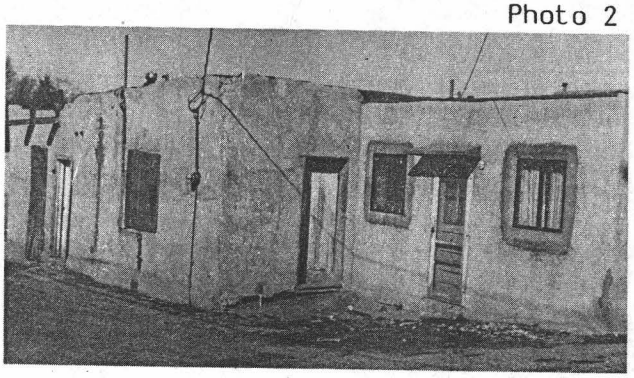
This house, Mountain Vernacular in style, shows on the 1912 King's map under the ownership of Teodoro Abeytia.

The long, low structure, capped by a corrugated metal gable roof, and only one room in width, is typical of New Mexico mountain village structures. The south half (uphill) was originally used as a stable.

509 Abeyta (#188) Sacaria Galbadon House. Photo 2

Built before 1912, this house, is a good example of a Spanish Pueblo Vernacular structure. Such houses are rudimentary with little if any, effort at embellishment. The scratch coat stucco, except in color, retains the exterior quality of the original which was probably a coat of adobe, bonded by short flakes of straw. The structural vigas do not show but wood canales, protected by an application of tar, project from the roof. Prior to the Territorial period most of the structures in Santa Fe were of this character.

Photo 2



807 Abeyta (#196) Jose Apodaca House.

This house, too, represents the Spanish Pueblo Vernacular style, although the original multilite double hung windows have been recently replaced by tighter 1/1 frames. Its character has little changed, except for this and, like #188, it shows a simple style that persisted from Spanish Colonial times to the early part of the twentieth century. A later owner, Severo Apodaca, was listed in the 1927 City Directory as a laborer as were most other persons on the street at that time, to the extent that their occupations were known. Within the district, Abeyta Street remained a working class enclave to be surrounded in the 1920's and 1930's by artists, writers and professionals.

428 Abeyta (#202) Benny Apodaca House.

This house built in the 1920's by the present owner, represents a variation of the Spanish Pueblo Vernacular Style, one step beyond the houses already noted. It is no longer confined to one room in depth, and some elaboration, particularly in the addition of a portal, has taken place. If portales are added in earlier homes they are usually a shed-like addition to the front and often continue its entire length. In this house the portal is tucked into a corner and represents more of an entryway than a passage that earlier would have provided access from room to room.

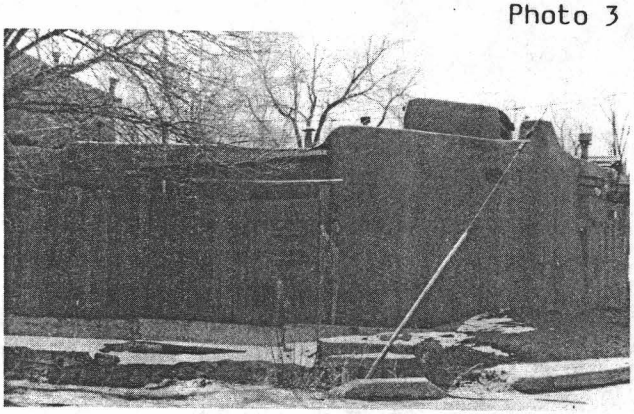
Acequia Madre.

The Acequia Madre was constructed contemporaneously with the founding in 1610 of Santa Fe itself and the narrow road named after the ditch now follows its winding course. Neither documents nor maps indicate satisfactorily when structures first appeared in this portion of the Acequia Madre although the farmers' interest in irrigating and in protecting their crops from birds and predators, such as bears, would suggest that, at the very least, temporary jacales would have been constructed in the 17th Century. Some extant property deed abstracts show transactions chained back until the early 19th Century, and now and again houses show up on these. It must be therefore understood that there is a tendency herein to understate the age of structures, particularly those which show up on the 1912 King's Map of the area.

506 Acequia Madre (#001) B.B. Dunne House. Photo 3

Brian Boru Dunne was born in Salt Lake City in 1878 and his father Edmund Francis Dunne was chief justice of Arizona under President Grant. In Santa Fe he was for about 25 years a feature story writer for the Santa Fe New Mexican and wrote books among which was Cured, the 70 Adventures of a Dyspeptic, which had a foreword by H.G. Wells. A true Renaissance man, he was a linguist, musician, magician and

Photo 3



builder of homes in the Pueblo Revival tradition, of which 506 Acequia Madre is an excellent example. One should note, in particular, the sculptured effect with the use of wall batter and butresses and the manner in which the parapet is moulded to provide a channel for the canales. The exterior wall, on the corner of Acequia Madre and Garcia Street is curved to blend with the intersection. Adobe construction lends itself especially well to this kind of fluid movement. Dunne also designed and built two houses next door, 508 Acequia Madre and 501 Garcia.

520 Acequia Madre (#010) Celsa Quintana House.

This house, now largely hidden behind a wall, and separated from the street by this wall and the flowing acequia, was on the site prior to 1912 and likely had its origins as a farm dwelling from which the milpas below the acequias were worked. Its entire north exposure is fronted by a portal and the walls show a degree of undulate moulding. Window trim is turquoise, a color intended "to keep out the evil spirits."

614 Acequia Madre (#019) Paloheimo House. Photo 4

This classic Territorial Revival was constructed in 1925 on an alfalfa field purchased from Candido Herrera. It was designed by the owner Mrs. Eva Scott Fenyes and her daughter Leonora Musse Curtin without the assistance of an architect, and built by Charles Campbell. Mrs. Fenyes came to Santa Fe in 1888 and four generations of the family have lived in the house to date. It is known variously as the Curtin House and the Paloheimo House. Mr. Paloheimo is a native of Finland and was, until his retirement, consul representing Scandanavian interests in the Southwest. His strong interest in historic preservation has, among other things, moved him to establish Los Golondrinas, a reconstructed Spanish-American settlement in the vicinity of Santa Fe. The house itself is one of the clearest examples of Territorial Revival in the district. Note should be taken of the brick dentil coping on the parapet, the pedimented window frames and linear facade. The use of corbels, rather than capitals, on the indented porch is a feature more appropriate to Pueblo Revival, however.

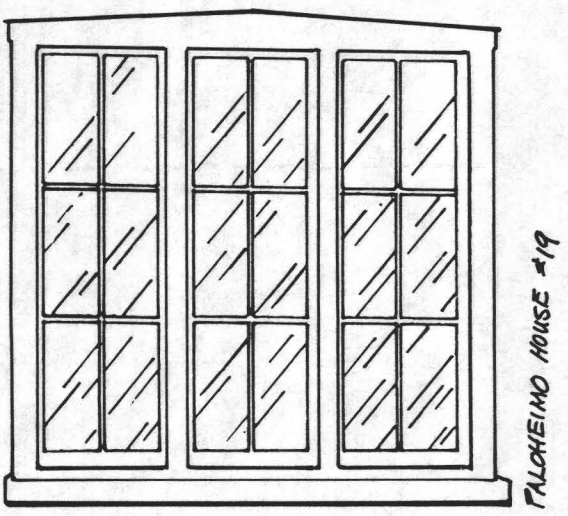
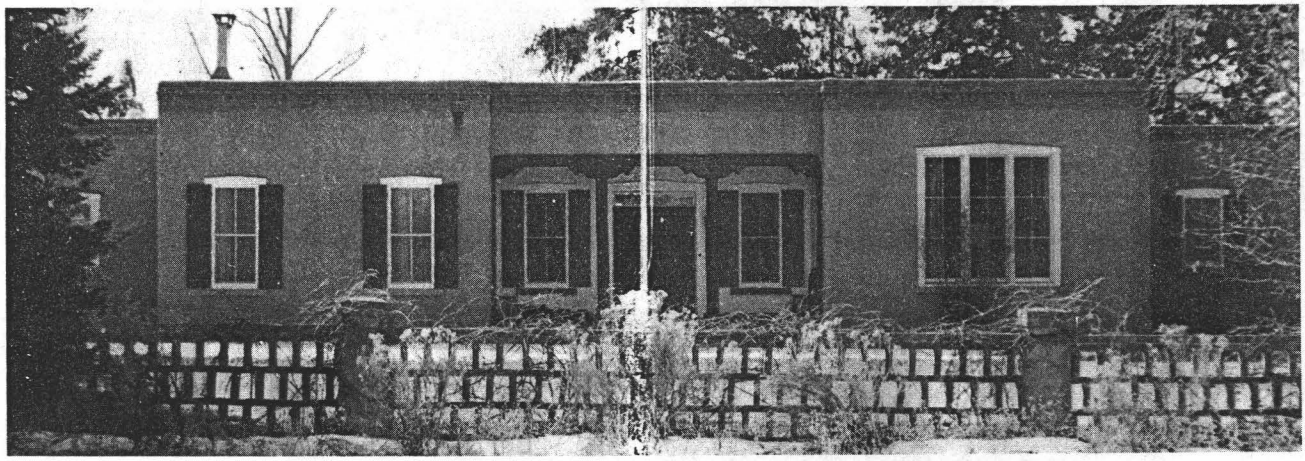


Photo 4



716 Acequia Madre (#049) Woolford House.

This house, built between 1928 and 1932 is an example of Pueblo Revival and shows several characteristic features such as undulate walls, stepped massing and exposed lintels slightly indented. It was owned in the early 1930's by Lucy Woolford, a writer, and her husband Withers Woolford, who was news editor for the Santa Fe New Mexican.

720 Acequia Madre #2 (#057).

One of several in a compound, this house is Spanish Pueblo Vernacular in style and shows some of the style's relative informality and flexibility. The parapets only project above the roof line on the north and south ends and a shallow shed roof drains to a conventional metal gutter and downspout on the west side. The chimney, rather than stucco over masonry, is conventional brick. Windows are 3/1 wood double hung, an arrangement common among older houses in the district. The structure was built between 1928 and 1932 and has served as an apartment, a common function in a compound setting.

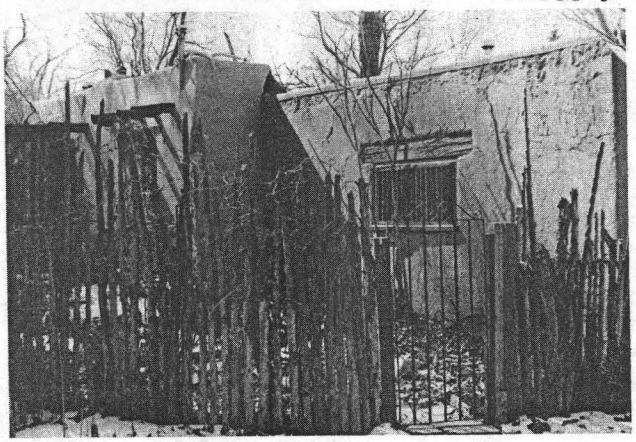
740 Acequia Madre (#072) The Old Mill.

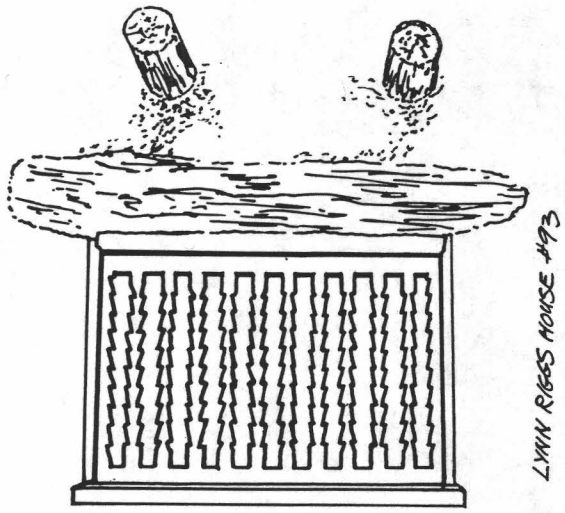
The King's Map of 1912 shows on this site an "Old Mill" serviced by a branch of the Acequia Madre called the Acequia Molina. The property was once owned by Simon Vigil, and later purchased by architect Irving Parsons. Prior to 1933, Parsons reconstructed the mill into a Pueblo Revival residence, although the structure of the mill and its millstone remain. One feature sometimes included in Pueblo Revival, and found in this house, is the chimney cap of flagstone.

770 Acequia Madre (#093) Lynn Riggs House. Photo 5

Lynn Riggs, born in Claremore, Indian Territory (Oklahoma) in 1899, came to Santa Fe in 1922, brought by Witter Bynner whose secretary and protege he became. Another mentor was Ida Rauh Eastman who encouraged Riggs to become a playwright. His best known work was Green Grow The Lilacs (1931) which became the musical Oklahoma! This cozy Pueblo Revival structure has

Photo 5





a couple of unique details. One is a small chimney cap supported by thin clay tiles standing on end. The other is a sawtooth profile that has been cut into the side plate of the canales.

825 El Caminito (#165) Franklin K. Lane House.

The center portion of this rambling Pueblo Revival house was built in the early 1920's by Franklin K. Lane, who was secretary of the Interior under Woodrow Wilson and a close friend of Franklin and Eleanor Roosevelt. Lane himself built the entry door to the house. Datus Meyers (see #132) used this portion of the house as a studio in the early 1930's. At this time the second stage of the house was built to the east using a common wall with a garage on the next property.

831 El Caminito (#166) de la Pena House.

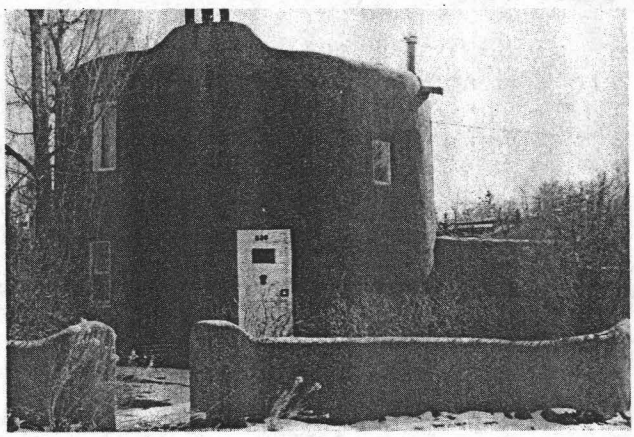
"The earliest date of record for the property is May 3, 1845, when it was sold by Thomas de Jesus Lopez to Sergeant Francisco de la Pena for $114.00. It was described as a piece of farm land with a house of four rooms and a portal situated in said land." (Historic Santa Fe Foundation, Old Santa Fe Today, University of New Mexico Press, Albuquerque, 1972, p. 46). The house remained in the de la Pena family until 1925 when it was purchased by Frank Applegate who then enlarged the house utilizing authentic details from Spanish Colonial times.

Applegate, who died in 1931, was an artist, writer, supporter of indigenous crafts and designer and builder of Spanish Pueblo houses. His strong influence will be more fully explored in the section on significance.

830 El Caminito (#167) el Torreon. Photo 6

Within the general parameters of the Pueblo Revival architectural style. Frank Applegate was highly creative, as illustrated by this Torreon which he built. The torreon was a defensive watch tower built in the outlying settlements of New Mexico to provide protection to the inhabitants against marauding Indians. As a contemporary architectural device the torreon is rarely used and no other is known from this period - late 1920's. The ground floor extends a single story to the intersection of El Caminito and Camino Rancheros. An adjoining but separate structure, was built to the south along Camino Rancheros, but is not included in this district by virtue of the Camino Rancheros address.

Photo 6



832 El Caminito (#168) Underwood House.

This house, built by John Curtis Underwood in 1925, is an early example of the stucco over frame technique of construction that began ascendence in the thirties as the cost effectiveness

of adobe construction receded. The main portion of the house is a two-story residence with a deck and walkway to a studio over the garage that was used by Mrs. Underwood. Mr. Underwood's studio was in the main residence and had a semicircular cove to the south. The undulate character of this section is a quality rarely attained in the stucco over frame method of construction.

Mr. Underwood, who was born in Rockford, Illinois in 1874, and educated at Trinity College was author of books on the southwest, including Trail's End: Poems of New Mexico (1921) and Pioneers (1923). In the 1920's he was the proprietor of the Pioneer Art Gallery and Tea Room which was a hangout for artists, including Los Cinco Pintores who will be discussed below. Mr. Underwood was one of the many persons of creative bent in Santa Fe in the twenties who expressed themselves simultaneously in a number of forms, including architecture.

805 El Caminito (#172) Ramon Abeyta - Galt - Halford House.

In 1924, the young architect John Gaw Meem, later to become one of the most prominent in New Mexico, received his first commission. It was from Hubert Galt to enlarge and remodel a house purchased by the Galts from Ramon Abeyta, the musician referred to above in connection with another property. (#181). The address given for the house, 532 Abeyta, no longer exists and the house eluded detection until an early map, the Sturges Pocket Map of Santa Fe, 1926, revealed that West Abeyta was known as The Gault (sic) Addition. Discussion with the present owner, Dick Halford, architect, confirmed Meem's role.

Thus, the Pueblo Revival house at 850 El Caminito achieves significance as Meem's architectural point of beginning. Meem added a U shaped structure around a patio to Abeyta's original three rooms. The structure is multi-level stepping up-hill from a northern exposure. The highly landscaped patio is towards the south. The vigas, canales, and fluid lines bespeak Meem's nascent grasp of the style.

408 Delgado (#012) Phillip Stevenson House.

This Pueblo Revival house is in the shape of an ell with a portal facing a patio hidden behind a high wall. Stevenson, born in 1896 and educated at Harvard was a prominent writer of the early 1930's and in 1931 wrote Sure Fire: Episodes in The Life of Billy The Kid, which was produced by the Santa Fe players for the Fiesta of the year. Earlier, he had written The Edge of The Nest (1929) and the Gospel According to St. Luke (1931). Later he embraced communism and was a correspondent for the New Masses. No date is established for the construction of this house although Stevenson was in it in 1928.

426 Delgado (#014) Montgomery House.

This house, owned in 1931 by the widow of Pettis Montgomery, is unusual in that it exhibits, within the context of Pueblo Revival, the unusual feature of the Trampas parapet. In other words, the parapets rise to a slight peak at corner intersections. The thick adobe walls of this house allow the windows to be deeply inset.

421 and 429 Delgado (#016 and #017 Meadors - Staples - Anthony Houses. Photos 7 and 8

These two houses are considered as a unit for together they constituted an early commission (1925) by John Gaw Meem. They show features that might not have been accepted by some of the early advocates of Pueblo Revival architecture. In particular are the obviously false vigas projecting from the chimney of 429 Delgado. The portal on 429 originally had no parapet. This was added later. Other features fitted better into the evolving style especially the somewhat fluid lines, exposed lintels, and some setback massing.

Photo 7

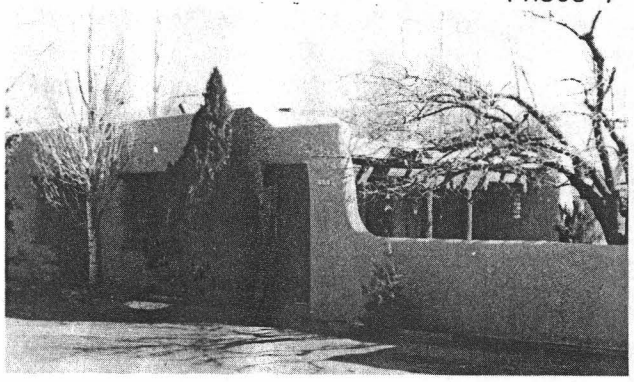


Photo 8



401 Delgado (#108) Frank Delgado House. Photo 9

In 1912, Frank Delgado, for whom Delgado Street presumably was named, was the owner of this house which faces Acequia Madre. The variety of windows - six light wood casement, 2/2 double hung, a fixed window with arches, suggest that at some stage a remodeling occurred utilizing what would now be called recycled materials. Although this house was probably one of the Acequia Madre farm houses at least of early 19th Century antiquity, the windows, corbels, and adzed portal beam suggests that a major face-lifting took place in the 1920's, when the revival movement was taking hold.

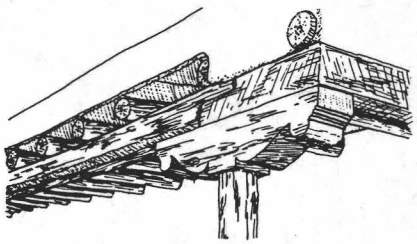
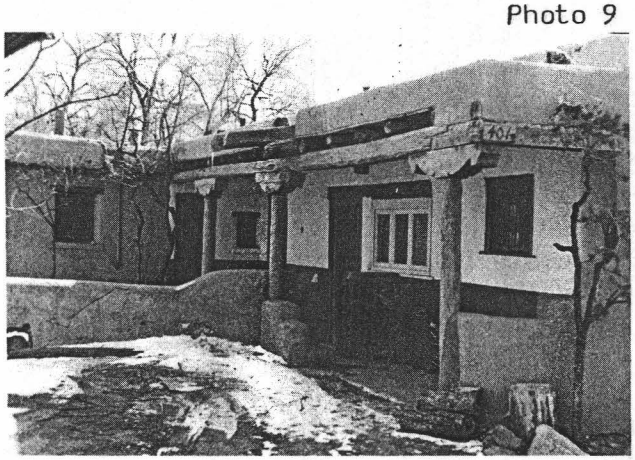


Photo 9



501 Garcia Street (#269) B.B. Dunn House.

This was a third house designed and built by B.B. Dunne about 1925. (See 506 Acequia Madre). After constructing it he turned 506 Acequia Madre over to his friend Sy Hess and lived here. Some interior remodeling has been done, but no significant change in the exterior has taken place with the possible exception of the studio remodeled into a garage. Like 506 Acequia Madre, this is an excellent example of Pueblo Revival, particularly the sense of mass conveyed by the butresses and battered walls.

This property shares an unusual feature with 508 Acequia Madre, also built by Dunne. The large entry door, called a porton, is in each case topped by a lintel. At 508 this lintel is supported by corbels at right angles to it. On top of the lintel in each case is a layer of latillas with their ends facing the street. Both houses form another unusual feature. The adobe walls facing the street are capped with clay roof tile such as is common in Mexico.

533 Garcia Street (#273) Garcia Homestead. Photo 10

This house built before 1912 and the family home of the Garcia's from whom the street was named, is the only Territorial style structure in the district. The hipped roof, sheathed in terne plate, reflects technological opportunities that followed the entry

of the railroad era of 1880 as well as an abrupt break with the local tradition of flat roofed adobes.

Although gable and hip roofs are regionally associated with the high mountain villages of New Mexico, they are sometimes encountered in Santa Fe, often as retrofits to flat roofed adobes, and usually date from the period 1880 to about 1910 when the first stirrings of the Pueblo revival movement were felt. A house, outside the district but only a few hundred feet from 533 Garcia, has demonstrated the reverse trend by the removal of a gable roof to make it more in keeping with Pueblo Revival.

Touches of Territorial Revival style are found in the pedimented windows. It should be noted that the roof on 533 Garcia was either an early retrofit or was original, for it is remembered by an informant who knew the house fifty years ago.

537 Garcia Street (#274) Jose Dolores Garcia House.

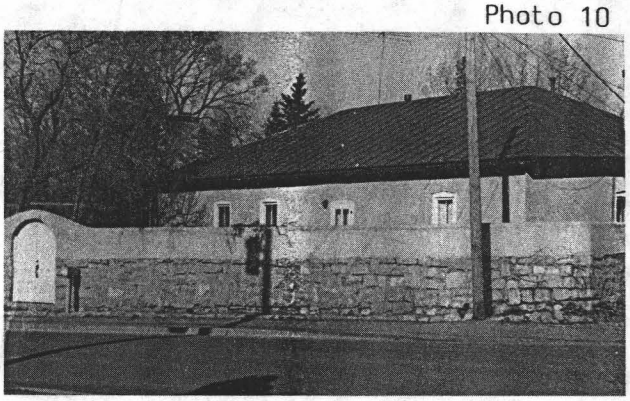
This house built prior to 1912 is a companion structure to 533 Garcia and was also owned by Jose Dolores Garcia at that time.

Although aluminum windows and a recent ironwork entryway have been added, the structure remains essentially as it would have appeared early in the century. In the 1920's and 1930's it was occupied by Ramon Rivera, a guard at the New Mexico State Penitentiary.

561 Garcia Street (281#) Hilario Garcia House.

This house is an application of Territorial Revival to what was, judging from its ell shape, originally a Spanish Pueblo Vernacular structure. While some persons sought to solve the problems associated with flat dirt roofs by adding gables above them, others, often with fewer resources, concentrated on the weak caps of the

Photo 10



parapets by protecting them with a brick coping.

The addition of a dentil course and pedimented windows, as here, show important details of the Territorial revival Style. Nevertheless, that style is not often associated with anything other than a basic rectangular shape. Hilario Garcia who owned the house in 1928 was a laborer. He was also the owner of the property in 1912 which suggests that the house was originally Spanish Pueblo Vernacular.

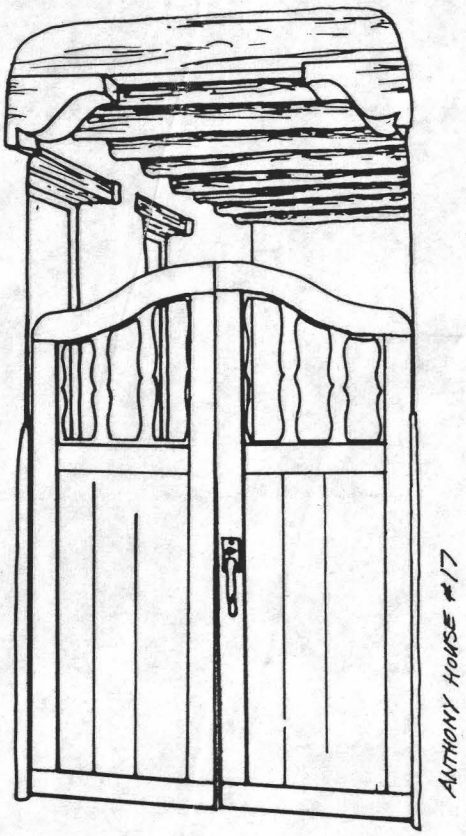
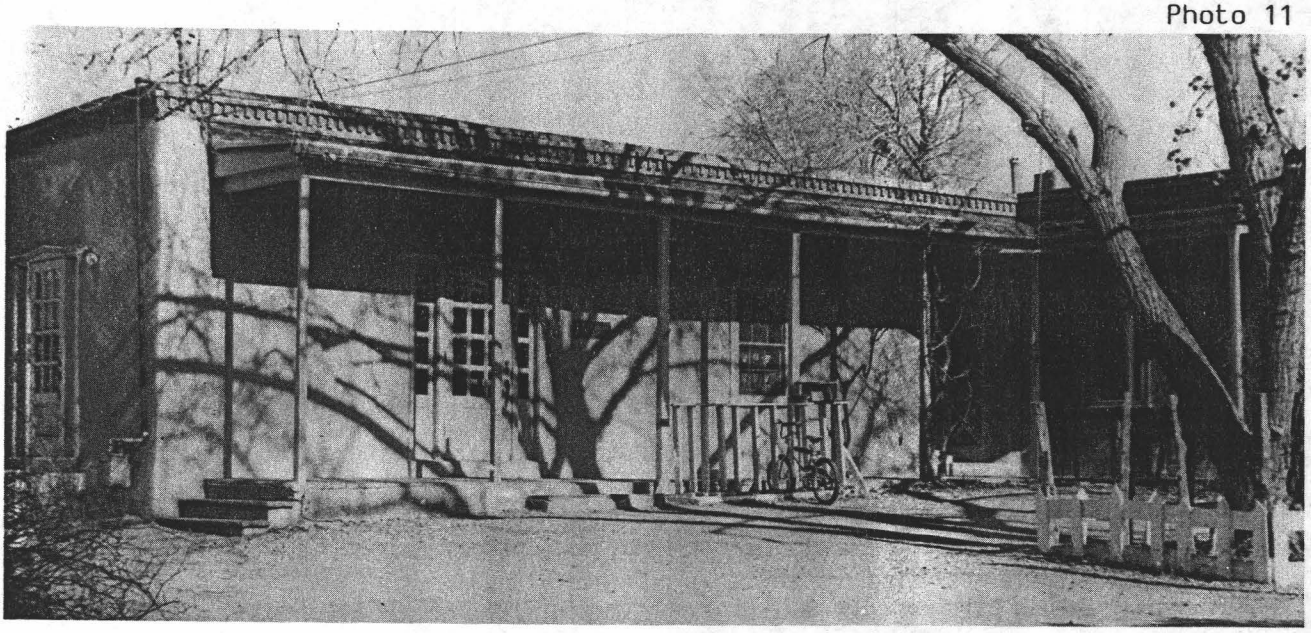
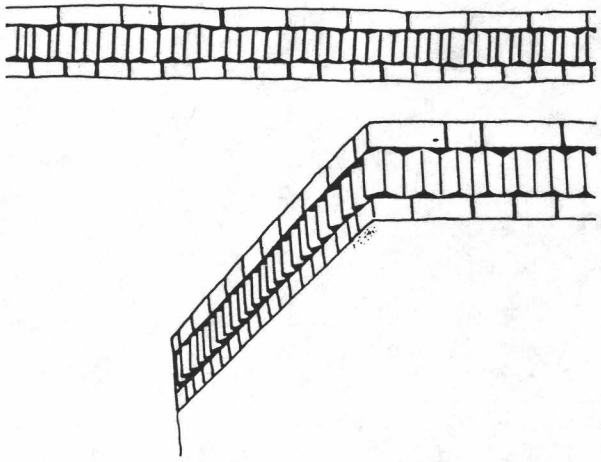


Photo 11



569 Garcia Street (#3282) The Garcia Street Club. Photo 11

This house, next to 561 Garcia is an ell shaped Territorial Revival, and similar comments apply to it. Somewhat more attention has been paid to detailing, for example the porch posts are chamfered and topped by a very small capitol. In 1928 the record shows that Mrs. Lola Dominquez lived in this house and in 1932 Felipa Quintana, a widow, was there. After the second world war, the house was purchased by Miss Amelia White, a newspaper heiress and wealthy patron of the arts, and made into a center, The Garcia Street Club, for the recreational needs of the neighborhood youths, and as a meeting place.



Camino del Monte Sol.

"The Hendersons chose a delightful spot for their home on the southeastern edge of the town facing the old road that, as a branch of The Santa Fe Trail, had led to the corrals on Canyon Road and was thus known to trail pioneers as the Corral Road. When the telephone line into town followed it, the name was changed to Telephone Road, but the Hendersons wanted a more poetic name, and so persuaded the City Council to revive El Camino del Monte Sol, which was what the natives called it. This started a fashion of restoring to Santa Fe streets more picturesque names than those used since the American occupation." Beatrice Chauvenet, Hewett and Friends: A Biography of Santa Fe Vibrant Era, Museum of New Mexico Press, Santa Fe, 1983, p. 139.

Although Canyon road and The Santa Fe Trail are better known, it is unlikely that any other street in Santa Fe was host to such an influential concentration of creative individuals as Camino del Monte Sol.

408 Camino del Monte Sol (#115) Hugh Sener House. Photo 12

This was one of a number of houses in this district designed and built by

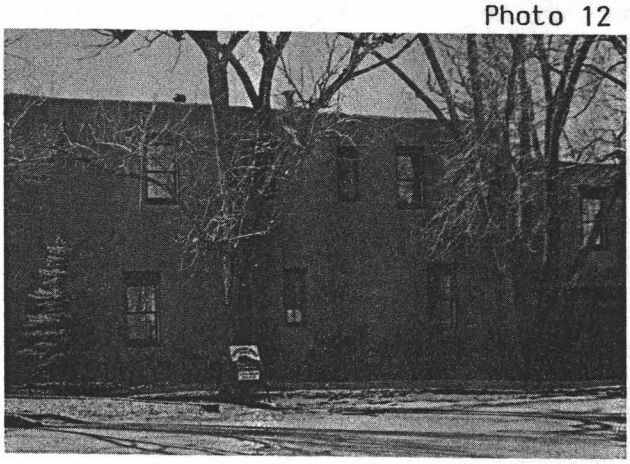
Frank Applegate, a major progenitor of the Pueblo Revival Style. (See the significance section). In this two story structure, we see an excellent adaptation to residential architecture of certain features of the New Mexico Mission Style, particularly in the use of wall batter and small corner buttresses. An interesting detail is the manner in which the lintels have been partly exposed. In adobe construction, such lintels are carried beyond the frame into the wall twelve inches or so. The normal practice is to leave the entire length exposed if it is left exposed at all. In this case, the stucco covers the lintel on each side to a point directly above the finish frame of the window. Other details, sometimes found in houses of that decade, included the use of carved decorative paneling below the windows, in this case a sunporch and a north facing studio. The garage has a two leaf door with built up panes. The portal posts on the south side are of hewn lumber.

Frank Applegate purchased the property from Anastasio Montoya, and built the house in 1924. Applegate did not live in the house, but Hugh Sener, an architect working with John Gaw Meem, owned it and lived there.

405 Camino del Monte Sol (#116) Cruz Romero House.

Cruz Romero built this solid Spanish Pueblo Vernacular house in 1926

Photo 12



and still lives in it. Except for two interior partitions the entire structure is adobe and the thick walls are moulded to fit frames for doors and windows. Mr. Romero worked for some of the residents of the Camino, including Frank Applegate.

409 Camino del Monte Sol (#118) Laura Gilpin Studio.

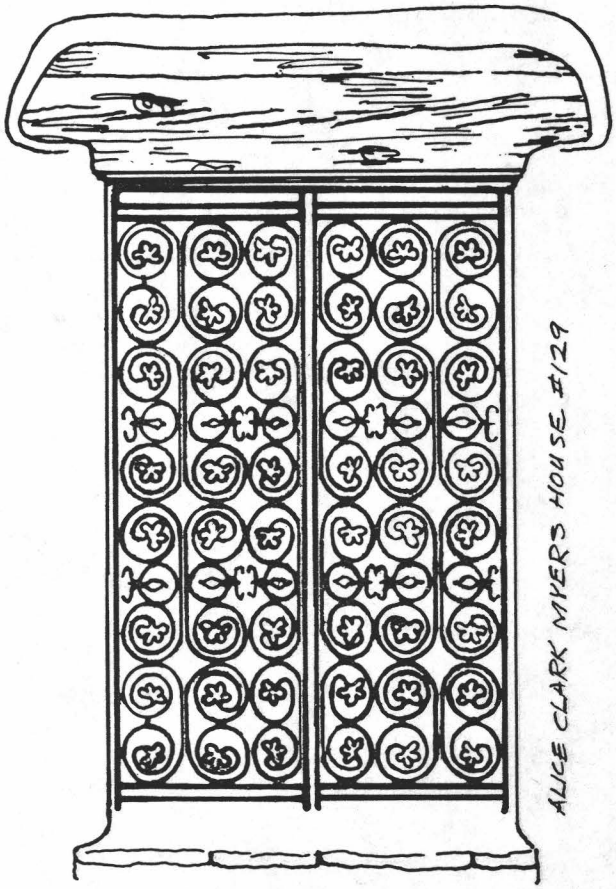
This house, built before 1912, was at that time in the hands of Serefino Vigil and Jose Quintana and was owned by Jose Quintana, a laborer, in the 1920's and early 1930's. After the war it was acquired by Laura Gilpin a renowned Southwestern photographer. Gilpin, born in Colorado Springs 1891, visited the Southwest frequently in the 1930's to see Indian friends and was Chief Photographer for the Boeing Company in Wichita during the war. Her best known volumes are Rio Grande -River of Destiny, The Pueblos - A Camera Chronicle, Temples in Yucatan and Enduring Navaho. She died in Santa Fe in 1979.

The original portion of the house is to the rear, a Mountain Vernacular structure with a metal gable roof. Gilpin used the cottage to the rear as her studio. A Pueblo Revival style addition has been made to the front of the house and may be recent.

439 Camino del Monte Sol (#123) Mary Austin House.

Mary Austin, born in Carlinville, Illinois in 1868 came to Santa Fe in 1924 already well established as an author, and wrote some of her best known works in this her "Beloved House", during the few years preceeding her death in 1934. Her works included The American Rhythm (1923, 1930), Land of Journey's Ending (1924), The Children Sing in The Far West (1928), Starry Adventure 1931), Earth Horizon: An Autobiography (1932), Indian Pottery of The Rio Grande (1934), and One Smoke Stories (1934). Austin was deeply involved in the Spanish and Indian cultures of New Mexico and was very

involved in The Spanish Colonial Arts Society. After her friend Frank Applegate died in 1931, Austin prepared his Native Tales of New Mexico for publication.



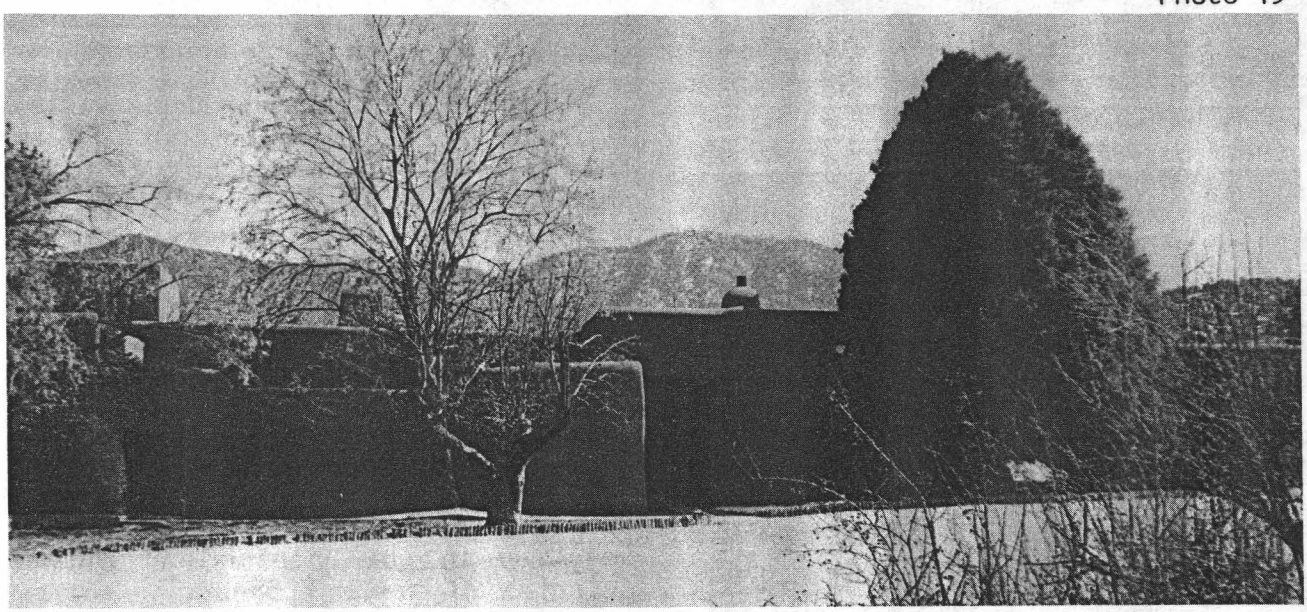
Although her house "Casa Querida", completed in 1925 is architecturally attributed to John Gaw Meem, Weigle and Fiore report, "As in Carmel, she planned and supervised construction of her own house with advice from her neighbor, painter and sculptor Frank Applegate." Martha Weigle and Kyle Fiore, Santa Fe and Taos: The Writer's Era, 1916 - 1941, Ancient City Press, Santa Fe, 1982, p. 21.

The house itself is Pueblo Revival in general appearance although it lacks the fluid quality of that style at its apogee. Vigas, exposed lintels, canales and adobe construction, and the absence of conflicting elements, allow it to be so classified.

503 Camino del Monte Sol (#129) Alice Clark Myers House. Photo 13

This house, barely visible from the street, was designed, and built, by Alice Clark Meyers, who, in 1905, graduated from the University of Illinois, Urbana, as the third woman in the United States to receive a B.S. in architecture. She was born Alice Clark in Fort Lewis Colorado in 1882, and traveled extensively with her military parents throughout the plains, southwest and south. After graduation, Alice Clark found employment drafting

Photo 13



for Emory Stanford Hall and worked on residences, churches, theaters and Chicago's first movie house.

In 1910 she married Datus Ensign Meyers who was a student at the Art Institute of Chicago, later moving to the Meyers family farm in Oregon. In 1925 the Meyers bought land on Camino del Monte Sol and, working with Reginald Johnson, a California architect, designed number 503 which, after the Carlos Vierra house on the Old Pecos Trail, was the second largest Pueblo Revival adobe in Santa Fe. Mrs. Meyers designed no structure after this one but followed her interest in ceramics, experimenting with locally available clays. She died in Bastrop, Texas in 1971.

The house is a large, multi-level structure and, unlike most Santa Fe adobes, has much basement space and a long utility tunnel from end to end. The studio, built in the fashion of a chapel, has a choir loft and a seventeen foot ceiling. Although the exterior of the house is Pueblo Revival, the interior is more Spanish or Mexican in influence and there is extensive use of glazed tile. In an age when construction costs were less than today, the house cost some $68,000 to build because of the difficulty of getting qualified craftsmen and because of the quality of the detailing. Thirty inch thick adobe walls contribute to integrity of structure. Artist Josef Bakos (see below) made the front door.

425 Camino del Monte Sol (#130) Gordon Street House.

The builder of this house is not known but may have been Gordon Street who, in 1928, lived here and worked for John Gaw Meem. The moulded character of the structure is appropriate to the concepts of the time. One feature, unusual but not uncommon in Pueblo Revival houses of the era, is the extremely low entry gate in the outside wall. This kind of entrance, which requires a bending posture to enter, was found in pueblos and Anasazi dwellings. Such a position put the unwelcome intruder at a decidedly defensive disadvantage.

507 Camino del Monte Sol (#132) Datus Ensign Meyers House.

Prior to 1912 Gregorio Lopez built on this site a one room adobe house. When Datus Meyers and his wife Alice Clark Meyers moved to Santa Fe in 1925 they purchased this house and lived in it while building the large house next door. Eve Foley, their daughter, who still lives in the house, remembers its original condition. The floor of dirt sloped two feet from one end to the other. The room was divided into two, and a high step now separates the two portions.

While the Meyers were in California, their attorney added several rooms to the rear for their benefit. However, penitentiary brick -a hollow tile - was used and that section is noticeably colder than the older adobe portion of the house.

Datus Meyers was born in the year 1879 in Jefferson, Oregon. He studied at the Chouinard Art School in Los Angeles and later at the Chicago Art Institute where he met Alice Meyers. The Meyers returned to Oregon in 1913 and then to San Francisco where Meyers worked for the Panama - Pacific Exposition. For a while the family returned to Chicago and then again to San Diego. Summers were spent in Taos and Santa Fe where the land was purchased in the Camino. Meyers lived in New Mexico for the next 28 years where he painted and did research in Oriental, Egyptian, and American Indian Art. During the Depression Meyers was coordinator for the Public Works of Art Project in charge of Indian artists and later of all artists in New Mexico on the project. One of his murals, done during this period, is in the lobby of the Post Office in Winnsberg, Louisiana. Mr. Meyers died in 1960.

520 Camino del Monte Sol (#133) Dasburg Jacal.

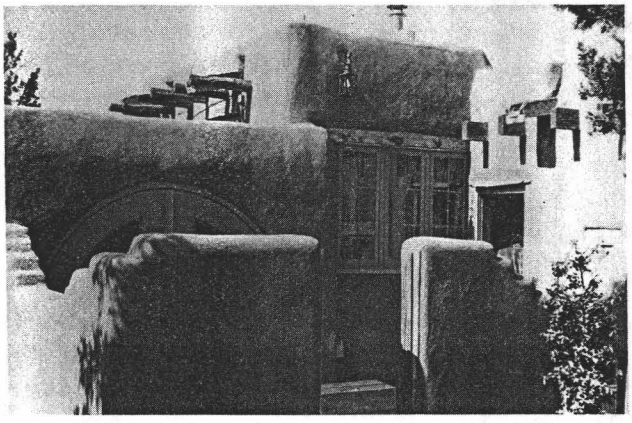
This property, once owned by Andrew Dasburg (see #135), had been part of the family home of Cruz Romero (see #115). On the land was a small jacal log cabin in which the logs were placed vertically rather than horizontally. The Dasburg's purchased the property in the mid -1920's and, with architect John Gaw Meem, added a Pueblo Revival structure of Penitentiary tile to the west and north sides. The jacal was left virtually intact although a better roof was added.

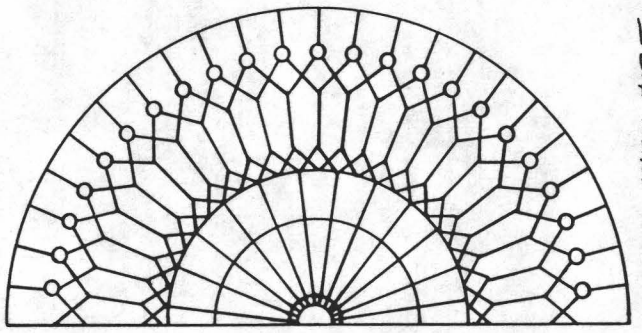
544 Camino del Monte Sol (#135) Andrew Dasburg House. Photo 14

This fine example of a Pueblo Revival house was purchased, unfinished, in 1921, by Andrew Dasburg and in 1922 he moved in with his second wife, Ida, her son Dan, and Dasburg's son Alfred. "Alfred Dasburg remembers that the house was very modern for the east end of Santa Fe in those days, and, in fact, had hot water heat, and a brand new Westinghouse electric stove." Edna Robertson and Sarah Nestor, Artists of The Canyons and Caminos, -Santa Fe, The Early Years, Gibbs M. Smith, Salt Lake City, 1982, pp. 98-99.

Dasburg was born in Paris, France in 1887 and emigrated to the United States with his parents in 1892. He first visited New Mexico in the teens and moved permanently to Santa Fe in 1920 and to Taos in the 1930's where he

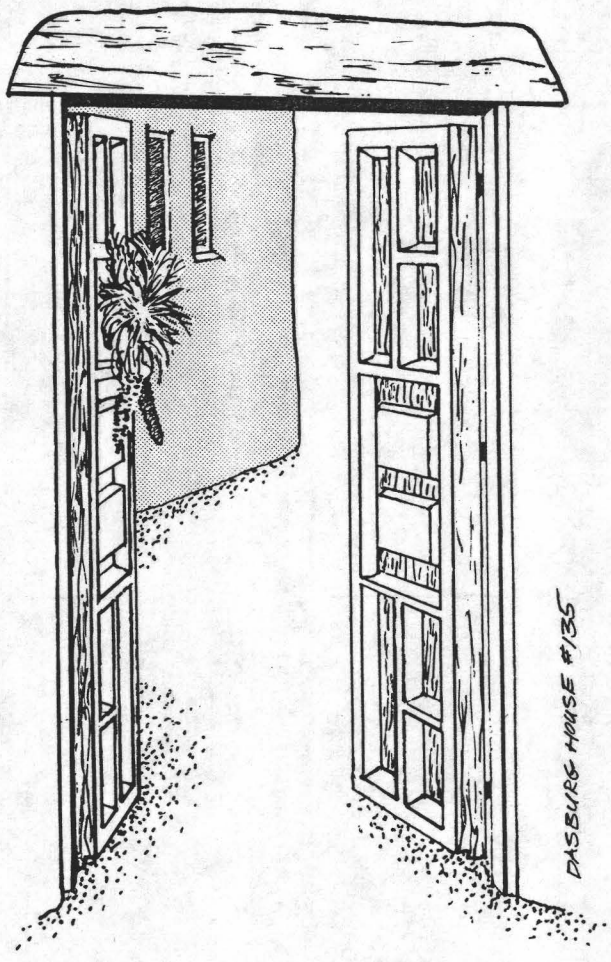
Photo 14





died in 1979. He was educated at the Art Student's League from 1904 to 1908 and, a cubist, was strongly influenced by Cezanne, Picasso and Matisse.

Records do not indicate who designed and built the house but style and property ownership suggest it was Applegate. The structure is flowing and exhibits the serried setbacks and massing to which the style and adobe material are well suited.



538 Camino del Monte Sol (#140) Willard Nash House.

Although presented first for convenience it is not clear whether this is the first or second house built, or lived in, by Willard Nash, one of the Cinco Pintores who did much to bring fame to the Camino. (see #146) With its sculpted form - note particularly the crenelations on the south wall where the canales penetrate the parapet - and its moulded masonry chimneys, the house is a good, smaller, example of what the leaders of the movement had in mind by Pueblo Revival architecture. There is, as in most of the others, a relaxed sense of belonging, with no intent to impress or overpower.

Nash apparently either built this house for speculation or did not live in it long for in 1928, its occupant was Robert J. Flaherty a motion picture producer. In 1932 G. Bill, Chief of Bureau for the Associated Press, lived here.

542 Camino del Monte Sol (#142). Will Shuster House #1. Photo 15

Like Willard Nash, Will Shuster, another of the Cinco Pintores lived in more than one home on Camino del Monte Sol and this appears to be the first of three. (see #144 and #148) Although exhibiting some interesting features, it does not reach the stylistic levels of his later work. As far as details are concerned, mention should be made of the period type wood plank door with offset four window lights, adorned by a brass knocker and secured by large iron hinges. In addition, the chimney is embellished by free form masonry sculpture.

555 Camino del Monte Sol (#143) Will Henderson House. Photo 16

Will Henderson, like Applegate, was not only an artist, but also a successful designer and builder. Henderson and his family came to Santa Fe in 1916 when his wife Alice Corbin contracted T.B. and had to stay at Sunmount Sanitarium at the upper end of what was then Telephone Road. In 1917 the family moved to a small adobe house on what they gave cause to be renamed Camino del Monte Sol, being then the only Anglo residents of the Camino, and distant from their nearest neighbors. Henderson surrounded the original adobe with a Pueblo revival structure of his own design which remains little changed.

The house, of course, has the flowing lines of the style and the warm, embracing character that goes with it. Note may be taken of the use of adzed beams, and of masonry chimneys surmounted with ollas. Further reference to Henderson will be made in the discussion of significance.

Photo 15

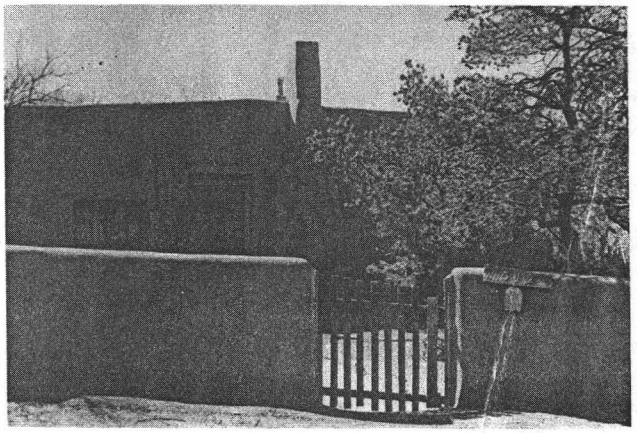


Photo 16

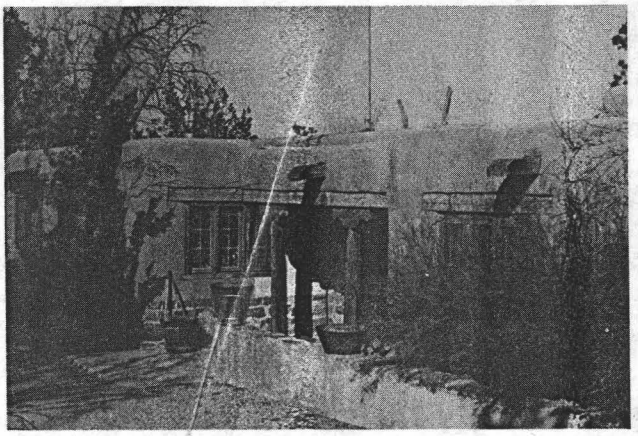


Photo 17

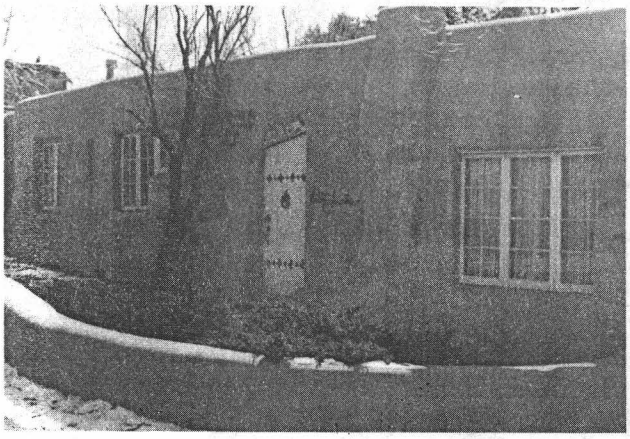


Photo 18



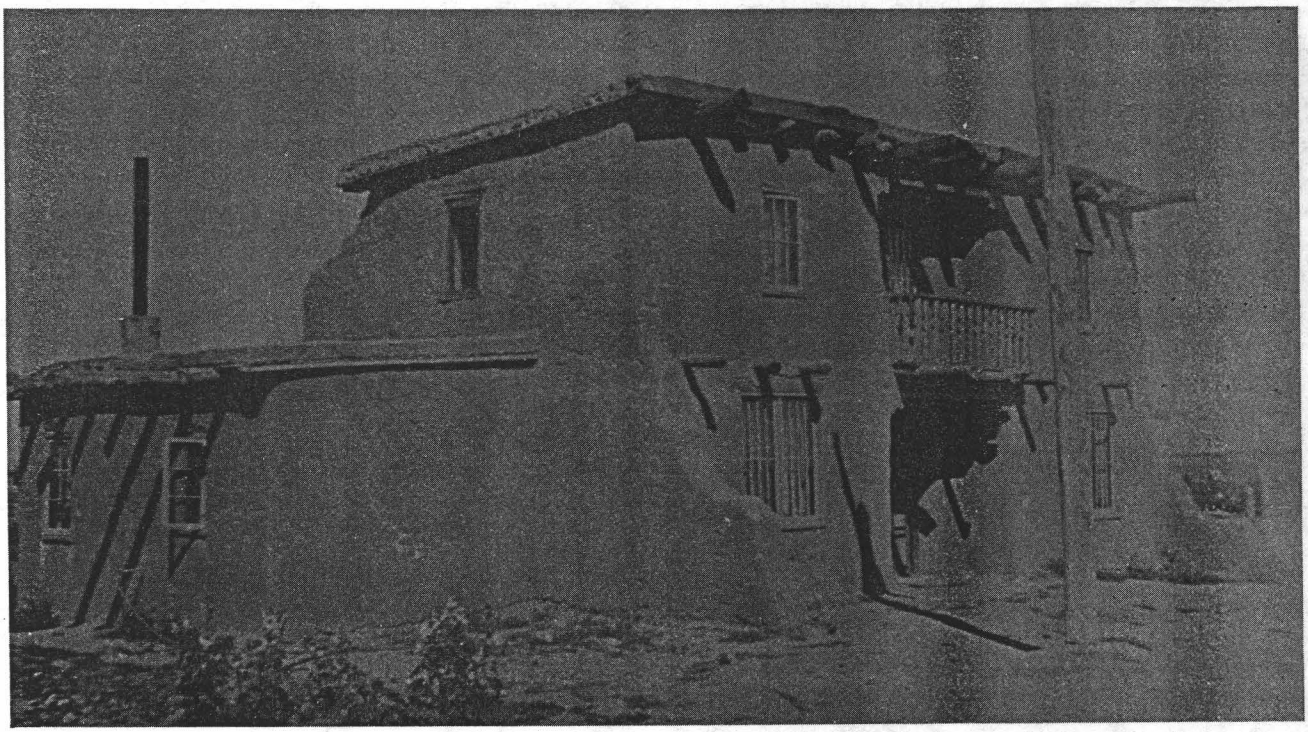
550 Camino del Monte Sol (#144) Will Shuster House #3. Photo 17

Will Shuster occupied this house in the 1930's and, although it is not known for certain, the house was probably built in the early 1920's by Frank Applegate. The sculpted effect seen on the chimney and buttress is similar to that on Shuster #1 (#140) and may be a detail added by Shuster. The entry door is of pine planks with iron fixtures. A most unusual feature of the door is a lintel humorously angled at about 30 degrees to the horizontal.

558 Camino del Monte Sol (#145) Mruk House. Photos 18 and 19

Walter E. Mruk, born in Buffalo, New York in 1895, was one of the least known of the Cinco Pintores, and lived in this house from the first years of the 1920's until 1926. He came to New Mexico in 1920 to be a Forest Ranger in Frijoles Canyon and did political cartoons for the New Mexican. He was brought to the Camino by his friend, Josef Bakos (#147) and while there he painted New Mexico landscapes. In 1925, he was lowered into Carlsbad Caverns with Will Shuster where both of

Photo 19



them painted the caverns by candlelight. He also embellished 555 Camino with two huge nudes, and hence it was called the Adam and Eve House. Later occupants of the house were Benjamin Hyde, a National Boy Scout Master (1928) and B. Talbot Hyde, a naturalist (1932).

The house is one of the best examples of what is understood by Pueblo Revival architecture. Among the features to be noted are the distinct battering of the walls and use of corner buttresses. These together with the undulate wall and parapet surfaces give the house its overall character. An unusual feature is the use of vigas to support a slight overhang above the second floor. The vigas themselves are noteworthy for several reasons. First they show axe cut ends, not sharpened to an edge as is sometimes the case. The end cuts are randomly placed and the vigas project random distances from the wall as they would be expected to in the Indian Pueblos.

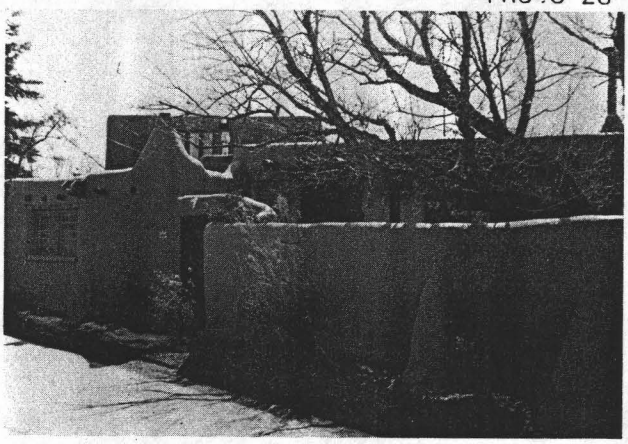
The second floor balcony is a rarely seen feature, but is an element associated with the loggias of some New Mexico missions. An early photo shows the structure as it appeared in the 1930's.

566 Camino del Monte Sol (#146) Willard Nash House #2. Photo 20

This is the second house associated with Willard Nash who built this one in mid-1920's and lived in it until his departure from Santa Fe in 1936. Nash was born in Philadelphia in 1898, was educated at the Detroit Art School, became ill in the 1918 flu epidemic and moved west for his health. He arrived in Santa Fe in 1920 and settled on The Camino where he was one of the Cinco Pintores.

He painted the New Mexico landscape as well as figures and still lifes and was known as the American Cezanne. Although admired by Diego Rivera, he was little known.

Photo 20



The house, like the others built by the Cinco Pintores, is with its fluid style and detailing, representative of what could be called high Pueblo Revival. Reflecting both the artist himself and the Indian Pueblo roots, it becomes a piece of highly liveable sculpture. Also, as in the other houses, the influence of Applegate is strong. Applegate originally acquired the land and made it available to the Cinco Pintores on easy conditions. He advised and assisted the artists as they built, again aiding them financially and technically. Although it is not possible to judge the relative contributions of the individuals, it is clear that Applegate was in a strong position to influence what was done.

576 Camino del Monte Sol (#147) Josef Bakos House. Photos 21 and 22

Josef Bakos, yet another of the Cinco Pintores, was born in New York in 1891 and came to Santa Fe in 1921 with $8 in his pocket. He had been educated in Canada and at the Albright Art School and, like his friend Walter Mruk, was a part-time Forest Ranger. When he arrived, he and his wife homesteaded on land six miles north of town and also bought the lot on the Camino for $90. "Bakos came to Santa Fe in the years when artists had to work hard to pay for the luxury of painting," (Santa Fe New Mexican 21 March 1976) - and so he used his skills as a carpenter to build houses, hang doors, and craft furniture. Despite the advice of Applegate, the Cinco

Photo 21

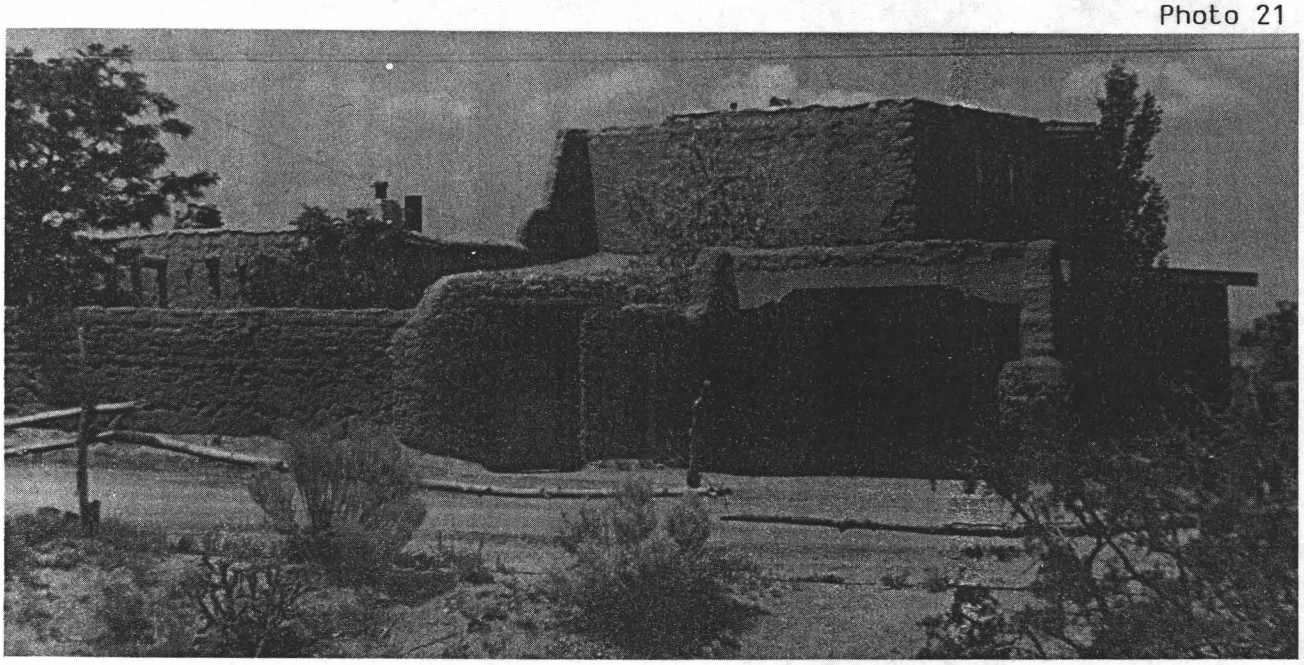
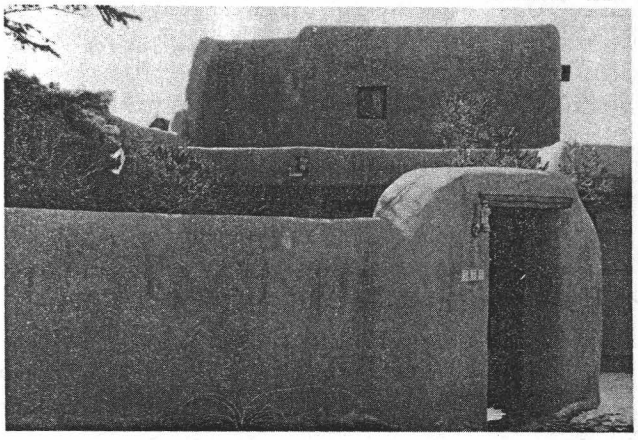


Photo 22



Pintores did not know much about building with adobe, and began their construction in the month of October only to see their walls fall down due to combination of excess height and uncured mortar. As an artist, Bakos' work was abstract, although he received commissions to paint prize livestock for ranchers.

This house also shows the characteristics of the high Pueblo Revival period. The use of wall batter, buttresses and undulate surfaces is quite evident. Wood carving details, such as a twisted rope scroll below the interior garage lintel, show Bakos' craftsmanship. Photo 21 shows the structure in the 1930's.

580 Camino del Monte Sol (#148) Will Shuster House #2 Photo 23

Will Shuster, another of the Cinco Pintores, was born in Philadelphia in 1893 and studied engineering at the Drexell Institute. He was gassed during the war and came to Santa Fe in 1920 to recover his health. Here, under the influence of John Sloan, his interest in art developed and he helped form the Cinco Pintores to bring art to people. He is best known for his creation of Zozobra - "Old Man Gloom" - whose burning begins Santa Fe's joyous Fiesta in the fall of each year.

This house was begun in the fall of 1921 near the two story house built by Applegate (#145). Little of this Pueblo Revival house is now visible from the street although two features can be noted. One is a very large multi-light wood frame window slightly canted to the east. The other is an elaborate entry gate with two carved figures of Pueblo Indians below a conch shell.

557 Camino del Monte Sol (#149) Will Henderson Studio.

Will Henderson (See #143) built this studio sometime between 1928 and

Photo 23

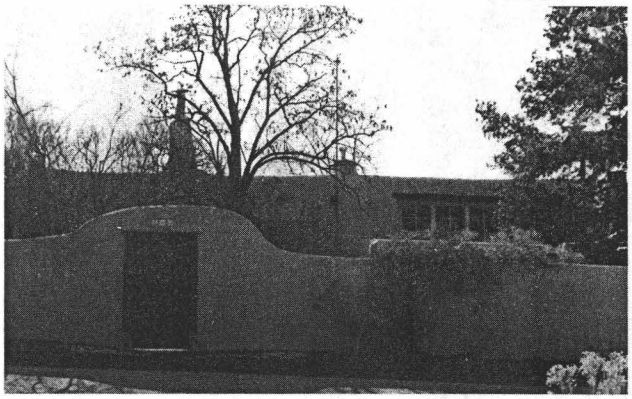
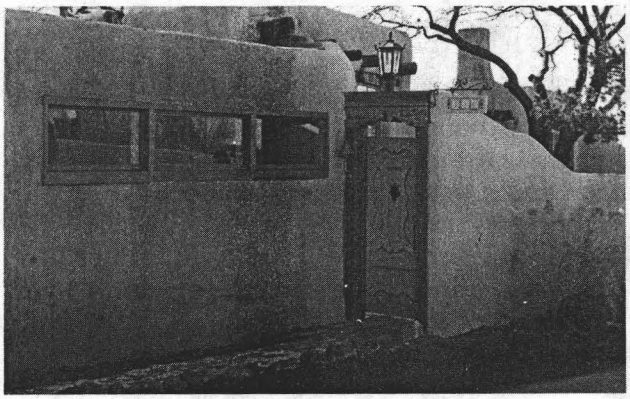


Photo 24



1932. It functioned in part as a studio, but also headquarters and office for his Pueblo Building Supply. Although of Pueblo Revival style it is a rather linear, functional structure. Its features include a large studio window on the north side and an unusual treatment of the windows, in which they are capped by metal in an effort to prevent rot.

586 Camino del Monte Sol (#150) Fremont Ellis House. Photo 24

The last house to be listed on Camino del Monte Sol is that of Fremont Ellis, the only surviving member of the Cinco Pintores at the time of writing. Ellis was born in Virginia City, Montana. Deeply impressed by the work of American Impressionists whose work he saw at the Metropolitan Museum in 1912, Ellis studied at the Art Students' League. Although he worked as an optometrist for a while, his greater love was for art and he moved to Santa Fe in 1920 to pursue this.

The house he built on the Camino is a complex structure showing well the indentations, setbacks, and curvilinear possibilities of adobe construction. Buttress and batter are also used. Although the original structure and fabric appear to be intact, an out-of-character box-like second story room detracts from the visual impact.

Calle la Pena

Calle la Pena is a tiny, ell shaped street beginning at the intersection of Abeyta and Poniente. It was named after Sergeant Francisco de la Pena (#166). All the houses are examples of Pueblo Revival and most were probably built in the 1920's and early 1930's although no public documentation of construction is accessible to verify the estimates or to provide information on owners or occupants. One partial exception is number 105.

105 Calle la Pena (#105) Dotson House.

This house, built in 1926, is a good example of small Pueblo Revival style. Its most distinguishing character is the use of a pink stucco. This color, while uncommon today, was, in the 1920's considered to be most appropriate. At that time, turquoise window and door trim were common although the present trim on this house is barn red.

Placita Rafaela

Placita Rafaela is an example of a family compound, but no longer functions as such since only one family member now lives there. Several of the houses were built in the 1920's by Epifanio Garcia who named the Placita after his wife. At that time the Placita was surrounded by milpas where corn was grown, watered by a small acequia. Present residents remember that period as a time of community where such things as a well were shared in common.

1 Placita Rafaela (#005) Alfred Morang House.

This house which shows on the 1912 King's Map under the ownership of Celsa Quintana, was later the home of Alfred Morang who came to Santa Fe, like many others to recuperate from T.B. Here he not only continued writing, but was also a member of the faculty of the Arsuna School of Fine Arts which was housed in Mary Austin's "Casa Querida."

The house is a traditional ell shape with a portal surrounding a patio behind a street wall. The entry gate uses carved open lattice frets, recalling a Moorish influence.

4 Placita Rafaela (#008) Epifanio Garcia House.

Epifanio Garcia built his house in 1928 so that his grandchildren would not play near the Acequia Madre, which he considered dangerous. The house of Spanish Pueblo Vernacular style, has an ell shape with a small portal tucked in the ell. Its lines are straight forward and crisp. To protect the parapet a brick coping has been added, then stuccoed over. The owner is the only member of the original family still on the placita.

Calle San Antonio.

In the early 1920's Augustin Sosaya was looking for property on which to build some houses. He found the land now occupied by Calle San Antonio but another party had an option on it. His wife prayed to Saint Anthony that they could have the land. The option was dropped and it was theirs, and thus the street was named after her favorite saint who answered her prayer.

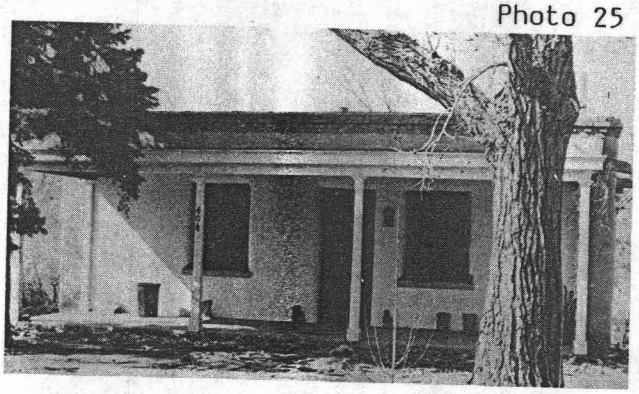
The street, although it has several Pueblo Revival houses on it, is actually an enclave of comfortable bungalows, most of which were built by Augustin Sosaya who took great pride in his craftsmanship and endeavored to make each look distinctive.

404 San Antonio (#020) Vreeland House. Photo 25

This is a clean example of a Territorial Revival Bungalow. The parapet is capped by a traditional brick dentil coping and tiny capitals cap the porch posts. Some freedom from stylistic restraints is exhibited by the lack of window pediments and by the use of wood canales resting on vigas to drain the water.

In 1928 Milton Vreeland, General Superintendent of The New Mexico Power Company, lived in the house and in 1932 Dwight Rife, a physician, was resident there.

Photo 25



426 San Antonio (#022) Brice House.

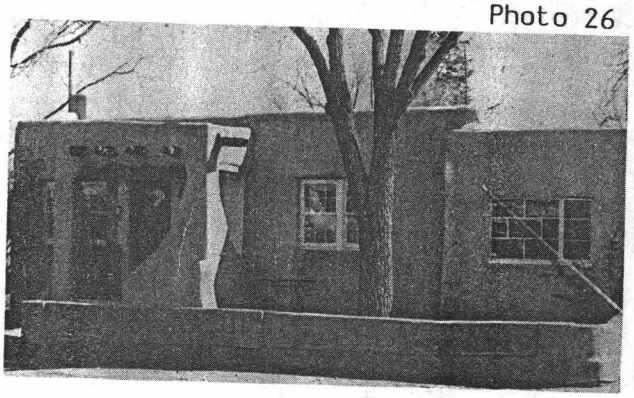
This house is another variant on the Territorial Revival Bungalow. Like number 404 San Antonio, it derives its Territorial Revival character from the dentil brick coping, its linearity, and the treatment of the porch, especially the milled posts and tiny capitals. Again, no pediments are used to accent the windows, but the white trim against brown stucco creates the same clean effect. The major difference is in the layout for, in this house, the porch is offset to the right side and thus indented into a cove.

In 1928 this was the home of Charles R. Brice of the firm Roberts and Brice and in 1932 was occupied by Thomas Allen, a linotype operator for the Santa Fe New Mexican.

427 San Antonio (#034) Barnes House. Photo 26

This is an interesting effort to adapt Pueblo Revival style to Bungalow conformation. It is standard bungalow in that a small front porch, mimicking the rest of the house, provides entry thereto in a plan of relative symmetry. An effort was made to mould the shape - witness the slight taper to the porch column on the left and the exaggerated buttress effect on the right hand column. Vigas and an exposed lintel on the porch, add to the effect.

Photo 26



Alexander Barnes, who lived in this adobe in 1928 was a city inspector.

417 San Antonio (#035) Anderson House.

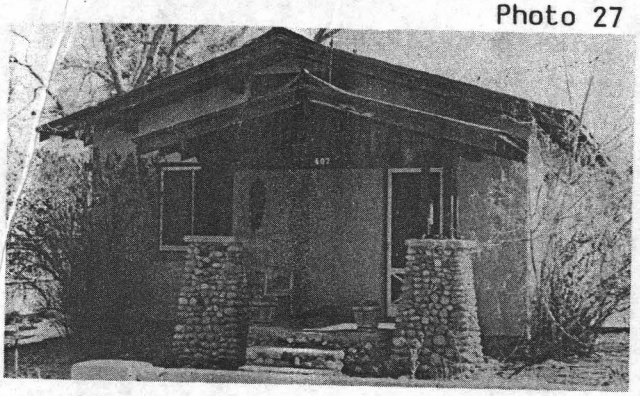
In this bungalow, Sosaya once again demonstrates his concern to play variations on the Bungalow theme, this time with some Spanish Colonial overtones. This is particularly evident in the use of Mexican roof tile on parapet and porch. The effect is somewhat diminished by the heavy lintels over the windows and widely flaired buttress on the porch column.

The first owner of this house (1928) was Leslie Anderson, a physician at Sunmount Sanitarium. A later resident (1932) was Israel Markus, manager of the Leader Department Store.

407 San Antonio (#037) Wayne Starkey House. Photo 27

This house is yet another variant on the bungalow theme and uses embellishments that create an Oriental effect. These embellishments are a fan like lattice detailing under the porch roof and small raised projections on the ridge lines of the house and porch that hint at the curved ridges of Japanese buildings. The porch roof is supported by river run stone pedestals and a quartet of milled wood posts -again a hint of the Far East. Although the general appearance of the house is of frame, the basic structure is stucco over adobe.

Photo 27



One of the original occupants was Wayne Starkey, a mechanic for Clossen and Clossen (1928).

Contributing Buildings

Some fifty-eight buildings, constructed between 1885 and the mid 1930's can be considered as contributing to the district. The majority would, if considered by virtue of age alone, be of significance but of this majority, most have been altered in some way. For those built prior to 1912, the most common situation is one in which an original two room adobe house has been surrounded by a large structure in such a fashion that the original structure is no longer

identifiable. However, despite these changes, which generally have involved wrapping a Pueblo Revival structure around one of Spanish Pueblo origin, the buildings included here have been handled in a manner that adds to the integrity of the district. Although adobe was used less and less as the thirties and forties unrolled, these structures are either of adobe or of an earth colored stucco over some other material. Some, or all, of the fluid possibilities of adobe are retained, although less and less as an understanding of the meaning of Pueblo Revival faded into the past. Overall, we can say that, unless one is trained or sensitized to the nuances of the style, it is unlikely that the spectator is able to distinguish between the significant and contributing structures by observation alone.

We should also add that the basic records on many structures are nonexistent or not accessible to the public. For this reason, some structures that should by rights be classified as significant have had to be classified as contributing.



Summary

We are now in a position to take an overview of the district. It is less than monotonously homogeneous but is given a sense of integrity by the great preponderance of Pueblo Revival and related Spanish Pueblo Vernacular structures. The character is enhanced by a sense of intimacy of the streetscape, with its narrow, winding alleys, curving walls and pleasing vistas. The scale is approachable and human.

The district evolved in a very short span of years - two decades at the most - from agricultural and pastoral pursuits carried on by Spanish-American families living in small clusters of adobe houses to an internationally known concentration of artists who exerted the powerful leadership that enhanced the renown of Santa Fe and its architecture. Although the artists were visible and dominant, they were not the only district residents at the end of the historic period. Enclaves of the original residents seemed firmly rooted in family compounds and a new professional middle class was buying the bungalows on the alleys sprouting off Acequia Madre.

The district as delineated is a continuation of trends and characteristics found to the north of the Acequia Madre and to the west of Garcia Street, both of which are nominated districts. To the east and south are more recently developed areas although even they have structures which, at least by age alone, would be classified as historic.

This district, in the shape of a rather crude and inverted U, is essentially determined by the established byways - Garcia Street, Acequia Madre, and Camino del Monte Sol - and the architectural and human phenomena that attached themselves to those byways.

SIGNIFICANCE OF THE DISTRICT

To some degree, the Camino del Monte Sol District reflects the history of the City of Santa Fe, but in one important respect - that of the development of Pueblo Revival Architecture - it was in the van of leadership.

Santa Fe was established in 1610 and, in that year, two acequias (irrigation ditches) were cut, one north of the Santa Fe river to supply the main portion of the settlement, and the other south of it for the Acequia Madre - which was mainly for agricultural purposes. The Acequia Madre begins about half a mile to the east of the district and forms its northern boundary. Although agriculture was probably being practiced to the north of the district in the very early years, it was not until the early 1700's that grants of land were formalized, and by the latter part of the century, the dispersed population was cause for alarm. Indeed, Don Juan Bautista de Anza, who was Governor from 1777 to 1789, was instructed to consolidate the population for purposes of protection. Santa Fe at that time had a population of 2,000 dispersed for over seven miles along the river. The consolidation was apparently resisted by the farmers who needed to protect their crops from thieves and animals.

Although the record is not definitive, there is a strong likelihood that small dwellings of adobe were strung out along the acequia at that time and that these formed a literal basis for many of the structures that exist today.

The first wagons groaned along the Santa Fe Trail in 1822 and some of these used what is now Camino del Monte Sol to reach the corrals on nearby Canyon Road.

Turbulent times persisted in New Mexico until after the 1880's, but Santa Fe itself was relatively well protected following the occupation which began in 1846. This allowed more intensive development of the surroundings, and the construction of a complex network of acequias, permitted the establishment of milpas and orchards to the south of the Acequia Madre. In turn, scattered houses and groups of houses such as those on Abeyta Street began to appear. This was the situation that existed in 1912, the year of New Mexico's statehood.

It was the 1920's that saw the most intense period of development of the district. Houses along the Acequia Madre began to be picked up by artists and writers, who remodeled the old two room adobes along Pueblo Revival lines. The milpas and orchards between the two acequias were infilled by bungalows purchased by Santa Fe's growing professional middle class. Most important of all was a development centered on Camino del Monte Sol itself. A series of events had been taking place to induce a critical mass - one out of which the Pueblo Revival architecture style quickly became rooted.

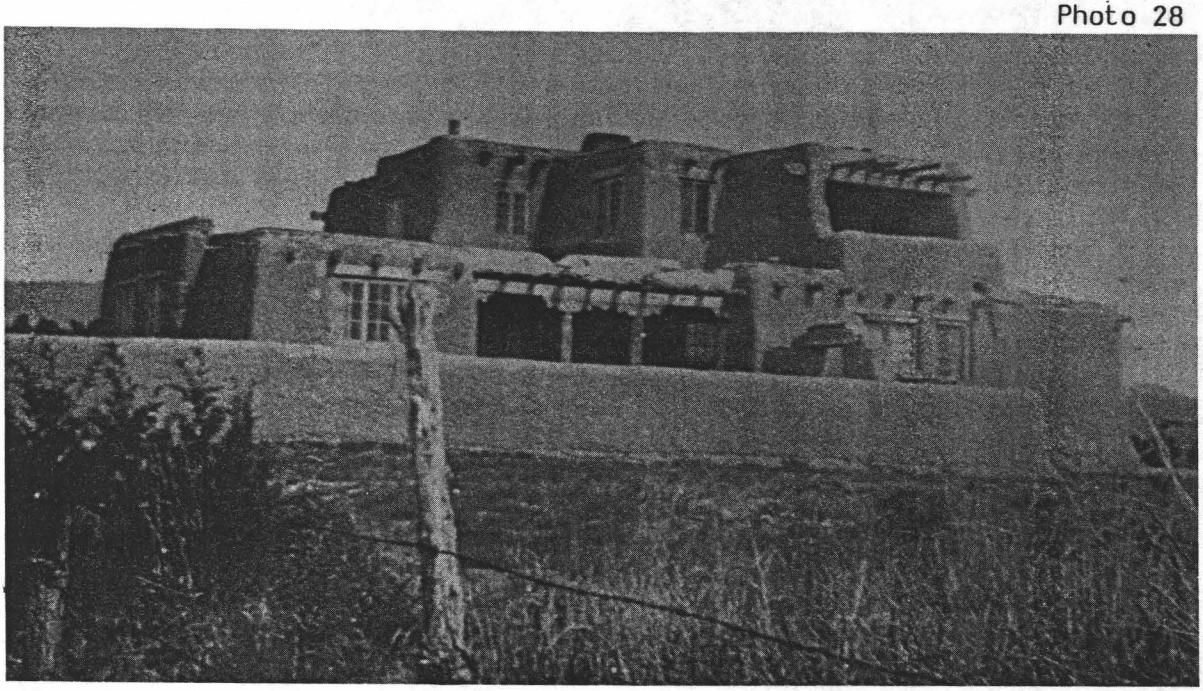
The first of these events had to do with health. The Sunmount Sanitarium had been established in the early part of the century to meet the needs of persons elsewhere in the United States who had contracted T.B. To this came many persons of education who, when recovered, established

themselves in Santa Fe. One of the most important of these was a Californian sailor of Portugese descent by the name of Carlos Vierra, who arrived in 1904. As his health improved, he traveled about the state in a buckboard photographing and analyzing the indigenous architecture he found among the Indian pueblos. In 1918, following the construction of several large commercial structures in the style, but before it firmly took hold among residences, Vierra wrote a passionate plea to recognize the Pueblo heritage.

> "It is in reality a free-hand architecture with the living quality of a sculptor's work, and that pliant, unaffected and unconfined beauty-characteristic of natural growth - is nature's contribution to the final product. -- The architecture is unique in bearing the closest relation to the surrounding landscape. - - - Its character is as dependent on the absence of precision as is the beauty of natural architectural forms abundant in this vicinity. In the surrounding mesas and valleys these architectural forms of nature, produced by erosion on time-hardened clay and sandstone, often bear a startling resemblance to great cathedrals."
>
> "It is prehistoric - American in character and construction. The fact that its proportions may be Spanish perhaps explains the tendency among modern architects to assume that it is Spanish in character, . . ."[1]

Although Vierra did not live in this district, he built nearby in 1918 the first of the residences in this style (Photo # 28) and was on close terms with the artists who built their houses there. One of the artists, Fremont Ellis said:

Photo 28



One of the artists, Fremont Ellis said:

> "The Museum meant a lot to us. Carlos Vierra who helped build it was a friend of mine. He used to stay on after the workmen went home, and go over their plastering with a sheepskin to make it more traditional. Vierra knew more than anyone about local building."[2]

William Penhallow Henderson brought his ailing wife Alice Corbin to Sunmount in 1916. In 1917 they became the first Anglo residents of the Camino and lived in a small adobe while building a home. (#143) Henderson was an artist who, in 1914, had been commissioned by Frank Lloyd Wright to paint murals for Midway Gardens in Chicago. Few artists could support themselves by their trade in Santa Fe at that time and several, Henderson among them, turned to construction. He designed and built his own home on the Camino as well as a studio and office next door. (#149) Later he designed the Santa Fe Ticket Office on the downtown plaza. All of these, and private residences designed for others, were good examples of Pueblo Revival style. Later he designed the Museum of Navajo Ceremonial Art, a gigantic hogan in which are preserved important Navajo cultural artifacts.

Perhaps best known of the architectural "graduates" of the Sanitarium, was John Gaw Meem, one of the southwest's best known architects. Meem was strongly influenced by his contact with Vierra and studied Vierra's photographs carefully.

Although Meem understood the style well, he was not bound by it and Pueblo Revival was a starting point for this aesthetic evolution. Nevertheless, good examples of his work exist in the district (#016, 017, 123, 173, 133). Number 133 is not Pueblo Revival but is an excellent example of adaptation wherein Meem kept the integrity of the original structure - a jacal cabin - and surrounded it with a comfortable residence. Number 173 is the earliest known Meem commission and is within the Pueblo Revival continuum.

Another development of significance in Santa Fe's course and the development of the style, was the growing interest in the archeology and enthnography of the southwest. Important in this movement were such diverse interests as the Santa Fe Railroad, professional archeologists, and artists. The Santa Fe, having had cause to recognize the appeal of the southwest culture, drew upon the artists to create images that appealed to tourists and brought them to its La Fonda Hotel and others built in the style. Archeologists such as Adolf Bandelier and Edgar Hewitt provided the raw material and found the issues in the public forums.

The issue of relevance became focused in the teens of this century. With the coming of the railroad in 1880, the architecture of Santa Fe took on the characteristics of anywhere U.S.A. There was nothing, other than the backdrop of the llanos (plains) stretching to the distant mountains, to distinguish Santa Fe, as older adobe structures were demolished or rebuilt in more acceptable clothing.

The rehabilitation of the Palace of the Governors and a subsequent opportunity to design the publicly supported Museum of Fine Arts modeled

after the New Mexico Building at the Panama - California Exposition in San Diego in 1915, allowed the public to see and debate the merits of Spanish and Indian architectural antecedents. The Palace, with its one story linearity and long portal led in one direction, and the Museum, with its flat topped masses, its stepped back massing, its sense of balance, and its soft, flowing lines, led in another direction - the residential architecture of the Camino and elsewhere.

Public support for the new directions was led by individuals such as the wealthy and influential Frank Springer who gave Vierra the financial support he needed to build his prototype house. When political leaders recognized the popular appeal of a return to historic roots and the potential for attracting tourists, they too came around and the movement to reverse course and give Santa Fe its new "old" direction took hold.

On the Camino another important individual enters stage. His name was Frank Applegate, who was born in Atlanta, Illinois in 1881 and became an artist and instructor in modeling at the Trenton School of Industrial Arts. He had studied architecture at The University of Illinois and art at the Pennsylvania Academy of Fine Arts. In 1921, he took a year off to study native clays.

> "Within a week after Applegate, with his wife and daughter, had arrived in Santa Fe, a week spent camping in the orchard of artist Gerald Cassidy, they had decided to stay. Before a year had passed, Applegate had bought a tract of land on Camino del Monte Sol."[3]

Applegate was, like so many of those who came to Santa Fe, a Renaissance Man. He became an authority on Spanish Colonial Arts, and a writer, as well as a painter and sculptor. His aesthetic influence on the style that developed was undoubtedly affected by all these elements, most particularly his background in modeling which enabled him to see clearly the sculptural possibilities of adobe. His own structures - numbers 115, 167, 135, and 145, in particular--show this understanding and he used such things as batter, buttresses and undulate surfaces well.

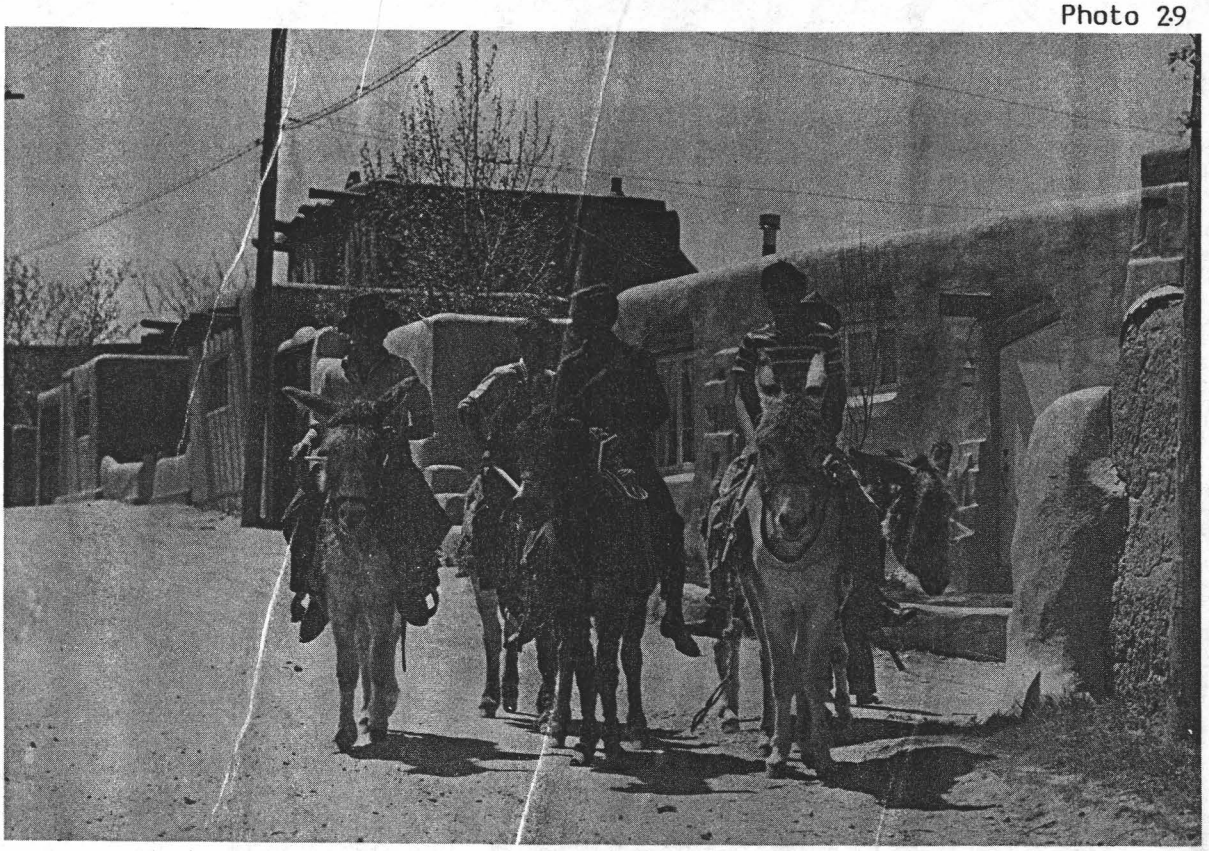
Equally important was the support and counsel he gave to others. Many such as Mary Austin, he helped with advice. His support was more material in other cases. In the interview quoted above, Fremont Ellis said Applegate

> " - - gave us all this empty land below his house, along the Camino. He bought the materials and hired two Spanish guys to help each of us. Applegate put it all down for us to pay later."[4]

Fremont Ellis was one of a group of artists known as Los Cinco Pintores, the others being Will Shuster, Walter Mruk, Josef Barkos, and Willard Nash. These artists, with Applegate, built and lived in a group of houses on the west side of the Camino. Although they moved from place to place, the five houses most specifically associated with them are numbers 145, 146, 147, 148, and 150. These, and the houses built by Applegate show

the finest distillation of Pueblo Revival architecture of the nineteen-twenties, and, although isolated examples of such houses continue to be built, these, and the Vierra house should be regarded as prototypes. A photo from 1942 shows the street scape.

Photo 29



The general features common to all Pueblo Revival structures are found in them, as well as specific elements which tend to distinguish them. These, mentioned in the description section, include such elements as sharpened vigas, chimney ollas, logs hollowed out to be used as canales, elaborate zapatas and carved portal beams, and carved or plank doors. Details are not discussed by Vierra or others in the literature of the day, but because of Vierras' close contact with his fellow artists, his influence on styling and detail is safe to assume.

Other artists and other Pueblo Revival structures are associated with that era. Mention is made of the elegant home (#129) built by Alice Clark Meyers, the third woman to hold a degree in architecture in the United States. Andrew Dasberg lived in an Applegate house (#135) and had Meem design another for him (#133). Applegate, combining elements of Pueblo Revival and Spanish tradition, built a torreon (watchtower) on El Caminito (#167). No other example of a torreon is known from that era. Mary Austin and Meem designed her a house (#123) in which she "wrote books and articles and presided in Buddha-like majesty over a young crop of writers jokingly called the Genius Club." (Laughlin, 1949, p. 61).

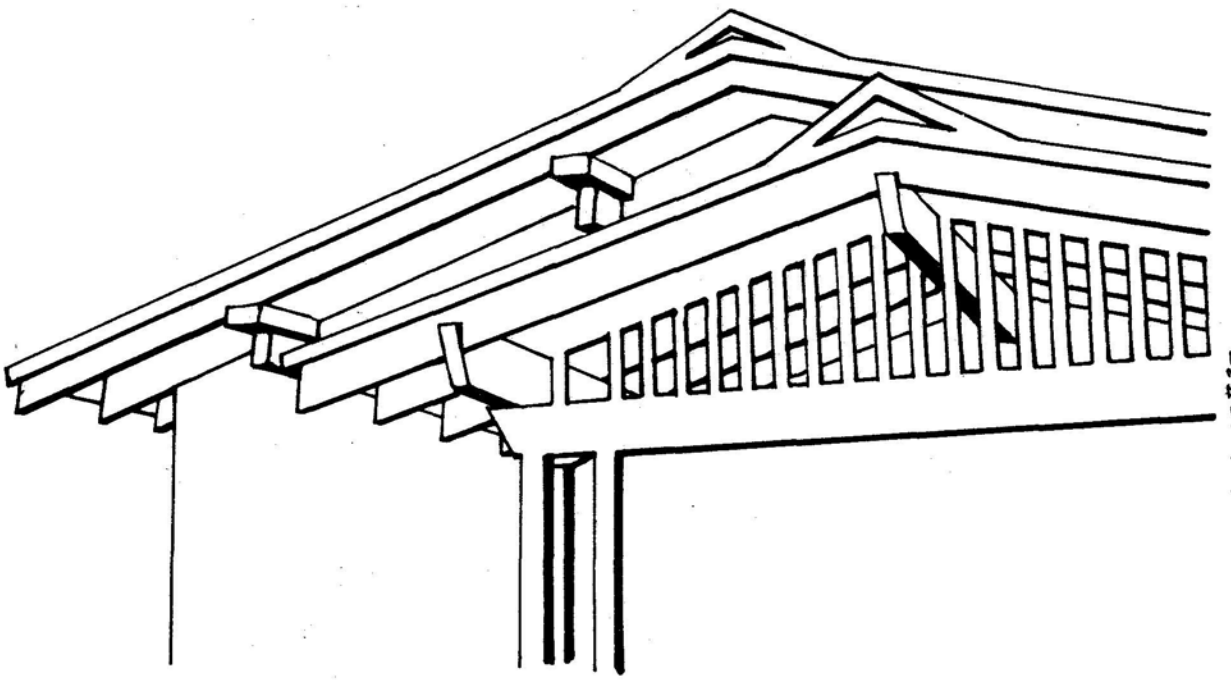
Others joined them and fought to preserve the old world charm and tranquility of Santa Fe, and many of these lived within the district.

However, the stylistic apogee was short lived. The passionate leadership of men such as Vierra and Applegate was not passed on to others. Meem, a logical torchbearer, was less constrained by a commitment to roots and allowed for more electicism and evolution in his practice.

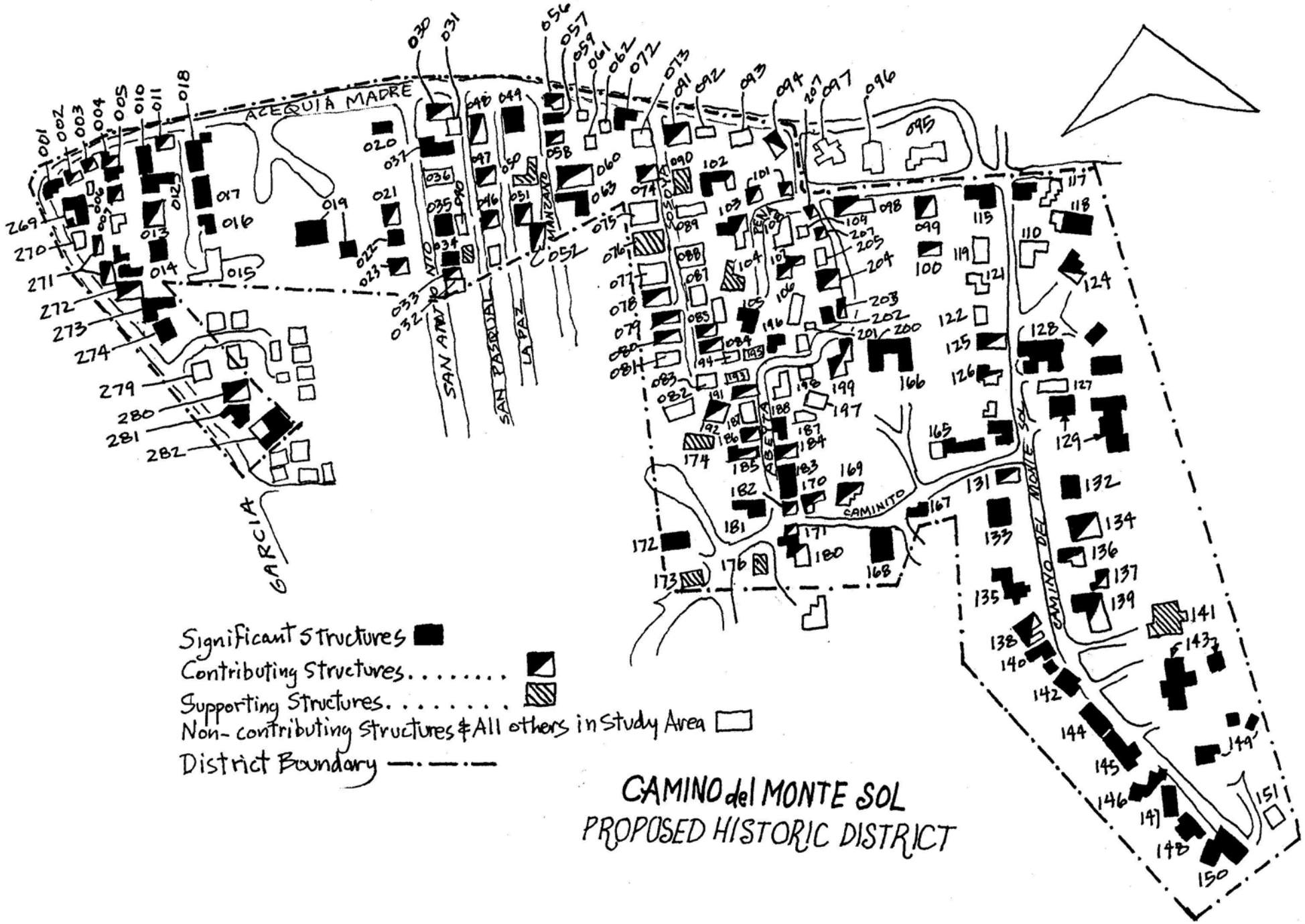
Economics undoubtedly played a role. Adobe construction is, paradoxically, for the very poor or very rich. The poor use their own time and dirt. The rich must hire these. Traditional methods, especially those using the thick walls necessary for maximum thermal efficiency and sculptural potential, are labor intensive. Thus, except for rare exceptions, Pueblo revival style, though badly imitated, has gone into remission.

The intrusions and lapses are, in this district, exceptions. The strong preponderance of Pueblo Revival style, whether good or seminal, gives the district great cohesion, and retains with a strictly New World architecture, and Old World ambiance of consistency, charm, surprise and human scale.

Such characteristics carry over into established historic districts to the north and west. To the east, latter day intrusions into small enclaves of historic interest disallow nomination. To the south is an area of elegant homes, generally aesthetically harmonious, but of relatively recent vintage.



1 Carlos Vierra, "New Mexico Architecture," Art and Archeology Vol. VIII, #1, 2., Jan., Feb., 1918, pp. 42, 43, 44.
2 Interview with Fremont Ellis, Santa Fe Profile October - 1980, p. 13.
3 Christian Science Monitor, Vol. XXI, #9 Nov. 1, 1926, p. 13.
4 op. cit., p. 12


ACEQUIA MADRE
SAN ANTO
SAN PASCUAL
LA PAZ
GARCIA
CAMINITO
CAMINO DEL MONTE SOL
Significant Structures
Contributing Structures
Supporting Structures
Non-contributing Structures & All others in Study Area
District Boundary
CAMINO del MONTE SOL
PROPOSED HISTORIC DISTRICT

LIST OF SIGNIFICANT STRUCTURES

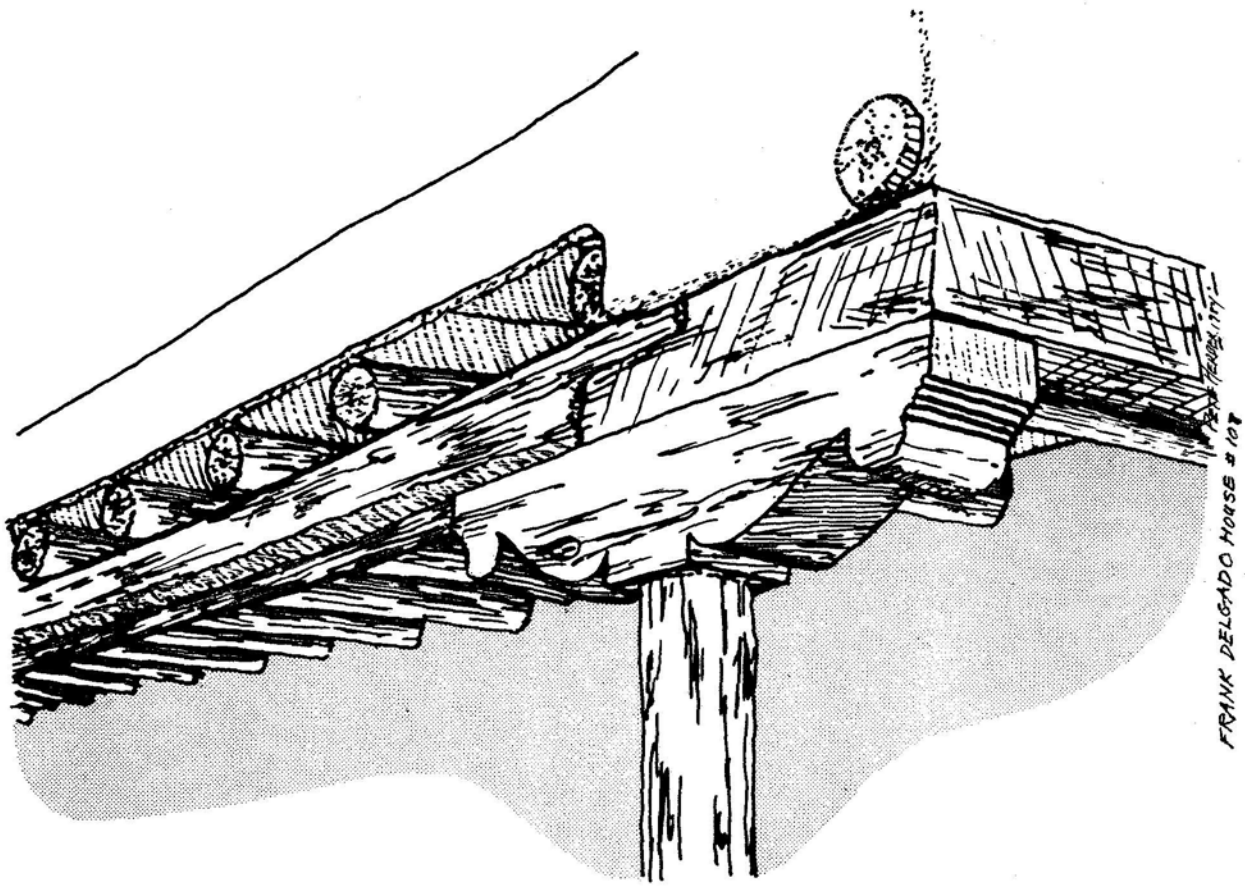
NUMBER	ADDRESS	HISTORIC NAME	DATE
001	506 Acequia Madre	B.B. Dunne House	Before 1912
005	1 Placita Rafaela	Alfred Morang House	Before 1912
008	4 Placita Rafaela	Epifanio Garcia House	1928
010	520 Acequia Madre	Celsa Quintana House	Before 1912
012	408 Delgado	Phillip Stevenson House	Before 1928
014	426 Delgado	Pettis Montgomery House	Before 1932
016	429 Delgado	Meadors, Staple and	1925
017	421 Delgado	Anthony Houses	1925
018	401 Delgado	Frank Delgado House	Before 1912
019	614 Acequia Madre	Paloheimo House	1925
020	404 San Antonio	Milton Vreeland House	Before 1928
023	426 San Antonio	Brice House	Before 1928
034	427 San Antonio	Alexander Barnes House	Before 1928
035	417 San Antonio	Leslie Anderson House	Before 1928
037	407 San Antonio	Wayne Starkey House	Before 1928
049	716 Acequia Madre	Woolford House	Before 1933
057	720 Acequia Madre #2	Pollard Compound	Before 1933
063	415 Manzano	Waflenschmidt House	Before 1912
072	740 Acequia Madre	"Old Mill"	Before 1912
093	770 Acequia Madre	Lynn Riggs House	Before 1928
105	105 Calle La Pena	Dotson House	1926
115	408 Camino del Monte Sol	Hugh Sener House	1924
116	405 Camino del Monte Sol	Cruz Romero House	1926
118	409 Camino del Monte Sol	Laura Gilpin Studio	Before 1912
123	439 Camino del Monte Sol	Mary Austin House	1927
129	503 Camino del Monte Sol	Alice Clark Meyers House	1925
130	452 Camino del Monte Sol	Gordon Street House	1928
132	507 Camino del Monte Sol	Datus Meyers House	Before 1912
133	520 Camino del Monte Sol	Dasburg Jacal	Before 1922
135	524 Camino del Monte Sol	Dasburg House	1921
140	538 Camino del Monte Sol	Willard Nash House #1	Before 1928
142	542 Camino del Monte Sol	Will Shuster House #1	Before 1928
143	555 Camino del Monte Sol	Will Henderson House	Before 1917
144	550 Camino del Monte Sol	Will Shuster House #3	Early 1920's
145	558 Camino del Monte Sol	Walter Mruk House	Early 1920's
146	566 Camino del Monte Sol	Willard Nash House #2	Early 1920's
147	576 Camino del Monte Sol	Josef Bakos	Early 1920's
148	580 Camino del Monte Sol	Will Shuster House #2	Early 1920's
149	557 Camino del Monte Sol	Will Henderson Studio	Before 1932
150	586 Camino del Monte Sol	Fremont Ellis House	Early 1920's
165	825 Caminito	Franklin K. Lane House	Before 1928
166	831 Caminito	de la Pena House	Before 1845
167	830 Caminito	El Torreon	Before 1932
168	832 Caminito	Underwood House	1925
172	850 Caminito	Ramon Abeyta house	Before 1924
181	528 Abeyta	Ramon Abeyta Hall	Before 1932
183	523 Abeyta	Teodoro Abeyta House	Before 1912
188	509 Abeyta	Sacaria Galbadon House	Before 1912
196	807 Abeyta	Jose Apodaca House	Before 1912
202	428 Abeyta	B. Apodoca House	Before 1928

NUMBER	ADDRESS	HISTORIC NAME	DATE
269	501 Garcia	B.B. Dunne House	Circa 1925
273	533 Garcia	Jose Dolores Garcia Homestead	Before 1912
274	537 Garcia	Jose Dolores Garcia House	Before 1912
281	561 Garcia	Hilario Garcia House	Before 1912
282	569 Garcia	Garcia Street Club	Before 1928

LIST OF CONTRIBUTING STRUCTURES - PRIOR TO 1945

NUMBER	ADDRESS	DATE
180	601 Abeyta	1930's (est)
182	525 Abeyta	Before 1933
184	517 Abeyta	Before 1912
185	516 Abeyta	Before 1912 (part of)
186	512 Abeyta	Before 1912
192	502 Abeyta	Before 1932
199	812 Abeyta	1920's and later
203	430 Abeyta	1920's
204	426 Abeyta	1940's (est)
206	422 Abeyta	Early 1930's (est)
207	418 Abeyta	Early 1930's (est)
002	508 Acequia Madre	Before 1912 (part of)
003	512 Acequia Madre	Before 1885
004	518 Acequia Madre	Before 1912
011	522 Acequia Madre	Before 1912
048	712 Acequia Madre	Before 1928
056	720 Acequia Madre	1930 (est)
058	720 Acequia Madre #3	1930 (est)
060	720 Acequia Madre #6	Before 1933
091	754 Acequia Madre	Before 1933
094	774 Acequia Madre	1930's (est)
169	837 Caminito	Before 1932
170	841 Caminito	Before 1932
171	836 Caminito	1920's (est)
013	424 Delgado	Before 1928
271	523 Garcia	Before 1928
272	525 Garcia	1930's (est)
280	555 Garcia	Before 1928
124	433 Camino del Monte Sol	1930's (est)
125	432 Camino del Monte Sol	1930's (est)
126	434 Camino del Monte Sol	Late 1920's (est)
131	512 Camino del Monte Sol	Late 1920's (est)
134	515 Camino del Monte Sol	Before 1928
136	517 Camino del Monte Sol	Before 1932
137	519 Camino del Monte Sol	Before 1928
138	519 Camino del Monte Sol	Before 1928
139	529 Camino del Monte Sol	Before 1928

NUMBER	ADDRESS	DATE
051	433 La Paz	1930's (est)
052	435 La Paz	1930's (est)
101	104 Calle La Pena	1920's (est)
102	109 Calle La Pena	1920's (est)
103	110 Calle La Pena	1930's (est)
107	107 Calle La Pena	1930's (est)
098	800 Poniente	1930's (est)
099	826 Poniente	1930's (est)
100	828 Poniente	Before 1932
006	2 Placita Rafaela	Before 1932
009	5 Placita Rafaela	Early 1930's (est)
021	424 San Antonio	Before 1928
023	428 San Antonio	Before 1928
033	433 San Antonio	Before 1944
038	403 San Antonio	Before 1928
046	710 San Pasqual	1930's (est)
047	417 San Pasqual	Part 1920's-part Post War
074	404 Sosaya	1930's (est)
078	418 Sosaya	1930's (est)
079	416 Sosaya	1930's (est)
080	418 Sosaya	1920's (est)
084	421 Sosaya	1920's (est)
085	419 Sosaya	1920's (est)



GLOSSARY

Acequia - Irrigation ditch.

Arroyo - A dry gulley.

Brecha - A trail.

Canales - Projecting scuppers to convey water from flat roofs. The singular is canal, not canale.

Firewall- Locally synonomous with parapet.

Jacal - In this usage, a structure made of vertical posts embeded in the earth. Interstices filled with adobe.

Latilla - Latillas are thin limbs and branches laid between vigas. These may be overlain with brush before an earthen roof is placed above.

Loma - A small hill.

Milpa - An irrigated cornfield.

Olla - Clay pot placed on top of chimney for better draft.

Portal - A covered porch.

Porton - A two leaf wooden gate large enough to permit the entry of horse drawn vehicles.

Viga - A structural log member supporting a roof. May project through the wall.

Zaguan - Vestibule.

Zapata - Zapata is colloquial for the corbel used to support porch, and other beams.

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Woven
Architecture

1114 Hickox St., Suite A
Santa Fe, NM 87505
505.820.1555

May 17, 2026

Amanda Romero, Historic Senior Planner
City of Santa Fe – Historic Preservation Division / Land Use Department
200 Lincoln Ave, 1st Floor
Santa Fe, NM 87501

RE: Request for Status Review for 616 Acequia Madre - Main House

Dear Ms. Romero,

I am requesting a historic status review for the main house or primary residence at the property that is colloquially known as the Acequia Madre House, located at 616 Acequia Madre, Santa Fe, NM 87501. Historically, the property has been referenced in city documents as 614 Acequia Madre.

An updated Historic Cultural Property Inventory form (HCPI), dated May 9, 2026, was sent to you via email on *Monday, May 11, and a hard copy was dropped off at your office on Monday, May 11th, at approximately 8:45 AM.*

Please let me know if you need additional information and I will do my best to get it to you.

Sincerely,

Barbara J. Felix, AIA
Principal Architect

CC: Michael & Rebecca Jusbasche
File

Attachments:
- 616 Acequia Madre (Main House – previously 614) HCPI Update_050926. *Hard copy and email copy sent separately on May 11, 2026*

Woven
Architecture

1114 Hickox St., Suite A
Santa Fe, NM 87505
505.820.1555

May 17, 2026

Amanda Romero, Historic Senior Planner
City of Santa Fe – Historic Preservation Division / Land Use Department
200 Lincoln Ave, 1st Floor
Santa Fe, NM 87501

RE: Request for Status Review for 616 Acequia Madre – Garage / Caretakers (or Keepers House)

Dear Ms. Romero,

I am requesting a historic status review for the garage / caretakers or keepers house at the property that is colloquially known as the Acequia Madre House, located at 616 Acequia Madre, Santa Fe, NM 87501. Historically, the property has been referenced in city documents as 614 Acequia Madre (the garage at one point was addressed as 616_.

An updated Historic Cultural Property Inventory form (HCPI), dated May 9, 2026, was sent to you via email on Monday, May 11, and a hard copy was dropped off at your office on Monday, May 11th, at approximately 8:45 AM.

Please let me know if you need additional information and I will do my best to get it to you.

Sincerely,

Barbara J. Felix, AIA
Principal Architect

CC: Michael & Rebecca Jusbasche
File

Attachments:
- 616 Acequia Madre (Garage) HCPI Update_050926. *Hard copy and email copy sent separately on May 11, 2026*

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991 H124

IDENTIFICATION

ADDRESS: 614 -616 ACEQUIA MADRE
CAMINO DEL MONTE SOL NAT. HIST. DIST.

ID NUMBER: 051600019 HOUSE

BUILDING NAME: POLOHEIND/CURTAIN

UTM REFERENCE EASTING NORTHING
ZONE 12 13

LEGAL DESCRIPTION:
TNSP 17 N S RANGE 9 E W SEC 25 NE 1/4 NE 1/4

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

DATE OF CONSTRUCTION: 1928
_____ ESTIMATE 1925 ACTUAL
SOURCE(S) OWNER orig. blueprints

BUILDING DATA

ARCHITECTURAL STYLE:
TERRITORIAL REVIVAL

USE:
HISTORIC: (residential)
OTHER _____
PRESENT: (residential)
OTHER _____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:
___ SIMILAR X NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:
X YES ___ NO
WHAT TYPE? DETATCHED GARAGE + SHOP
IF INVENTORIED, LIST ID NUMBER(S)
051900019

DEGREE OF REMODELING:
X MINOR ___ MODERATE
___ MAJOR
EXPLAIN: POOL CHANGING ROOMS ADDED

OVERALL CONDITION:
X EXCELLENT ___ GOOD
___ FAIR ___ DETERIORATED

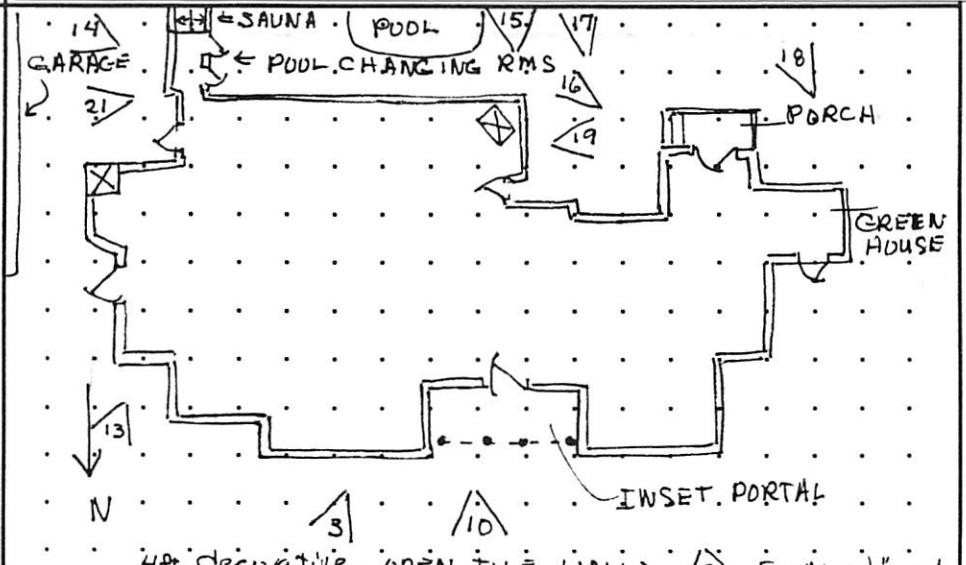
BUILDING THREATENED?
___ YES X NO

PHOTO



#5 GROUNDS

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?
X YES ___ NO ___ ELIGIBLE
X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?
X YES ___ NO ___ ELIGIBLE CONT X

LOCAL DESIGNATION: Core HISTORIC DISTRICT
X NOTEWORTHY ~~SIGNIFICANT~~ X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 8-14-91 BY AC

NEGATIVES WITH NMHPD ROLL # 12 NEG # 3 TO 21

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	PROBABLY ADOBE STUCCOED	EXCELLENT
FOUNDATIONS	NOT VISABLE	
DOORS	WOOD PANEL WITH SIDE PANELS & GLASS PANES ACROSS DOOR	PEDIMENT PAINTED WHITE TERRITORIAL REV. DOOR & SHUTTERS PAINTED DK GREEN
WINDOWS	WOOD FRAME DBL HUNG 2/2 CONCRETE SILLS	WHITE PEDIMENTS WITH DK GREEN SHUTTERS ON FRONT FACADE
PORTALES	SPANISH PUEBLO REVIVAL PORTAL - CORBELS N. SIDE	WALL OF PORTAL PAINTED WHITE
CANALES	EAST SIDE - SAWTOOTH DETAIL UNDERNEATH	
PORCHES	SMALL PORCH WEST END OF BACK	
BALCONIES		
ROOFS	BRICK TERRITORIAL COPING FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	DECORATIVE OPEN TILE WALL NORTH OF FACADE	
ARCH. DETAILS	GREEN HOUSE N. END HAS CLASSIC WHITE DETAILS	GREENHOUSE - CHAMFERED POSTS, PIERCED WOOD LOWER PANELS & AWNING WINDOWS
OTHER	HOUSE SITS WELL AWAY FROM STREET	EXTENSIVE WOODED GROUNDS
COMMENTS	1987 POLOHEIMO GIVEN PERMISSION TO REMODEL	

ADDITIONAL PHOTOGRAPHS

#10 N. FACE



#3 N. FACE



IDENTIFICATION

ADDRESS 614-616 ACEQUIA MADRE

ID NUMBER 051600019

SURVEYED/RESEARCHED
DATE 8-14-91 BY AC



#21 CANALES E.



#14 E. FACE



#13 N.E CORNER

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

IDENTIFICATION

ADDRESS 614-616 ACEQUIA MADRE

ID NUMBER 051600019

SURVEYED/RESEARCHED
DATE 8-14-91 BY AC



#17 W. FACE



#18 GREENHOUSE

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

IDENTIFICATION

ADDRESS 614-616 ACEQUIA MADRE

ID NUMBER 051600019

SURVEYED/RESEARCHED
DATE 8-14-91 BY AC



#16 E. FACE



#19 W. FACE



#15 S. FACE

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

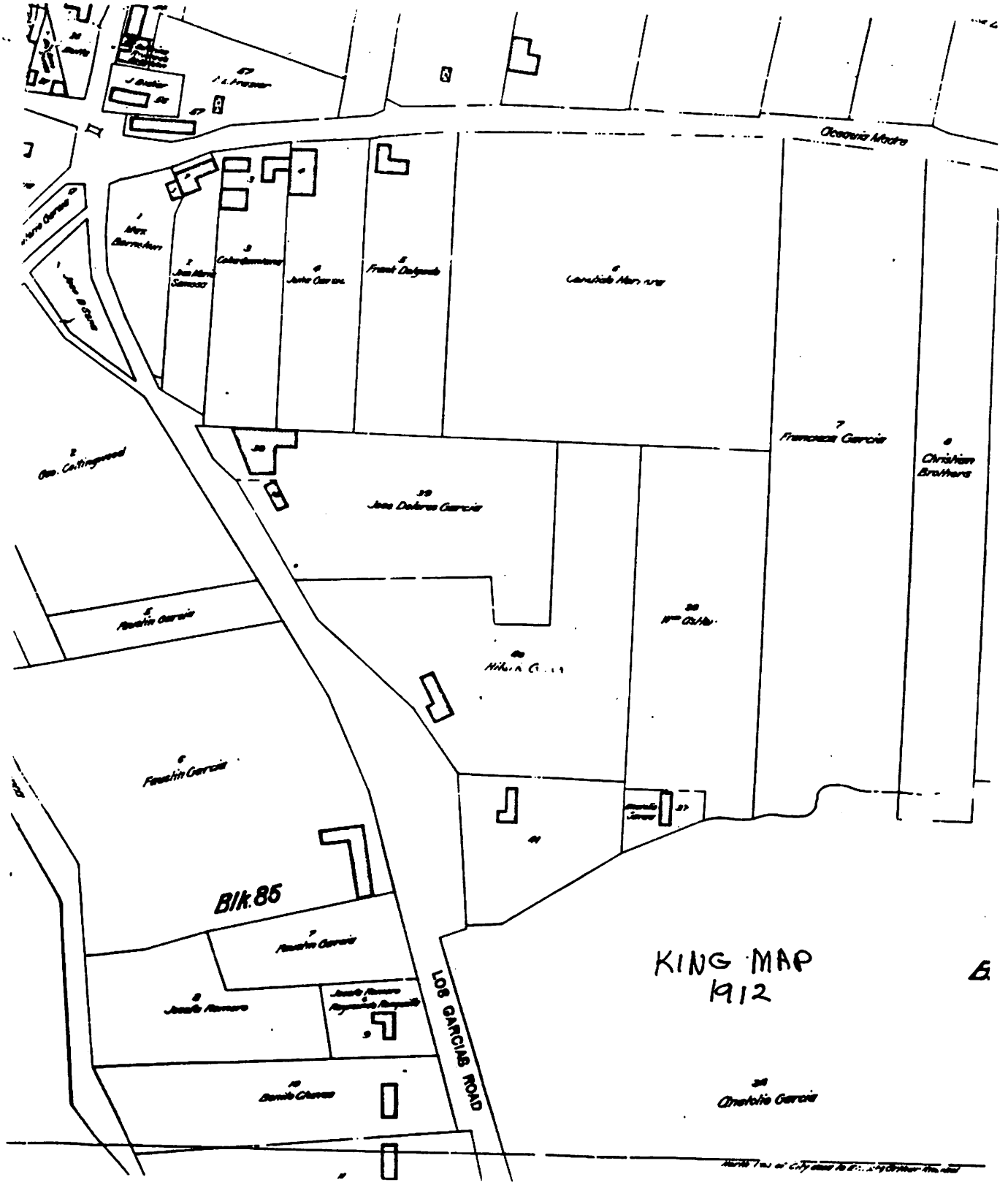
DESCRIPTIONS OF REPRESENTATIVE CONTRIBUTING BUILDINGS

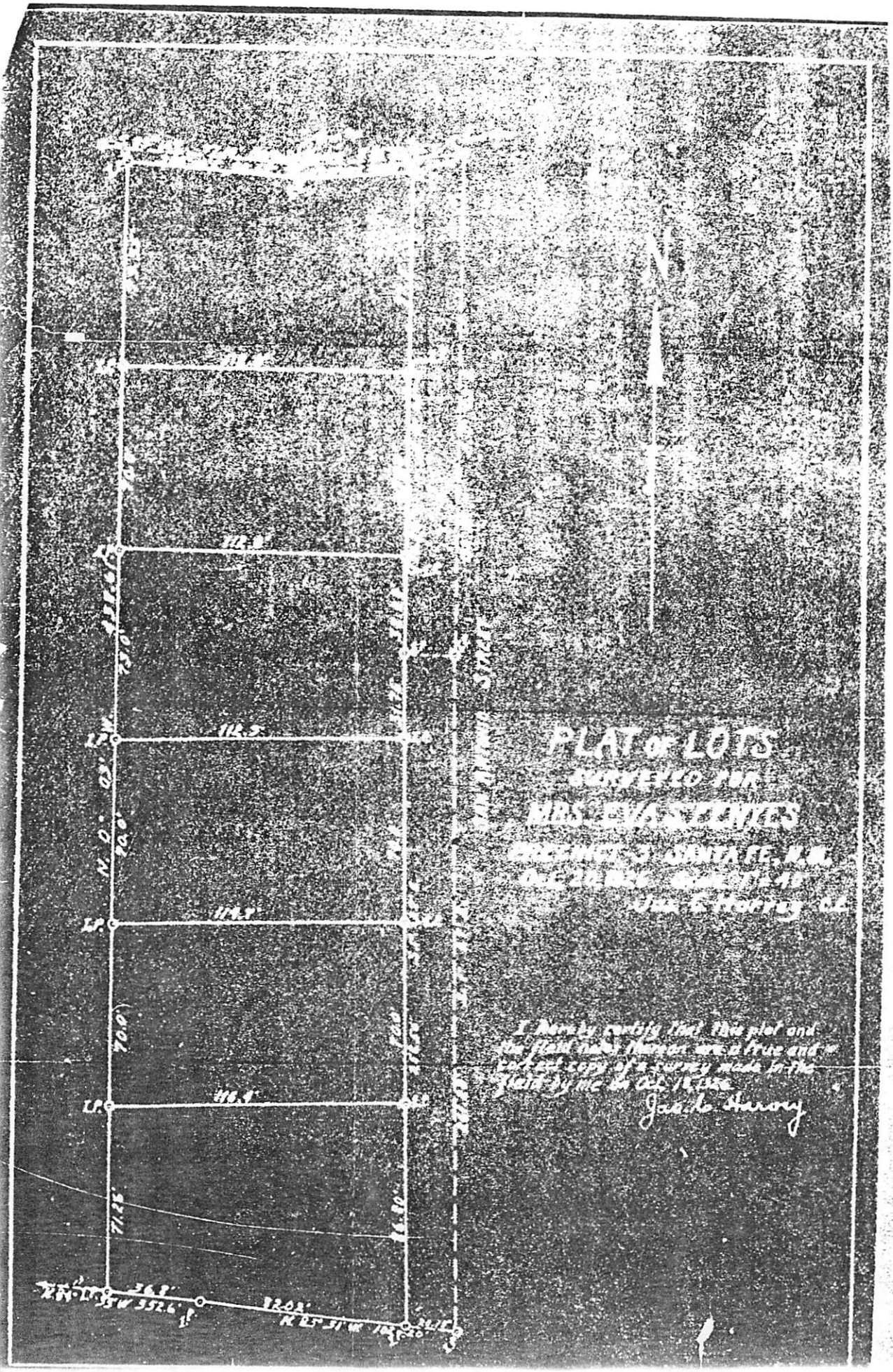
Except as noted, all buildings are one story and hard plastered in earth tones of brown or beige.

Survey (019) Address: 614 Acequia Madre Road Curtin/Paloheimo House
Approx. Date: Bet. 1921 and 1930 Style: Territorial Revival Photo #7

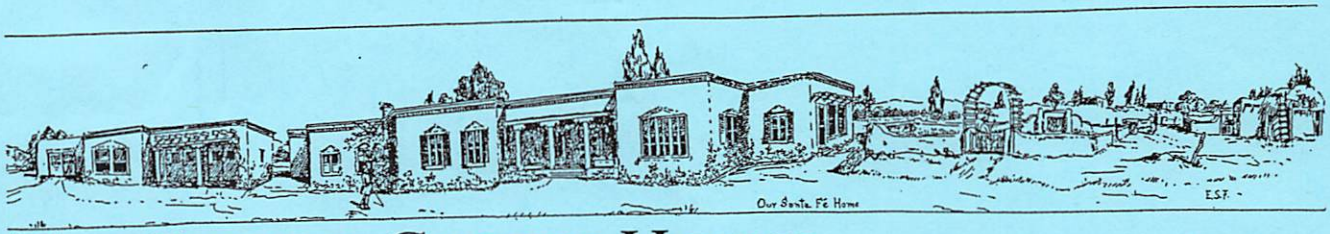
Description: Streetscape and siting: Set back from street on large, grassy, unlandscaped lot. Large street trees. Wide, wood-planked bridge over acequia. Entrance marked by low, curved, stuccoed wall. Second wall behind first with entrance gate, part stuccoed wall and part coyote fence. No enclosing or street walls. Roof: Flat, parapet topped with denticulated brick coping. Facade: Asymmetrical, inset portal over entrance which includes large central door and window on each side. Portal supported by posts and corbels, stained or painted brown. Door has transom with seven small lites. Windows: Wood. 2/2 Double hung. White wood trim, pedimented. Green shutters. Wing on east has two smaller windows with no shutters.

Comments: An example of Territorial Revival style, although the brown posts and corbels of the portal are an element from the Pueblo Revival Style. Unusual setting for this district - set back on what had been a large cultivated field which had not been deeded in strips.


Blk. 85
LOS GARCIAS ROAD
KING MAP
1912



Oct. 20, 1926
West Side/San Antonio



THE FENYES-CURTIN HOUSE

614 Acequia Madre

The Territorial Revival style Fenyes Curtin House was built in the summers of 1925 and 1926. Although named for the original builder Eva Scott Fenyes and her daughter Leonora Scott Muse Curtin this house is often referred to today as the Paloheimo House for Mrs. Fenyes's granddaughter Leonora Curtin Paloheimo who lived there until she died in 1999.

The three generations of occupants were extraordinary women. Mrs. Fenyes was a masterful watercolorist who documented over 300 early California missions and adobe houses between 1898 and 1930. Leonora Curtin was a recognized expert in Spanish Colonial and Indian arts, artifacts, and cultural tradition, and the author of several articles and two books, based on extensive field work. Leonora Curtin Paloheimo played a major role in the preservation and revival of native Spanish arts and crafts. One of her greatest contributions was the creation of the exceptional museum of Spanish Colonial life, El Rancho de las Golondrinas which she established with her husband, George Paloheimo.

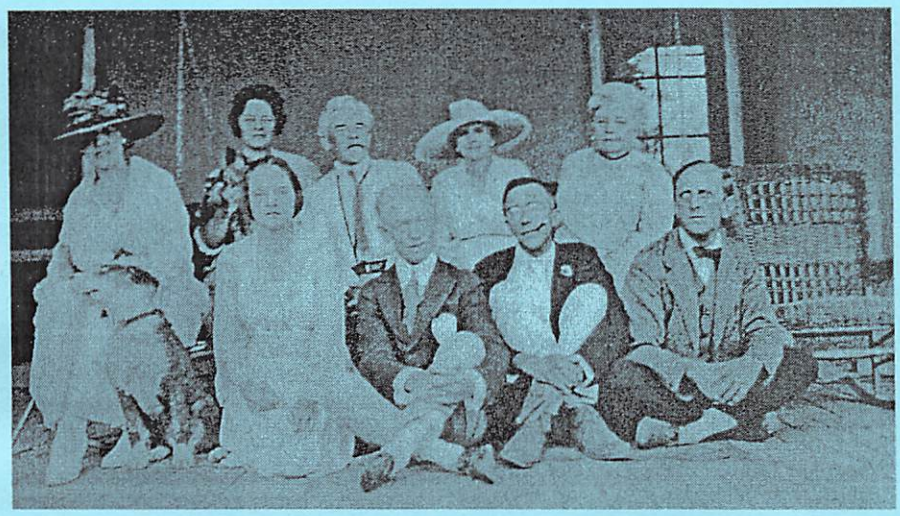
Mrs. Fenyes was the daughter of Leonard Scott, owner of the Scott Publishing Company. She first visited Santa Fe in 1889 with her daughter Leonora. She returned often in the first part of the century.

After living in rented quarters and for a time in houses she built on Hillside Avenue and Cerro Gordo, Mrs. Fenyes purchased the large parcel on Acequia Madre. The family built four small houses on seven parcels facing San Antonio Street and the family home sits on the remaining almost four acres.

Unhappy with proposed designs from two different architects, the house, in the end, was designed by the three women and architect A. Rossiter created the construction drawings. It was completed by builder Charles Campbell of adobe bricks that were manufactured on site with six inches of dirt on the roof for insulation.

The house has changed very little since it was built. The original sleeping porch on the west side was remodeled into an office and library in 1930. In the late 1930s, architect William Lumpkins designed a small addition to the bedrooms in the back of the house. The house's furnishings are original.

The property is being preserved under Trusts established by the Paloheimos.



Top: "Our Santa Fe Home" by Eva Scott Fenyes

Left: September, 1919. Seated on chairs left to right Mrs. Rolshoven, Mrs. Leonora S. M. Curtin, Mr. Rolshoven, Mrs. Rollins, and Mrs. Eva Scott Fenyes. Front row, kneeling and sitting on the ground are left to right Leonora F. Curtin (later Paloheimo). R. Rollins, Homer Grunn (he was a musician), and Marsden Hartley.

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:
616 Acequia Madre
(previously identified as 614 Acequia Madre or Acequia Madre House)
historical: 614 Fenyes-Curtin House, or Curtin-Paloheimo House

2. Location:
~ Santa Fe, New Mexico
~ Downtown & Eastside Historic District – City of Santa Fe
~ Camino Del Monte Sol National Historic District

3. Local Reference Number:
051600019 - House

4. County
Santa Fe

5. Property Type:
_X_Building ___Structure
___Site ___Object

6. Date of Survey:
02/09/2026

7. Previous Survey Date(s):
06/06/1983 HCPI
08/14/1991 HCPI
04/28/1994 Research Svcs. Report for HSFF
03/14/1998 National Register District Nom.
___No previous survey

8. Name of Project:
616 Acequia Madre House Updated HCPI for HDRB status review

9. UTM
Zone: 13S
Easting: 415742
Northing: 3948775

Photo:



Front (North) Façade with Brick Landscape Wall

10. Photo Information **Negative Location:** DIGITAL FILE
Roll #:_____ **Frame #:**_____

11. Brief Description of the Property:

The Acequia Madre House (AMH) sits in a residential neighborhood and is unique to the neighborhood in that it is one of the only sites within its district to embody the concept of an estate – a larger acreage (3+ acres) with few buildings. A garage/caretaker building is located to the southeast of the AMH while an abandoned structure within a low walled area is located at the southwest corner of the property (the old horse barn and corral). A low, walled garden is located directly west of the AMH and there is a low open brick landscape wall to the north of the house. The construction of the estate's buildings is similar to that of adjacent properties.

The single-story irregularly shaped, stuccoed adobe AMH is an amalgam of Territorial Revival and Spanish Pueblo Revival, most appropriately referred to as Old Santa Fe Style, which embraces both genres.

(see continuation sheets)

12. Who uses the property?

Private Residence for Michael and Rebecca Jusbasche.

13. Construction Date:
Date: July-September 1926 **_X_Known** **___ Estimated** **Source:** Dated Photographs in Fenyes-Curtin Family Archives

14. Setting:
___ Suburban ___ Rural ___ Village ___ Town _X_Urban If Urban:___ Commercial ___ Industrial _X_ Residential ___Public

15. Relationship to Surroundings: **_X_ Similar _X_ Dissimilar**

Comments: The property is an intact 1920s era estate with acreage, which makes it unique, as the rest of the neighbhoor is densely packed with residences. The buildings on the property are consistent with the neighboorhood's building typology.

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

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



West Façade from within Garden

(1930 infilled sleeping porch visible in center [with two windows] and 1930 added screened sleeping porch shown at right)

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

Barbara J Felix, AIA
Woven Architecture
1114 Hickox St. , Suite A
Santa Fe, NM 87505
E: barbara@wovenarchitecture.com
C: 505-49-9710

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

Owner:
Jusbasche Investments, LTD.
1100 Louisiana St., Suite 3160
Houston, TX 77002-5218

19. Is Property Endangered? ___ **Unknown** __X__ **No** ___ **Yes** **How?**

20. Significance to Current Community: ___**Unknown** ___ **None** ___**Low** __X__ **Moderate** ___ **High**

Describe: One of the last complete estates in Santa Fe, it and contributions to the broad patterns of history in early 20th century New Mexico, including architecture, persons associated, archaeology, and craft preservation.

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

Significant persons – Eva Scott Fényes, Leonora Scott Muse Curtin, Leonora Frances Curtin Paloheimo, plus architects Arthur Rossiter, William Lumpkins, and Irving Parsons.

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? ___ **No** __X__**Yes**

Why? Building has clear connections with several significant historical persons and themes, thus qualifies under Criteria B; architecturally it does not represent the work of a master, however it is it a distinctive example of a recognized architectural style, so it could qualify for Criterion C; site appears to hold little potential to yield significant information on history, so it would not be eligible under Criterion D.

The home's historic integrity in terms of location, design, setting, materials, workmanship, feeling and association are all intact.

23. National or State Historic District:

Is this property in a historic district? ___ **Unknown** ___ **No** __X__ **Yes**
If yes: __X__**Contributing** ___**Non-contributing** ___ **Unknown**

If 'yes', what is the name of the district? *Camino Del Monte Sol National Historic District*; it is noted as a representative contributing building (see 614 Acequia Madre). It is also located in the *Downtown and Eastside Santa Fe Historic District*; while shown as significant per the City's GIS system, it is also sometimes marked as contributing on older HCPI forms.

___**State** __X__ **National**

24. Supplemental Forms:

___ **None** __X__ **HCPI Detail Form (FORM 2)** __X__**Continuation Sheets, # pages:** __9__

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:**
616 Acequia Madre (previously identified as 614 Acequia Madre or Acequia Madre House) historical: 614 Fenyes-Curtin House, or Curtin-Paloheimo House	~ Santa Fe, New Mexico ~ Downtown & Eastside Historic District – City of Santa Fe ~ Camino Del Monte Sol National Historic District	051600019 - House **4. County** Santa Fe **5. Date of Survey:** 02/09/2026

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 __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
_X_ At Grade _X_ Raised
Materials: __ Concrete __ Stone
Other: _____
Notes: at grade on east, raised 18 inches on west

9. Roof: __ N/A
Shape: _X_ Flat __ Gabled __ Hipped __ Pyramidal __ Shed Other:
Pitch: _X_ None __ Low __ Medium __ Steep
Features: __ Eave _X_ Parapet
Materials: __ Asphalt __ Earth
__ Composition shingle __ Metal: Pressed
_X_ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other: TPO (Thermoplastic Polyolefin) and Foam (at old light well)

10. Windows __ N/A

Operation	Material	Glazing	Number
North:			
Double-hung	Wood	2/2 vertical lites, regular	3*
Double-hung	Wood	2/2 vertical lites, elongated	2*
Double-hung	Wood	1/1 lites, regular	2*
Casement	Wood	6 (2/3) vertical lites, elongated	1*
West:			
Double-hung	Wood	2/2 vertical lites, elongated	1*
Double-hung	Wood	2/2 vertical lites, regular	3*
Casement	Wood	2 (4/4) vertical lites, regular	1
Awning	Wood	2/2 lites, regular	1
Casement	Wood	2 (1/4) lites	4
South:			
Casement	Wood	2 (1/4) lites	1
Double-hung	Wood	2/2 vertical lites, elongated	1
Casement	Wood	2 (1/1) lites, elongated	1
"Double-hung"	Wood	3 lites top sash; 6 (3/2) lites below	1
Casement	Wood	3 (1/4) lites	1
Casement	Wood	2 (1/3) lites	1
Double-hung	Wood	8/8 replacement with faux mullions	2
Double-hung	Wood	6/6 replacement w/ faux mullions	1
Picture over Awning	Clad Wood		1
East:			
"Double-hung"	Wood	3 lites in top sash, 9 (3/3) lites below	4
Picture over Awning	Clad Wood		4
Double-hung	Wood	2/2 vertical lites, regular	2
Double-hung	Wood	2/2 vertical lites, elongated	1*

Notes:
* Denotes Territorial Style simple pedimented trim at head.
Windows have concrete sills except at screened porch and sunroom.
Majority of windows have screens with white painted trim.

11. Doors __ N/A

Type	Style	Material	Number

North:
Single leaf wood panel type (3/5 panels) with wood panel sidelites and 8-lite clear transom above, all painted dark green, at front entry, typical of 1.

Double leaf panel type (2/4 panels) with 8-lite clear and multi-colored transom above, at west entry, typical of 1.

South:
Double leaf 1/2 lite (with 4 lites (1/4)) with scroll-cornered panels below, and 2-lite wood screen doors, all painted white, at south entrance, typical of 1.

Single leaf wood 1/2 lite door (with 9 lites (3/3)) over 1 horizontal panel and two square panels, painted dark green, at south. Typical of 1.

East:
Single leaf wood 1/2 lite door (with 4 lites (2/2)) over 4 panels, painted dark green, at east. Typical of 1.

Single leaf wood 1/2 lite door (with 4 lites (2/2)) over 3 horizontal panels, painted white, at east. Typical of 1.

Notes:

12. Chimneys
(describe whether interior or exterior and material)

7 interior brick chimneys, some with metal flue extensions, all towards the "back" of the property

13. Porches __ N/A
Type: _X_ **Entry** __ **Partial-Width** __ **Full-Width** __ **Wrap**

Notes: The front entrance, on the North, has round wooden posts, hand-crafted corbels, wood decking, and exposed vigas resting on an exposed beam, and the interior of the portal walls are painted white.

14. Other Significant Features

see continuation sheets

15. Modifications: __ **No known modifications**

#1 Addition of partial basement, vault, hall, and storage room on east; enclosure of sleeping porch at west; addition of screened sleeping porch at southwest. **Date:** 1931. **Known**_X_ **Estimated**__

#2 Addition of Sewing Room and Bath, designed by William Lumpkins. **Date:**1937. **Known**_X_ **Estimated**__

#3 Infill of 1930 Sleeping porch, by unknown designer. **Date:**1974. **Known**_X_ **Estimated**__

#4 The original house once had exposed vigas over the western sleeping porch (now Library), the screened porch (now enclosed) at the Kitchen Entry, the middle bedroom (now added to); these have been removed. The back hall door has been replaced with a modern panel door. All of these changes show up after 1992 in the family's archival photos. Otherwise, the house appears largely as it originally did in 1926.

Sources for all dates: Archival Drawings, letters, receipts, photographs

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	_X_ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: **Other:** _X_ **Old Santa Fe Style**

17. Documents Available and Their Locations

1912 King's Map, State Library of New Mexico; 1983 HCPI, SHPO; 1988 Camino del Monte Sol Historic District National Register Nomination MPDF, SHPO; 1991 HCPI, SHPO; April 28, 1994 The Fenyes-Curtin House Report by Corinne P. Sze, Ph.D., SHPO and Historic Santa Fe Foundation; Fenyes - Curtin - Paloheimo Family Archives at the Acequia Madre House; 2006 HCPI, SHPO

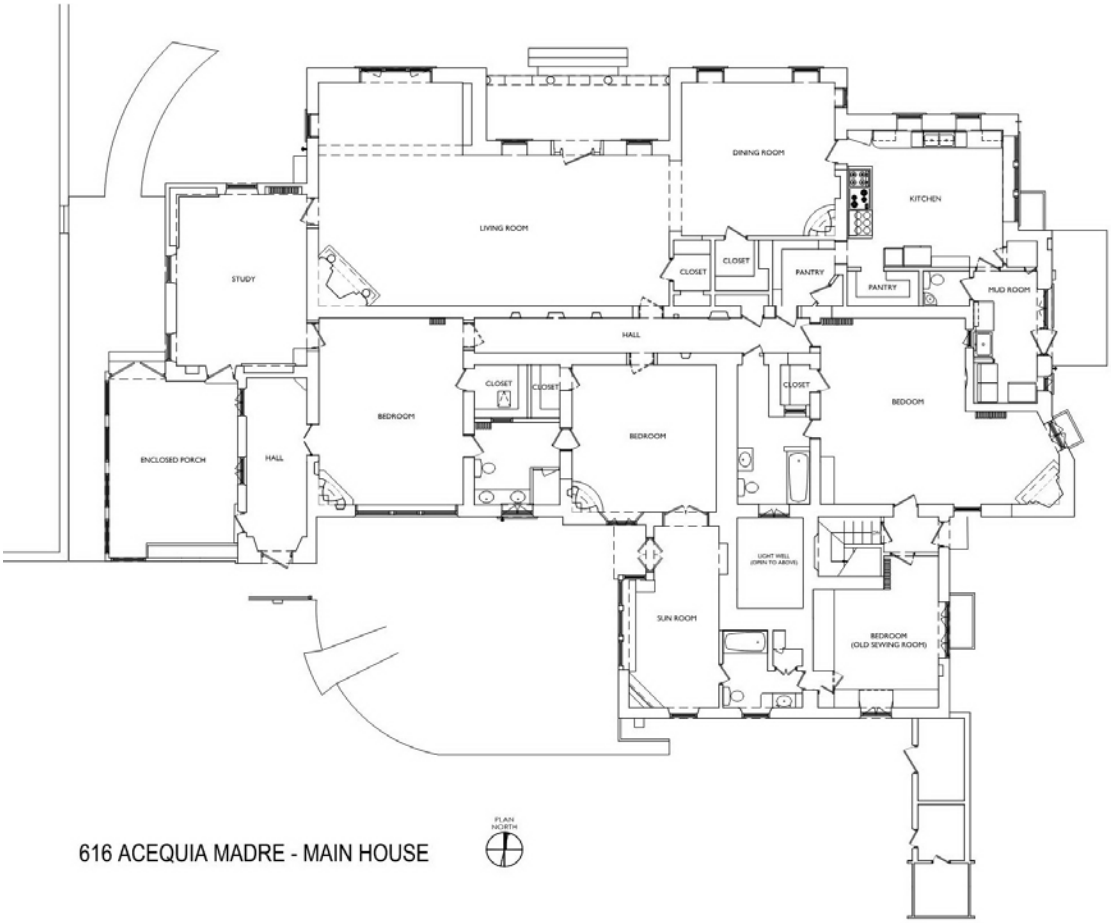
SITE:

18. Attached or Associated Properties

Refer to Separate "HCPI #051600019 – Garage" (for the companion Garage/Keeper's House)

Are associated properties eligible for listing? Yes, most likely, as part of an intact estate

19.Plan:



616 ACEQUIA MADRE - MAIN HOUSE

(see continuation sheets)

Historic Cultural Properties Inventory (HCPI) Continuation Sheet
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: 616 Acequia Madre (previously identified as 614 Acequia Madre or Acequia Madre House) historical: 614Fenyes-Curtin House, or Curtin-Paloheimo House	**2. Location:** ~ Santa Fe, New Mexico ~ Downtown & Eastside Historic District – City of Santa Fe ~ Camino Del Month Sol National Historic District	**3. Local Reference Number:** 051600019 - House **4. County** Santa Fe **5. Date of Survey:** 02/09/2026

(continued from HCPI Form 1, Page 1, Item 11)

Oral history notes that Eva Fenyes and her daughter Leonora Curtin designed the house (after workign with numerous architects with little success). Ultimately, Albuquerque architect Arthur Rossiter was brought in to complete the drawings and specifications (he is most known for his work with Gustave Baumann on the design of the original Albuquerque Library); though, certainly Eva was the primary designer. In late 1930, Santa Fe architect Irving Parsons designed a renovation that included a small basement for mechanical equipment, a partially underground vault, and sewing room at the southwest corner of the structure. He also enclosed the west sleeping porch (now the library), added the sleeping porch at the southwest corner, and designed other minor modifications throughout the interior. In 1937, William Lumpkins added a small sunroom to the to the south of the central bedroom with a bathroom that connected to the sewing room.

The home sits on a partially raised foundation, which transverses the gradually sloping site (slopes towards west). There is a large “formal” garden on the west surrounded by low adobe/stucco walls, and an open brick type low landscape wall between adobe pilasters topped with brick copings at the north side of the structure. There is an open, low wire fence along the north side running parallel to the Acequia Madre. At the northwest corner, this fence into the property where it is joined to a taller, more formal stucco wall with steps that are symmetrical around the vertical wood hinged gates (there are two). The site is partially enclosed on the east and west sides with a combination of fence styles including wire, coyote, unfinished cement block, and stucco walls. The south side also has a combination of fences/walls and include stucco walls and coyote fencing. Heights of surrounding walls/fences vary between 4 feet and 6.5 feet in height. A small shed, the former horse barn, sits in the southeast corner enclosed by a low stucco wall, and a garage and keepers quarters, separately surveyed, sits to the east. There is a pump house at the southeast corner of the property used for irrigation.

A pool at the rear of the property was added sometime prior to 1991 (since removed). The associated pool changing rooms and sauna are still attached at the southeast corner of the house and add no real value to the property or history.

Territorial elements - the primary decorative theme - are articulated throughout: a multi-layered brick coping with dentils on flat parapets; a paneled wood front door with transom and panel sidelights; elongated 2/2 double-hung windows with plank style shutters on the north facade; and white pedimented wood trim at windows and doors that are mor visible from the street. The inset front portal with wood detailing at corbels, posts, beams, and exposed structure in the ceiling; stepped massing; exposed vigas; some bullnosed windows; and asymmetrical façade are typical of Spanish Pueblo Revival style. Roof and parapets are flat. The cementitious stucco exterior surfacing is medium tan color. Canales are wooden with a zigzag detailing, again at the more “public” facing portion of the structure. Windows include variously mullioned casements and double-hung types, with Territorial wood trim on the north façade and some Spanish Pueblo Revival style bullnosed openings on other facades. Doors a mix of styles though all are multi-panel. The main front door has side panels and a transom, while a pair of doors into the sleeping porch also a transom on the north façade. Other doors include half-lites and multi-panels on other elevations.

Interior chimneys are brick. Canales are wooden, some with zigzag detailing (at the front of the house; not at the rear). Many canales have had a downspout attached to assist with directing water further from the foundation; these are not original. Windows include variously mullioned casements and double-hung types, with Territorial wood pedimented trim on the north (main) façade and some Spanish Pueblo Revival style bullnosed openings on other facades. Windows have full screens and evidence of security grilles in most cases.

The original plan included two large public spaces – a formal dining room and a living room that could appropriately be called a great room, with a distinctive large stone fireplace in one corner. Those spaces open onto each other, and connect to a kitchen on the east, and a ‘sleeping porch’ on the west (now the library). A hallway separates these public aspects of the home from the private bedrooms located on the south, which are smaller and much less formal (this configuration of more formal on the north and less formal on the south is equally evident on the building exterior). The master bedroom suite sits on the east and features a private alcove with fireplace for reading and relaxing, as well as a bedroom area – and is relatively close to the kitchen/pantry. The master bath is connected to the bedroom. Two additional bedrooms and a bath are located due south of the grand living room, accessed through the hallway.

Interior fixtures, including plumbing and kitchen appliances, largely date from the 1970s. Toilets, sinks, showers, tubs, and countertops are dated and in poor condition. Many interior doorways are very narrow, and spaces are more appropriate for how one lived in the 1930s through the 1970s.

(continued next page)

Historic Preservation Office, New Mexico Department of Cultural Affairs



East Elevation, North Side



East Elevation, South Aspect (Sauna and Pool Changing Rooms are at left)

Historic Preservation Office, New Mexico Department of Cultural Affairs



South Façade, East Side (Garage is visible to the right)



South Façade, West Side

Historic Preservation Office, New Mexico Department of Cultural Affairs



West Façade of Sunroom



Southwest Corner of Building

Historic Preservation Office, New Mexico Department of Cultural Affairs



West Façade – at Northwest Corner (Green Door from 1974 Infill)



North Façade – Main Entry Portal with Shutters

Historic Preservation Office, New Mexico Department of Cultural Affairs



Estate Entry on Acequia Madre, indicating acequia bridge and view from public way



North (front) Landscape Wall and Entry Gates – Viewed from the Road



Pump House at Southeast Corner of Property

Historic Preservation Office, New Mexico Department of Cultural Affairs



Former horse barn at west, south elevation



Former horse barn at west, north elevation

Historic Preservation Office, New Mexico Department of Cultural Affairs



1925 view of adobe making operation, from Acequia Madre House Archives

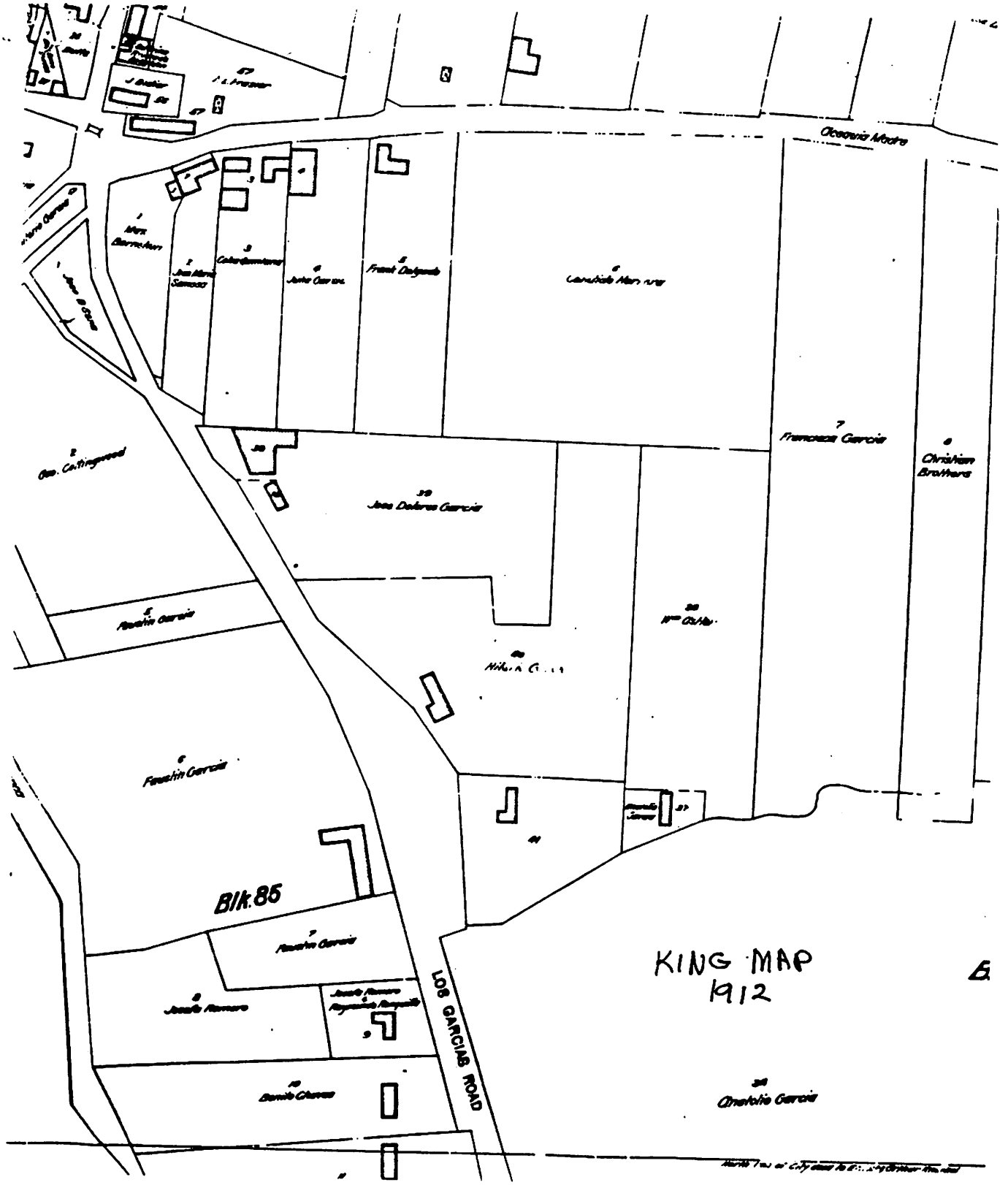


The “Three Wise Women” of the Acequia Madre House
from Acequia Madre House Collection, undated (prior to 1930)

Historic Preservation Office, New Mexico Department of Cultural Affairs



1974 Enclosure of Sleeping Porch


Blk. 85
LOS GARCIAS ROAD
KING MAP
1912

NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

RECEIVED

MAR 14 1988

NATIONAL REGISTER

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Camino del Monte Sol Historic District
other names/site number N/A

2. Location

street & number See continuation sheet. N/A not for publication
city, town Santa Fe N/A vicinity
state New Mexico code NM county Santa Fe code 049 zip code 87501

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
[X] private	[ ] building(s)	106	65 buildings
[ ] public-local	[X] district		sites
[ ] public-State	[ ] site		structures
[ ] public-Federal	[ ] structure		objects
	[ ] object	106	65 Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register _____

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [✓] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [✓] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of certifying official — State Historic Preservation Officer — Date: 2-29-88

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[✓] entered in the National Register. [ ] See continuation sheet. — Beth Boland — 7/11/88
[ ] determined eligible for the National Register. [ ] See continuation sheet.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register.
[ ] other, (explain:) _____

Signature of the Keeper — Date of Action

DESCRIPTIONS OF REPRESENTATIVE CONTRIBUTING BUILDINGS

Except as noted, all buildings are one story and hard plastered in earth tones of brown or beige.

Survey (273) Address: 533 Garcia Street Jose Dolores Garcia House
Approx. Date: Before 1912 Style: Territorial Photo #6

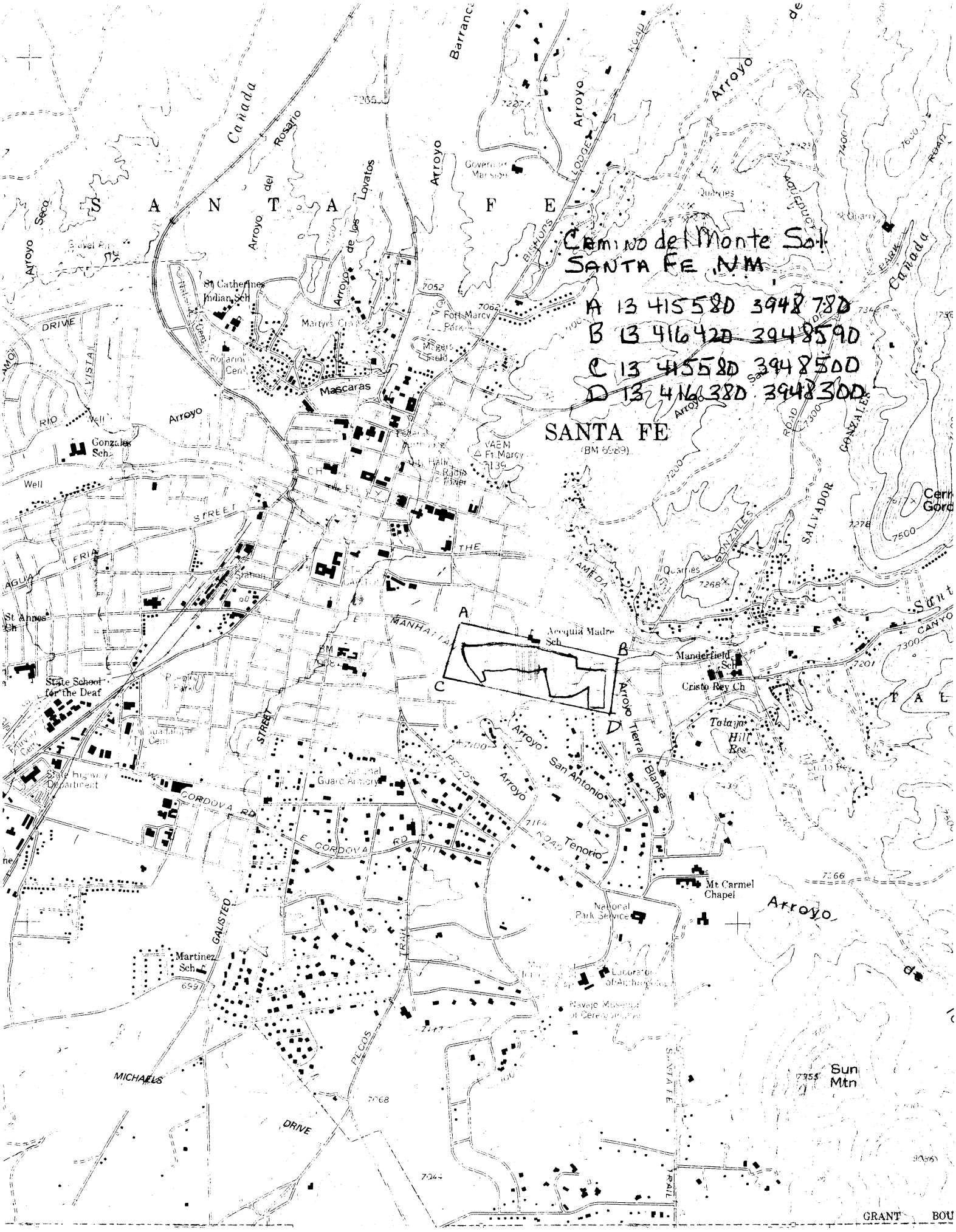
Description: Streetscape and siting: Eight foot stone wall along front property line, top section plastered cement block, entered through arched doorway. Building placed at an angle to the street. Roof: Hip, sheathed in terne plate, red. Two masonry chimneys, capped with brick. Facade: Flat, unadorned. Only partially visible from street. Door, three windows, asymmetrically placed. Windows: Wood, 2/2 double hung. White wood trim, pediments with simple molding along top.

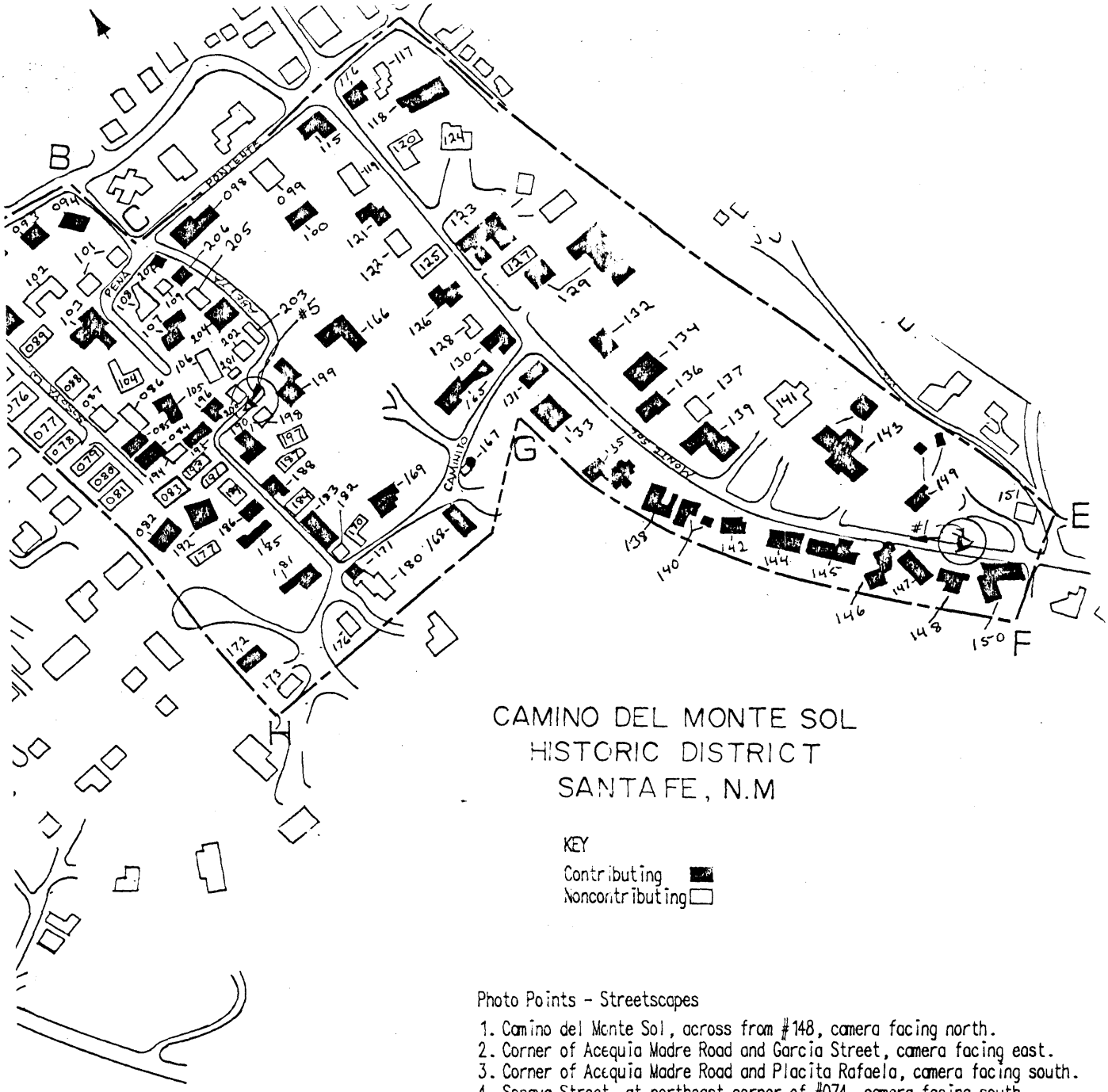
Comments: The only Territorial style building in the District.

Survey (019) Address: 614 Acequia Madre Road Curtin/Paloheimo House
Approx. Date: Bet. 1921 and 1930 Style: Territorial Revival Photo #7

Description: Streetscape and siting: Set back from street on large, grassy, unlandscaped lot. Large street trees. Wide, wood-planked bridge over acequia. Entrance marked by low, curved, stuccoed wall. Second wall behind first with entrance gate, part stuccoed wall and part coyote fence. No enclosing or street walls. Roof: Flat, parapet topped with denticulated brick coping. Facade: Asymmetrical, inset portal over entrance which includes large central door and window on each side. Portal supported by posts and corbels, stained or painted brown. Door has transom with seven small lites. Windows: Wood. 2/2 Double hung. White wood trim, pedimented. Green shutters. Wing on east has two smaller windows with no shutters.

Comments: An example of Territorial Revival style, although the brown posts and corbels of the portal are an element from the Pueblo Revival Style. Unusual setting for this district - set back on what had been a large cultivated field which had not been deeded in strips.


Camino del Monte Sol
SANTA FE NM
A 13 415580 3948780
B 13 416420 3948590
C 13 415580 3948500
D 13 416380 3948300
SANTA FE
(BM 6989)
Acequia Madre Sch
Manderfield Sch
Cristo Rey Ch
Talaya Hill Res
Mt Carmel Chapel
National Park Service
Laboratory of Anthropology
Navajo Museum of Ceremonial
Martinez Sch
State School for the Deaf
State Highway Department
Gonzales Sch
St Catherines Indian Sch
Fort Marcy Park
Governors Mansion
Mascaras
Arroyo Tierra Blanca
Arroyo San Antonio
Arroyo Tenorio
Arroyo Seco
Arroyo del Rosario
Arroyo de los Lovatos
Arroyo Barranca
Arroyo Lodge
Arroyo Salvador
Cañada
Sun Mtn
MICHAELS DRIVE
GALISTEO STREET
CORDOVA RD
E CORDOVA RD
PECOS TRAIL
SANTA FE TRAIL
MANHATTAN
THE ALAMEDA
GONZALES ROAD
BISHOPS LODGE ROAD
AQUEDUCT PARK
RIO VISTA
AGUA FRIA STREET
Quarries
Well
Station
Guard Armory
Cristo Rey Cem
Rosario Cem
Martyrs Cem
Fairview Cem
Radio Tower
VAEM Ft Marcy
GRANT BOU



CAMINO DEL MONTE SOL
HISTORIC DISTRICT
SANTA FE, N.M

KEY

Contributing ■

Noncontributing □

Photo Points - Streetscapes

1. Camino del Monte Sol, across from #148, camera facing north.
2. Corner of Acequia Madre Road and Garcia Street, camera facing east.
3. Corner of Acequia Madre Road and Placita Rafaela, camera facing south.
4. Sosaya Street, at northeast corner of #074, camera facing south.
5. Abeyta Street, at southeast corner of #200, camera facing northeast.


N
B
C
A
J
K
#2
#3
#4
ACEQUIA
SAN ANTONIA
GARCIA
DELGADO
PENA

614 Acequia Madre
(garage)

THE ATTACHED SURVEY FORM REFLECTS HISTORIC BUILDING SURVEY WORK THAT WAS COMPLETED DURING SUMMER OF 2006. RESULTS OF THE SURVEY AS REFLECTED ON THE ATTACHED HAVE NOT BEEN ADOPTED BY THE HISTORIC DESIGN REVIEW BOARD. IT SHOULD BE CONSIDERED PRELIMINARY FOR PURPOSES OF PLANNING. THIS IS TRUE AS OF 10/06.

PLEASE SEE DAVID OR MARISSA FOR MORE INFORMATION OR CLARIFICATION.

ROY WROTH
urbanist
651 camino de la luz santa fe, new mexico 87505 505.660.9476 rwroth@nets.com

September 26, 2006

David A. Rasch
Senior Planner in Historic Preservation
City of Santa Fe
PO Box 909
200 Lincoln Ave.
Santa Fe, NM 87504-0909

re: 614 Acequia Madre

I recommend contributing status for this building, as did the surveyor of the 1991 inventory. The majority of the structure is unmodified from the original, which is clearly of one piece with the main residence.

I do not recommend significant status for the building. It is ancillary in use and design to the main structure.

I would recommend a cultural landscape designation such as the new compound designation to protect the ensemble of house, garage, and landscape elements. A preservation plan for the property should identify protected landscape elements and areas for infill construction. Active and economically sustainable use is an essential component of the long-term preservation of any historic resource.

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:
Paloheimo/ Curtin Garage

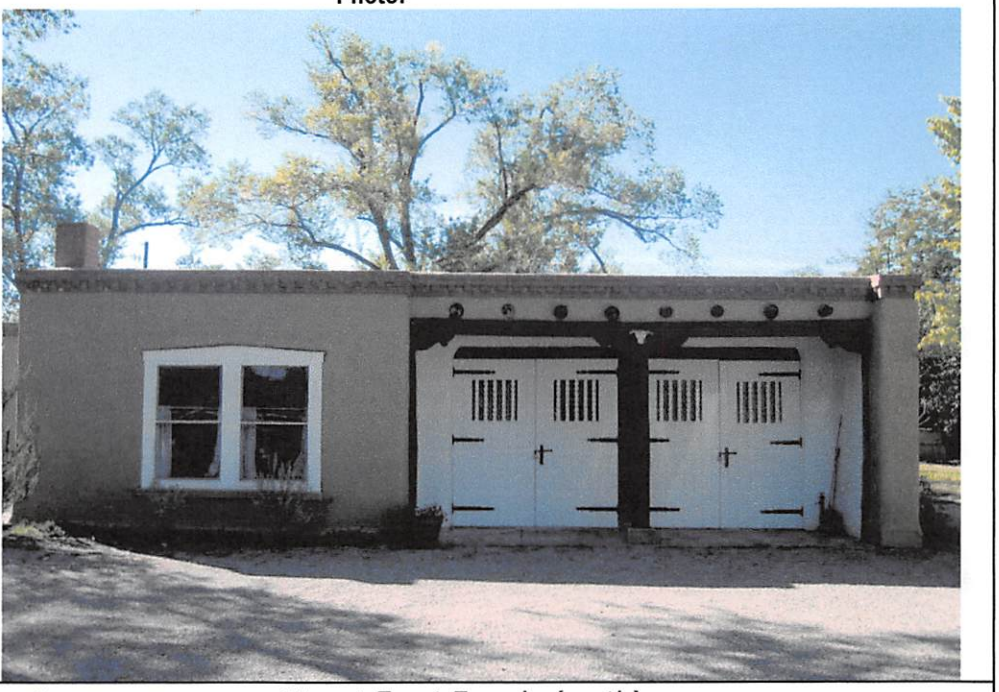
2. Location:
614 Acequia Madre

3. Local Reference Number:
05160009

4. County
Santa Fe County, NM

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

Photo:



6. Date of Survey:
Sept 26, 2006

7. Previous Survey Date(s):
8/14/91 and 6/6/83
_ No previous survey

8. Name of Project:

9. UTM (NAD27)
Zone:
Easting:
Northing:

10. Photo Information **Disk Location:** **View of:** Front Facade (north)
Digital Photography held by City of Santa Fe, 200 Lincoln Ave.

11. Brief Description of the Property:
Territorial Style garage with hinged doors and adjoining apartment.

12. Who uses the property?
Storage and office for Paloheimo Estate.

13. Construction Date:
1926-7
Date: _X_Known ___ Estimated **Source:** Owner.

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

15. Relationship to Surroundings: X_ Similar __ Dissimilar

Comments: Clearly of the same construction as the main house.

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

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)
West Facade showing later addition



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:

Paloheimo Estate
Bunny Huffman, Asst. to the Executor

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

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

Describe:

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

Please refer to Paloheimo House, 051600019.

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? __ No X_Yes
Why?
House, garage and landscape should be protected as an integral property.

23. National or State Historic District:

Is this property in a historic district? __ Unknown _ No __ Yes
If yes: __ Contributing __ Non-contributing __ Unknown

If 'yes', what is the name of the district? _____ __ State __ National

24. Supplemental Forms:

__ None X_ HCPI Detail Form (FORM 2) X_ Continuation Sheets, # pages: _1_____

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:
Paloheimo/ Curtin Garage	614 Acequia Madre	4. County: Santa Fe County, NM
		5. Date of Survey: September 26, 2006

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

X_ Stucco _ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

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

__ Wood: Tongue and Groove ___ Other:

7. Number of Stories: __ N/A
Number: _ X _1 __11/2 _ _ 2
__ 21/2 Other:_____

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

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

10. Windows __ N/A

Operation	Material	Glazing	Number
See Attached Inventory.			

11. Doors __ N/A

Type	Style	Material	Number
See Attached Inventory.			

12. Chimneys
(describe whether interior or exterior and material)

Interior, brick.

13. Porches __ N/A

Type: X_ Entry X_ Partial-Width
__ Full-Width __ Wrap

14. Other Significant Features

Inset portal over garage doors has pueblo character including wood columns, scroll corbels, hewn beams and exposed viga ends.

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

15. Modifications: __ No known modifications

#1 Apartment added to rear — **Date:** 1940s **Known_ Estimated_ X _ Source:**

#2 Wood post and beam shed at rear — **Date:**_unknown___**Known _ Estimated__ Source:**

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

Front portal is Spanish-Pueblo Revival, but is original to the building. Main house includes similar features.

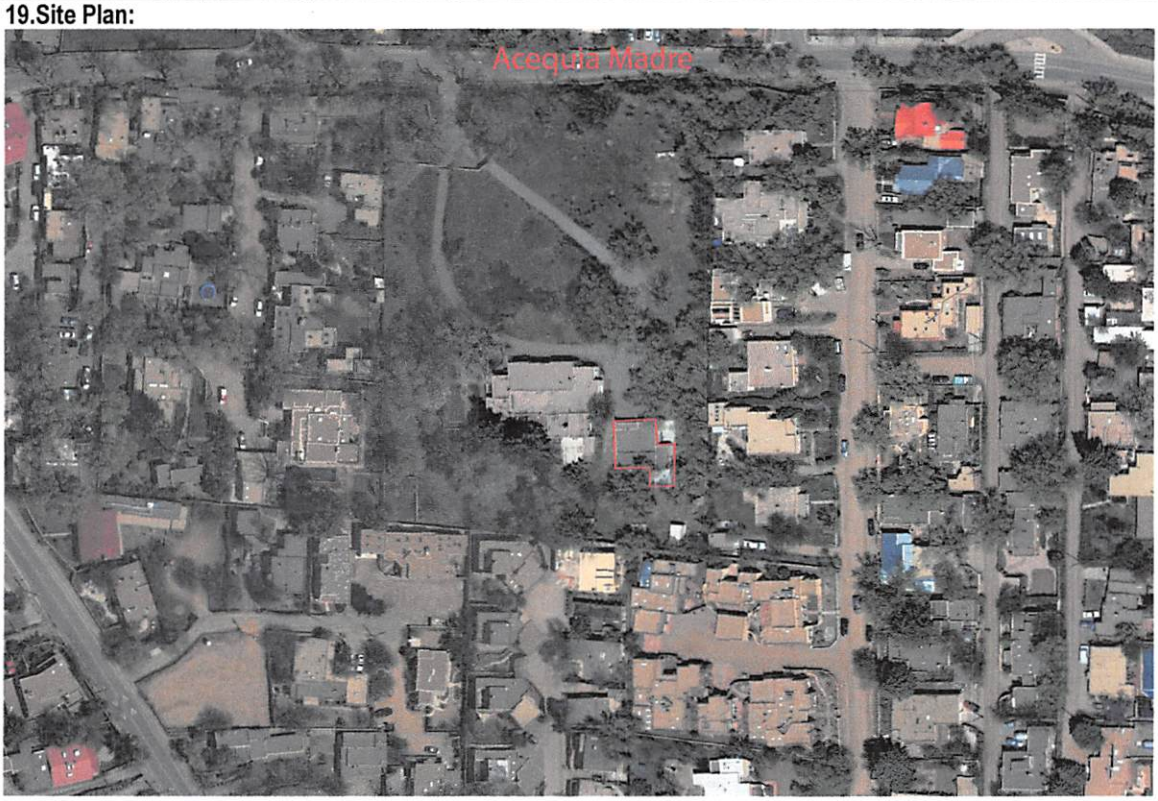
17. Documents Available and Their Locations

SITE:

18. Attached or Associated Properties Main house has Significant status.

Are associated properties eligible for listing?

19.Site Plan:



Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: (historic and/or current name for property) Paloheimo Garage	**2. Location:** 614 Acequia Madre	**3. Local Reference Number:** **4. County** Santa Fe County **5. Date of Survey** September 26, 2006

Window Inventory

North:

2-bay fixed 1 x 2 lites in wood surround, territorial lintel

West:

2: 2-bay casement, 2x6 wood, true divided lites, concrete sill, no lintel

South:

1: 2-bay casement, 2x4 wood, true divided lites, concrete sill, no lintel
3: double hung, 3 over 1 wood, true divided lites, concrete sill, no lintel

East:

3: 2-bay casement, 2x4 wood, true divided lites, concrete sill, no lintel

Door Inventory

North:

Wood entry door, 1x5 stile and panel, one panel is lite.
2 pairs wood hinged garage doors, tongue and groove with scrollwork wood grilles over single lites, ironwork hinges and latches, wood lintel over all.

South:

Wood entry door, stile and panel, half lite.
Wood entry door, 1x5 stile and panel.

East:

1 pair wood hinged garage doors, 4 x 2 true divided lites over cross-braces tongue and groove, wood lintel.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

IDENTIFICATION

ADDRESS: 614-616 ACEQUIA MADRE
CAMINO DEL MONTE SOL NATI HIST. DIST.

ID NUMBER: 051600019 GARAGE

BUILDING NAME: POLOHEIMO / CURTAIN

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N S RANGE 9 E W SEC 25 NE 1/4 NE 1/4

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

DATE OF CONSTRUCTION:

____ ESTIMATE 1925 ACTUAL

SOURCE(S) OWNER

BUILDING DATA

ARCHITECTURAL STYLE:

TERRITORIAL REVIVAL

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: (residential)

OTHER ____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR X NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? HOUSE

IF INVENTORIED, LIST ID NUMBER(S)

051600019

DEGREE OF REMODELING:

___ MINOR ___ MODERATE

X MAJOR

EXPLAIN: LIVING QUARTERS ADDED TO GARAGE

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

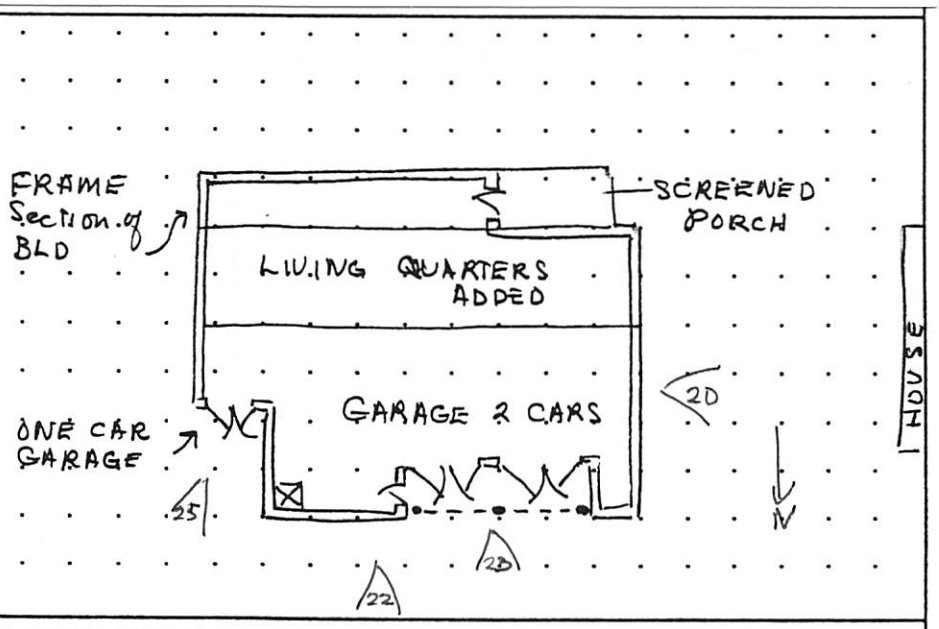
___ YES X NO

PHOTO



#22 N. FACE

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES X NO ___ ELIGIBLE

___ CONTRIBUTING X NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES X NO ___ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 8-14-91 BY AC

NEGATIVES WITH NMHPD ROLL # 12 NEG # 18 TO 25

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	STUCCO	
FOUNDATIONS	NOT VISABLE	
DOORS	SCREEN DOOR	GARAGE DOORS SPINDLE OPENINGS BLACK STRAP HINGES
WINDOWS	NORTH - PEDIMENT WOOD FRAME DBL HUNG 1/1	WEST SIDE 6 PANE CASEMENT PAIRED WOOD FRAME
PORTALES	CORBELS & POSTS - SLIGHT SET BACK	WALL PAINTED WHITE
CANALES	EAST SIDE	
PORCHES	SCREENED PORCH ALONG SOUTH WEST	
BALCONIES		
ROOFS	BRICK COPING FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS		
ARCH. DETAILS		
OTHER		

COMMENTS

ADDITIONAL PHOTOGRAPHS

#25 E. FACE



#26 W. FACE

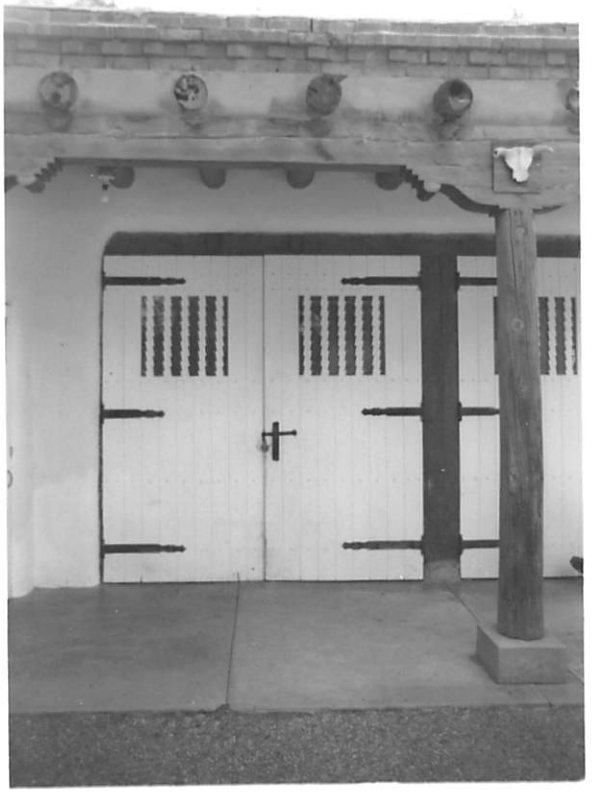


IDENTIFICATION

ADDRESS 614-616 ACEQUIA MADRE

ID NUMBER 051600019

SURVEYED/RESEARCHED
DATE 8-14-91 BY AC



#23 DOOR DETAIL

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

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 6-6-83 by mb	county Santa Fe	ID no. 051600019
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13 easting	northing

location description: 614 Acequia Madre

city/town: Santa Fe

~~land grant/reservation~~

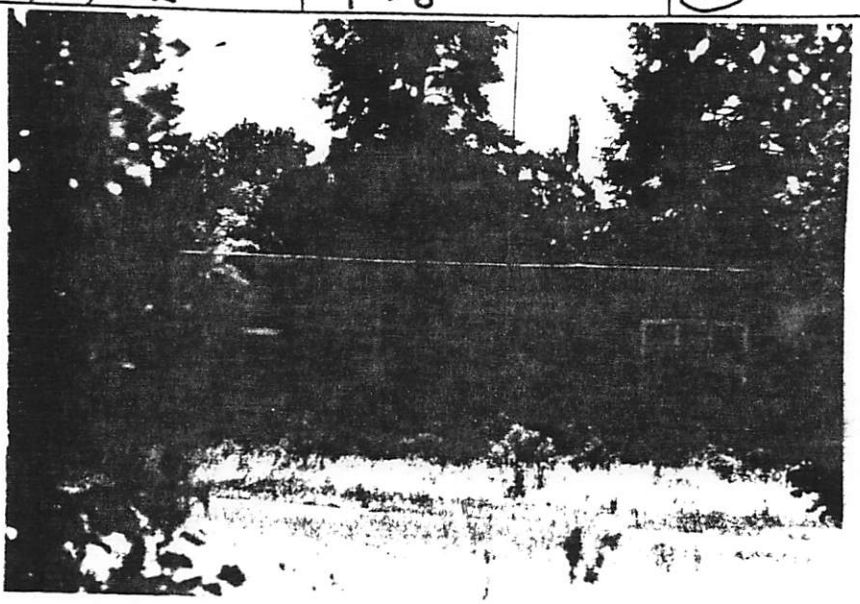
building name: Curtin House / Paloheimo House

legal description: tnsp 17 N range 9 E sec 25 NE¼ NE¼

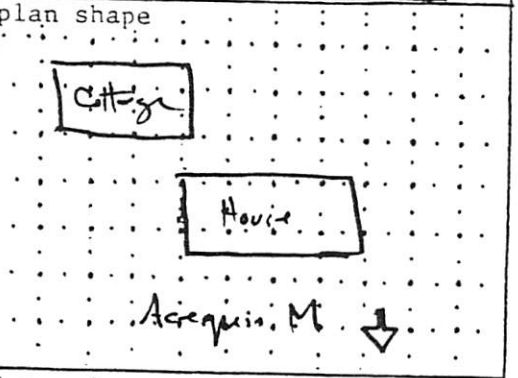
film roll by mb no. 2

negative nos. 1 → 6

loc. of neg. HPB



plan shape



date of construction: Pre 1944 estimate Pre-1928 actual

source: 1944 directory (teens more likely)

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

condition: X excellent ___ good ___ fair ___ deteriorating

style: Territorial Revival

foundation material: Not Vis

wall material/surface: Stucco

degree of remodeling: ___ minor X moderate ___ major

describe:

architectural features: Dentil coping. Pedimented windows 2/2 wood casement w/shutters. Portal w corbeles. Cottage - similar

surroundings: Residential

relationship to surroundings: X similar ___ not similar

district potential: X yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why?

comments: wall, hedge, wire fence, wood fence, landscape, street trees, stone curb, 0 setback, acequia (Streetscape)

N.B. Acc to Bill Lumpkins the residence was ~~designed by Irving Parsons in mid-1920's~~ ~~M. was designed by Henderson (1910-15)~~ ~~Irving Parsons did addition in late 1920's.~~ Lumpkins did rear wing in 1937. Property listed (no structure) 1912 King's map under name Candido Herrera

associated buildings? X yes

what type? Cottage

if inventoried, list ID nos.

see back? ___ yes

ADDRESS: 614 Acequia Madre **HIST. SURVEY #:** 019

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

NAME:

CITY SURVEY

Area #: 8 Signif. Status: S

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

REGISTER STATUS (Individual Nominations)

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

HSFF: N **HABS:** N

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

DOCUMENTATION

SFHS Inventory: Y

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

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

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other:

Bibliography:

Comments:

ADDRESS: 614 Acequia Madre **HIST. SURVEY #:** 019

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Other:

Bibliography:

Comments:

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location description: 614 Acequia Madre

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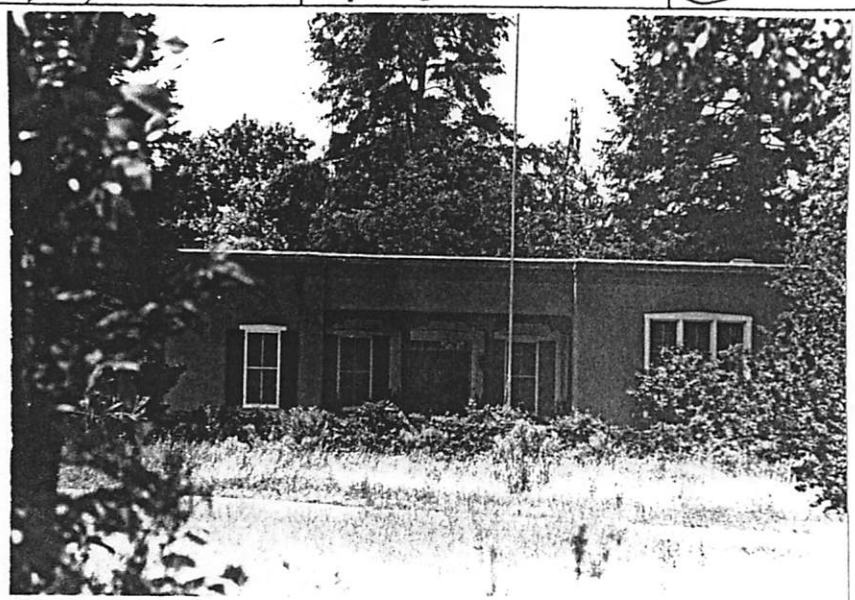
land ~~grant~~/~~reservation~~

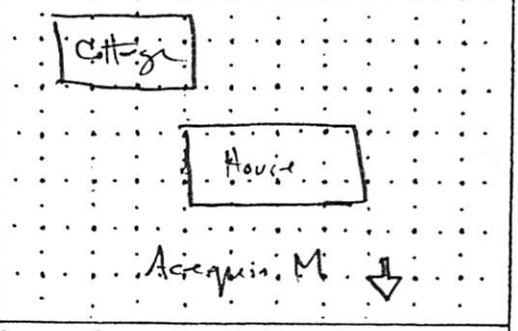
building name: Curtin House / Paloheimo House

legal description: tnsp 17 N range 9 E sec 25 NE¼ NE¼

film roll by mb no. 2	negative nos. 1→6	loc. of neg. (HPB)



plan shape



date of construction: Pre 1944 estimate Pre-1928 actual

source: 1944 directory (term most likely)

use
present: residential
other:
historic: residential
other:

condition
x excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor x moderate ___ major
describe:

style	foundation material
Territorial Revival	Not Vis
	wall material/surface: Stucco

architectural features
Dentil coping. Pedimented windows 2/2 wood casement w/shutters. Portal w corbeled. Cottage - similar

surroundings: Residential

relationship to surroundings
x similar ___ not similar

district potential
x yes ___ no

significance
___ eligible x of interest ___ none

if eligible, why?

associated buildings? x yes
what type?
Cottage
if inventoried, list ID nos.

see back? ___ yes

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

N.B. Acc. to Bill Humphries, the residence was ~~designed by Irving Parsons in mid-1920's~~
~~M. was designed by Henderson (1910-15)~~
~~Irving Parsons did addition in late 1920's.~~
Lumpkins did rear wing in 1937
Property listed (no structure) 1912 King's map under name Candido Herrera

H Pres Area / Hist Res.

THE FENYES-CURTIN HOUSE
614 Acequia Madre

Researched by:

Corinne P. Sze, Ph.D.
Research Services of Santa Fe

Researched for:

Board of Directors
Historic Santa Fe Foundation

April 28, 1994

The Fenyes-Curtin House is a Territorial Revival dwelling that was built by the present owner's grandmother, Eva Scott Fenyes in the summers of 1925 and 1926. It remained the summer home of Mrs. Fenyes and then of her daughter, Leonora Scott Muse Curtin, until their deaths. Mrs. Fenyes' granddaughter, Leonora Curtin Paloheimo, now makes it her year-round home. Although often part-time residents, both Leonora Paloheimo and her mother have made outstanding contributions to the cultural life of Santa Fe.

Eva Scott Fenyes, the daughter of Leonard Scott, owner of the Scott Publishing Company, was Mrs. William S. Muse when she first visited Santa Fe in 1889 from New York City with her young daughter, Leonora. She came as did so many others for the healthful benefits of the New Mexico climate, having suffered a chronic cough since going through the famous New York blizzard of '88. A Santa Fe Railway advertisement featuring a burro and an adobe wall caught her attention because it reminded her of Egypt where she had lived. Only by writing to the railroad did she ascertain that the location of the attractive scene was Santa Fe.[1]

In 1890 Mrs. Muse bought property on Hillside Avenue in six parcels. Here she built or remodeled a house which she sold eight years later.[2] In 1896 in Budapest she married Dr. Adelbert Fenyes de Csokaly, a Hungarian whom she had met in Egypt where he was practicing medicine. After their marriage, they built a "palatial residence" in Pasadena, California, a location that was recommended to them by her father. Dr. Fenyes was a polymath who spoke eleven languages and was already deeply involved in the study of entomology in Egypt. After settling in California, he became a recognized authority on certain families of beetles.[3]

Mrs. Fenyes frequently returned to Santa Fe in the first decades of the century, living in rented quarters and often accompanied by her daughter, who was widowed in 1911, and granddaughter. In 1907, for example, she and Dr. Fenyes stayed at the Palace Hotel on Washington Avenue. Although Dr. Fenyes endeavored to secure specimens for his entomological studies while in Santa Fe, he became so disgusted with the "colossal" bedbugs that came with the accommodations that he threw the mattress from his mezzanine room

---

1. Leonora Curtin Paloheimo, personal interview, 18 June 1991. Leonora Paloheimo, "Mrs. Thomas E. Curtin," *El Palacio* 57 (April 1950): 119.

2. Santa Fe County Deeds, V:212-214, 214-216, 216-217, 218-219, 220-221, 222-223. *Santa Fe New Mexican* 5 September 1972. This was later the home of James Seligman for many years and was remodeled for a subsequent owner by William Lumpkins just after World War II.

3. C. F. Shoop, "Estate Castle Rich in Pasadena History," *The Independent Star-News* 8 April 195[?].

down into the hotel lobby. He did not share the rest of the family's enthusiasm for Santa Fe and did not accompany them on summer-long sojourns, such as three summers, around 1919, spent at Jim Baca's house on Canyon Road (El Zaguan).[4]

In the summer of 1922, Mrs. Fenyes paid $1700 "out of her safe and separate estate" for large vacant tract of meadow land south of the Acequia Madre on Santa Fe's sparsely settled east side. The seller, Charles Barker, had himself bought the property from Candido Herrera for $2000 just eleven days earlier.[5] Herrera, who is shown as the owner on the 1912 King's Map, was formally deeded the land in 1914 by Simon Vigil.[6] Vigil had apparently purchased it two sections, the first in 1882 from Agustin Muller le Ruge and the second two years later from Nicolas Muller Le Ruge.[7]

Mrs. Fenyes subdivided the land creating seven lots facing San Antonio Street upon which the family built four small homes. To design her own residence on Acequia Madre, Mrs. Fenyes first employed an architect whose plan, which included Spanish red-tile roofs, was rejected as foreign to the area. Next an Albuquerque architect proposed a structure which looked to the family like an institution or an insane asylum. He too was paid off and sent on his way. Finally, Mrs. Fenyes and her granddaughter drew out the lines of the house on a piece of paper.[8]

The design was realized by the builder Charles Campbell without the benefit of an architect.[9] In the summer of 1925 the *New Mexican* reported that "countless adobes" were being made on the site.[10] Photographs in Mrs. Paloheimo's collection indicate that the house was completed the following summer while the family was in residence at 2 Cerro Gordo Road in the house which would later be extensively enlarged and remodeled by the William Fields.[11]

The Fenyes-Curtin House was built in the traditional manner of adobe bricks with six inches of dirt on the roof for insulation.[12] Its Territorial Revival style is expressed through characteristic Greek Revival detailing such as a denticulated brick coping atop parapet walls; long, double-hung windows; broad, paneled front door with side and over lights; and white-painted wood trim around doors and windows, including pediments. Atypical of the style are the asymmetrical facade, and the Spanish-Pueblo Revival recessed portal with brown-stained round posts and corbels where one would expect a porch supported by white-painted posts topped with modest "capitals" formed with strips of molding suggesting the Greek Revival.

The Territorial Revival joined the cannon of historical styles appropriate to Santa Fe in a later phase of the historicizing movement in architecture when allegiance to historical accuracy and strictly "native" styles was less rigorous than at the beginnings of the Spanish-Pueblo Revival a decade earlier. The style first gained acceptance under the name "Spanish Colonial,"[13] a name which accurately reflected the combination of Greek Revival detailing

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4. *Santa Fe New Mexican* 31 July 1907. Paloheimo interview. Photographs in the Leonora Paloheimo collection.
5. Santa Fe County Deeds, M-4:267, 268.
6. Santa Fe County Deeds, P-2:291.
7. Santa Fe County Deeds, P-2:304; P-2:303.
8. Paloheimo interview.
9. Paloheimo interview.
10. 31 July 1925.
11. Corinne Sze, "The Field House," unpublished research report, 1991.
12. Paloheimo interview.
13. Ina Sizer Cassidy, "William Emmett Burk," *New Mexico* February 1935: 21.

associated with Colonial architecture of the east-coast colonies with traditional Spanish adobe architecture, but in another, more likely, interpretation misleadingly suggests a source in New Mexico's own Colonial past for detailing derived from the American military presence after 1846.

The house has been little altered since it was built. There originally were screened sleeping porches on the west side at which Mrs. Paloheimo was serenaded as a girl by neighborhood Spanish young men who lined up outside. In this period outdoor sleeping was thought to be essential to the cure of tuberculosis and important to pulmonary health generally. Screened sleeping porches were common features of the living arrangements of newcomers to Santa Fe, who though not necessarily tubercular, sought the salutary benefits of fresh air. Whatever their advantages, most of these porches were soon enclosed. In 1930, the porches at the Feynes-Curtin House, which had proved to be windy and dusty, were remodeled into an office and a library in a project designed by the architect Irving Parsons.[14] About 1937 William Lumpkins, who had been Parson's architecture student at the University of New Mexico, designed a small adobe addition to the middle bedroom of two rooms and a bath.[15]

Irving Browne Parsons (c. 1900-1934), a young, professionally-trained architect, was a leading practitioner of the Spanish-Pueblo Revival style in the late 1920s and early 1930s. A Missourian, he originally came to Santa Fe for treatment of tuberculosis of the hip at Sunmount Sanatorium. He was a serious student of historical precedent in northern New Mexico's "indigenous" styles, and taught courses in architecture at the University of New Mexico. Some of the residences he designed in Santa Fe were his own home and studio created from an old mill at 740 Acequia Madre, the Norbert Berchtold home at 750 Acequia Madre, and the J.J. Dempsey house off Bishop's Lodge Road. According to William Lumpkins, Parsons also worked on the Cyrus McCormick house in Nambe.[16] He was the original designer of the large, two-story addition to the Field House on Cerro Gordo, a project he was not able to complete after a fall from the scaffolding at the Dempsey House. Probably because of his early death, resulting from his illness aggravated by the fall, Parsons' contributions are not widely recognized today.[17]

William Lumpkins, a native New Mexican, studied art and architecture at the University of New Mexico in the early 1930s and moved to Santa Fe from Albuquerque in 1935. A pioneer in passive solar adobe architecture, he has designed more than 500 projects locally including more than 70 solar adobe homes as well as large commercial enterprises such as the De Vargas Center Mall, the First Northern Plaza and Rancho Encantado.[18] At the same time he has pursued a successful career as an abstract water colorist.

Mrs. Feynes was a highly respected water colorist, a tireless world traveler, and an inveterate collector. Better known as a Pasadena artist, she also painted during her extensive travels abroad and periods spent in New Mexico. At the suggestion of Charles Lummis she undertook to preserve in watercolor a record of the remaining missions and other historic buildings of California. During more than thirty years, she produced over 300 paintings including every notable early building from San Diego to Sonoma. These paintings were

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14. Paloheimo interview. William Lumpkins, telephone interview, 12 May 1992. *Santa Fe New Mexican* 9 August 1930.
15. Lumpkins interview.
16. Designed by John Gaw Meem and plaqued by the Foundation as "Las Acequias."
17. Sze, "The Field House," 34, 46-47.
18. Sara Tucker, "Places in the Sun," *Santa Fe Reporter* April 12-18, 1989: 1, 13.

willed to the Southwest Museum in Los Angeles, which she had helped Lummis to found, as were her library of California books, and her collection of Napoleonic pictures, books, autographs, and curios.[19]

Mrs. Fenyes passed away in Pasadena in the winter of 1930, just four years after the Acequia Madre house was completed. When not traveling more widely, her daughter and granddaughter continued to divide the year between Pasadena and Santa Fe, arriving here in large touring cars in the early spring and leaving after the aspen had turned.[20]

Leonora Scott Muse Curtin was born in 1878 and first came to Santa Fe with her mother from New York as a child. At the age of twelve she was taken to England and later to France and Switzerland for her education, which she completed in California. She married Thomas E. Curtin, a young New York lawyer whom she had met in Santa Fe, and settled with him in Colorado Springs where their daughter Leonora Frances Curtin was born.[21] After the death of her husband, she and her daughter traveled widely and spent part of most years in Santa Fe.

Mrs. Curtin contributed generously to Museum of New Mexico projects and served as a member of the Museum's Board of Regents and its Women's Board. She was also on the managing board of the School of American Research for decades and a member of its executive committee. She was dedicated member of the Southwest Association on Indian Affairs and took an active part in the preservation of New Mexico antiquities through the Old Santa Fe Association, the Spanish Colonial Arts Society, and the Historic Santa Fe Foundation.[22]

In her own right, Leonora Curtin was a recognized expert in Spanish Colonial and Indian arts, artifacts, and cultural tradition, and the author of several articles and two books, based on meticulous field work, published under the name L. S. M. Curtin. At the suggestion of her friend, the author Mary Austin, who was concerned for the loss of New Mexican folklore, she undertook to record local herbal practice, an amalgam of Spanish and Moorish traditions brought from Europe with those of American Indians. Her research included the gathering of plant specimens; extensive interviews collecting medical knowledge from the "medicas;" and field work in Morocco. It culminated in the publication of the book *Healing Herbs of the Upper Rio Grande*, a compendium arranged alphabetically generally by Spanish plant name.[23]

She wrote in the introduction to her book of her sources:

> Hers is the same effort to understand that man has made through the ages, and she will graciously share her knowledge with one like myself, whose only credential is a kindred interest.
>
> Two or three common herbs plucked from the roadside before approaching her house, and a smiling "*Buenas Tardes*," are introduction enough for an invitation of "*Entra, entra*!" When we have sat down and spoken of the weather and the tidy whitewashed room, we are soon friends and it is my turn to show knowledge. I indicate a familiar plant in my hand and recite its virtues: "This is

19. Santa Fe County Deeds V-Misc:499. Shoop, 8 April 195[?].
20. Lumpkins interview.
21. *Santa Fe New Mexican* 5 September 1972.
22. *Santa Fe New Mexican* 5 September 1972.
23. L. S. M. Curtin, *Healing Herbs of the Upper Rio Grande* (Los Angeles: Southwest Museum, 1965) 5-14.

> *mastranzo*," I will say, "very good for the cough or for colds in the chest." "*Si, si*!" she responds, and her face brightens quickly with enthusiasm. "It is very good, and mixed with a little honey it is best." Here, already, is an occasion for my pencil and notebook, since I have not known of the honey ingredient before.
>
> Often when I visit one of these *medicas* in her modest adobe house, her clothes perhaps frayed and worn, I am amazed at her ability and her memory, at her self-reliance and at all the good that she has accomplished among her people. She has brought comfort and relief to suffering, armed only with her simple remedies derived from nature. I look about me and there is no equipment. Her cures are in her mind, in her garden, far in the mountains or out on the plains. Her tools are her wonderful hands, so small, so magnetic and eloquent of healing. She is the Temple of Hope for those in need as she is the source and essence of this book.[24]

Her friend, Sheldon Parsons, helped with the pressing and marking of the plant specimens, which were deposited with the Chicago Natural History Museum and in duplicate with the Laboratory of Anthropology at Santa Fe. With her daughter, Leonora, she collected plant specimens and etymological data in Morocco in order to trace the Moorish origins of traditions brought from Spain. The Moroccan specimens were left with the Smithsonian Institution.[25]

A second book of ethnobotany, *By the Prophet of the Earth*,[26] preserved the ancient traditions of the Pima Indians of Arizona, traditions which some researchers had thought already lost beyond retrieval. During four seasons in the field she gathered recollections from old people of the former uses of plants for sustenance, medicine, tools, and ceremony.

The director of the Pueblo Grande Laboratory in Phoenix, who persuaded her to undertake the project, wrote of her work,

> Mrs. Curtin often worked under great difficulties, traveling many miles, often on foot, to visit old Indians in remote places on the Gila and Salt River reservations. I am sure the information obtained...extends as far as the memory of the oldest Pima to be found.[27]

Both books remain respected and unique resources which are, according to local librarians, in constant use today in our era of renewed appreciation for non-traditional knowledge. At her death in 1972, Mrs. Curtin left unpublished data collected among the Tarascan Indians of Mexico and a book on Pueblo fetishes.[28]

Leonora Frances Curtin, who inherited the Acequia Madre house from her mother, has played a major role in the preservation and revival of native Spanish arts and crafts, endeavors which live today in the thriving Spanish Market and in the unique museum of Spanish Colonial life, El Rancho de las Golondrinas.

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24. Curtin, *Healing Herbs* 13-14.
25. Curtin, *Healing Herbs* 5-6.
26. Santa Fe: San Vincente Foundation, Inc., 1949.
27. Curtin, *Prophet* 10.
28. Lumpkins interview; *Santa Fe New Mexican* 5 September 1972.

In the 1920s artists and scholars in the Santa Fe community recognized that, just as in architecture and medical lore, unique traditions of hand work, which had developed out of the special circumstances of the Colonial period in New Mexico, were dying out. Under the force of modern technology, such work had lost value and practicality for its practitioners but was desirable to a limited group of collectors who were removing antique examples from their natural settings in New Mexico.

Mary Austin and Frank Applegate, the painter, ceramist and adobe architect, together with others from the Santa Fe colony including Mrs. Curtin, founded the Spanish Colonial Arts Society in 1925 to stimulate interest in the "village arts" by preserving historic examples and reviving their contemporary production.[29] The group collected old examples and encouraged craftsmen to revive traditional designs and methods based on them. In addition, retail outlets for new work were provided first by sponsoring a Spanish Market in connection with the annual Fiesta, and then in 1930 by opening a small, year-round shop in Sena Plaza, called Spanish Arts. Never profitable, the venture closed in 1933. Within six months the Native Market opened under the sponsorship of the younger Leonora Curtin.[30]

In the 1930s the revival of hand crafts became an important source of economic development in the depressed economy of northern New Mexico. Brice Sewell, a UNM sculpture professor, who was appointed State Director for Vocational Education and Training in 1932, conceived the idea of a state system of crafts education. He and Leonora Curtin persuaded program managers in Washington that the provisions of Smith-Hughes Act for vocational training of technicians such as machinists and welders should be extended to include the skills of Spanish New Mexican craftsman. As a result of their efforts, crafts education was added to the vocational training in high schools and special schools were established in northern New Mexico communities to teach traditional arts such as wood carving, weaving, and furniture making.[31]

Working closely with Sewell, Miss Curtin provided the essential outlet for the sale of products of the students and graduates of crafts training. Speaking of her inspiration, Miss Curtin reminisced in 1968,

> "I had returned to Santa Fe from the gloom enveloped East and I saw everywhere in the rural or village life of New Mexico, opportunities for the Spanish New Mexican people to help out their shrunken and meager economy by revival of the old and traditional handicrafts...
>
> Hard times and lack of adequate support had forced the shop [Spanish Arts] to close in 1933. But in a situation where no jobs were to be found, a skillful people, I knew, could surely help themselves and work at home on tasks that would yield the cash of which they stood in dire need.
>
> My enthusiasm rose quickly as the numerous possibilities unfolded and ever mindful of the advantages in self respect that earning power offers over charitable or government aid, I made bold to speak out; I talked craft revival, teaching, marketing and every aspect to all who would listen."[32]

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29. Marta Weigle, ed., *Hispanic Arts and Ethnohistory in the Southwest* (Santa Fe: Ancient City Press, 1983) 197, note 2.
30. Sarah Nestor, *The Native Market of the Spanish New Mexican Craftsmen*. Santa Fe, 1933-1940 (Santa Fe: The Colonial New Mexico Historical Foundation, 1978) 9.
31. Nestor 12-17.
32. Nestor 11.

The Native Market opened on June 16, 1934 in a Curtin-owned building on Palace Avenue, a block west of the Plaza. Run as a nonprofit venture, subsidized by Miss Curtin, the store purchased items from their makers and marked them up only by a third. Store managers picked up work from schools and private homes, delivered raw materials, and offered advice on design and technique. In addition, crafts persons were employed at the shop dying, spinning, weaving, doing *colcha* embroidery, tinwork, wood carvings, and so on. Most in demand were textiles, furniture, and tinwork; iron work, religious sculpture and secular carvings were also popular. In 1936 the store manager stated that twelve people worked in the shop and another nearly 200 hundred crafts people (30 weavers, 100 spinners, and 50 furniture makers) contributed to the shop. In 1937 it was reported that more than 350 New Mexican village artisans earned their living through the Native Market. The Market also developed a mail order business and 1936 opened a branch outlet in Tucson.[33]

The success of the Market has been attributed not only to Miss Curtin's financial support and her numerous out-of-state contacts, but also to the personal attention she gave to the quality and marketability of products. As a result the number of trained craftsman grew and the Market became "one of the showplaces of Santa Fe."[34]

In 1937 the Native Market moved to a new location called El Parian Analco. Envisioned as a Spanish New Mexican plaza, El Parian ("the meeting place") was located on College Street (Old Santa Fe Trail) where the Bull Ring restaurant and several stores are today. Though the Market continued as a separate non-profit corporation, El Parian was owned by a ten-member Native Market Association, led by Miss Curtin and Major R. Hunter Clarkson, head of the Indian Detour Company. A team which included William Burk, Jr. as architect, William Lumpkins as designer, and Les Langley as contractor, remodeled the existing buildings along the street for the Native Market, a restaurant, and a tortilla mill. On the west they created an enclosed plaza lined with booths for produce and crafts as well as a bar at the rear. Also within the plaza was an open-air theater, a wooden bandstand, and a round outdoor dance floor.[35]

El Parian opened on August 7, 1937 to a crowd of 6,000 for official ceremonies that included Archbishop Rudolph A. Gerken's blessing and a formal address by the governor. The complex soon became a meeting place for Santa Feans and tourists alike. The eating establishments offered traditional New Mexican fare. At El Molino, a leather and wood tortilla mill, ground corn and made tortillas. Booths offered produce such as corn, apples, Flemish pears, and green chile, and services like horseshoing, knife sharpening, and firewood delivery by burro. Plays were performed at El Teatro Analco, an outdoor theater at the northwest corner of the plaza. There was dancing most evenings with Wednesday devoted to New Mexican folk dances demonstrated by the El Parian Folklore group and taught to the public by a *bastonero* (dance master). Amateur nights were popular in the summer of 1937 as were group sings of tradition New Mexican songs the following summer.[36] In winter the El Parian plaza was flooded for ice skating. Dana Jones later recalled, "The Native Market [El Parian] was a world of its own; a city within a city."[37]

The Native Market continued to provide an outlet for traditional crafts employing artisans on the premises and selling pieces produced elsewhere. In addition the Market received large commissions to provide furnishings and decor for several hotels including the

33. Nestor 18-32.
34. Nestor 32-33. Wayne Mauzy, "Santa Fe's Native Market," *El Palacio* 40 (25 March, 1-8 April 1936): 68.
35. Nestor 36-37.
36. Nestor 37-45.
37. Nestor 45.

Santa Fe Inn (successor to Sunmount Sanatorium) and the Albuquerque Hilton. Nevertheless, although the business continued to thrive and grow, it remained dependent on financial support from Miss Curtin.[38]

In February 1938, Leonora Curtin organized a meeting to reactivate the Spanish Colonial Arts Society, which had ceased to function earlier in the 1930s after the deaths of its guiding forces, Applegate and Austin, as well as trustees Bronson Cutting, Archbishop Albert Daeger, and Carlos Vierra. Forty members, former members, and interested persons met at the Acequia Madre house to formulate future plans. The following summer the Society sponsored an extensive exhibit at the Fine Arts Museum of historic examples of arts and crafts borrowed from private collectors through the influence of Miss Curtin.[39]

El Parian Analco closed after the 1938 summer season except for the restaurant and the Native Market; a fire that fall destroyed the theater and most the west side of the plaza. At the end of 1939, Miss Curtin turned over ownership and management of the shop to a cooperative crafts guild, called Alianza de Artesanos. However, the Alianza Native Market closed after about six months. America's entry into World War II ended the crafts revival as trained workers were called to more lucrative jobs in the war effort and the vocational schools were retooled toward the same ends. After the war vocational training emphasized only modern trades.[40]

Leonora Curtin moved on, as well, to an even more ambitious project dedicated to keeping alive New Mexico's Spanish Colonial past, El Rancho de las Golondrinas. Her mother had purchased 400 acres of the Baca ranch in 1932. Here Y.A. Paloheimo, whom Miss Curtin married in 1946, envisioned a living museum, like one remembered from his native Finland. For decades the Paloheimos planned and worked to bring the vision to reality, reconstructing deteriorated or lost buildings, bringing in and reassembling others on the property, and building replicas to create a museum of Spanish Colonial life. Leased to the Colonial New Mexico Historical Society in 1971, Las Golondrinas opened to the public in the spring of 1972.[41]

The Spanish Colonial Arts Society was again resuscitated in 1952 by E. Boyd. In the 1960s and 1970s disenchantment with modern technological society gave renewed value to hand work and pre Anglo-American traditions. Today's ever larger Spanish Market is a lineal descendent of the efforts of Austin, Applegate, and the Curtins. At El Rancho de las Golondrinas open houses present demonstrations of Colonial activities, traditional singing and dancing, and booths for craftsman in a setting which recreates ranch and village life of the Colonial period.

Evaluating Leonora Curtin's earlier contribution, John Gaw Meem wrote, "The Native Market...was as influential in the preservation and development of the Native Spanish American crafts as the reconstruction of the portal of the Palace of the Governors had been in the development of the Santa Fe style af architecture in New Mexico."[42] In 1981 the Paloheimo's received the Governor's Award in recognition of their major contributions to the arts in New Mexico.[43]

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38. Nestor 46-51.
39. Nestor 51.
40. Mestor 51-53. Lumpkins interview.
41. Louann Jordan and St. George Cooke, *El Rancho de las Golondrinas: Spanish Colonial Life in New Mexico* (Santa Fe: Colonial New Mexico Historical Foundation, 1977) n. pag.
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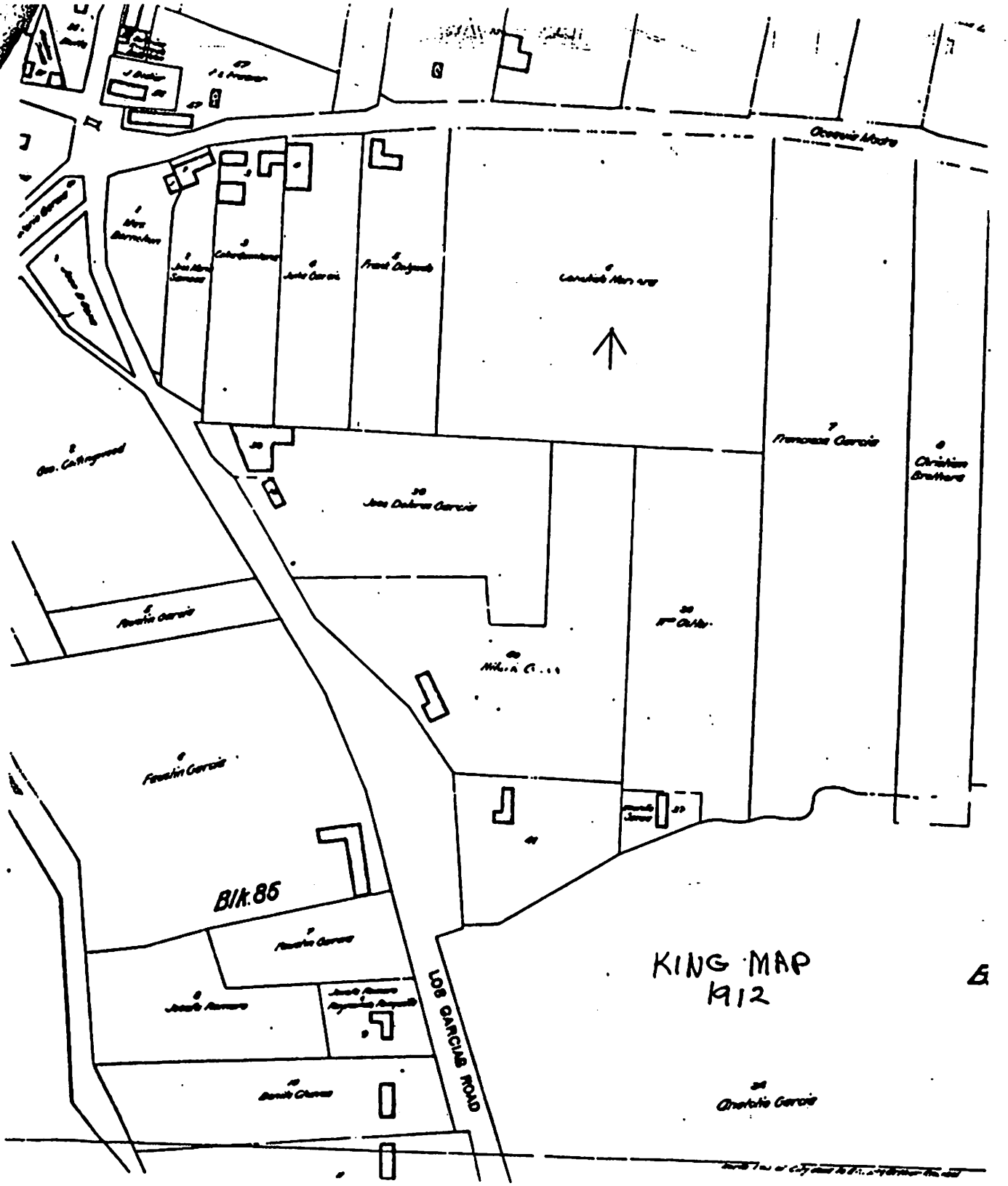
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LOS GARCIAS ROAD
KING MAP
1912

Unsigned Minutes of 2/10-'38
Does not specify who are members

and other interested people

Members ~~and interested parties~~ of the Spanish-Colonial Arts Society met at the house of Miss Leonora F. Curtin on Thursday evening, February 10, 1938. The following were present:

Leonora F. Curtin
× Sheldon Parsons
Mrs. Venceslao Jaramillo
× Dr. Harry Mera
Mrs. James Goodwin
R. P. Sweeney
Hester Jones
Henrietta Harris
Mrs. H. S. A. Alexander
Carmen Espinosa
Mrs. Ernest Knee
Datus Meyers
× Alice Corbin Henderson
Dr. Reginald Fisher
× Mrs. R. H. Clarkson
Concha Ortiz y Pino
Mrs. John G. Meem
Wayne Mauzy
Ernest Knee
Lloyd Moyland
George Bloom
22 Mrs. Carlos Gilbert

× John D. DeHuff
Mrs. Manuel Sanchez
Mrs. Nina Otero-Warren
John Gaw Meem
Mrs. Jesse L. Nusbaum
Helen Dorman
× Mrs. I. H. Rapp
Albert Schmidt
Mrs. John Lowe
Paul Reiter
× Dr. Mekeel
Mrs. George Bloom
Mrs. Reginald Fisher
Mrs. Alfredo Ortiz
Kenneth M. Chapman
Mrs. Gerald Cassidy
Mrs. William Lumpkins
× Mrs. K. M. Chapman
Mrs. Albert Schmidt
Mrs. Charles H. Dietrich
Mrs. Wilbur Wiswall
NellRuth Roughton
22 44

8 × = deceased, 1952

Vice-President Kenneth Chapman presided in the absence of the President, Miss Mary C. Wheelwright. He briefly explained that the Society was begun in the early 1920's and formally organized in 1929 with Articles of Incorporation to enable the Society to conduct its work properly. The purpose of the Society was to collect sources of Spanish-Colonial arts and crafts and to stimulate their revival.

Doctor Mera commented on losses and gains, stating that the Society having been inactive for some time had lost a great many opportunities for the preservation and study of the Spanish-Colonial arts in our State. He suggested that the Society should henceforth gather material so as to arrive at an understanding of the scope and influence in earlier times of the arts and crafts in New Mexico. The Society did, in the past, collect a few photographs, santos, and blankets, but failed of the means to retain in the State, the best collection of Santos ever made and it went to the Taylor Museum, Colorado Springs. The reason for the Society's inability to carry on was definitely the lack of funds, the problem never having been formulated, and there was never sufficient background for constructive work. He suggested that there be a more thorough study of early developments in Colonial arts and crafts and of the limitations and the psychology as well as the economic conditions among the early people who produced these crafts. Mainly, our purpose should be to preserve things which are left in New Mexico so as to reap a full benefit.

Credit: Spanish Colonial Arts Society 1938
State Records Center & Archives
404 Montezuma, Santa Fe, New Mex.

Miss Curtin was called upon to make comments on the present day conditions, the preservation, revival, and adaptation of crafts to modern uses. She said that she started the Native Market during the depression in order to save some of the people from its demoralizing effect and at the same time to save for New Mexico its artistic tradition. Learning that the Government would provide guidance for craftsmen through the Department of Vocational Education but that there was need for an outlet for the work, she saw the perfect opportunity. The Native Market has served not only as an outlet for Native works but as a laboratory for the development of salable products, for the testing of their artistic and commercial value and it has made an effort to give guidance in the preservation of standards of quality and design. "After these past years of close observation and experience, all I can see is Need! Need in every field," she said. "Need for anything and everything of a constructive nature that the community can still do for Spanish-Colonial arts and culture." She related briefly the function of El Parian Analco and how the native people had testified their appreciation. In conclusion, Miss Curtin said, "In spite of the hard work, the difficulties and the expense, we now have the makings of a real Native Market. Any or all of its facilities will be continuously at the service of the Spanish-Colonial Arts Society."

Mrs. Nina Otero-Warren suggested that we must all work to save what we have. Through a committee, the Society could ask the Clergy to prevent the sale of Santos from the Churches.

Miss Carmen Espinosa briefly explained the functioning of the Department of Vocational Education. She also suggested that the aim should be to preserve all of the culture of the Spanish-speaking people, not to limit the work to just a few phases of it.

Mrs. Chapman suggested that there be rooms dedicated in the State Museum for the exhibitions of crafts and household furnishings sufficiently complete to be a source of knowledge for all interested persons.

Dr. Reginald Fisher informed the meeting that there was a plan to secure additional space for the Museum in the old Armory building which would enable them to make a complete display in the old Palace of each culture, of territorial and pre-territorial times. Classes should be conducted in connection with the exhibits, as a means of counteracting destructive influences on the youth of our State.

Mrs. Otero-Warren suggested that the Vocational Schools be a background of training and that all should be taught to appreciate the crafts in order that they be preserved in the homes of the craftsmen themselves.

Mr. Sweeney explained that the public schools would welcome instruction in Native arts and crafts and that the reason these have not been taught more thoroughly lies in the lack of knowledge and reference material.

A motion by Mrs. Alexander was duly made, seconded by Mrs. Otero-Warren and carried that an annual dues of $1.00 for membership to the Society be made part of the By-Laws.

It was suggested that the Spanish-Colonial Arts Society should be affiliated with interested Societies of the local Spanish people. Mrs. Henderson moved that the membership of these Societies be created the honorary membership of this Society. The motion was seconded by Mrs. Cassidy and carried unanimously. Mrs. Ortiz accepted for the Sociedad Folklorica; Mrs. Gilbert accepted for the Lulacs.

Mrs. Henderson moved that Mrs. Otero-Warren be made Chairman of a committee to call upon the Archbishop and ask for his cooperation in restricting the old churches from the sale of their historic Santos. Seconded by Mrs. Cassidy, the motion was carried.

The following Chairmen were named to head Committees:

EXHIBITION AND LOANS	Sheldon Parsons
MUSIC AND DRAMA:	Mrs. R. H. Clarkson
PUBLICITY:	Mrs. H. S. A. Alexander
COLLECTIONS AND PRESERVATION OF MATERIAL:	Dr. Harry Mera
MEMBERSHIP, FINANCE, AND ORGANIZATION:	Mrs. Charles H. Dietrich
MODERN CRAFTS AND ADAPTATIONS:	Miss Leonora F. Curtin
PRESERVATION OF MONUMENTS AND ARCHITECTURE:	John Gaw Meem

It was decided that all chairmen of committees and the officers would form a Policy and Aims Committee, and meet. It should consider a careful study of what is being done by other groups and then outline the major activities for the Society.

Mrs. Alexander suggested for the consideration of the Policy and Aims Committee, that loan exhibits be a project.

Mrs. Henderson also suggested that the Policy and Aims Committee consider the possibility of making the Society function as a clearing house of information in regard to activities of all the groups working in related fields, and the sources of material.

The meeting was adjourned.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

IDENTIFICATION

ADDRESS: 614 - 616 ACEQUIA MADRE
CAMINO DEL MONTE SOL NAT. HIST. DIST.

ID NUMBER: 051600019 HOUSE

BUILDING NAME: POLOHEIND/CURTIS

UTM REFERENCE EASTING NORTHING
ZONE 12 13

LEGAL DESCRIPTION:
TNSP 17 N S. RANGE 9 E W SEC 25 NE 1/4 NE 1/4

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

DATE OF CONSTRUCTION:
_____ ESTIMATE 1925 ACTUAL
SOURCE(S) OWNER

BUILDING DATA

ARCHITECTURAL STYLE:
TERRITORIAL REVIVAL

USE:
HISTORIC: (residential)
OTHER _____
PRESENT: (residential)
OTHER _____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:
___ SIMILAR X NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:
X YES ___ NO
WHAT TYPE? DETATCHED GARAGE + SHOP
IF INVENTORIED, LIST ID NUMBER(S)
051900019

DEGREE OF REMODELING:
X MINOR ___ MODERATE
___ MAJOR
EXPLAIN: POOL CHANGING ROOMS ADDED

OVERALL CONDITION:
X EXCELLENT ___ GOOD
___ FAIR ___ DETERIORATED

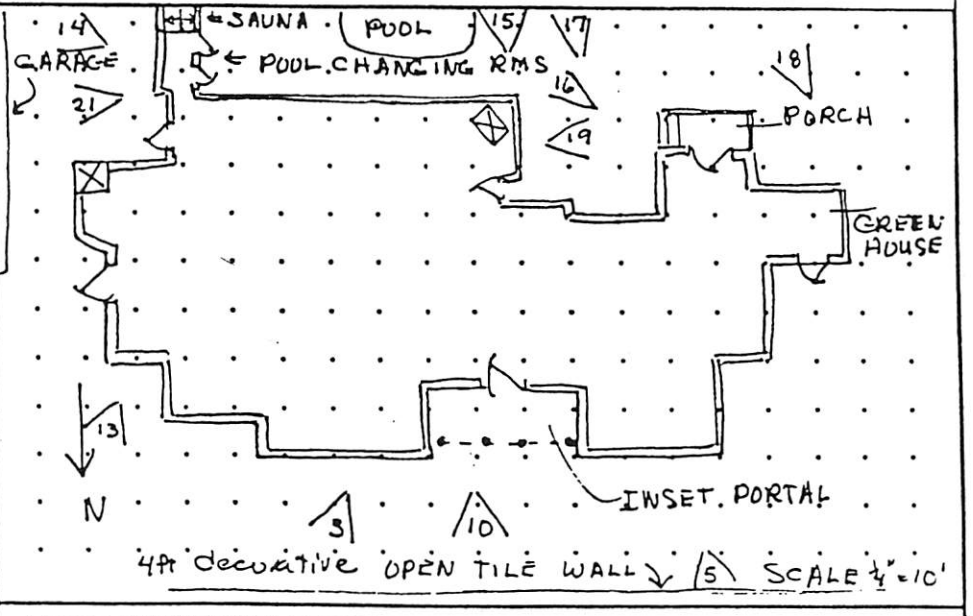
BUILDING THREATENED?
___ YES X NO

PHOTO



#5 GROUNDS

SITE PLAN



4A decorative OPEN TILE WALL SCALE 1/4"=10'

SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?
X YES ___ NO ___ ELIGIBLE
X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?
X YES ___ NO ___ ELIGIBLE CONT X

LOCAL DESIGNATION: Core HISTORIC DISTRICT
X NOTEWORTHY ~~SIGNIFICANT~~ X CONTRIBUTING ___ NON-CONTRIBUTING
LOCAL LANDMARK ___ YES ___ NO

SURVEYED 8-14-91 BY AC

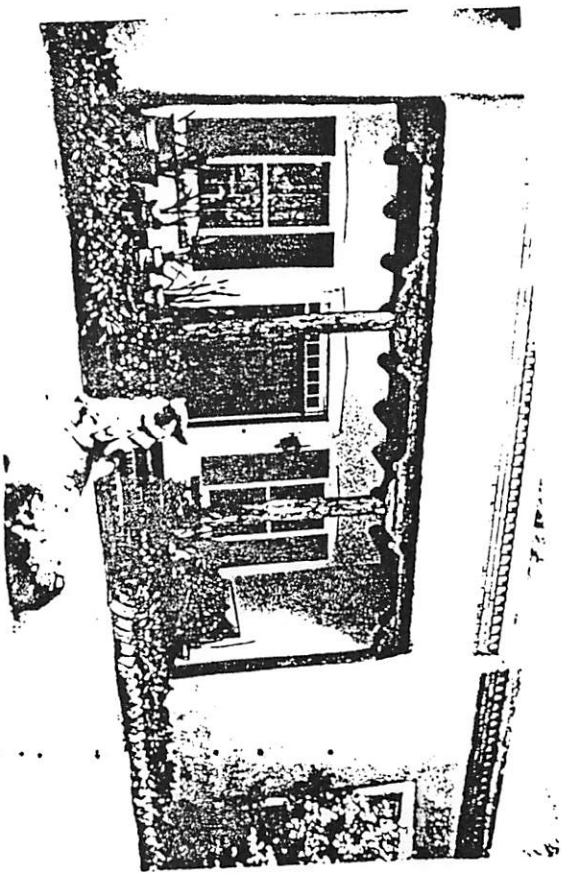
NEGATIVES WITH NMHPD ROLL # 12 NEG # 3 TO 21

ARCHITECTURAL AND LANDSCAPE FEATURES

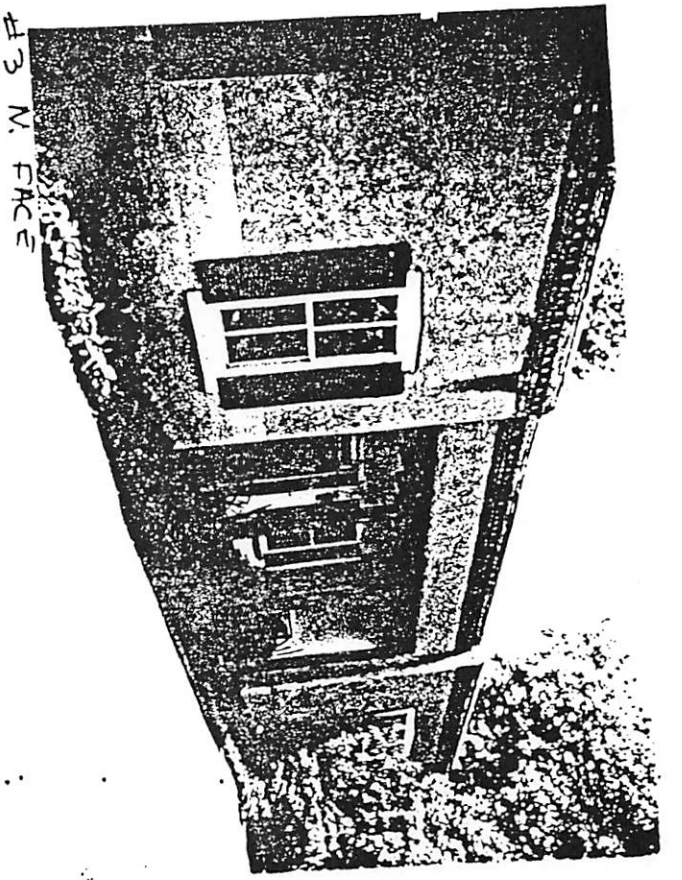
FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	PROBABLY ADOBE STUCCOED	EXCELLENT
FOUNDATIONS	NOT VISABLE	
DOORS	WOOD PANEL WITH SIDE PANELS & GLASS PANES ACROSS DOOR	PEDIMENT PAINTED WHITE TERRITORIAL REV. DOOR & SHUTTERS PAINTED DK GREEN
WINDOWS	WOOD FRAME DBL HUNG 2/2 CONCRETE SILLS	WHITE PEDIMENTS WITH DK GREEN SHUTTERS ON FRONT FACADE
PORTALES	SPANISH PUEBLO REVIVAL PORTAL - CORBELS N. SIDE	WALL OF PORTAL PAINTED WHITE
CANALES	EAST SIDE - SAWTOOTH DETAIL UNDERNEATH	
PORCHES	SMALL PORCH WEST END OF BACK	
BALCONIES		
ROOFS	BRICK TERRITORIAL COPING FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	DECORATIVE OPEN TILE WALL NORTH OF FACADE	
ARCH. DETAILS	GREEN HOUSE N. END HAS CLASSIC WHITE DETAILS	GREENHOUSE - CHAMFERED POSTS, PIERCED WOOD LOWER PANELS & AWNING WINDOWS
OTHER	HOUSE SITS WELL AWAY FROM STREET	& EXTENSIVE WOODED GROUNDS
COMMENTS	1987 POLDHEIMD GIVEN PERMISSION TO REMODEL	

ADDITIONAL PHOTOGRAPHS

#10 N FACE



#3 N. FACE

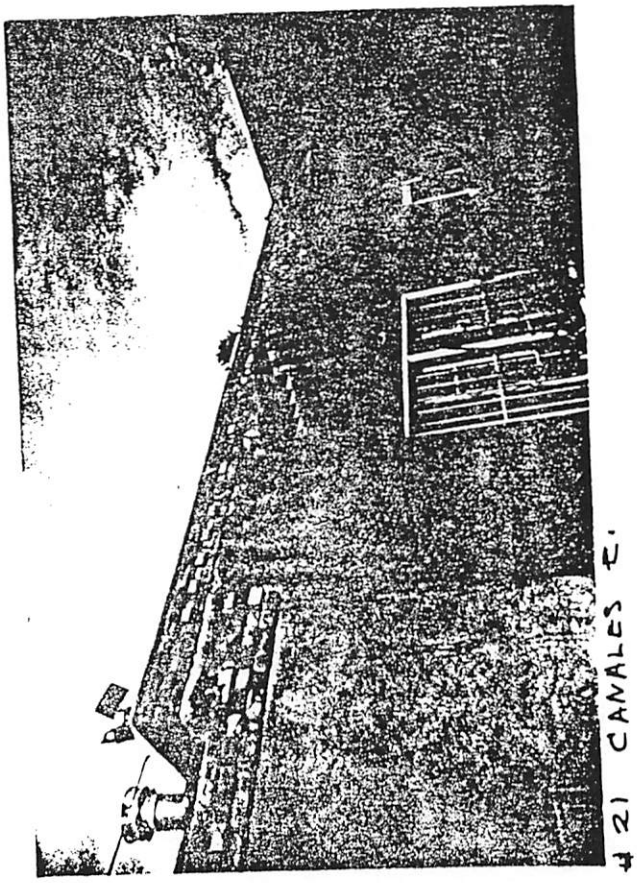


IDENTIFICATION

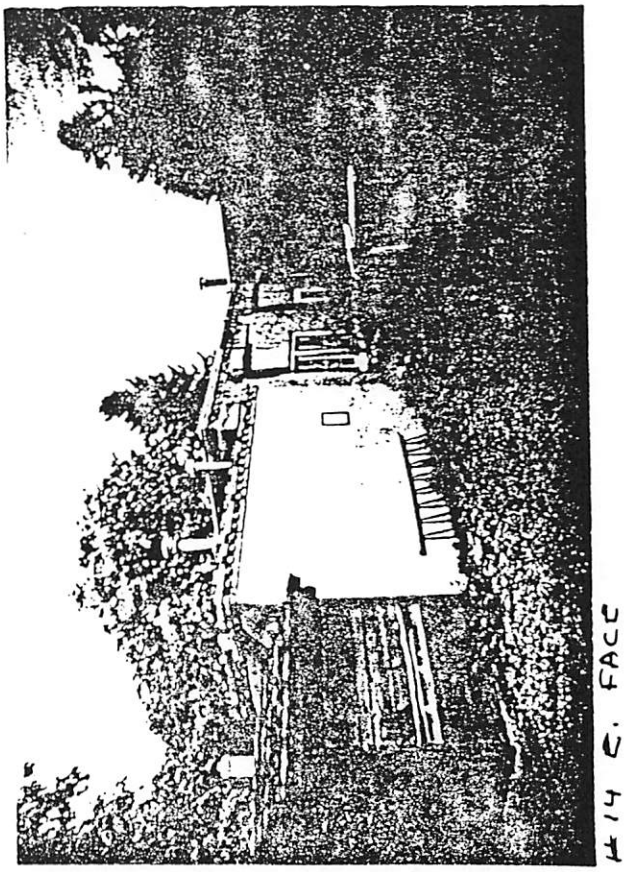
ADDRESS 614-616 ACEQUIA MADRE

ID NUMBER 051600019

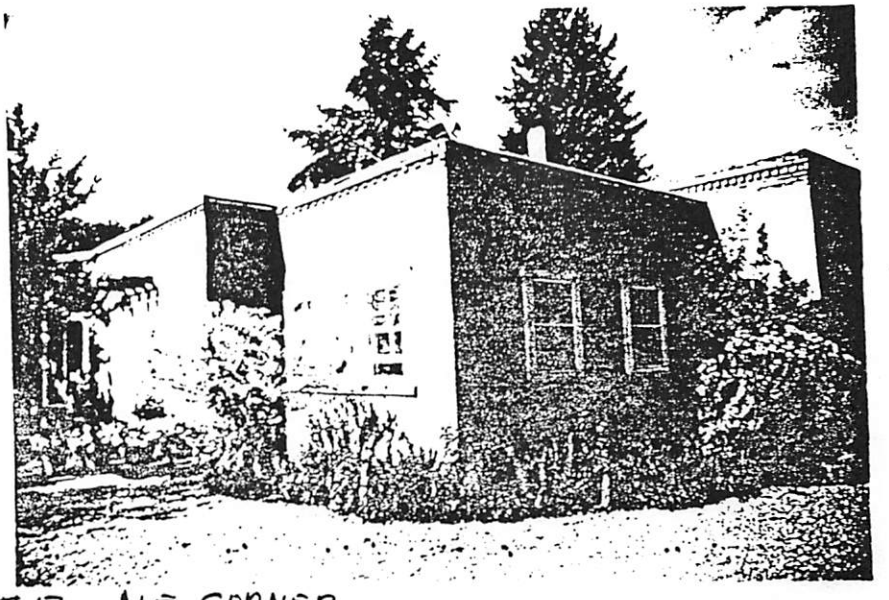
SURVEYED/RESEARCHED
DATE 8-14-91 BY AC



#21 CANALES E.



#14 E. FACE



#13 NE CORNER

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

IDENTIFICATION

ADDRESS 614-616 ACEQUIA MADRE

ID NUMBER 05/600019

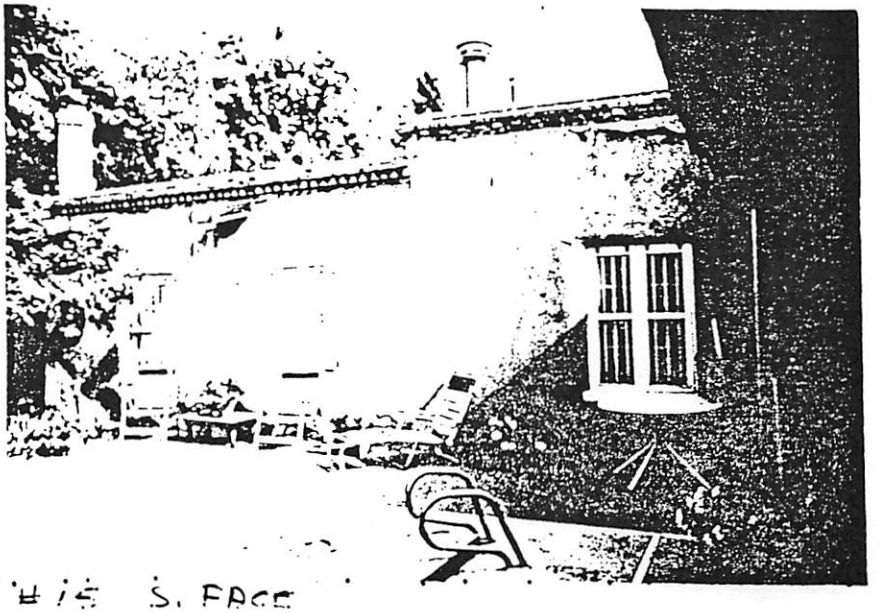
SURVEYED/RESEARCHED
DATE 8-14-91 BY AC



#16 E. FACE



#17 W. FACE



#15 S. FACE

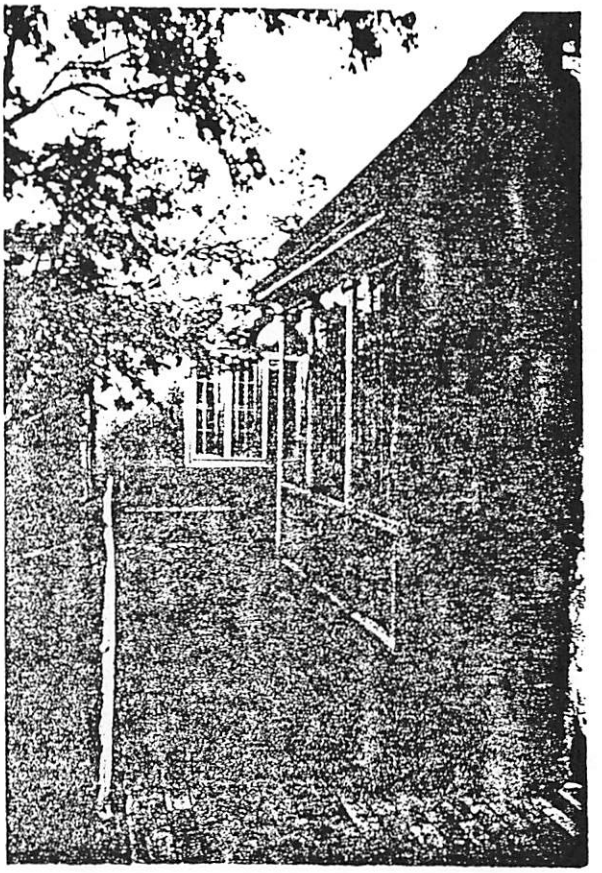
(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

IDENTIFICATION

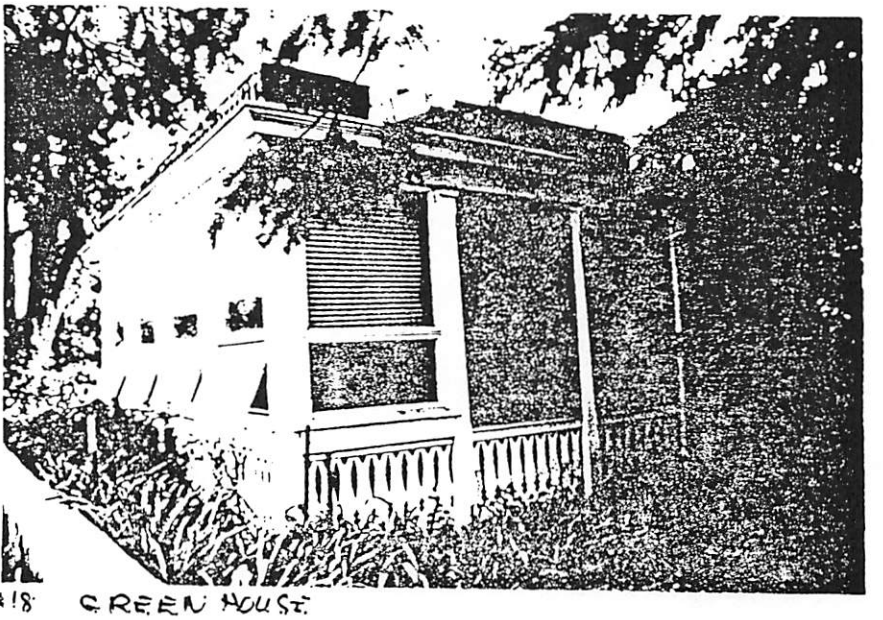
ADDRESS 614 - 616 ACEQUIA MADRE

ID NUMBER 05/160019

SURVEYED/RESEARCHED
DATE 8-14-91 BY AC



#17 W. FACE



#18 GREEN HOUSE

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

ADDRESS: 614-616 ACEQUIA MADRE
CAMINO DEL MONTE SOL NATI HIST. DISTI

ID NUMBER: 051600019 GARAGE

BUILDING NAME: PALOHEIMO/CURTIN

UTM REFERENCE EASTING NORTHING
ZONE 12 13

LEGAL DESCRIPTION:
TNSP 17 N RANGE 9 E SEC 25 NE 1/4 NE 1/4

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

DATE OF CONSTRUCTION:
____ ESTIMATE 1925 ACTUAL
SOURCE(S) OWNER

ARCHITECTURAL STYLE:
TERRITORIAL REVIVAL

USE:
HISTORIC: (residential)
OTHER ____
PRESENT: (residential)
OTHER ____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:
____ SIMILAR X NOT SIMILAR

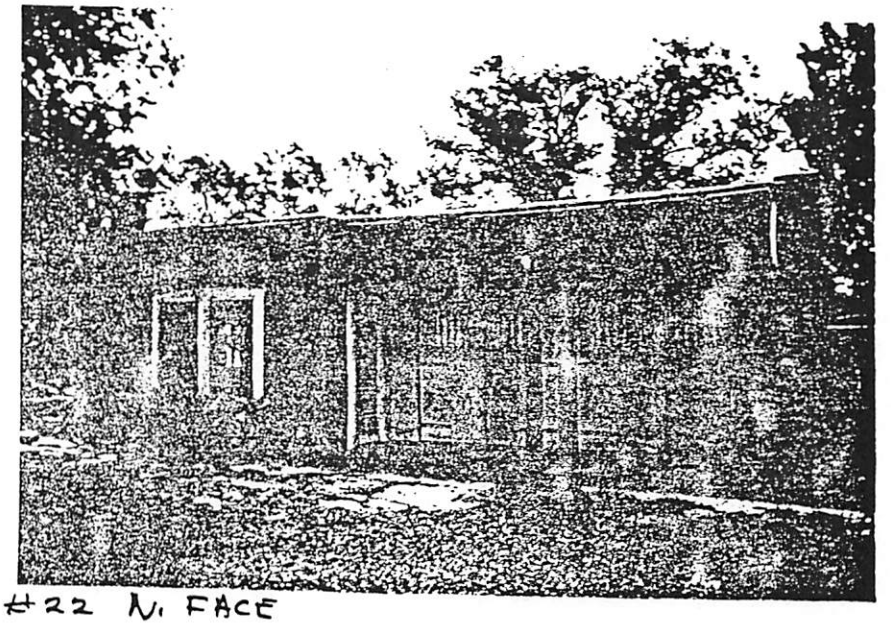
ASSOCIATED BUILDINGS ON SITE:
X YES ____ NO
WHAT TYPE? HOUSE
IF INVENTORIED, LIST ID NUMBER(S)
051600019

DEGREE OF REMODELING:
____ MINOR ____ MODERATE
X MAJOR
EXPLAIN: LIVING QWARTERS ADDED TO GARAGE

OVERALL CONDITION:
____ EXCELLENT X GOOD
____ FAIR ____ DETERIORATED

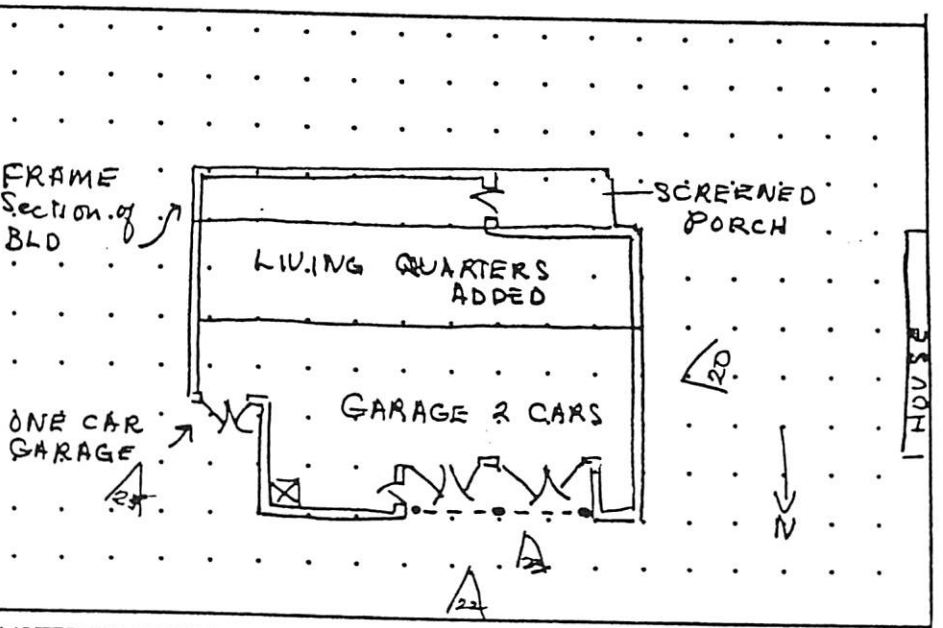
BUILDING THREATENED?
____ YES X NO

PHOTO



#22 N. FACE

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?
____ YES X NO ____ ELIGIBLE
____ CONTRIBUTING X NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?
____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT
____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES ____ NO

SURVEYED 8-14-91 BY AC

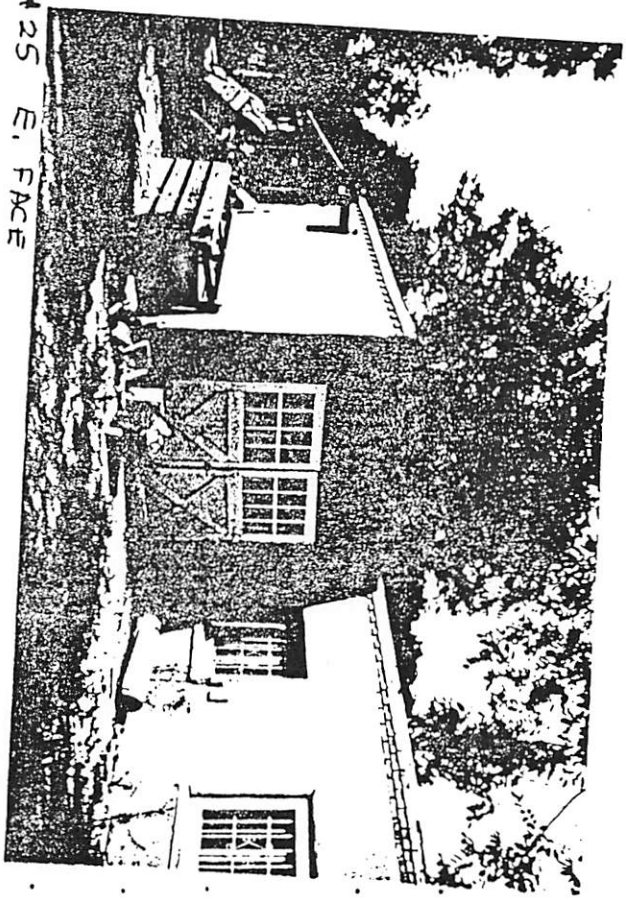
NEGATIVES WITH NMHPD ROLL # 12 NEG # 18 TO 35

ARCHITECTURAL AND LANDSCAPE FEATURES

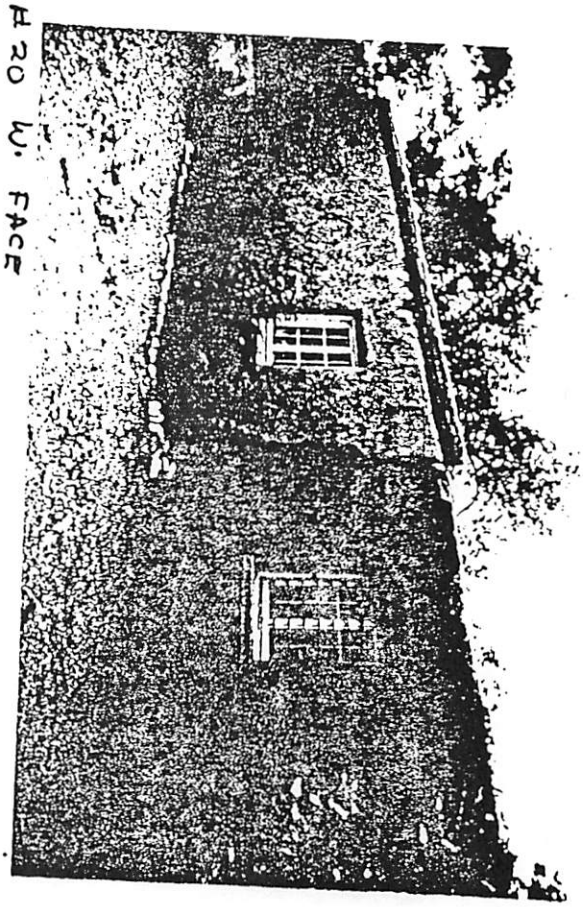
FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	STUCCO	
FOUNDATIONS	NOT VISABLE	
DOORS	SCREEN DOOR	GARAGE DOORS SPINDLE OPENINGS BLACK STRAP HINGES
WINDOWS	NORTH - PEDIMENT WOOD FRAME DBL HUNG 1/1	WEST SIDE 6 PANE CASEMENT PAIRED WOOD FRAME
PORTALES	CORBELS & POSTS - SLIGHT SET BACK	WALL PAINTED WHITE
CANALES	EAST SIDE	
PORCHES	SCREENED PORCH ALONG SOUTH WEST	
BALCONIES		
ROOFS	BRICK COPING FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS		
ARCH. DETAILS		
OTHER		
COMMENTS		

ADDITIONAL PHOTOGRAPHS

#25 E. FACE



#20 W. FACE



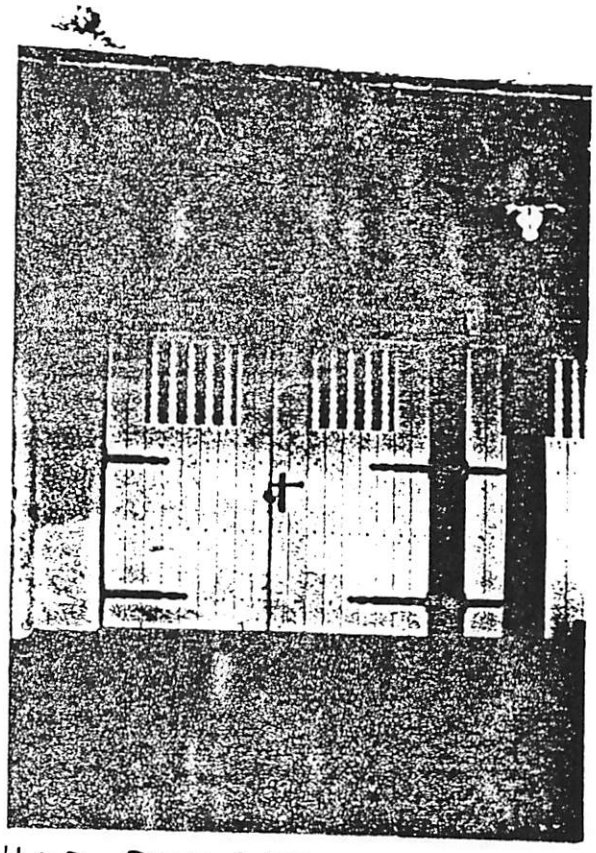
NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991 (concluded)

IDENTIFICATION

ADDRESS 614-616 ACEQUIA MADRE

ID NUMBER 051600619

SURVEYED/RESEARCHED
DATE 8-14-92 BY AC



#23 DOOR DETAIL

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

DESCRIPTIONS OF REPRESENTATIVE CONTRIBUTING BUILDINGS

Except as noted, all buildings are one story and hard plastered in earth tones of brown or beige.

Survey (019) Address: [redacted] Curtin/Paloheimo House
Approx. Date: Bet. 1921 and 1930 Style: Territorial Revival Photo #7

Description: Streetscape and siting: Set back from street on large, grassy, unlandscaped lot. Large street trees. Wide, wood-planked bridge over acequia. Entrance marked by low, curved, stuccoed wall. Second wall behind first with entrance gate, part stuccoed wall and part coyote fence. No enclosing or street walls. Roof: Flat, parapet topped with denticulated brick coping. Facade: Asymmetrical, inset portal over entrance which includes large central door and window on each side. Portal supported by posts and corbels, stained or painted brown. Door has transom with seven small lites. Windows: Wood. 2/2 Double hung. White wood trim, pedimented. Green shutters. Wing on east has two smaller windows with no shutters.

Comments: An example of Territorial Revival style, although the brown posts and corbels of the portal are an element from the Pueblo Revival Style. Unusual setting for this district - set back on what had been a large cultivated field which had not been deeded in strips.

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened?	surveyed	county	ID no.
yes	date 6-6-83 by mb	Santa Fe	051600019

field map	number	UTM reference	easting	northing
Santa Fe, N.M.	1	zone 12 13		

location description: 614 Acequia Madre

city/town: Santa Fe

~~land grant/reservation~~

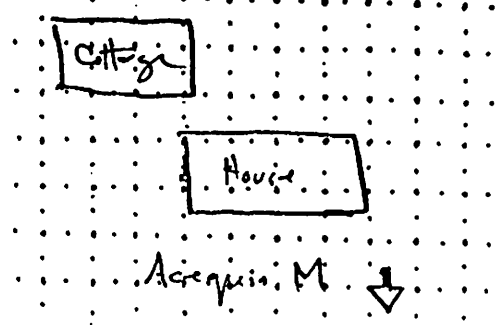
building name: Curtin House / Paloheimo House

legal description: tnsp 17 N range 9 E sec 25 NE¼ NE¼

film roll	negative nos.	loc. of neg.
by mb no. 2	1 → 6	HPB



plan shape



date of construction: Pre 1944 estimate Pre-1928 actual

source: 1944 directory (teens more likely)

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

condition: X excellent ___ good ___ fair ___ deteriorating

style: Territorial Revival

foundation material: Not Vis

wall material/surface: Stucco

degree of remodeling: ___ minor X moderate ___ major

describe:

architectural features: Dentil coping. Pedimented windows 2/2 wood casement w/shutters. Portal w corbels. Cottage - similar

surroundings: Residential

relationship to surroundings: X similar ___ not similar

district potential: X yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why?

comments: wall, hedge, wire fence, wood fence, landscape, street trees, stone curb, 0 setback, acequia (Streetscape)

N.B. Acc to Billhumphius the residence was ~~designed by Irving Parsons in mid-1920's~~ ~~M. was designed by Henderson (1910-15)~~ Irving Parsons did addition in late 1920's. Lumphius did rear wing in 1937. Property listed (no structure) 1912 King's map under name Candido Herrera

associated buildings? X yes

what type? Cottage

if inventoried, list ID nos.

see back? ___ yes

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:
616 Acequia Madre Garage
(previously identified as 616 Acequia Madre or the Acequia Madre House Garage and Keeper's Quarters)

2. Location:
~ Santa Fe, New Mexico
~ Downtown & Eastside Historic District – City of Santa Fe
~ Camino Del Month Sol National Historic District

3. Local Reference Number:
051600019 - Garage

4. County
Santa Fe

5. Property Type:
_X_ **Building** ___ **Structure**
___ **Site** ___ **Object**

6. Date of Survey:
02/09/2026

7. Previous Survey Date(s):
06/06/1983 HCPI
08/14/1991 HCPI
03/14/1998 National Register District Nom.
___ **No previous survey**

8. Name of Project:
616 Acequia Madre Garage Updated HCPI for HDRB status review

9. UTM
Zone: 13S
Easting: 415742
Northing: 3948775

Photo:



View of: Front (North) Façade

10. Photo Information **Negative Location:** DIGITAL FILES
Roll #:_____ **Frame #:**_____

11. Brief Description of the Property:
Territorial style building with Pueblo Revival portal elements constructed of adobe and frame which contains a small, two-car garage, separate single car garage/workshop, and an adjoining L-shaped apartment (old keeper's residence) nestled between the garages and on the south side of the building. Garage doors are hinged. This is a companion building to the main house located on the same lot.

(see continuation sheets)

12. Who uses the property?
Garage & Caretaker/Guest House for Michael and Rebecca Jusbasche.

13. Construction Date:
Date: 1926/27 _X_ **Known** ___ **Estimated** **Source:** 1927 dated Christmas Card in Fenyes-Curtin Family Archives

14. Setting:
___ **Suburban** ___ **Rural** ___ **Village** ___ **Town** _X_ **Urban** **If Urban:** ___ **Commercial** ___ **Industrial** _X_ **Residential** ___ **Public**

15. Relationship to Surroundings: _X_ **Similar** _X_ **Dissimilar**

Comments: The property is an intact 1920s era estate with acreage, which makes it unique, as the surrounding neighborhood is densely packed with homes. The residential buildings on the property are consistent with the neighboorhood's building typology. The building is of similar style and construction as the main house.

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

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



Rear (South) Façade; West Side

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

Barbara J Felix, AIA
Woven Architecture
1114 Hickox St. , Suite A
Santa Fe, NM 87505
E: barbara@wovenarchitecture.com
C: 505-49-9710

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

Owner:
Jusbasche Investments, LTD.
1100 Louisiana St., Suite 3160
Houston, TX 77002-5218

19. Is Property Endangered? **__ Unknown _X_ No __Yes How?**

20. Significance to Current Community: **__Unknown ___ None _X__Low ___ Moderate ___ High**

Describe: Companion building to 616 Acequia Madre House (previously known as the Acequia Madre House or Paloheimo / Curtin House).

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

- ~ Refer to Separate HCPI #051600019 - Garage (614 Acequia Madre House; address was updated in City 2025 to 616 Acequia Madre to match the property address)
- ~ Significant persons – Eva Scott Fényes, Leonora Scott Muse Curtin, Leonora Frances Curtin Paloheimo

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? While building has clear connections with several significant historical persons and themes through association as a companion building to the Acequia Madre House and thus may qualify under Criteria B; architecturally it does not represent the work of a master. As a garage it does not necessarily possess high artistic or architectural value (as evidenced by the porch on the south side), so it would not qualify for Criterion C. The building itself appears to hold little potential to yield significant information on history, so it would not be eligible under Criterion D.

The building's historic integrity in terms of location, design, setting, feeling, and association are all intact.

23. National or State Historic District:

Is this property in a historic district? ___ Unknown ___ No _X_ Yes
If yes: ___Contributing ___Non-contributing ___ Unknown

If 'yes', what is the name of the district? *Camino Del Monte Sol National Historic District*. Note: The main house is specifically called out in the nomination form as a representative contributing building; the garage is not mentioned. It is also located in the *Downtown and Eastside Santa Fe Historic District*; currently showing as not surveyed on the City's GIS system.

___State _X_ National

24. Supplemental Forms:

___ None _X_ HCPI Detail Form (FORM 2) _X_Continuation Sheets, # pages: _5_____

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:
616 Acequia Madre Garage
(previously identified as 616 Acequia Madre or the Acequia Madre House Garage and Keeper's Quarters)

2. Location:
~ Santa Fe, New Mexico
~ Downtown & Eastside Historic District – City of Santa Fe
~ Camino Del Month Sol National Historic District

3. Local Reference Number:
051600019 - Garage

4. County
Santa Fe

5. Date of Survey:
02/09/2026

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 __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
_X_ At Grade __ Raised
Materials: __ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A
Shape: _X_ Flat __ Gabled __ Hipped __ Pyramidal __ Shed Other:
Pitch: _X_ 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: TPO (Thermoplastic Polyolefin)

10. Windows __ N/A

Operation	Material	Glazing	Number
North:			
Double-hung	Wood	1/1	2 (ganged)
Territorial Style simple pedimented trim at head			
West:			
Double-hung	Wood	1/1	2 (ganged)
Fixed	Wood	Single	1 (under porch)
No exposed lintel			
South:			
Casements	Wood	6 (2/3) vertical lites	6 sets of 2 windows
2 of these windows have horizontal security grilles over them.			
No exposed lintel			
East:			
Double-hung	Wood	3 vertical lites/1	3
No exposed lintel			

Notes:
All windows have concrete sills except the west window under the porch.
All windows have screens with white painted trim.

11. Doors __ N/A

Type	Style	Material	Number

North:
Front entry under portal: Single leaf wood panel type (5 panels, second from top is clear glazed). Door and trim painted white, typical of 1. Opening also has a multi-panel wooden screen door, painted white.

Garage doors on north are vertical plank type with zig-zag wood security grilles over clear partial lites. Doors and trim painted white, typical of 2 sets of 2 ganged doors. Stained wooden lintel exposed above.

Garage doors set back on workshop at east are veritcal plank style with diagonal bracing, and 1/2 lites with 8 lites (2/4). Doors and trim painted white, typical of 1 set of 2 ganged doors. Stained wooden lintel exposed above.

South:
Single leaf wood 5 panel wood door, painted white, at south. Typical of 1. Opening also has a multi-panel wooden screen door, painted white.

Single leaf wood 4 panel wood door with ½ lite, painted white, at south. Typical of 1.

Notes:

12. Chimneys (describe whether interior or exterior and material) 1 interior brick chimney at northeast corner	13. Porches __ N/A Type: _X_ Entry __ Partial-Width __ Full-Width __ Wrap **Notes:** The front entrance, on the north, has round wooden posts, hand-crafted corbels, wood decking, and exposed vigas resting on an exposed beam, with the interior walls under the portal is painted white. A rear porch, on the south, has 4x4 wood columns with a small tirm "capital," a rectilnear wood beam , round vigas with a fascia board, and wood decking.
14. Other Significant Features see continuation sheets	
15. Modifications: __ No known modifications **#1** Addition of one car garage on east. **Date:** 1927. **Known X** **Estimated**__ **#2** Addition of three rooms on southeast and northern porch. **Date:** 1927-1940. **Known**__ **Estimated X** **#3** Addition of shed roofed frame garden shed. **Date:** 1974-1978. **Known**__ **Estimated X** **Sources for all dates:** Archival Drawings, letters, receipts, photographs, construction typology	

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	_X_ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: **Other: _X_ Old Santa Fe Style**

17. Documents Available and Their Locations

1912 King's Map, State Library of New Mexico; 1983 HCPI, SHPO; 1988 Camino del Monte Sol Historic District National Register Nomination MPDF, SHPO; 1991 HCPI, SHPO; April 28, 1994 The Fenyes-Curtin House Report by Corinne P. Sze, Ph.D., SHPO and Historic Santa Fe Foundation; Fenyes - Curtin - Paloheimo Family Archives at the Acequia Madre House; 2006 HCPI, SHPO

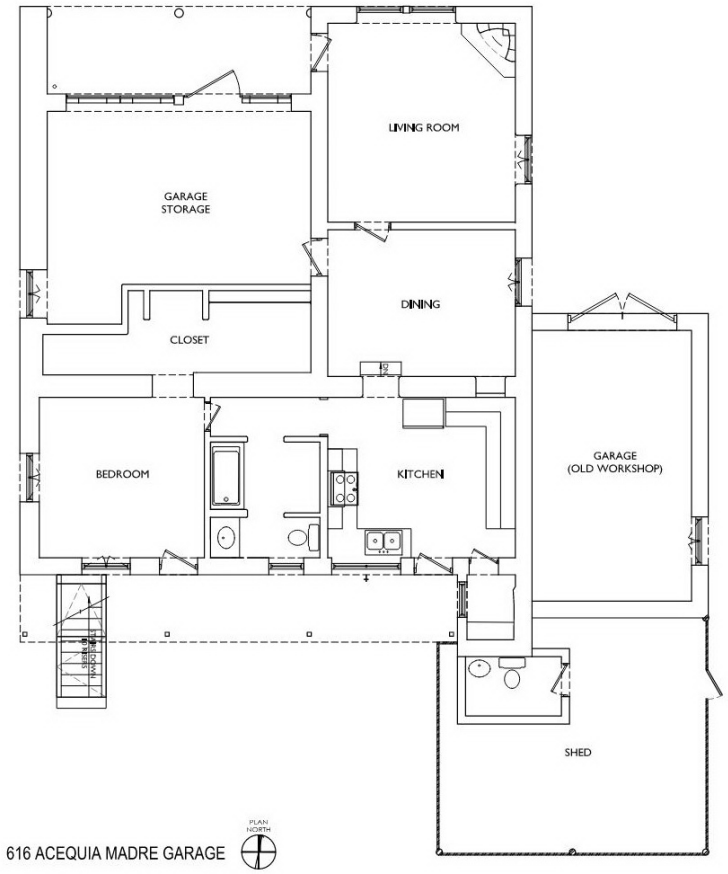
SITE:

18. Attached or Associated Properties

Refer to Separate "HCPI #051600019 – House" (614 Acequia Madre House; address was updated in 2025 to 616 Acequia Madre to match the property address)

Are associated properties eligible for listing? Yes, most likely, as part of an intact estate

19. Plan



(see continuation sheets)

Historic Cultural Properties Inventory (HCPI) Continuation Sheet
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: 616 Acequia Madre Garage (previously identified as 616 Acequia Madre or the Acequia Madre House Garage and Keeper's Quarters)	**2. Location:** ~ Santa Fe, New Mexico ~ Downtown & Eastside Historic District – City of Santa Fe ~ Camino Del Month Sol National Historic District	**3. Local Reference Number:** 051600019 - Garage
		4. County Santa Fe
		5. Date of Survey: 02/09/2026

(continued from HCPI Form 1, Page 1, Item 11)

The Old Santa Fe Style main garage and two rooms, a rectangular construction, were built in 1926. Additions were made of a single-car garage/workshop on the east in 1927. A CMU or pentile addition including south covered porch was added at an unknown date. A shed-type structure with wood-trellis panels was added sometime in the mid to late 1970s. The house features an inset Spanish-Pueblo Revival style entry portal that also covers the entrance of the original garage. That entrance has round wooden posts, corbels, exposed beams, exposed vigas, and the interior walls of the portal are painted white to reflect light into the space. The double leaf garage doors are vertical plank style, with partial glazed lites covered in zig-zag wood security bars. Doors are painted white and feature iron strap hardware. The main entrance door is a 5-panel wood door with the second highest panel being a transparent lite. This door also has a multi-lite wooden screen door. There is a four-layer cornice (coursing from top to bottom: stretcher, stretcher, header, stretcher) at the flat parapet above stuccoed adobe walls (on north façade and portions of east and west façades). Windows on the primary north facade are trimmed with a white-painted wood pediment and jamb trim resting on concrete sills. A brick interior fireplace sits on the northeast corner.

The main windows on the north are a pair of ganged 1/1 double-hung type. The side garage features similar detailing, with 4/2 top-lites in the double-leaf plank and diagonal-braced doors, this time (in a more Spanish-Pueblo Revival feel) bullnosed opening. Windows on the sidewalls are ganged 2/3 casements in bullnosed openings. One window on the east has severe deterioration of the header.

The rear addition has no brick coping, suggesting that it was built in a different period than the 1927 additional one car garage, though the finishes are similar and it appears the western elevations' window under the porch of the addition is reused. This window has horizontal metal security bars installed as well. A matching window on the 1927 single car garage, this time with a scrollwork security grille, implies that these windows may date from that time. The back porch has a shed roof resting on 4x4 chamfered wood posts that have a small trimmed "capitol" at the top. Within this space are vertical mullioned 3/3 double-hung windows, a wood panel exterior door with wooden screen door, a wood panel ½ lite door with transparent lites, and a 2/3 casement with metal security grille at the west. The extremely low flat parapet and condition of the canales is less than desirable at this location. A shed-roofed post-and-truss with trellis panels… and other hodge-podge… addition at the south of the structure is non-contributing and could be razed, however its strange diagonal screen doors may be from the 1930 sleeping porch addition converted to an office in 1974, and they might be salvageable. This implies that this addition was added after the 1974 remodel. Canales on this building are simple, and have no decoration, unlike their counterparts on the main house (the canale at the east side has been blocked).

A small pantry off the east end of the kitchen uses a salvaged 5-panel wood door, painted aqua/turquoise. The garage and homes' interior rooms feature stained exposed 9-11" vigas (running E-W), stained chamfered wood decking, and painted plaster walls. The double bay garage floor is painted concrete, while the main living quarters are stained wood (the smaller garage on the east has exposed adobe walls and a dirt floor). Interior openings are wood trimmed at the head and jambs, with trimmed square pediments. in the second room, a former door opening to the garage closed in subsequent additions has been turned into a nicho bookcase, though all its original trim remains. Interior doors are horizontal 5-panel wood type with older brass ball-style hinges and turns. All wood trim is painted white.

There are two short risers up into the kitchen, bathrooms, and bedroom addition, which is accessed via a doorway in a bullnosed opening. A small pantry off the east end of the kitchen uses a salvaged 5-panel wood door, painted white. The While the bedroom has some original elements, the kitchen, bathroom, and closets have all been redone with much more modern finishes, including VCT flooring, painted walls, and simple wood cabinets (there is no documentation on when this occurred). This south addition has exposed vigas that are much smaller in diameter, maybe 6 inches, and a chamfered wood deck. The thickness of walls in this space suggest this addition is framed on the interior and possibly may have pentile or CMU at the exterior (no selective demolition was done to confirm this).

The brick chimney has been abandoned and is covered with a terracotta tile.

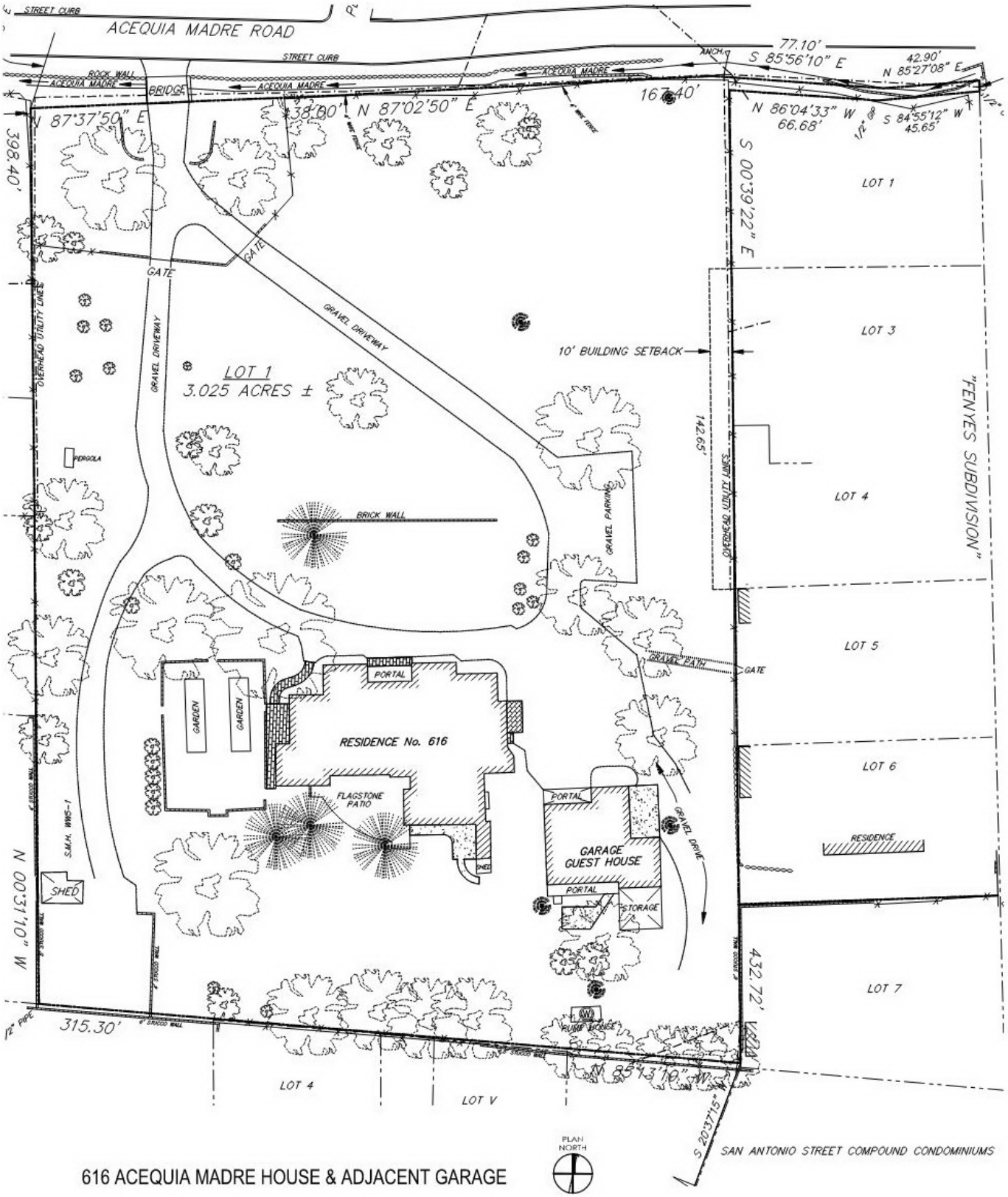
A small basement (mainly located under the bedroom) is accessed from an exterior stair located at the southwest corner of the back porch.

The residence is planned to be used as a guesthouse or caretaker's quarters with the garages used for cars and/or storage. The issues with the existing conditions on this property are similar to those on the main house.

(continued next page)

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



Site Plan

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



Front Entry perspective, at northwest



East Elevation perspective at north side (Main House visible beyond)

Historic Preservation Office, New Mexico Department of Cultural Affairs



Southeast Elevation



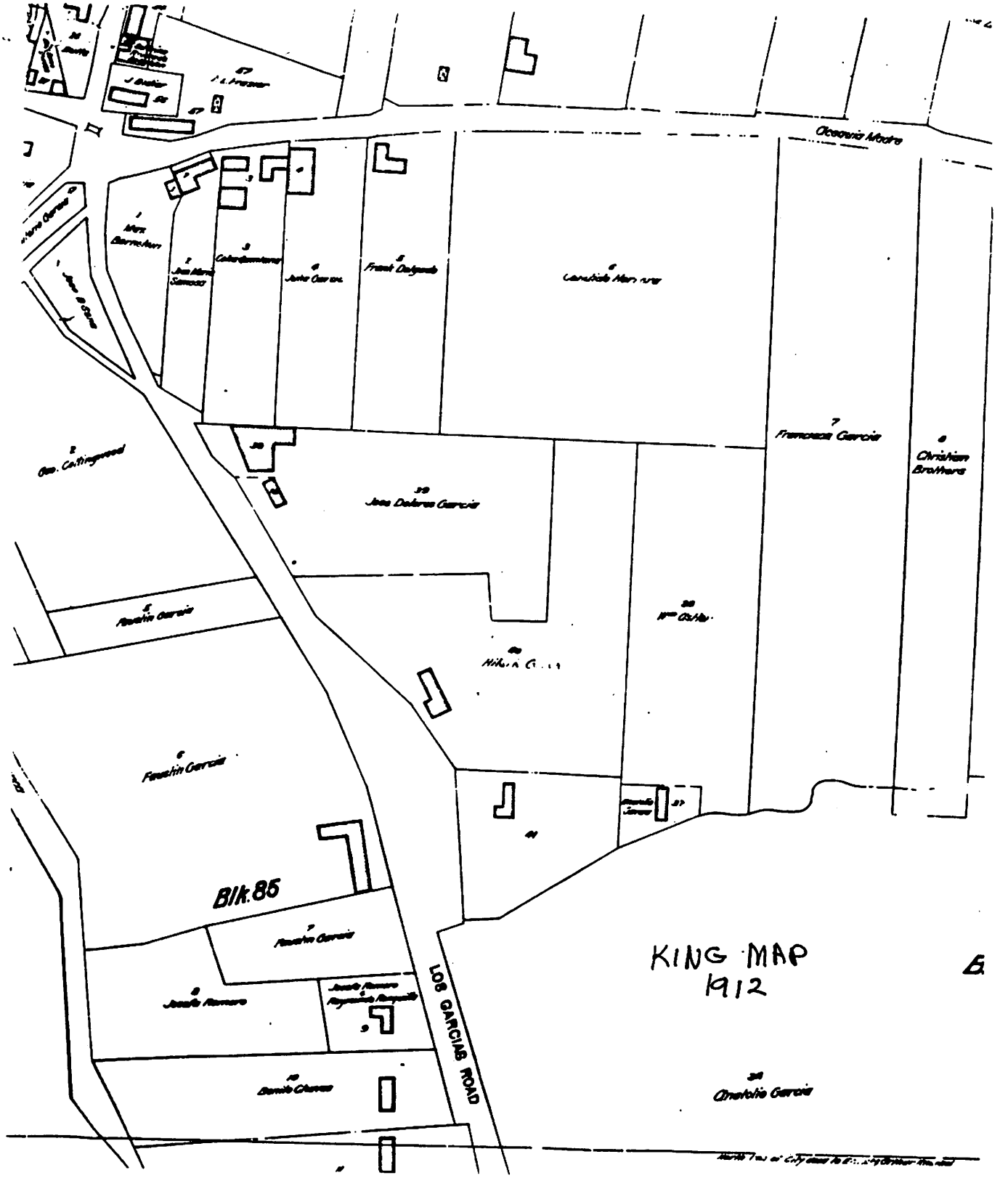
South Elevation – Looking East

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



West Elevation Looking North


Blk. 85
LOS GARCIAS ROAD
KING MAP
1912

NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

RECEIVED

MAR 14 1988

NATIONAL REGISTER

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Camino del Monte Sol Historic District
other names/site number N/A

2. Location

street & number See continuation sheet. N/A not for publication
city, town Santa Fe N/A vicinity
state New Mexico code NM county Santa Fe code 049 zip code 87501

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
[X] private	[ ] building(s)	106	65 buildings
[ ] public-local	[X] district		sites
[ ] public-State	[ ] site		structures
[ ] public-Federal	[ ] structure		objects
	[ ] object	106	65 Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register _____

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [✓] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [✓] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of certifying official — State Historic Preservation Officer — Date: 2-29-88

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[✓] entered in the National Register. [ ] See continuation sheet. — Beth Boland — 7/11/88
[ ] determined eligible for the National Register. [ ] See continuation sheet.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register.
[ ] other, (explain:) _____

Signature of the Keeper — Date of Action

DESCRIPTIONS OF REPRESENTATIVE CONTRIBUTING BUILDINGS

Except as noted, all buildings are one story and hard plastered in earth tones of brown or beige.

Survey (273) Address: 533 Garcia Street Jose Dolores Garcia House
Approx. Date: Before 1912 Style: Territorial Photo #6

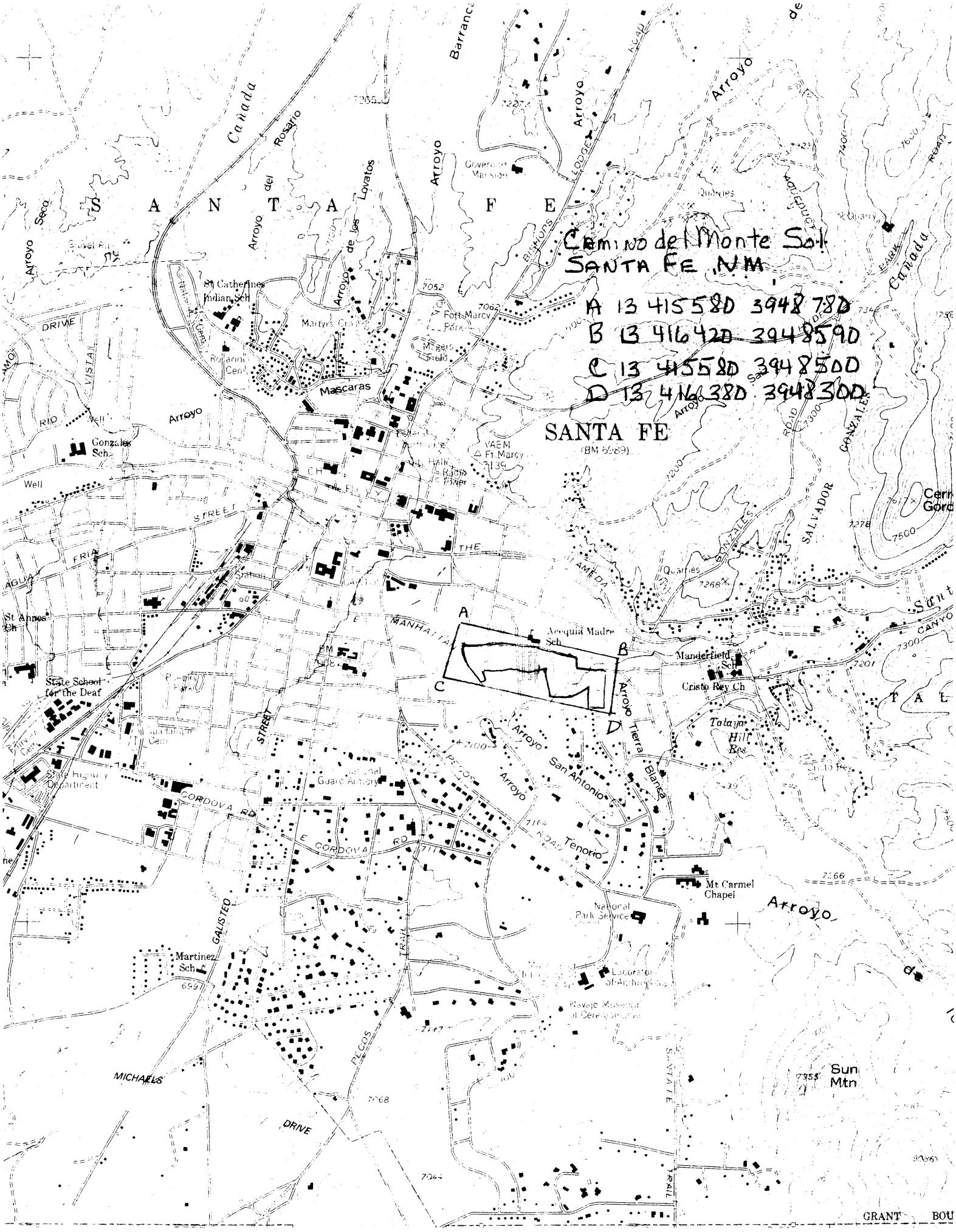
Description: Streetscape and siting: Eight foot stone wall along front property line, top section plastered cement block, entered through arched doorway. Building placed at an angle to the street. Roof: Hip, sheathed in terne plate, red. Two masonry chimneys, capped with brick. Facade: Flat, unadorned. Only partially visible from street. Door, three windows, asymmetrically placed. Windows: Wood, 2/2 double hung. White wood trim, pediments with simple molding along top.

Comments: The only Territorial style building in the District.

Survey (019) Address: 614 Acequia Madre Road Curtin/Paloheimo House
Approx. Date: Bet. 1921 and 1930 Style: Territorial Revival Photo #7

Description: Streetscape and siting: Set back from street on large, grassy, unlandscaped lot. Large street trees. Wide, wood-planked bridge over acequia. Entrance marked by low, curved, stuccoed wall. Second wall behind first with entrance gate, part stuccoed wall and part coyote fence. No enclosing or street walls. Roof: Flat, parapet topped with denticulated brick coping. Facade: Asymmetrical, inset portal over entrance which includes large central door and window on each side. Portal supported by posts and corbels, stained or painted brown. Door has transom with seven small lites. Windows: Wood. 2/2 Double hung. White wood trim, pedimented. Green shutters. Wing on east has two smaller windows with no shutters.

Comments: An example of Territorial Revival style, although the brown posts and corbels of the portal are an element from the Pueblo Revival Style. Unusual setting for this district - set back on what had been a large cultivated field which had not been deeded in strips.


Camino del Monte Sol
SANTA FE NM
A 13 415580 3948780
B 13 416420 3948590
C 13 415580 3948500
D 13 416380 3948300
SANTA FE
(BM 6989)
Acequia Madre Sch
Manderfield Sch
Cristo Rey Ch
Talaya Hill Res
Mt Carmel Chapel
National Park Service
Laboratory of Anthropology
Navajo Museum of Ceremonial
Martinez Sch
State School for the Deaf
State Highway Department
Gonzales Sch
St Catherines Indian Sch
Fort Marcy Park
Governors Mansion
Mascaras
Arroyo Tierra Blanca
Arroyo San Antonio
Arroyo Tenorio
Arroyo Seco
Arroyo del Rosario
Arroyo de los Lovatos
Arroyo Barranca
Arroyo Lodge
Arroyo Salvador
Sun Mtn
Cerro Gordo
Canada
Quarries
Gravel Pit
Rosario Cem
Guadalupe Cem
Cristo Rey Cem
Guard Armory
Station
Well
Radio Tower
VAEM Ft Marcy
Sanitary Tank
Pecos Trail
Galisteo Street
Michaels Drive
Cordova Rd
E Cordova Rd
Manhattan
Rio Vista
Aqueduct Park
Bishops Lodge Road
Gonzales Road
Salvador Canyon
Santa Fe Trail
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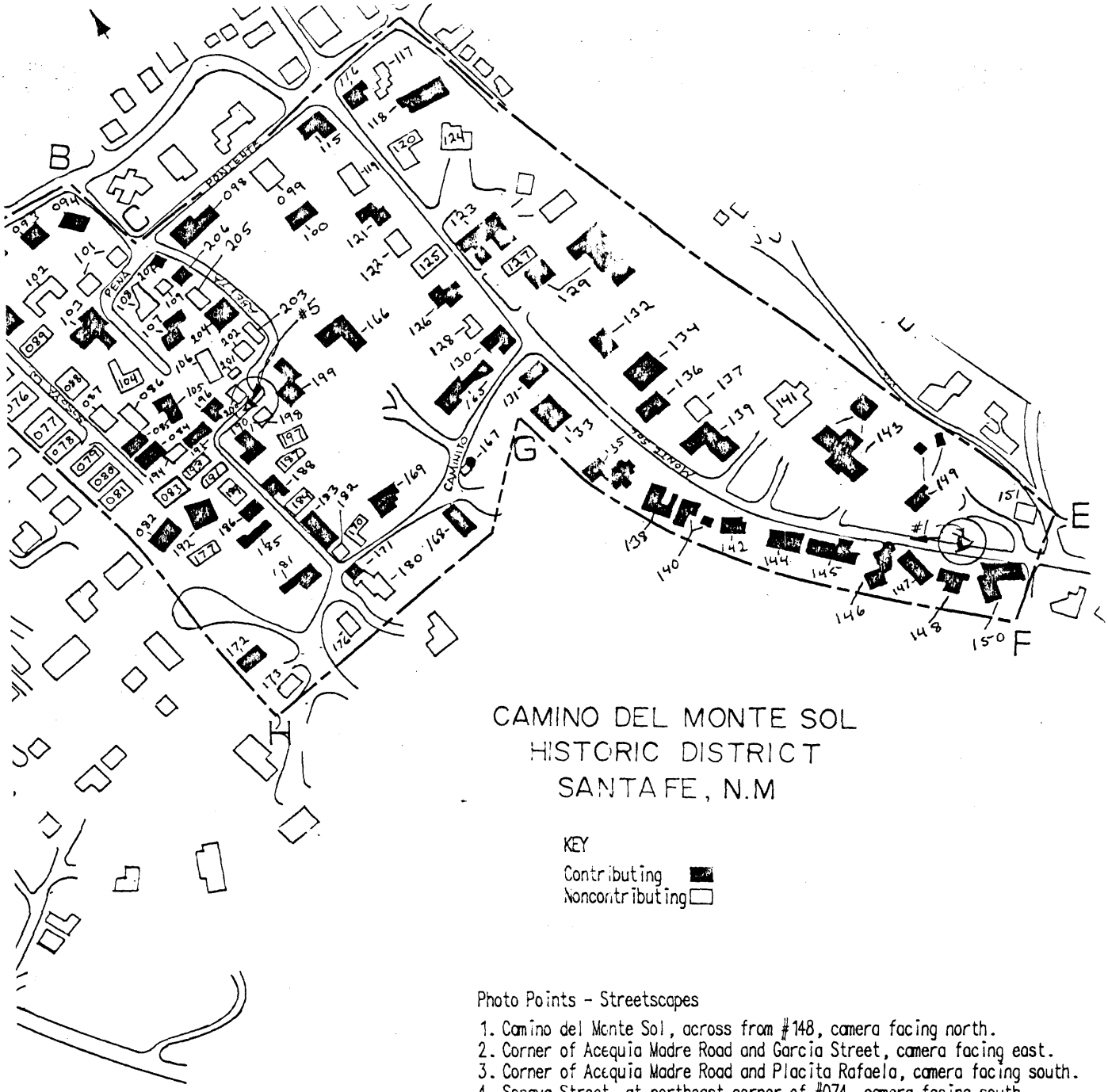

CAMINO DEL MONTE SOL
HISTORIC DISTRICT
SANTA FE, N.M

KEY

Contributing ■

Noncontributing □

Photo Points - Streetscapes

1. Camino del Monte Sol, across from #148, camera facing north.
2. Corner of Acequia Madre Road and Garcia Street, camera facing east.
3. Corner of Acequia Madre Road and Placita Rafaela, camera facing south.
4. Sosaya Street, at northeast corner of #074, camera facing south.
5. Abeyta Street, at southeast corner of #200, camera facing northeast.


N
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#2
#3
#4
ACEQUIA
SAN ANTONIO
GARCIA
DELGADO
PENA

City of Santa Fe, New Mexico

memo

DATE: **June 09, 2026**

TO: **Historic Districts Review Board Members**

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

FROM: **Amanda Romero, Senior Planner, Historic Preservation Division AMR**

2026-012514-HDRB. 669 Garcia St., Downtown & Eastside Historic District. Non-contributing. Jeffrey Seres, agent for Christine Teneyck & Gary Deaver, LLC, owners, proposes to construct a 4'-2" yard wall, pedestrian and vehicular gates, and demolish a portion of a stone retaining wall.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

___**Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: Admin-2022-005861 Wall Height Calculation

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other: Exception Criteria**

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project 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:

One motion will be required in this case.

a. In case 2026-012514-HDRB, for 669 Garcia St., 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:

Streetscape:
The Garcia Street streetscape includes a mix of historic and non-historic structures. The farther south one proceeds from the Garcia Street and Acequia Madre intersection, the density decreases, lot size increases, and the road takes on a more rural character.

Site Description:
The majority of the single-family residence is set back more than 30 feet from Garcia Street. The two-story residence is stepped with the terrain, which falls away from the Garcia Street elevation. The building's two-story mass is stepped back from the street, thereby having a small impact on the overall appearance of height from the street.

The proposed yard wall meanders along the western property line. Because the yard wall has been designed around an existing tree, its overall visual impact will be greatly reduced.

On March 10, 2026, the applicant came before the HDRB proposing a 5'-0" yard wall with an exception. The application case # HDRB-2026-011972 with an exception was denied. The new proposal has a lowered yard wall and pedestrian gate and does not require an exception.

PREVIOUS CASE SUMMARIES:

HDRB-2026-011972- Exception of height, yard wall – Application denied.

ADMINISTRATIVE: 2022-005861—ADMIN Portal and door replacement

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) A wooden 4'-0" pedestrian gate and a wooden 6'-0" vehicular gate.
2) Proposed 4'-2" yard wall ornamented with pilasters and stepped with the terrain.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

Purpose

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

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

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

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

2. Conflicting Standards

I. Zoning District Regulations

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

II. Multiple Overlay Regulations

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

5. Boundaries

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

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

6. Design of Buildings

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

7. Nonconforming Buildings and Structures

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

B. General Design Standards for All Historic Districts

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

l. General

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

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

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

2. Building Additions

I. Design

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

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

II. Size and Location

a. Building additions are not permitted on primary facades.
b. All building additions shall be set back a minimum of ten feet from the primary facade.
c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary façade.
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.

C. 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 elsewhere within this chapter.

l. 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.

Ill. 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.

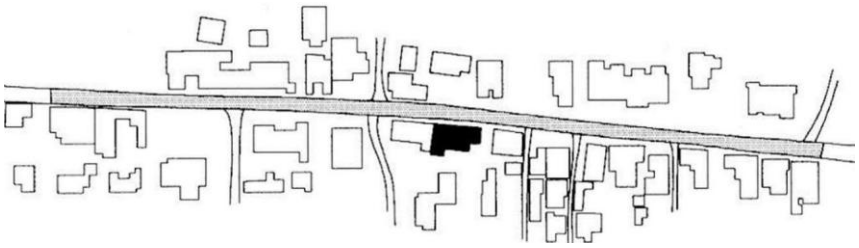


Figure 4.6-2: Linear Street - No Interruptions or Truncations

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.

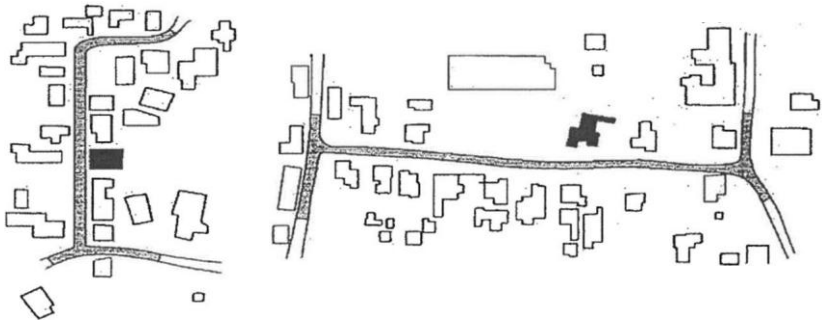


Figure 4.6-1: Truncation by an Intersecting Block or Visual Intrusion

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, shall be considered. See Figure 4.6-3.

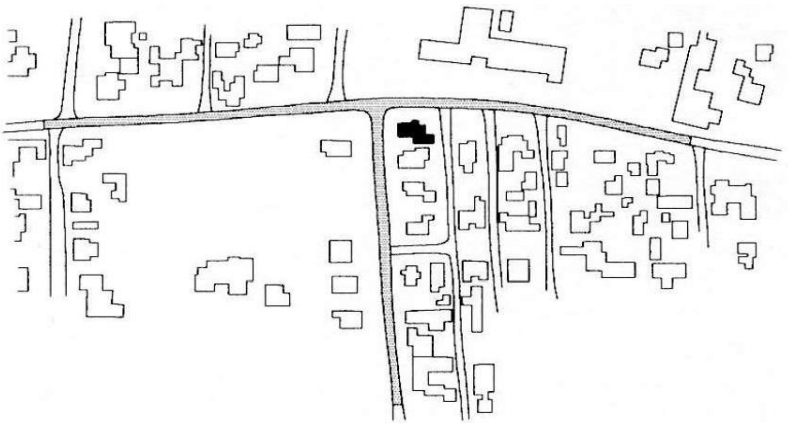


Figure 4.6-3: Frontage on More than One Street

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 midpoint 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.

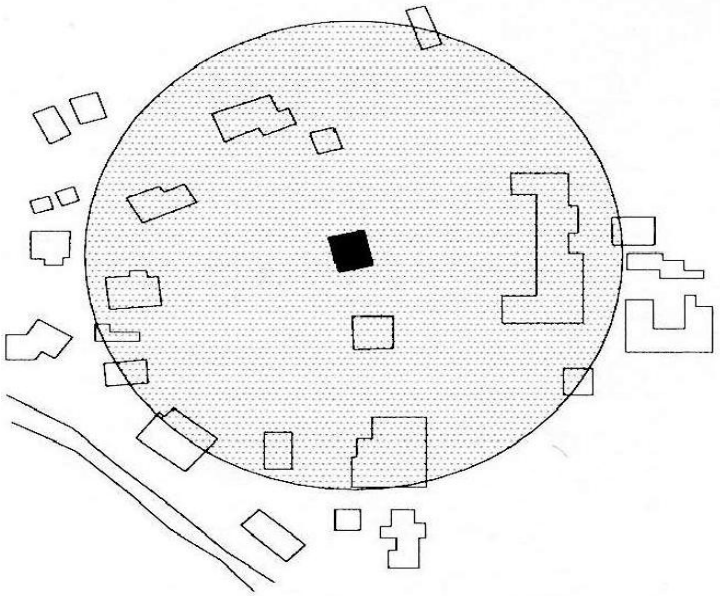


Figure 4.6-4: Interior Lot with No Street Frontage

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.

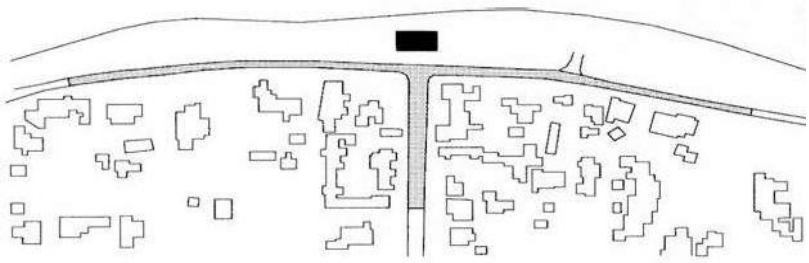


Figure 4.6-5: Location at a 'T' Intersection

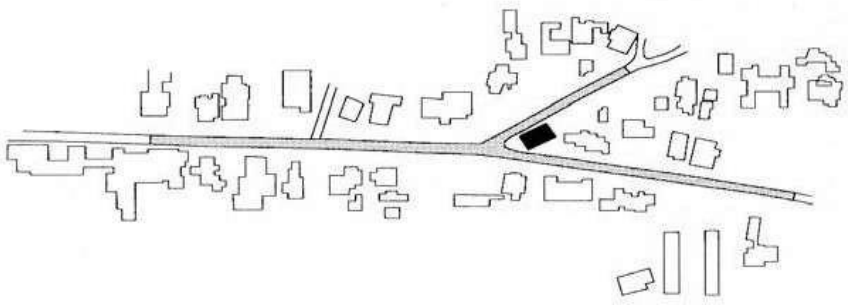


Figure 4.6-5: Location at a "Y" Intersection

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 in 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 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.

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 façades 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.

D. 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 no more than thirty (30) inches of overhang.

May 5, 2026

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

RE: 669 Garcia St., Santa Fe NM
Proposal to construct new Yard Wall & Vehicle and Pass Gates

Dear Board Members,

On behalf of the property owners, Christine TenEyck and Gary Deaver, we are pleased to submit this proposal for a new free standing yard wall, vehicle gate with pilasters, and pass gate to be located at the west side of the property at 669 Garcia St..

The proposed yard wall will be setback from the front (west) property line a minimum of 5'-6" and curve to the south to avoid existing trees to align with an existing pilaster 15'-6" from the front (west) property line and meet an existing yard wall at the north side. The yard wall is proposed to be 4'-2" in height measured from the existing grade on the west (street side) of the wall, constructed of 8"concrete block with cementitious stucco finish (LaHabre 116 Adobe).

A 3'-0"wide pass gate is proposed in the yard wall setback 12'-0" from the front (west) property line, 4'-0" in height, constructed of wood with Olympic stain finish (Mahogany).

The proposed vehicle gate will align with the existing driveway from Garcia St. and be setback from the front (west) property line 8'-0" and 19'-0" from the existing Garcia St. curb line, and 32'-0" from the existing residence. The vehicle gate will slide open to the north. The gate is proposed to be 14'-0" wide by 6'-0" in height above finished grade, constructed of a steel frame clad in wood with steel clavos (wood to be stained, Olympic Mahagony), and the top 1'-9" portion of the gate to be open with McNichols 2"X 2" woven wire mesh (left natural to rust).

The proposed pilasters on both sides of the gate to be 3'-4" wide at the base and taper up to 3'-0" wide, constructed of 8"concrete block with cementitious stucco

finish (LaHabre 116 Adobe). The pilasters include light fixtures, downlight only, with a dark bronze finish.

The existing residence is listed as Non-Contributing in the Downtown and Eastside Historic Sub-District.
A previous owner received HPD Administrative approval and a building permit in 2022 to replace the west portal in-kind (size, materials, and finishes), construct the existing 33"high stone retaining wall on the west side of the drive court, replace all the exterior lights, and repair / replace two sliding doors with French doors on the south elevation. This work was completed.
The current owners have not done any exterior alterations to the residence.

Thank you for your consideration of this proposal.

Sincerely,

Jeffrey J. Seres, A.I.A.
Seres Architecture



West Side – Residence Front Elevation



West Side – Drive Court Looking South – Proposed Vehicle Gate Location



West Side – Drive Court Looking North



West Side – Proposed Yard Wall Location



Garcia St. View – Looking South



Garcia St. View – Looking North

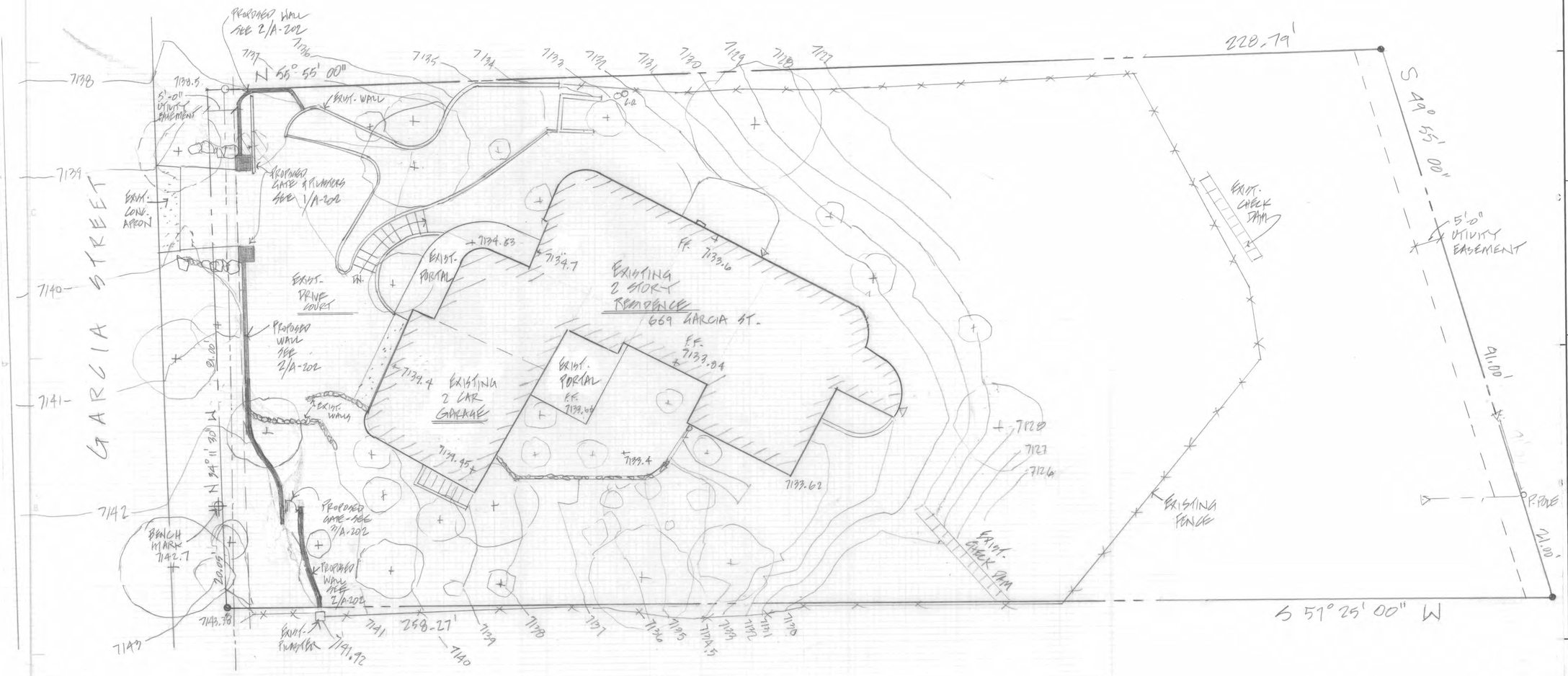


Drive Court – Looking West – Proposed Vehicle Gate Location



Looking West across Garcia St. – SAR Delivery Vehicle Entrance


661
663
663
661
665
669
GARCIA ST
671



N

1 SITE PLAN - EXISTING & PROPOSED

SC: 1" = 10'-0"

0 5 10 20 FT.

KEY

- EXIST. TREES
- PROPOSED YARD WALL

PROJECT DATA

ADDRESS: 669 GARCIA ST.

ZONING: R 2
DOWNTOWN & EASTSIDE HISTORIC DISTRICT

LOT AREA: 25,442.76 S.F. .58 AC

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

TENEYCK - DEAVER RESIDENCE

669 GARCIA ST.
SANTA FE, N.M.

Key Plan

NTS

No	Date	Description

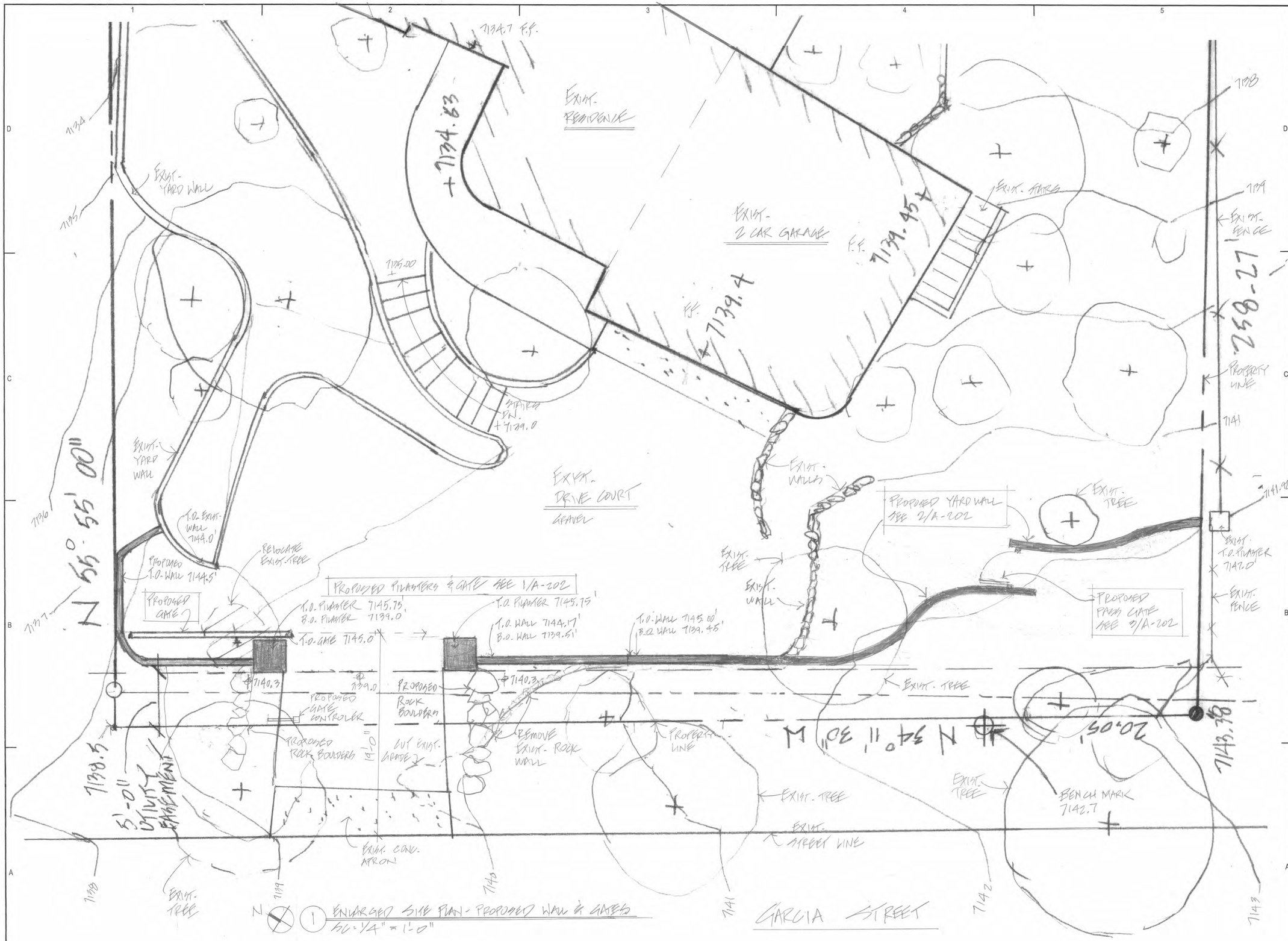
Revision Schedule

ISSUE: HDRB
PROJECT NUMBER: SA 2601
FILE:
DRAWN BY: JJS
CHECKED BY: JJS
DATE: 5 MAY. 2026

SHEET TITLE

SITE PLAN
EXISTING & PROPOSED

A0-101



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CONSULTANTS

Architect | Engineer

TENEYCK - DEAVER RESIDENCE

669 GARCIA ST.
SANTA FE, N.M.

Key Plan

NTS

No	Date	Description

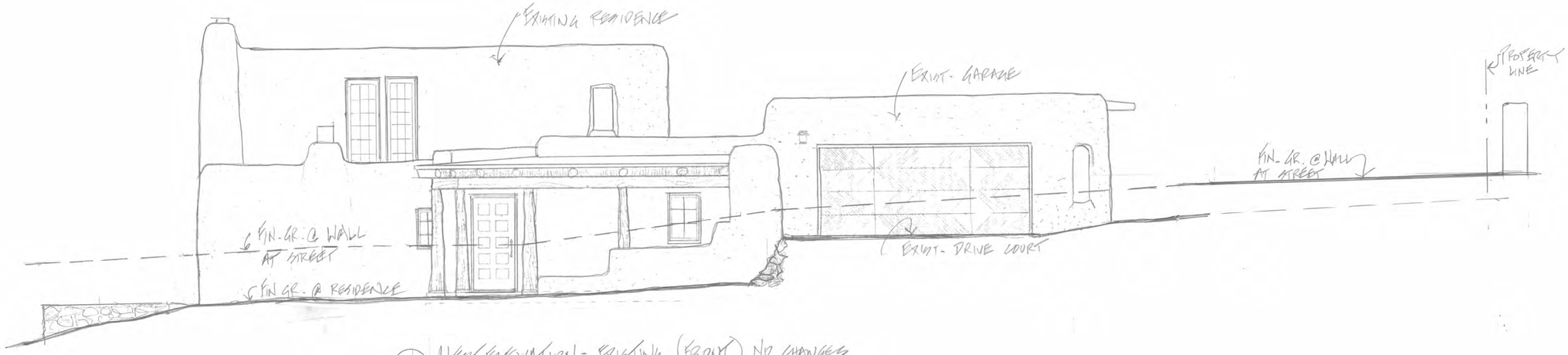
Revision Schedule

ISSUE: HDRB
PROJECT NUMBER: SA 2601
FILE:
DRAWN BY: JJS
CHECKED BY: JJS
DATE: 5 MAY 2026

SHEET TITLE

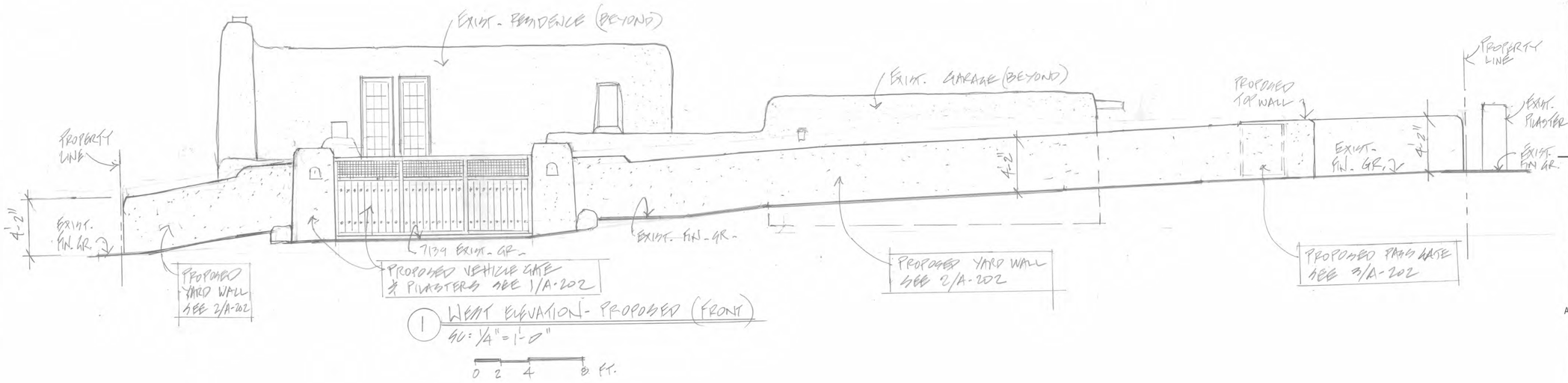
ENLARGED SITE PLAN

AS-102



2 WEST ELEVATION - EXISTING (FRONT) NO CHANGES
SC: 1/4" = 1'-0"

0 2 4 8 FT



1 WEST ELEVATION - PROPOSED (FRONT)
SC: 1/4" = 1'-0"

0 2 4 8 FT.

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jeffreyseres@gmail.com

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CONSULTANTS

Architect Engineer

TENEYCK - DEAVER RESIDENCE

669 GARCIA ST.
SANTA FE, N.M.

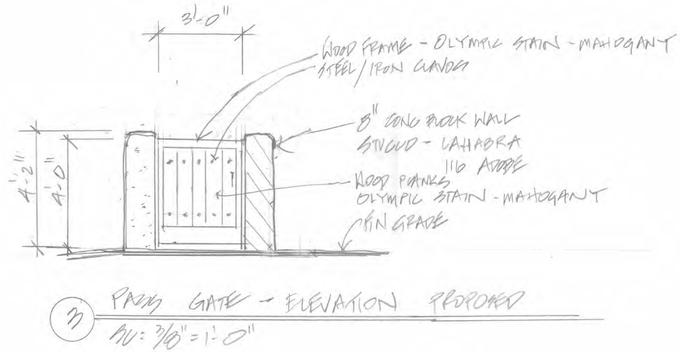
Key Plan
NTS

No	Date	Description
Revision Schedule		

ISSUE: HDRB
PROJECT NUMBER: SA 26001
FILE:
DRAWN BY: JJS
CHECKED BY: JJS
DATE: 5 MAY 2026

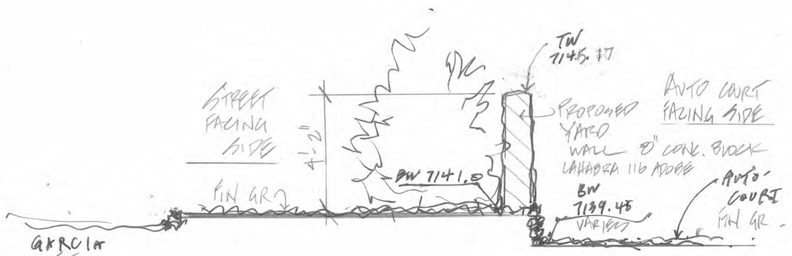
SHEET TITLE
ELEVATIONS EXISTING & PROPOSED

A-201



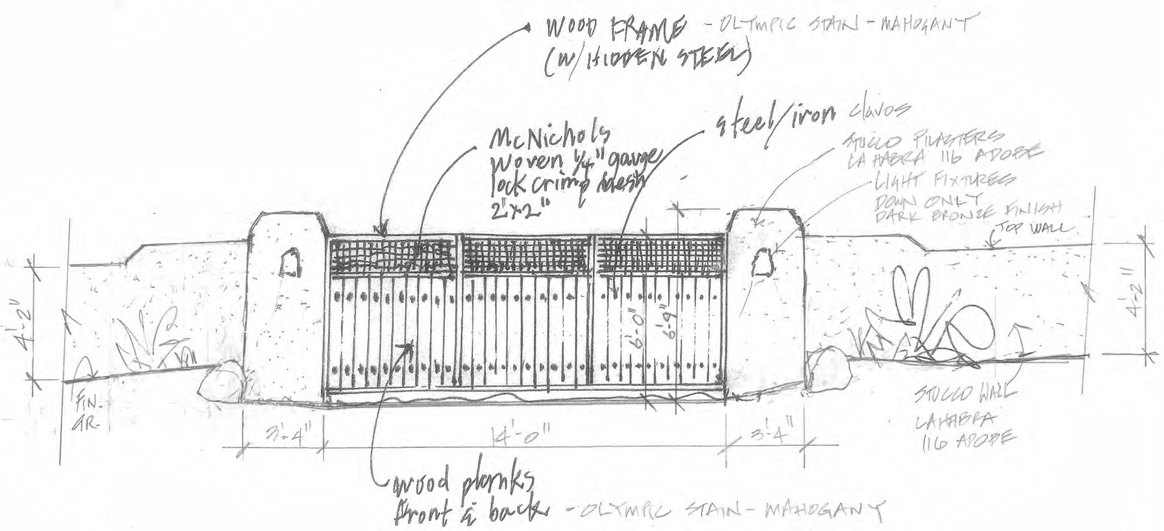
3 PASS GATE - ELEVATION PROPOSED

SCALE: 3/8" = 1'-0"



2 SECTION - PROPOSED YATO WALL

SCALE: 3/8" = 1'-0"



1 VEHICLE GATE & PILASTERS - ELEVATION PROPOSED

SCALE: 3/8" = 1'-0"

0 2 5 FT.

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jeffreyseres@gmail.com

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CONSULTANTS

Architect Engineer

TENEYCK-DEAVER RESIDENCE

669 GARCIA ST.
SANTA FE, N.M.

Key Plan

NTS

No	Date	Description
Revision Schedule		

ISSUE: HPRB
PROJECT NUMBER: SA 2601
FILE:
DRAWN BY: JJS
CHECKED BY: JJS
DATE: 5 MAY 2026

SHEET TITLE

WALL / GATE DETAILS

A-202

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

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

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

PROJECT INFORMATION

Date 1.29.2026	Property Owner of Record CHRISTINE TENEYCK & GARY DEAVER		
Applicant/Agent Contact	JEFF SERES		
Site Address	669 GARCIA ST.		
Suite or Space #	Subdivision Name RAYNE		
Lot # E 4 NORTH 43	Block #	Total Roof Area (square feet) 3191 ±	
Lot Coverage % 12.5	Lot Size (square feet) 25,442.76 .58 AC		
Proposed Construction Description	NEW YARD WALL, VEHICLE GATE, & PASS GATE		
The following documents are required for review as applicable:	X Legal Lot of Record ☐ Building Plans X Existing site plan w/ setbacks X Proposed site plan w/ setbacks X Existing & Proposed Elevations ☐ Development Plan		
Zoning District R-2	Overlay Districts ☐ Escarpment ☐ Flood Plain ☐ Other		
Proposed Setbacks N/A	Front	Rear	Left Side / Right Side
Required Setbacks N/A	Front	Rear	Left Side / Right Side
Proposed Height	Max Height	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 X N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
☐ Y X N Setback Affidavit and Agreement		
☐ Y X N Site Visibility Triangle	☐ Y X N Escarpment Slope Analysis	☐ Y X N Flood Plain Grading Plan

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

_____ ☐ Owner X Applicant X Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

✓ Preliminarily Reviewed	☐ Reviewed w/ conditions	☐ Denied

Comments/Conditions: All posts, fencing, and yardwalls must be within the property. Pedestrian and vehicular gates cannot open outside of the property.

Preliminary Zoning Review completed by Rebekah Clouser Date 2/9/2026

Preliminary Zoning Review # 2026-011909--PAR

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 11, 2022

To: Building Permit Division

From: Angela S. Bordegaray

Angela Bordegaray

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

Project Address: 669 GARCIA ST, Santa Fe, NM 87505

Case Number: 2022-005861--ADMIN

Contact Name: MINERVA CANNA GROUP INC.

Phone Number: 505-888-2966 **Email:** josil@minervacanna.com

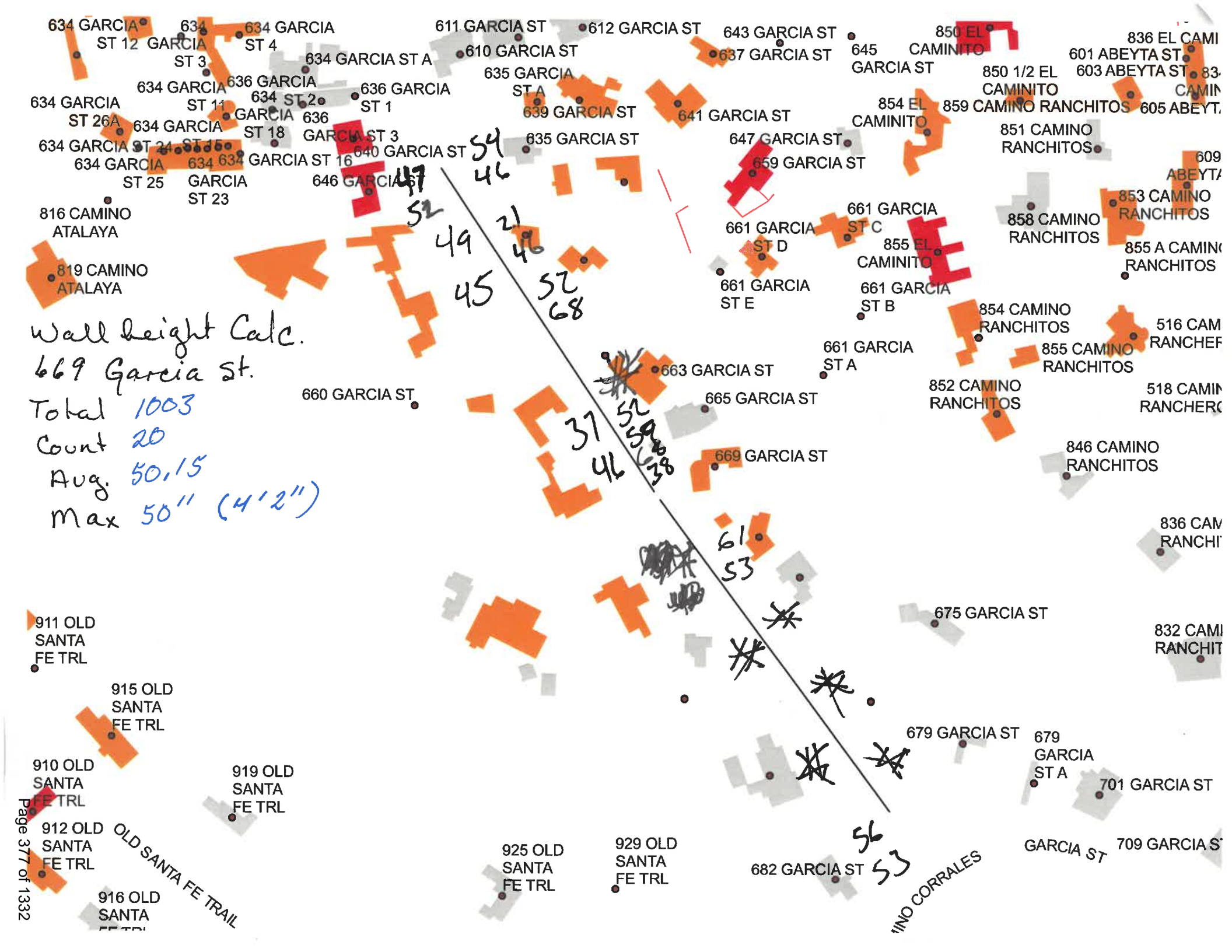
Proposed Changes: *Replace west portal timbers in-kind (same dimensions, same finish); All the new beams and posts will be stained in the same existing brown color.*
Install short (33") landscaped retaining wall at entry between driveway and front entrance on west elevation
Replace all exterior lights (see attached image).
Repair two (2) sliding doors with white french doors on south elevation.

Restucco to match existing.

Conditions of Approval:
Exterior lighting shall comply New Mexico Night Sky Ordinance.
No other changes are approved. If additional exterior changes are proposed, the project may require review by the Historic Districts Review Board.

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

FINAL HISTORIC INSPECTION



Wall Height Calc.
669 Garcia St.

Total 1003
Count 20
Avg. 50.15
Max 50" (4'2")

City of Santa Fe, New Mexico

memo

DATE: June 9, 2026

TO: Historic Districts Review Board Members

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division, LgM

2026-012285-HDRB. 619 West Alameda St., Westside-Guadalupe Historic District, Contributing, Dura Build Construction, agent for Max Scott, owner, proposes to construct a 169 sq. ft. addition to a height of 11'-6" and a freestanding 763 sq. ft. casita to a height of 11'-1", where the maximum allowable height is 14'-10".

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

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the project and finds that the application complies with 14-4.6(E) General Design Standards for all Historic Districts and 14-4.6(G)(5) Westside-Guadalupe Historic District Design Standards.

Sample motions:

a. In case 2026-012285-HDRB, for 619 West Alameda Street, approve or deny the project as submitted.

Should the Board deny the request, the applicant shall return with an alternative proposal for review and approval.

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: Location of Property.

BACKGROUND & SUMMARY:

Background:

The property came before the Historic Districts Review Board on March 24, 2026, under case 2026-011825-HDRB with a proposal to install a bond beam, repair historic windows, re-roof the existing residence, and construct 3'-4" high yard walls. An exception was requested to section 14-4.6(E)(2)(IV)(b) to raise the height of a contributing structure. The HDRB approved the project as submitted. Upon further consideration, the applicant felt that adding a replacement for the previously demolished addition would be advantageous for the small residence.

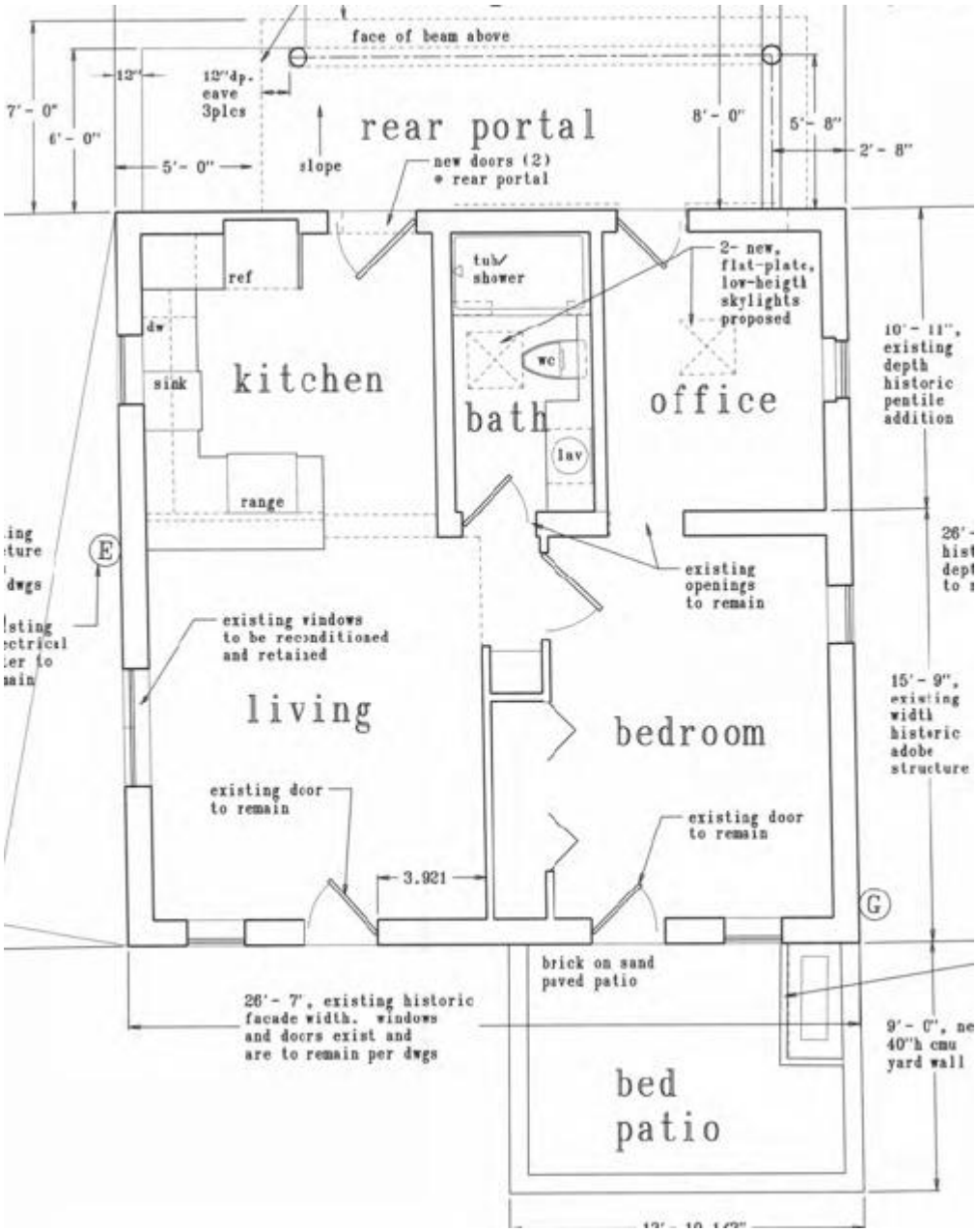


Figure 2: Previously Approved Site Plan

Streetscape and Context:
The property at 619 West Alameda is located across from the Santa Fe River Park, a passive recreational area featuring landscaping, picnic tables, and a walking path. The park is bounded on one side by the ten-foot drop to the riverbed and on the other side by Alameda Street. This parkway was developed for the visual enhancement of the nature of the site.

Across from the Santa Fe River is the residential sector of Alameda Street. The houses range in style, with the most prominent styles being Spanish Pueblo Revival and Vernacular in this area. Most of the residences are lower single-story buildings with an average height on the streetscape of 12’8”. The street is lined with low yard walls with an average height of 46” (3’10”). The yard walls are stuccoed concrete masonry units colored to match the corresponding building.


Figure 3: South Façade of Existing Residence.

Site Description:
The 702 sq. ft. single-family residence at 619 W Alameda Street is listed as contributing to the Westside-Guadalupe Historic District. The Spanish Pueblo Revival structure is constructed of adobe and pentile.

The adobe portion of the residence was constructed around 1943, with the pentile addition being constructed by 1951. The wood-framed addition appears to have been constructed in 1975 and collapsed in 2024, and it has been removed from the property. There are projecting vigas at the exterior of the adobe south walls, though the interior portion of the vigas appears to have been removed at some point. The north wall has projecting roof joists on the pentile addition. Roof drainage is a single-sheet metal channel on the north elevation. The exterior walls are cement stucco on chicken wire with paint on the stucco.

All except one window are wood, double-hung, single-glazed one-over-one windows. There are some wood screens, though not all windows have these screens. The two front doors on the south may be handmade wood, frame, and panel with a glazed flower petal design. The western rear door is a frame-and-panel door, and the eastern rear door is a hollow-core wood door. All windows and doors are recessed about 6”, and the windows have projecting concrete sills. The two front doors have two small steps.

The property held a front wire fence with a wire gate, which has been removed. There is also a side chain link fence, short cast concrete posts, a couple of wood posts, and possible remains of a stone boundary. The residence is typical of the streetscape.

There is also a pentile-lined well on the west side of the property. The well is listed as a contributing structure.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for the property.

HDRB:

A remodel of the residence was approved on March 24, 206, under case 2026-0011825-HDRB. The remodel consists of installing a bond beam, repairing historic windows, re-roofing the existing residence, and constructing 40" high yard walls. An exception was granted to section 14-4.6(E)(2)(IV)(b) for raising the height of a contributing structure.

The property's status was reviewed on July 8, 2025, under case 2025-010664-HDRB. The residence was designated as contributing, and the south and west elevations as primary. The pentile-lined well was designated as contributing.

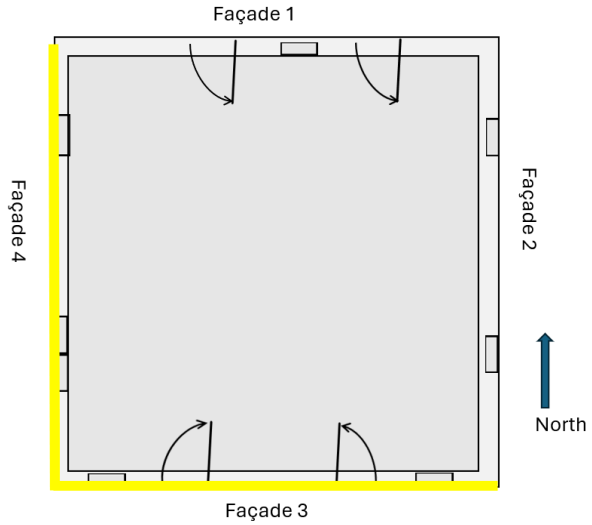


Figure 4: Primary Facades

ADMINISTRATIVE:

There are no administrative approval cases on record for the property in the Historic Preservation Division files.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Existing Structure:

1) Construct a 169 sq. ft. addition to a height of 11'- 6" to replace the demolished 1975 addition and create a foyer on the north elevation of the residence.

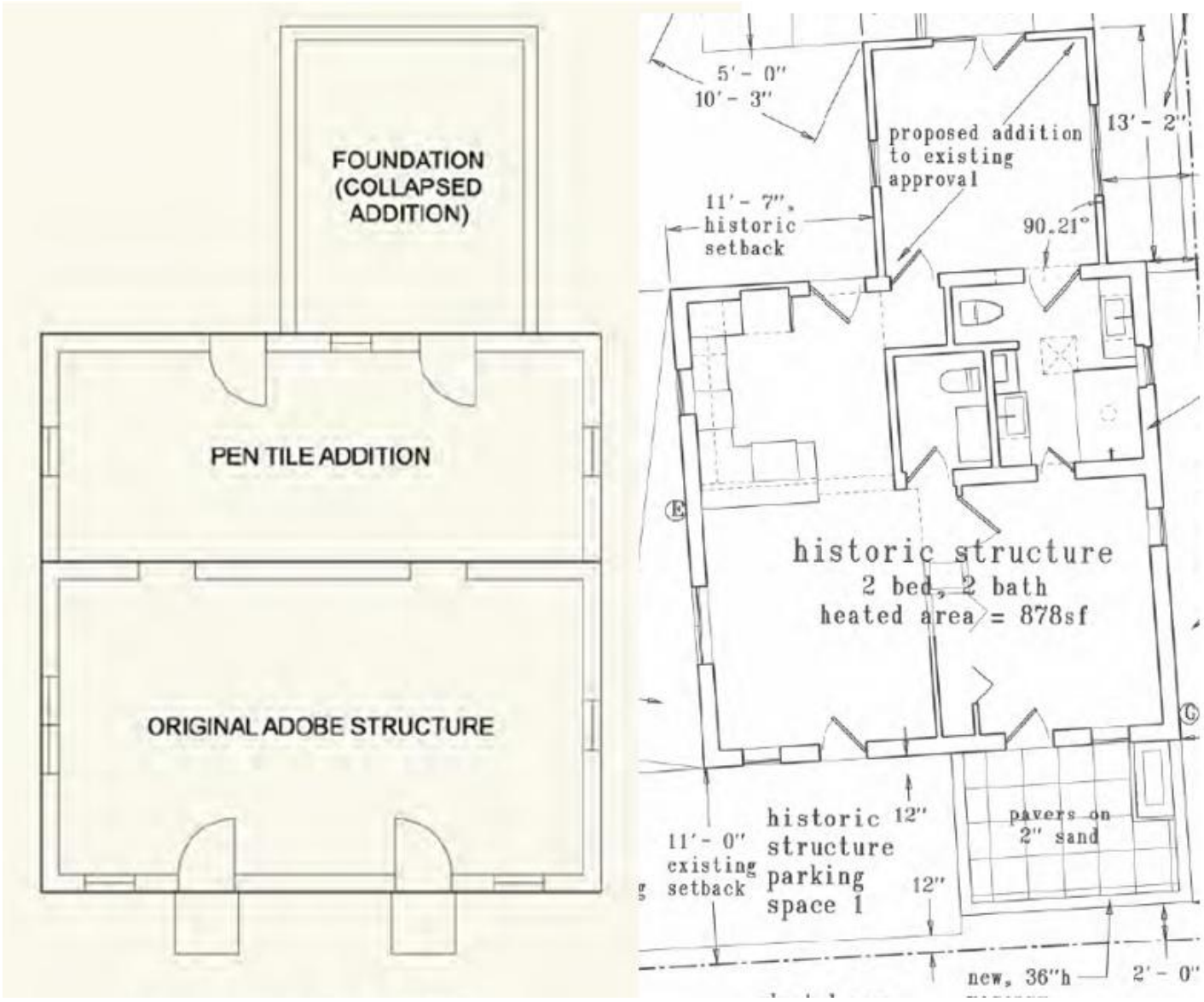


Figure 5: Previous Floor Plan Compared to Proposed Plan

New Structure:

2) Construct a 745 sq. ft. residential structure to a height of 10'-6½" where the maximum allowable height is 14'-10" in a recent Santa Fe style
    a. The roof will be flat with a parapet
    b. Windows include single-lite, double-hung wood-clad windows on each elevation and a single sliding window on the north elevation.
    c. Doors include a 4-panel solid wood door and a double 4-panel solid wood door on the south and a single-lite French door on the north.
    d. Stucco will be cementitious in suede color.

Property:

3) Construct a 60" high interior coyote fence between the structures.

4) Hardscaping is proposed.

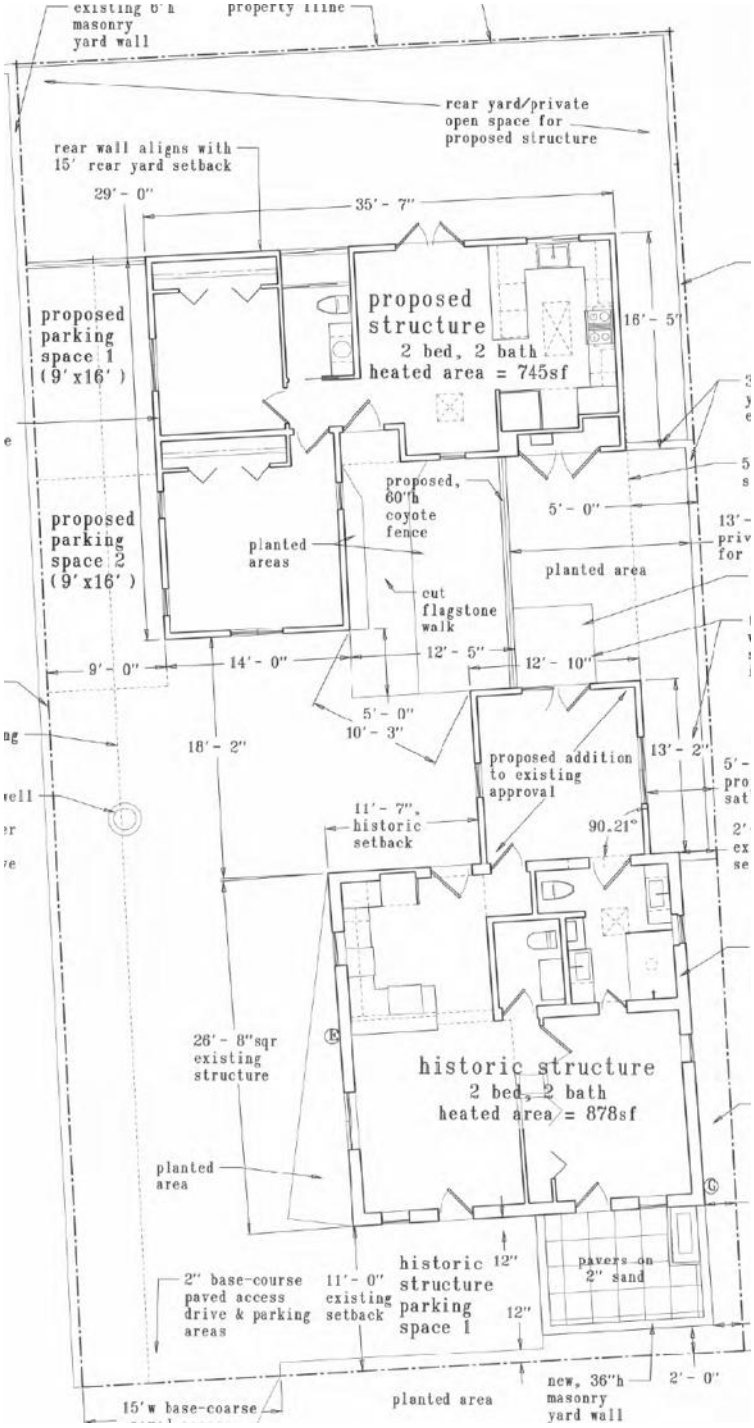


Figure 5: Proposed Site Plan

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

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.

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.

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 of 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 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.

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.

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.

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

2. Building Additions

I. Design

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

b. Building additions shall have similar materials, architectural treatments, 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,

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 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 elsewhere within this chapter.

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:
   - raising the parapet;
   - setting back from the edge of the roof;
   - Framing the collector with wood.
   - In the case of pitched roofs, by integrating the collector into the pitch;
   - In the case of ground solar collectors, by a wall or vegetation;
   - In the case of wall collectors, by enclosing or other walls;
   - 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

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: 619 West Alameda	2. Location: 619 West Alameda, Santa Fe, NM	3. Local Reference Number: Santa Fe ID #: 4. County: Santa Fe Parcel #12129408

5. Property Type: Small single family residential structure on small city lot.

6. Date of Survey: May 6, 2025, May 12, 2025

7. Previous Survey Date(s): N/A

8. Name of Project: HDRB Status Review

9. Lat/Long: 35.689134, -105.950314



10. Photo Information: May 12, 2025 View: Looking northeast from sidewalk

11. Brief Description of the Property: This building is located in the City of Santa Fe, on a small city lot on West Alameda, in the Westside-Guadalupe Historic District. Early documentation on the property is scarce. Reportedly, the house was built in 1943, but no actual documentation of this exists. The building is a small, simple, low Pueblo Revival style structure, with a flat roof. It is approximately square, measuring about 26-1/2 feet in either direction. The exterior walls are constructed of adobe and pen tile. The setback, size, scale, style, and detailing of the building is somewhat typical of other buildings on the street. A small rectangular wood framed addition had been added to the north side of the building, but it collapsed in late 2024 or early 2025. All that remains of this addition is the foundation.

Note: A detailed description of the property, and more documentation is included in the continuation sheets at the end of this document, beginning on page 5.

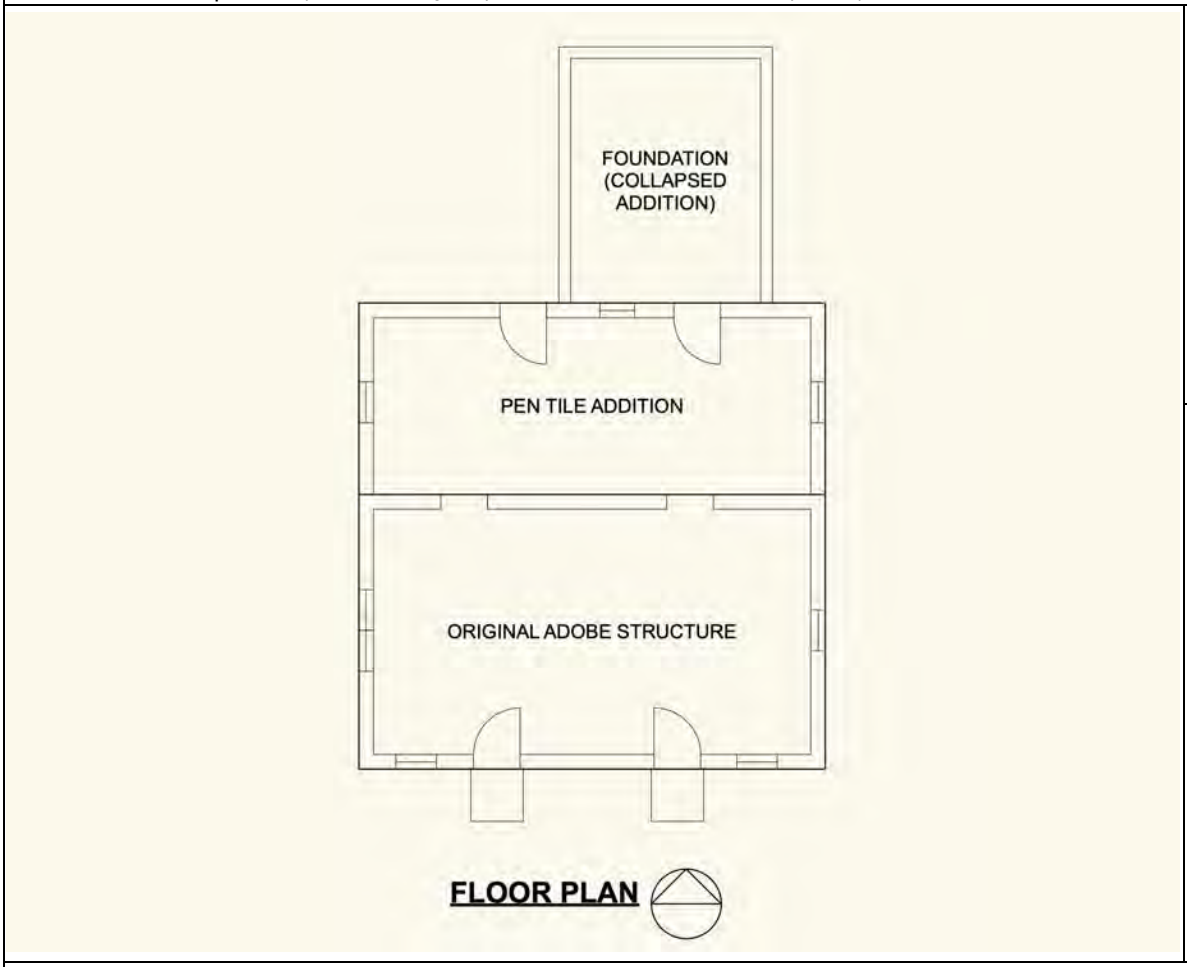
12. Who uses the property? Unused

13. Construction Date: 1940's
__Known _X_ Estimated
Source: MLS Listing, Property Recs (propertyrecs.com), Santa Fe County Clerk/Register of Deeds, City of Santa Fe GIS website, UNM Earth Data Analysis Center

14. Setting:
__Suburban __Rural __Village _X_ 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)



17. Surveyor:

Mark L Mortier – Architect
1936 Cerros Colorados
Santa Fe, NM. 87501

505-231-5989
marklmortier@gmail.com

18. Owner: Maxfield Scott, Santa Fe, NM:

19. Is Property Endangered? __Unknown __No _X_ Yes How? Very weathered and deteriorated, vandalized, bottom of foundation is exposed, interior has been partially gutted, a portion of building has collapsed.

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.): The setback, size, scale, style, and detailing of the building is somewhat typical of other buildings on the street.

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? Unknown significance

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

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) _X_ Continuation Sheets, # pages: 13

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: 619 West Alameda	2. Location: 619 West Alameda, Santa Fe, NM	3. Local Reference Number: Santa Fe ID #
		4. County: Santa Fe Parcel #12129408
		5. Date of Survey: May 6, 2025, and May 12, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:	7. Number of Stories: 1
Exterior - Poured concrete foundations, adobe walls, pen tile walls, cement stucco, asphalt or modified bitumen built-up roof. Wood doors and windows. Interior - Wood joist floor structure, with wood flooring, Wood joist ceiling/roof structure, with wood decking, gypsum plastered walls. Note: Viga ends visible at front facade, as well as cut off stubs inside of the front portion of the building. Projecting roof/ceiling joists at rear façade. One modern sheet metal canale at rear, can see where two other canales were closed off for wood framed addition.	8. Foundation: Shallow, board formed poured concrete foundation at portion of building still standing, top approximately level with grade, no footing; grout filled concrete block, on spread footing, at collapsed addition. 9. Roof: Nominally flat roof, covered with modern asphalt or modified bitumen built-up roof, with mineral surfaced cap sheet, running over top of parapet.

10. Windows: Wood double hung type, single glazed, 1 light over 1 light. Simple wood frames with parting bead and applied stop. No counterbalances or weights - may have had pins to hold them open. Paint finish. Some windows have crude wood screens. Cast concrete sills. Also one square window opening on rear of building, window has been removed.	11. Doors: Front doors, frame and panel type with glazed flower petal design near top. May be hand made. May not be original. Stained finish. Simple painted wood frames, have been modified for doors. West rear door manufactured wood frame and panel door, with three horizontal panels and 4 light glazed panel. Wood frame. All painted. East rear door, modern hollow core door in crude wood frame.
12. Chimneys: None.	13. Porches: None. Small poured concrete stoops at front doors.

14. Other Significant Features: None

15. Modifications: the building appears to have been built in three phases - first an original rectangular adobe walled portion located towards the front of property, then a rectangular "pen tile" addition on the back side of original portion, and finally a small addition on the back side of the pen tile addition. This last addition has collapsed, and only the foundation remains. Wood front doors appear to have been replaced.

(Continued from other side)

16. Primary Architectural Style: Spanish Pueblo Revival

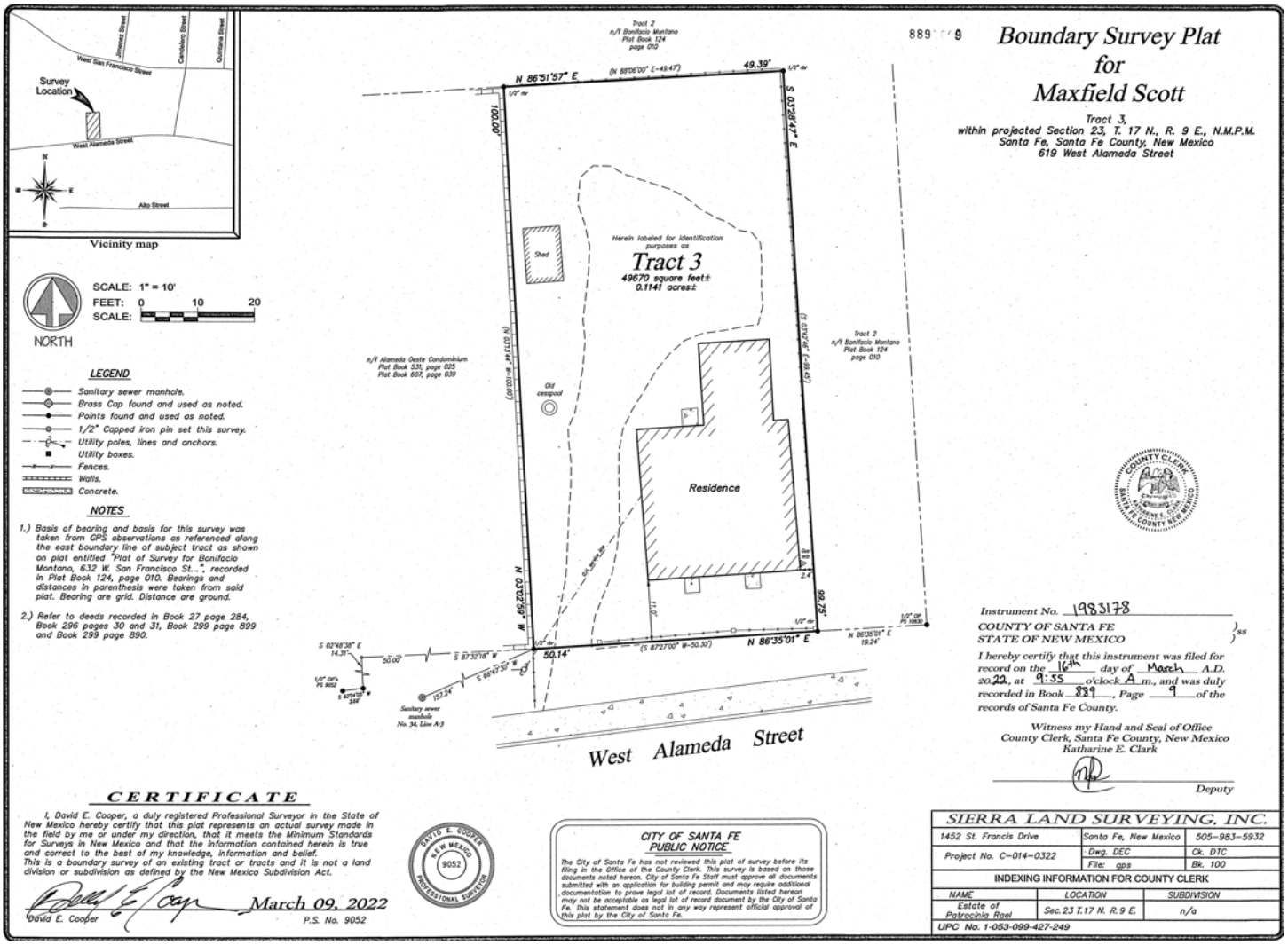
17. Documents Available and Their Locations: Property Report - Property Recs (propertyrecs.com), Deeds and Plats - Santa Fe County Clerk/Register of Deeds, Aerial Photos, Map of Contributing Structures - City of Santa Fe GIS website, Aerial Photos - UNM Earth Data Analysis Center, Aerial Photos – Google Maps, Copies of MLS Listing - Owner.

SITE:

18. Attached or Associated Properties: None

Are associated properties eligible for listing: Not applicable

19.Site Plan:



Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 619 West Alameda	2. Location: 619 West Alameda, Santa Fe, NM	3. Local Reference Number: Santa Fe ID #
		4. County: Santa Fe Parcel #12129408
		5. Date of Survey: May 6, 2025, May 12, 2025

This building is located in the City of Santa Fe, on a small residential lot on West Alameda, in the Westside-Guadalupe Historic District. Early documentation on the property is scarce. Reportedly, the house was built in 1943, but no actual documentation of this exists. The earliest recorded deed for the property appears to be from 1945, conveying a 50-foot by 100-foot lot from a husband and wife living in Pilar, to a single owner in Santa Fe.

The building is a small, simple, low Pueblo Revival style structure, with a flat roof. It is approximately square, measuring about 26-1/2 feet in either direction. The setback, size, scale, style, and detailing of the building is somewhat typical of other older buildings on the street. A small rectangular wood framed addition had been added to the north side of the building, but it collapsed in late 2024 or early 2025. All that remains of this addition is the foundation.

The standing portion of the building appears to have been constructed in two phases – an original rectangular building on the front (south), and a full width rectangular addition on the back (north). A seam is visible on the side walls of the building, as well as a small step in the parapet height, where this addition joins the original building. The front half of the building, including the former north exterior wall, that now divides the two halves, was built with adobe blocks, on a shallow board formed poured concrete foundation, that was built without footings. The back half of the building was built with “pen tile,” also on a shallow board formed poured concrete foundation, built without footings. Both portions of the building have a flat roof/ceiling, framed with wood joists, and decked with wood boards. The roof appears continuous from above. Both halves have wood floor joists, over a shallow cavity, and were covered with wood flooring. The interior has been partially gutted.

Aerial photography, documenting the property, was obtained from the City of Santa Fe, the UNM Earth Data Analysis Center, and Google Maps. The earliest image, dated 1935, is too low resolution to be useful. A 1948 image is also low resolution, but appears to show a building on the property. However, its shape cannot be discerned. An image from 1951 clearly shows a building, which appears to be a square, suggesting the pen tile addition had been constructed by this time. The building footprint does not change in several photos from the 1960’s. The wood framed addition first shows up in a 1975 photo, and remains there in photos up to and including a dated May of 2023.

The exterior walls are covered with two layers of cement stucco, on chicken wire, which has been covered with a coat of thick paint or synthetic stucco. Each stucco layer has a visible cementitious color coat. An orange toned cementitious color coat, popular in the 1950’s and 1960’s, is seen just under the exterior coating, and a white cementitious finish coat is seen under that layer of stucco, on top of the base layer. The base layer of stucco has been applied directly to the substrate, without any building paper or other moisture barrier.

There are small, short projecting viga ends visible on the front façade of the building, which may be the remains of an original viga roof/ceiling structure for the front portion of the building. The stubs of the vigas can be seen on the interior of the front wall, and both sides of the rear wall of the original building, suggesting that the vigas have been cut off at the interior surface of the walls and removed. The rear façade has projecting roof/ceiling joists.

The roof appears to be covered with modern, mineral surfaced, asphalt or modified bitumen built up roofing, which has been run up and over the tops of the parapets. There is one modern sheet metal canale at the rear, you can see where two other canales were closed off for construction of the wood framed addition.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

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All but one of the windows are wood, double hung type, single glazed, 1 light over 1 light. They are simply constructed with wood frames, and sashes held in place by an applied parting bead and applied stops, which form the tracks. They are not counter balanced or weighted, and may have had pins that were used to hold them open. Some of the windows have crude wood screens. The windows have a paint finish, and they appear to be original. The windows have cast concrete sills, and are recessed several inches into the walls, with a curved stucco reveal.

There is also a small square opening in the north wall, recessed similar to the double hung windows, with a painted wood frame, which appears to have been a wood window. The window appears to have been removed, and the opening is covered with wood framed window screening on the exterior, and what appears to be gypsum board on the interior. (This may be the back side of the bath tub surround. It is not weather proof, but was enclosed in the wood framed addition, until the addition collapsed.)

The two front windows, as well as the two windows on the east facade of the building, measure approximately 24-inches by 47-inches. Two of these same windows are mulled together on the south portion of the west façade to create a double unit. Another window on the north portion of the west façade measures approximately 30-inches by 45-inches.

The two front doors are wood, frame and panel type, with a glazed flower petal design. They do not appear to be original, and may be hand made. They appear to have been stained and sealed. There have simply constructed wood frames, with applied stops, a screen mortise, and wood sills, which appear to be set directly on the foundation. The frames are recessed several inches into the walls, with a curved stucco reveal. The frames have been crudely modified to accept the doors, and have a paint finish. The doors have modern latches and deadbolts, modern metal thresholds, and there are screen door hinges on the frames.

The western rear door, is a manufactured frame and panel door, with a 3 horizontal panels, and a glazed, 4 light panel in the top. The wood frame and sill are similar to the front doors, with provisions for a screen door. The frame is recessed several inches into the walls, with a curved stucco reveal. The door and frame have a paint finish. This door may be original. It has modern hardware, and a metal sill.

Another door is visible at the rear – on the east side. This door was installed to provide access into the rear addition. This door is a modern hollow core wood door, in a crude wood frame, that is set in a rough opening that was cut into the pen tile.

The building has electrical service, phone service, city water and sewer, and natural gas service, although none of these services are connected or in use.

On site features at the front of the property include the remains of a chain link fence, a couple of short cast concrete posts – which may be from an old fence, a couple of wood posts, and possible remains of a stone landscape border. There is a chain link fence along the east and north boundary of the property. The west boundary is closed off by walls on the adjacent property. There are two small poured concrete stoops outside of the two front doors.

There is also what appears to be an old pen tile lined well, on the west side of the property. Note that the survey shows a shed along the rear of the west boundary of the property. This shed no longer exists.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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View from street – looking northeast - May 2025



South façade – looking north – May 2025

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Southwest corner – looking northeast – May 2025



West façade – looking east – May 2025

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Northwest corner – looking southeast – May 2025



North façade – looking south – May 2025

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Northwest corner – looking north – May 2025



East façade – looking west – May 2025

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Southeast corner– looking northwest – May 2025

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Wood framed addition – pre collapse - 2023



Wood framed addition – pre collapse - 2023

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Aerial view – 1948 – appears to show a building on the property

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Aerial view – 1951 – appears to show a square building

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Aerial view – 1967 – clearly shows a square building

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Aerial view – 1975 – clearly shows the third addition

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Aerial View - 2023

H323

6/24/85 HMW SF 05161326

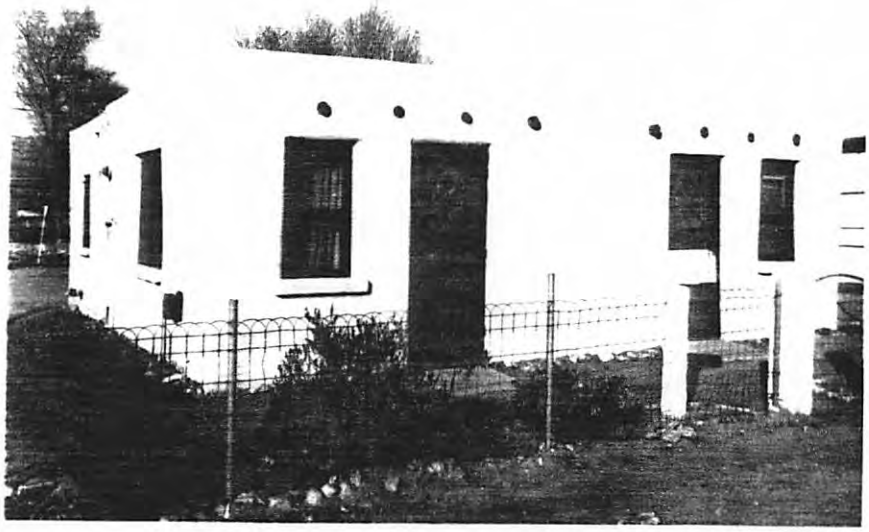
SFHD 7 26

619 W. ALAMEDA

SF

—

SL SFHD 7 22



P

SF DIR; NEIGHBOR

condition

excellent good

fair deteriorated

degree of re-sliding

minor moderate major

describe:

RES.

similar ✓ not similar

yes no

significance

of ✓ interest

if eligible, why?

associated buildings? yes

what type?

if inventoried, list 10 nos.

yes

style

wall material surface

architectural features

comments

City of Santa Fe

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

PROJECT DESC: 2025-010664-HDRB, 619 W Alameda St., Westside-Guadalupe Historic District, non-contributing, Dura Build Construction, agent for Max Scott, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure.

CASE NUMBER: 2025-010664--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 619 W ALAMEDA ST
Santa Fe, NM 87501

CONTACTS:

Applicant	Max Scott
Property Owner	Max Scott

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jul 22, 2025. The decision of the Board was to upgrade the residential structure to contributing and designate the south and west facades as primary and designate the pentile lined well as contributing to the Westside-Guadalupe Historic District.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

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

Ver. 12 1/14/2020

619 W Alameda St

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW

PLUD-20

PURPOSE AND INSTRUCTIONS

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

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

PROJECT INFORMATION

Date	11/14/2025	Property Owner of Record	Maxfield Scott				
Applicant/Agent Contact	Scott Irving						
Site Address	619 W Alameda						
Suite or Space #		Subdivision Name	N/A				
Lot #	Tract 3	Block #		Total Roof Area (square feet)	2200		
Lot Coverage %	37%	Lot Size (square feet)	4967				
Proposed Construction Description	Stabilize and repair existing 710ft. structure. Build rear unit.						
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	R29	Overlay Districts	Escarpment	Flood Plain	Other		
Proposed Setbacks	Front	11ft	Rear	65ft	Left Side	20ft	Right Side 2.5ft
Required Setbacks	Front	7ft	Rear	15ft	Left Side	5ft	Right Side 5ft
Proposed Height	20'~~8~~'	Max Height	10'~~4~~'	Parking Required	3spcs	Provided	3sp~~c~~ Bike Parking Yes Provided Yes

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

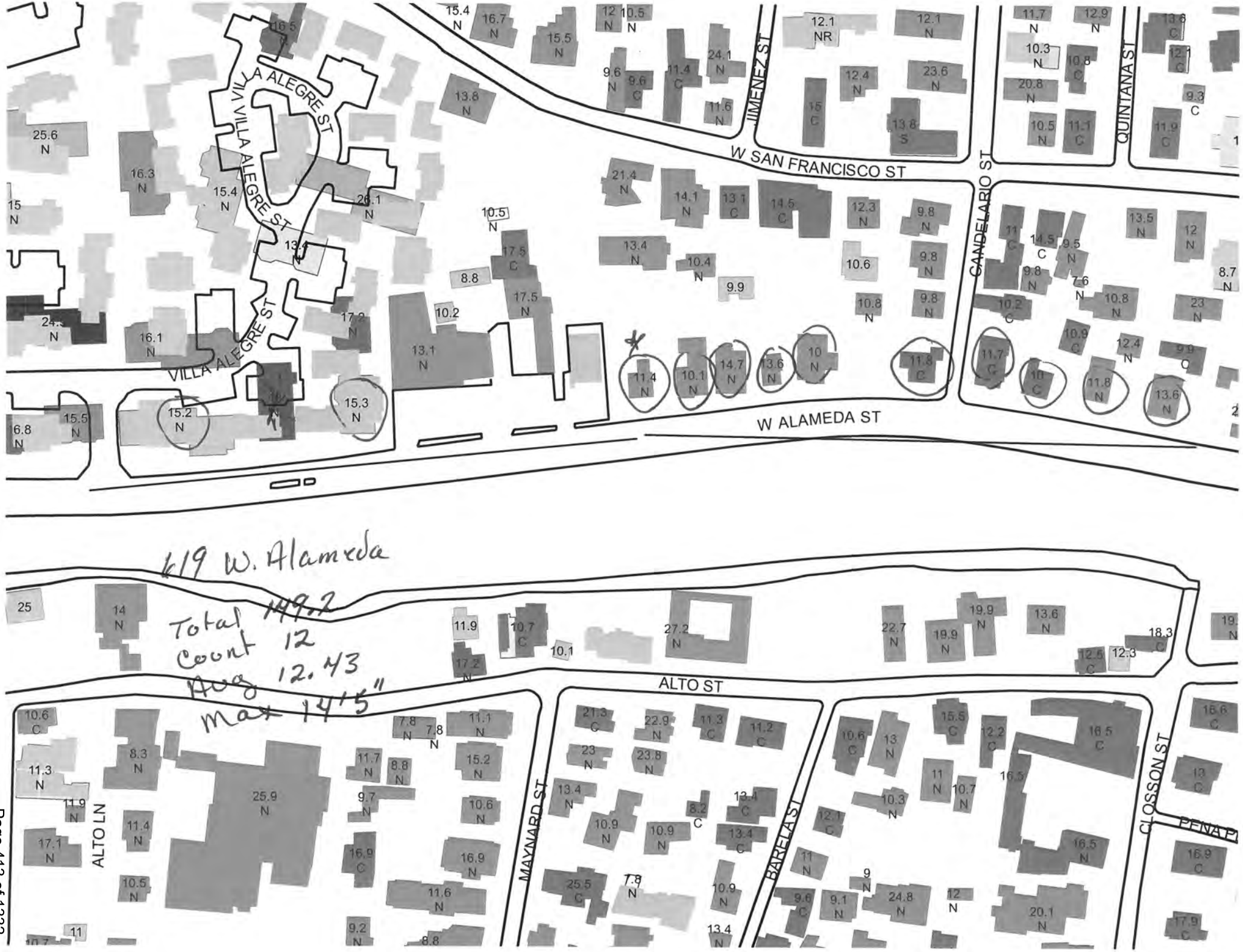
This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

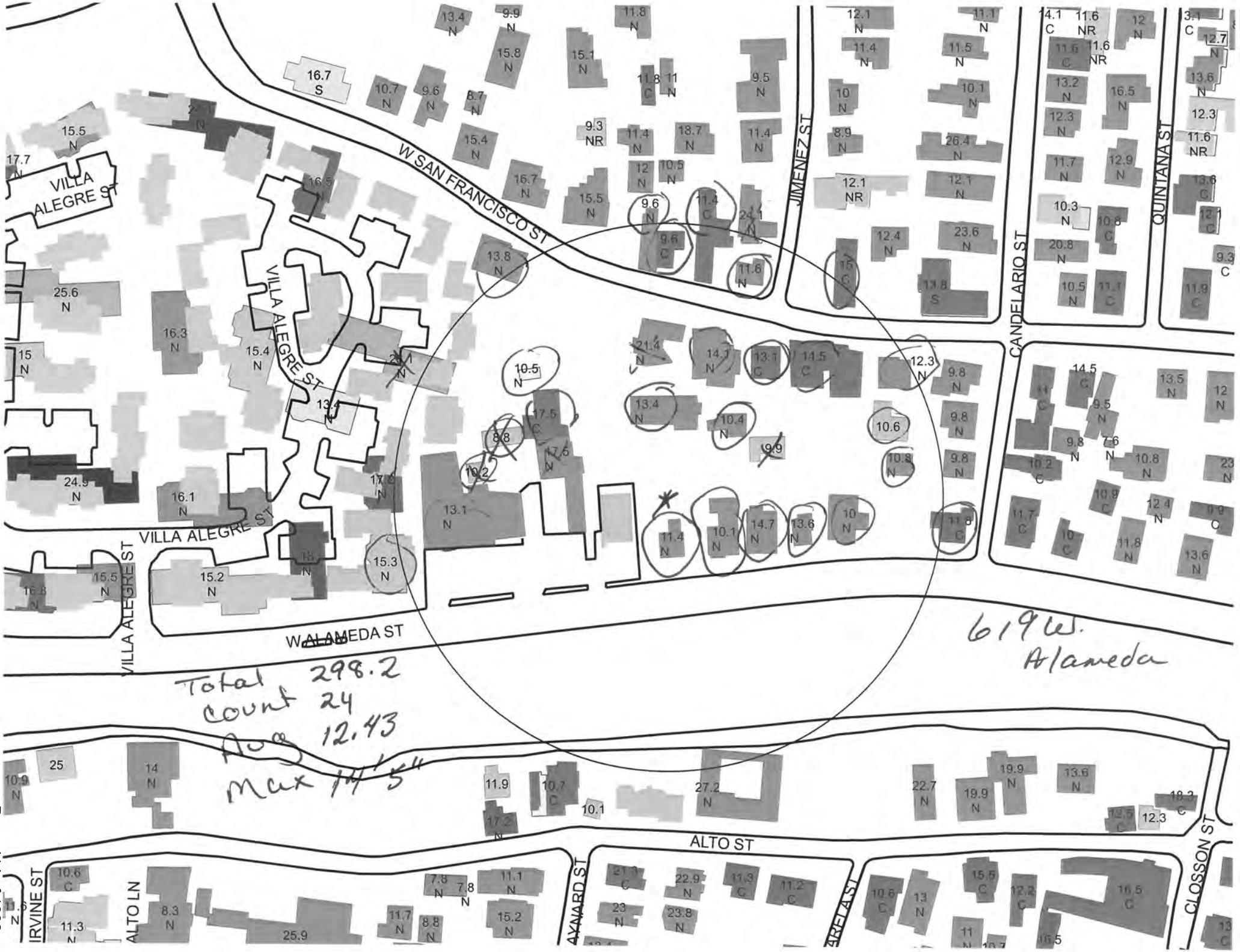
Scottirving ○ Owner ✓ Applicant ○ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

X Preliminarily Reviewed	Reviewed w/ conditions	Denied
Comments/Conditions	must comply w/ Ch.14 LDC at time of development.	
Preliminary Zoning Review completed by	Rachael Hamilton	Date 12/09/2025
Preliminary Zoning Review #	2025-011663-PAR	


619 W. Alameda
149.2
Total
Count 12
Avg 12.43
Max 14.5"
W SAN FRANCISCO ST
W ALAMEDA ST
ALTO ST
VILLA ALEGRE ST
JIMENEZ ST
CANDELARIO ST
QUINTANA ST
ALTO LN
MAYNARD ST
BARELA ST
CLOSSON ST
PENA P


W SAN FRANCISCO ST
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VILLA ALEGRE ST
VILLA ALEGRE ST
W ALAMEDA ST
JIMENEZ ST
CANDELARIO ST
QUINTANA ST
ALTO ST
ALTO LN
IRVINE ST
AYNARD ST
CLOSSON ST
Total 298.2
count 24
Avg 12.43
Max 14.5
619 W. Alameda

OWNER SUBMITTAL
Property Owner: Maxfield Scott
619 West Alameda
Santa Fe, New Mexico 87501

Date: 05/11/2026

To:
Historic Districts Review Board
City of Santa Fe Planning and Land Use Department
Santa Fe, New Mexico

Re: Historic Architectural Submittal – Addition and New Construction
Property: 619 West Alameda, Santa Fe, NM 87501

Dear Members of the Historic Districts Review Board,

This letter is submitted in support of the Historic Districts Review Board (HDRB) application for the proposed remodel of property located at **619 West Alameda, Santa Fe, New Mexico**, within the **Westside–Guadalupe Historic District**. This narrative is intended to serve as a complete written description of the scope of work and is provided to clearly describe each component of the proposed project, independent of the architectural drawings, in accordance with HDRB submittal requirements and standard review practices.

The proposed work has two primary components: 1. **Addition to** the existing historic structure and 2. **New Construction** of a smaller ADU in the rear of the property.

The project is designed to preserve and reinforce the historic streetscape along West Alameda. This is accomplished through expanding the historic building to be a comfortable living space and sensitively adds an ADU to capitalize the space of the property. The work will be in a manner that is compatible with the established architectural character of the historic district and in accordance with the work that has already been approved by the Historic Board.

I. Architectural History of the Property

The property at 619 West Alameda contains a small, single-story Pueblo Revival–style residential structure that is believed to have been constructed in the early-to-mid 1940s. While documentation is limited, the earliest recorded deed dates to 1945, and aerial photography confirms the presence of a building on the site by 1948, with a square footprint visible by 1951.

The historic structure was constructed in phases: - An original front (south) rectangular adobe structure; - A full-width rear (north) pen tile addition, likely completed by the early 1950s; and - A small wood-framed rear addition, constructed no later than the mid-1970s, which collapsed in late 2024 or early 2025 and no longer exists beyond its foundation.

While the building's West and South facades have been identified as contributing to the Westside-Guadalupe Historic District, the rest of the building does not hold that title. Yet, this building's scale, design, and materials are typical of the surrounding historic residences on West Alameda. The building has suffered decades of deterioration, including roof failure, cracking of exterior walls, exposed foundations, vandalism, and partial interior collapse. The proposed work seeks to add the collapsed portion back on to the original historic structure, as well as adding a small foyer. The goal is to bring back what already existed and add a small foyer to be a tasteful entry point to the building.

II. Existing Site Conditions

- **Lot size:** Approximately 4,967 square feet
- **Zoning:** R-29
- **Existing lot coverage:** Approximately 14.3%
- **Setting:** Urban residential
- **Topography:** Relatively flat
- **Existing development:** One deteriorated single-story historic structure (Unit A), remnants of a collapsed wood-framed addition, perimeter fencing and yard walls of mixed age and condition

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III. Proposed Scope of Work – Addition to Already Approved Historic Structure

A. Use and Function

The existing historic structure will remain at the front of the property facing West Alameda. We would just like to rebuild the collapsed pen-tile structure on the north side of the building and then add a small foyer to the west of the rebuilt addition.

B. Footprint and Square Footage

- **Existing footprint:** 892 square feet
- **Existing roofed area:** 710 square feet
- **Proposed footprint:** 937 square feet
- **Proposed roofed area:** 937 square feet
- **Pentile Addition:** 189 square feet

- **Foyer:** 52 square feet
- **Unroofed / flat exterior surfaces:** None beyond existing grade-level areas

C. Height

- **Existing height:** 9 feet 4 inches from finished grade to top of parapet
- **Proposed height:** 10 feet 6½ inches from finished grade to top of parapet

This modest increase in height results solely from the installation of a new structural bond beam and reconstructed roof system for the historic building that **has already been approved**. This installation is necessary to stabilize the historic adobe and pen tile walls. The parapet height will remain minimal and consistent with traditional Pueblo Revival proportions.

D. Roof

- **Type:** Flat roof with parapet
- **Drainage:** Traditional canales

E. Exterior Walls, Materials, and Finishes

- **Walls:** Existing pen tile walls retained and new construction walls made to look like existing historic adobe walls
- **Finish:** Cement stucco, repaired and refinished to match existing historic texture
- **Color:** Suede stucco from El Rey (to be finalized in coordination with HDRB staff)

F. Windows and Doors

- **Windows:** Existing wood, double-hung, single-glazed windows retained and rehabilitated
    - Wood frames
    - Painted finish
    - Concrete sills
- **Doors:** Existing wood doors retained where feasible and repaired; non-original doors replaced in-kind with appropriate wood doors

No enlargement, relocation, or new openings are proposed for the collapsed addition.

G. Yard Walls and Site Elements

- 3 foot masonry yard wall facing street frontage

IV. Proposed New Construction – Rear Unit

A. General Description

The project includes the construction of a new residential unit at the rear of the property, located behind the historic structure and accessed via an existing driveway from West Alameda. This unit is designed as a detached residential structure and is carefully sited to maintain the primacy of the historic building at the street frontage.

B. Use and Configuration

- New unit is proposed as two-bedroom, two-bath residential ADU
- Unit is located within the rear portion of the lot
- The unit is designed with a modest footprint and massing consistent with surrounding residential development

C. Square Footage

- Rear Unit: **745 square feet (heated area)**

D. Height and Massing

- **Proposed Height:** 10 feet 6 ½ inches from finished grade to top of parapet
- Single-story construction
- Height is kept low and consistent with traditional Pueblo Revival forms
- Structure is visually subordinate to the historic structure when viewed from West Alameda

E. Architectural Character

The new unit is designed to be **compatible** with the historic structure, incorporating:

- Flat roof with parapet
- Stucco finishes are consistent with traditional materials and will be the color Suede [please refer to the document “Stucco Styles, Material, and Color Guidance in the Historic Districts”]
- Window and door openings reflective of typical historic Santa Fe style

V. Site Improvements and Access

A. Access and Parking

- Existing driveway from West Alameda will continue to provide access to the rear of the property
- Stabilized and improved access drive with base course and paving as indicated in plans
- On-site parking provided at the rear

B. Landscaping and Hardscape

- Minimal disturbance to existing grade
- Introduction of stabilized surfaces and pavers for access and circulation
- Landscaping to remain consistent with residential character of the district

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VI. Compatibility with Historic District

The proposed new construction has been carefully designed to:

- Maintain the visual dominance of the historic structure at the street frontage
- Be subordinate in scale and placement
- Utilize traditional materials and forms consistent with Pueblo Revival architecture
- Avoid creating visual competition with contributing historic elements

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VII. Conclusion

The proposed project at 619 West Alameda is a comprehensive preservation and infill effort that stabilizes and rehabilitates a deteriorated historic structure while introducing a thoughtfully designed new residential unit at the rear of the property.

The design prioritizes:

- Long-term preservation of the historic building
- Minimal visual impact on the streetscape
- Compatibility with surrounding historic development
- Appropriate scale and placement of new construction
- Use of traditional materials and finishes

We respectfully request the Historic Districts Review Board’s approval of this proposal.

Sincerely,

Maxfield Scott
Mesa Verde Construction, LLC

WINDOW SCHEDULE

MARK	R.O. WIDTH	R.O. HEIGTH	STYLE/TYPE	QTY	REMARKS
A	unused				
B	n/a	n/a	existing (1) double-hung, wood window	1	reconstruct window to exact dimensions in wood to match existing and replace in existing rough opening
C	n/a	n/a	existing (1) double-hung, wood window	1	reconstruct window to exact dimensions in wood to match existing and replace in existing rough opening
D	n/a	n/a	existing (1) double-hung, wood window	1	reconstruct window to exact dimensions in wood to match existing and replace in existing rough opening
E	n/a	n/a	existing (1) double-hung, wood window	1	reconstruct window to exact dimensions in wood to match existing and replace in existing rough opening
F	n/a	n/a	existing (2) double-hung, wood windows	1	reconstruct window to exact dimensions in wood to match existing and replace in existing rough opening
G	n/a	n/a	existing (1) double-hung, wood window	1	reconstruct window to exact dimensions in wood to match existing and replace in existing rough opening

window notes

1. new windows to be perfect reproductions of existing wood, double-hung windows throughout home.
2. Confirm existing window rough opening sizes prior to fabrication of windows. Install new windows with full window wrap detail in existing rough openings.
3. windows shall have a maximum U factor of 0.30

SKYLIGHT SCHEDULE

ROOM	OUTSIDE CURB DIMENSIONS	MFR MODEL NUMBER	QTY	DESCRIPTION
bath	25 1/2" x 25 1/2"	FCM2222 (fixed curb mount)	1	fixed, curb-mount skylight w/double-insulated glass lite. max U-factor = 0.30
office	25 1/2" x 25 1/2"	FCM2222 (fixed curb mount)	1	fixed, curb-mount skylight w/double-insulated glass lite. max U-factor = 0.30

619 west alameda remodel – window and skylight specifications

619 W Alameda

Previously Approved Documents

a remodel for a historic & contributing structure @ 619 west alameda, santa fe, new mexico

sheet index

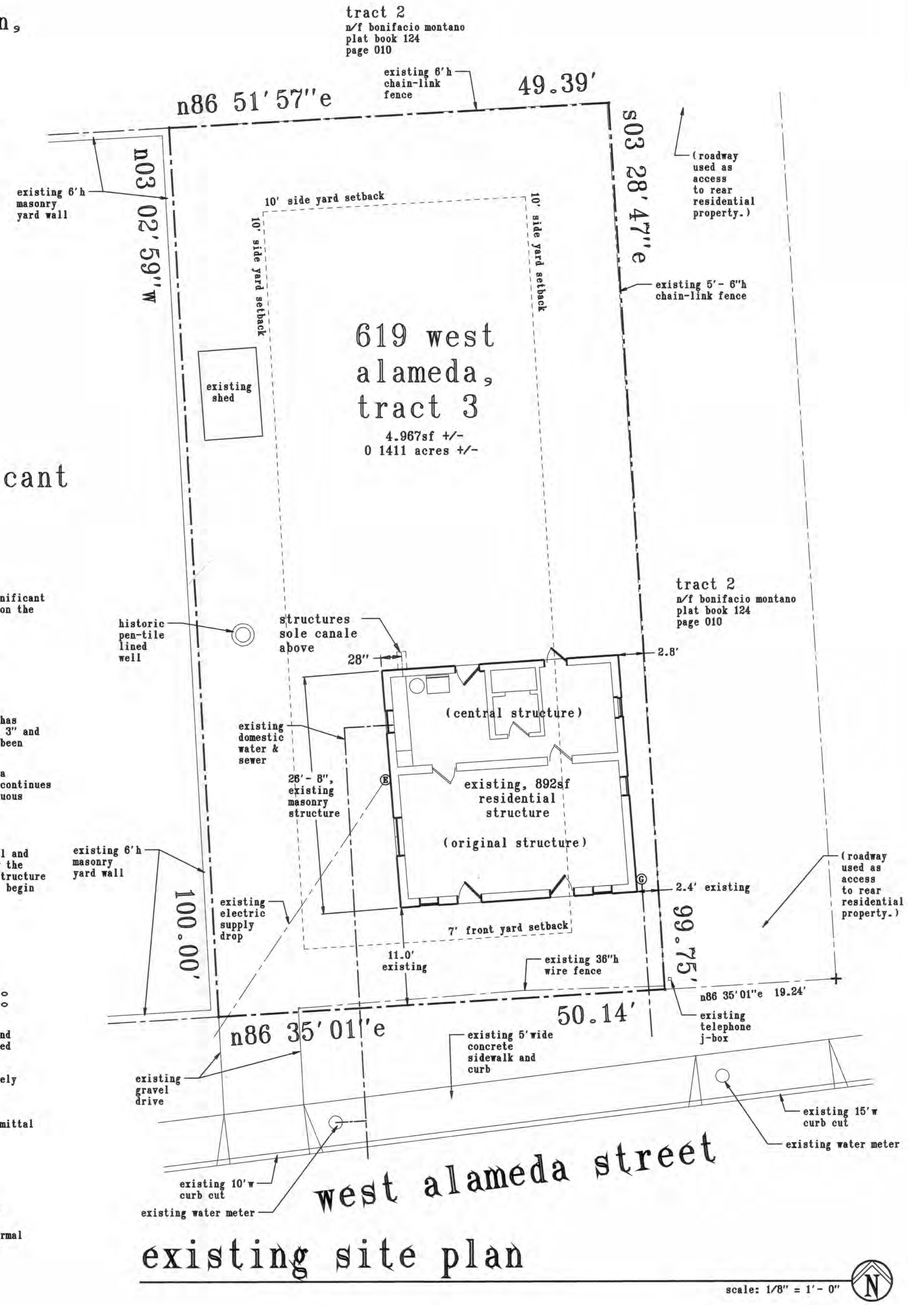
a1.1 title, sheet index, existing site plan, analysis of historic structure and repair work required
a1.2 proposed site plan
a2.1 619 west alameda proposed floor plan
a3.1 existing and proposed south & west exterior elevations
a3.2 existing and proposed north & east exterior elevations

notes documenting significant issues with the existing construction:

1. the center structures attachment (if there is one) is failing and significant cracks beteen these structures are beginning to open up between them on the east and west facades.
2. the home was constructed with no bond beam installed. ceiling heights in public space vary by 3". ceilings have been replaced at some time with the original structures vigas protruding from the south wall along west alameda.
3. the original southerly, adobe section of the single family residence has significantly over-spanned roof-rafters. they are sagging as much as 3" and several rafters on the western side of the structure have failed and been scabbed to prevent a complete structural failure.
4. the southerly, original adobe structure's lack of a bond beam causes a structural break in the wall at window and door headers that has and continues to enable significant movement in the structure manifesting as continuous cracks from top to bottom of wall.
5. the southwest corner of the building is separating from the south wall and moving west. the large % of openings towards the corner hasn't allow the walls to buttress the corner preventing movement. cracks inside the structure between the floor and exterior wall have opened allowing the floor to begin sinking along length of the existing west wall.

scope of work to repair/rebuild structure:

1. carefully remove the existing windows with frames and kitchen door and frame from the home. reconstruct windows as described in the submitted "window condition assessment" perpared by Scott Ernst.
2. the existing roof(s) and insulation below must be removed to completely clear the roof.
3. remove the existing roof decking and roof rafters.
4. construct the concrete bond beam detailed in the building permit submittal atop existing adobe & pen-tile walls.
5. brace the sw building corner to prevent futher western movement.
6. unused
7. construct new structural roof membrane per building permit submittal and attach to new bond beam below.
8. follow the instructions in construction documents included in the formal building permit submittal to complete reconstruction of the existing single family residence.



existing site plan

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

sirving designs
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149

drawn

checked

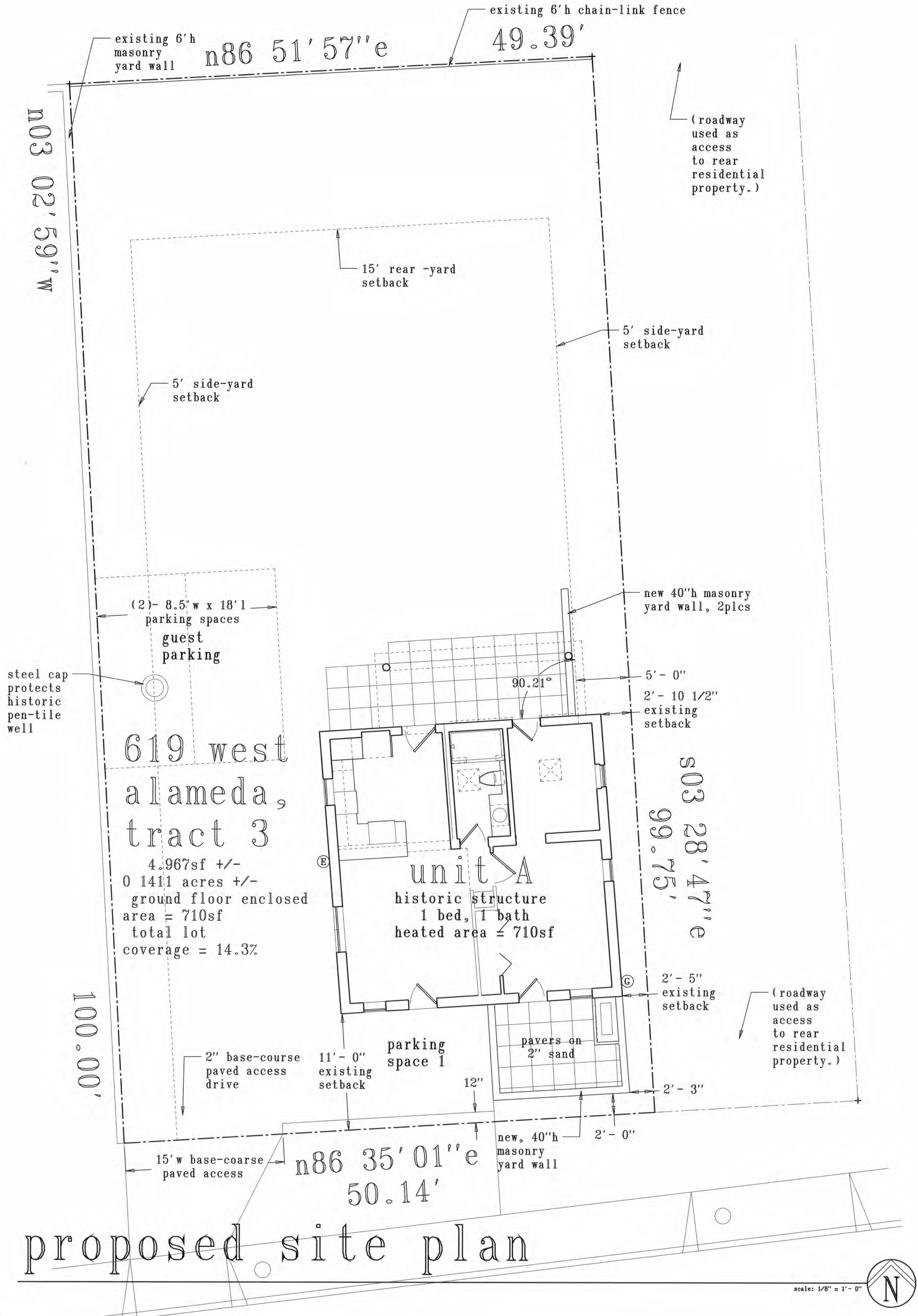
date: 2/12/2026

project: a remodel for 619 West Alameda santa fe, NM

sheet title: title, sheet index, existing site plan, analysis of historic structure and repair work required

revisions

sheet no. a1.1



sheet no.	revisions	sheet title	project	date:	drawn
a1.2		proposed site plan	a remodel for 619 West Alameda santa fe, NM	2/12/2026	

sirvina designs
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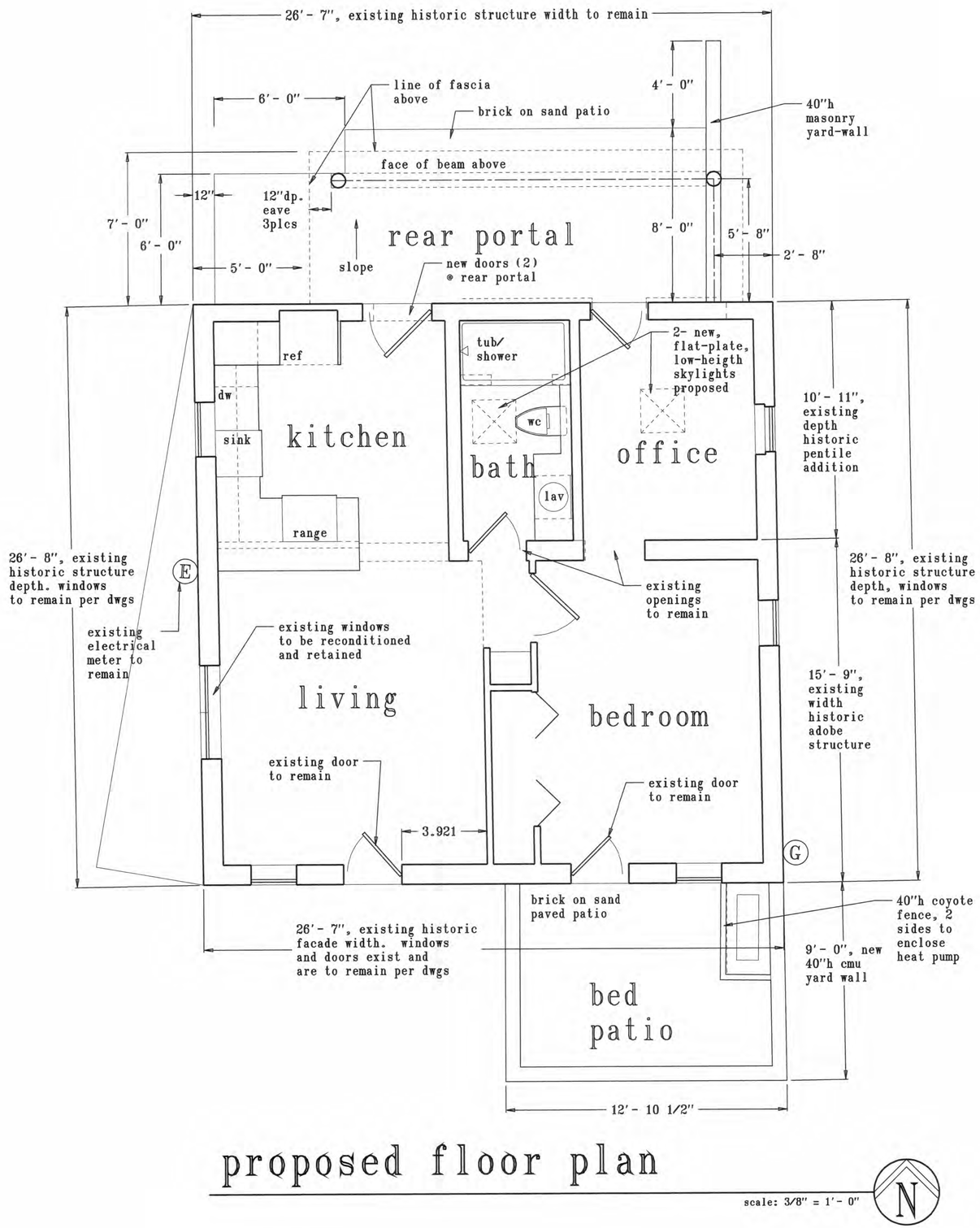
dodgerfan2504@gmail.com 505-670-8149

checked



proposed floor plan

scale: 3/8" = 1'- 0"

N

sirving designs
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dodgerfan2504@gmail.com 505-670-8149

drawn

checked

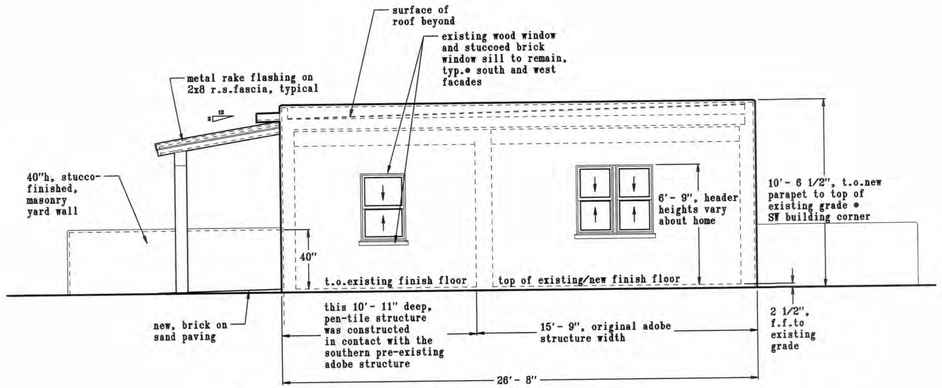
date: 2/12/2026

project
a remodel for
619 West Alameda
santa fe, NM

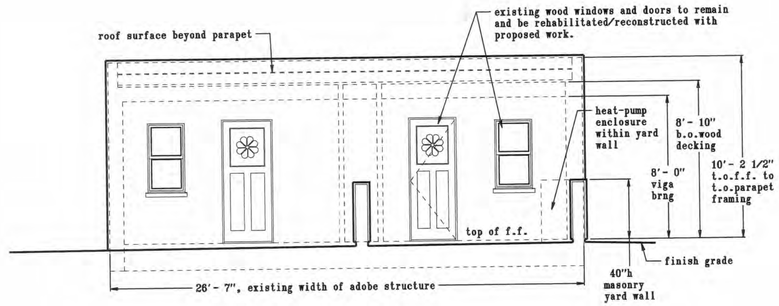
sheet title
619 west alameda,
proposed floor plan

revisions

sheet no.
a2.1



west elevation

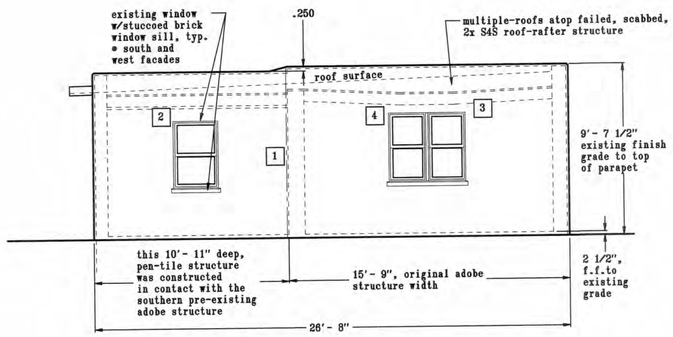


south (street) elevation

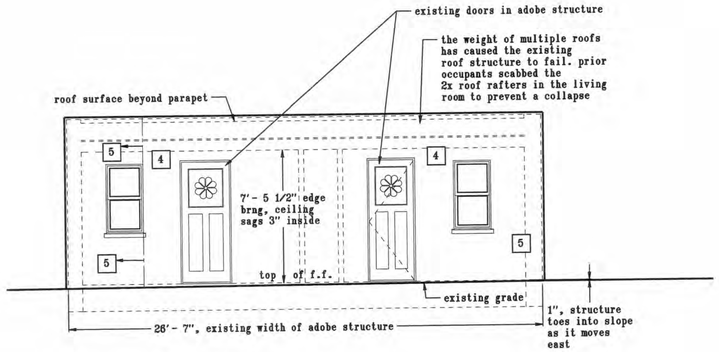
proposed elevations

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

west elevation



west elevation



south (street) elevation

existing elevations

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

sirving designs
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149

drawn

checked

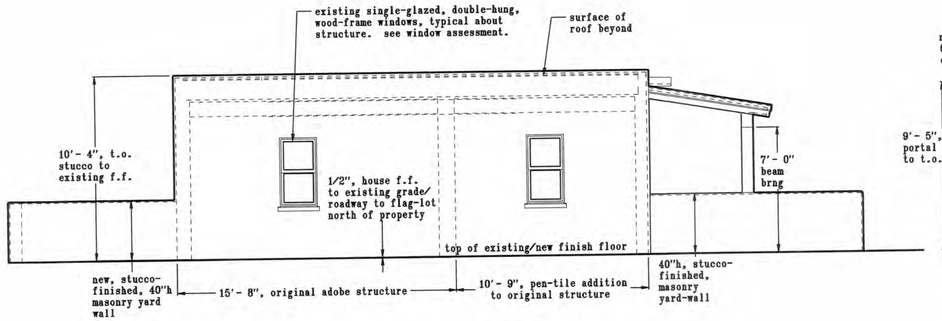
date: 2/12/2026

project
a remodel for
619 West Alameda
santa fe, NM

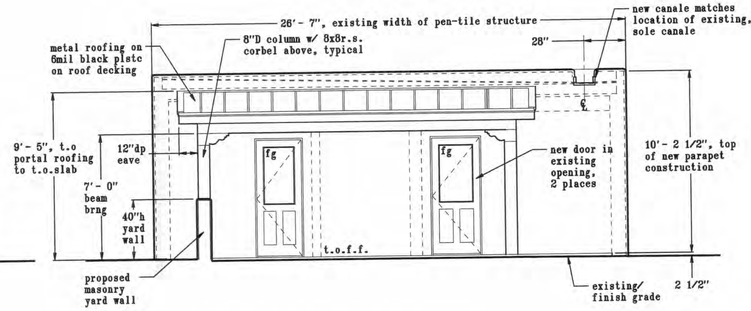
sheet title
existing & proposed, south & west exterior elevations

revisions

sheet no.
a3.1



east elevation

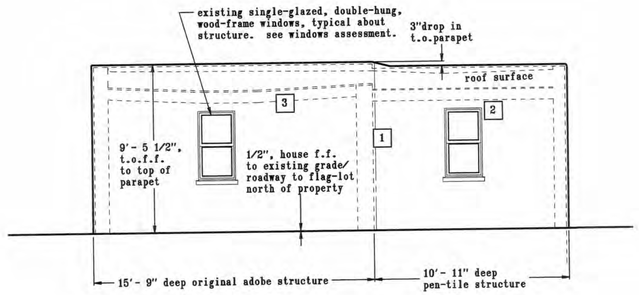


north elevation

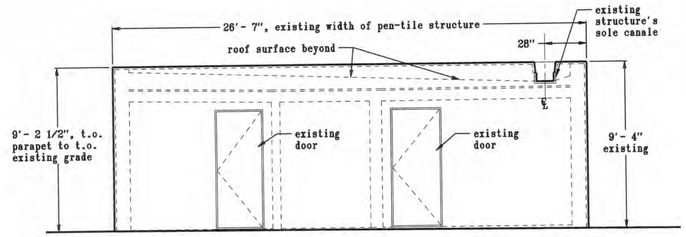
proposed elevations

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

west elevation



east elevation



north elevation

east elevation

existing elevations

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

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sirving designs
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dodgerfan2504@gmail.com 505-670-8149
checked

date: 2/12/2026

project
a remodel for
619 West Alameda
santa fe, NM

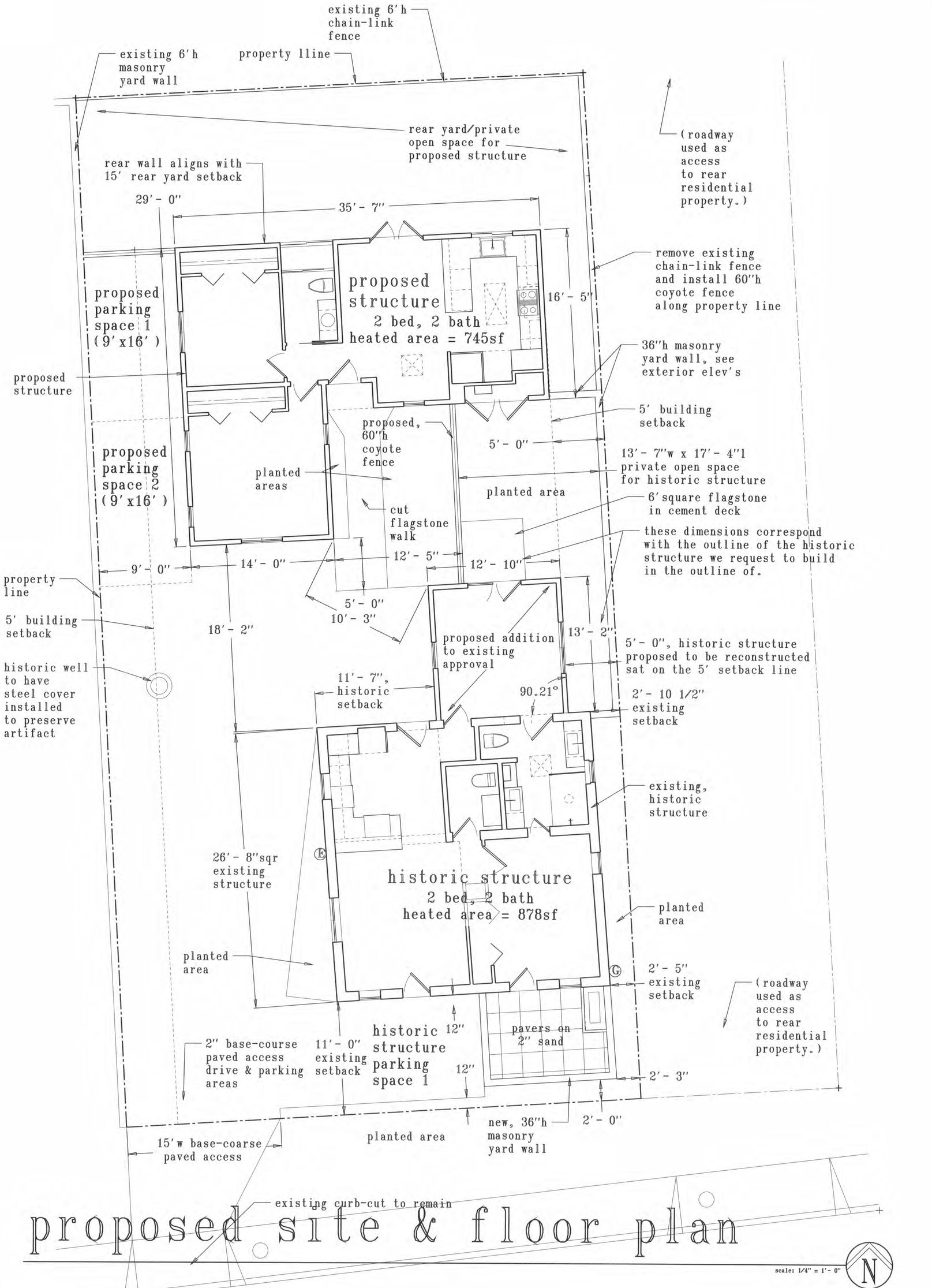
sheet title
existing & proposed, north & east exterior elevations

revisions

sheet no.
a3.2

619 W Alameda

Current Request Documents



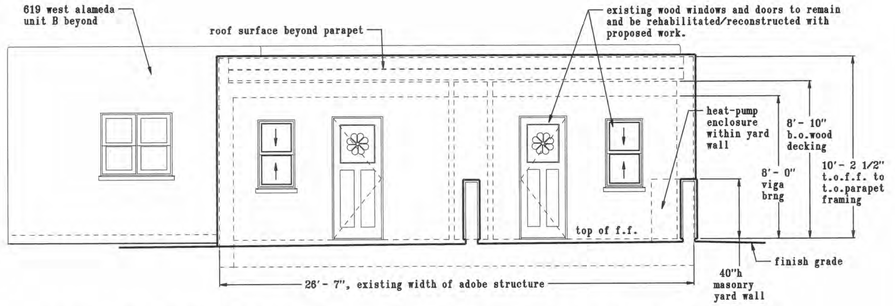
proposed site & floor plan

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

sheet no.	revisions	sheet title	project	date:	drawn
a1.3		proposed site & floor plan	a remodel and addition for 619 West Alameda santa fe, NM	6/1/2026	

sirvino designs
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149

checked



proposed 619A & B west alameda - south elevation

proposed elevation

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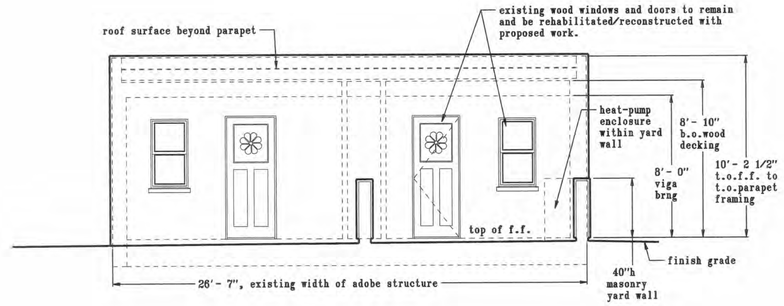

south (street) elevation

approved elevation

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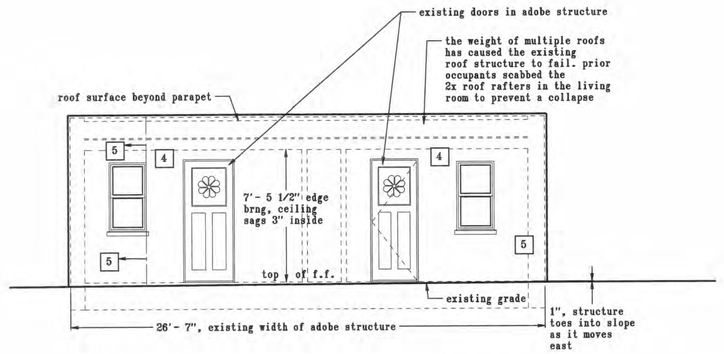


south (street) elevation

existing elevation

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

dodgerfan2504@gmail.com 505-670-8149
2504 camino alfredo, santa fe, nm 87501

drawn

checked

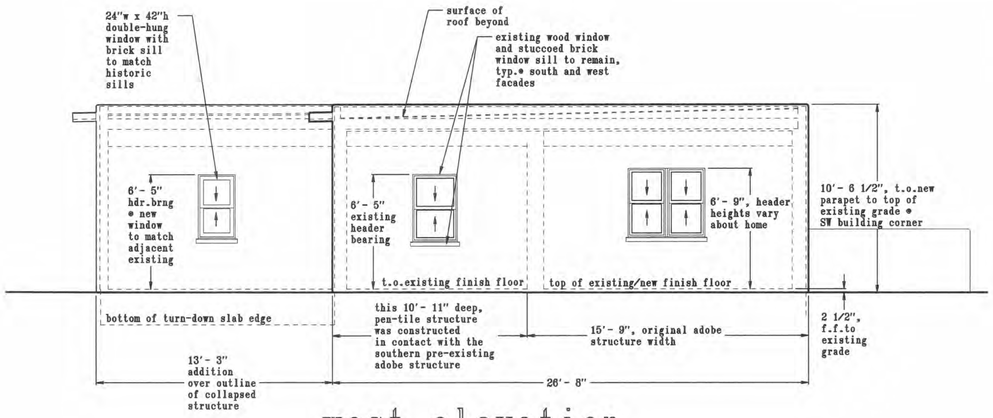
dates:
5/11/2026

project
a remodel and addition
for
619 West Alameda
santa fe, NM

sheet title
existing, approved,
& proposed (entry)
south elevations

revisions

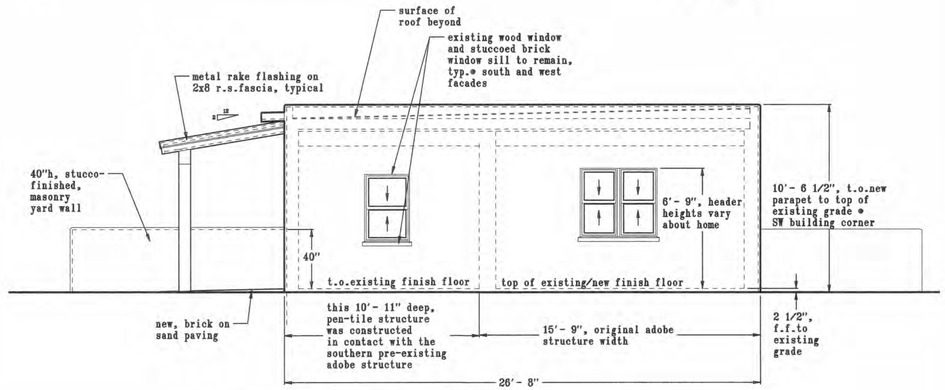
sheet no.
a3.1



west elevation

proposed elevation

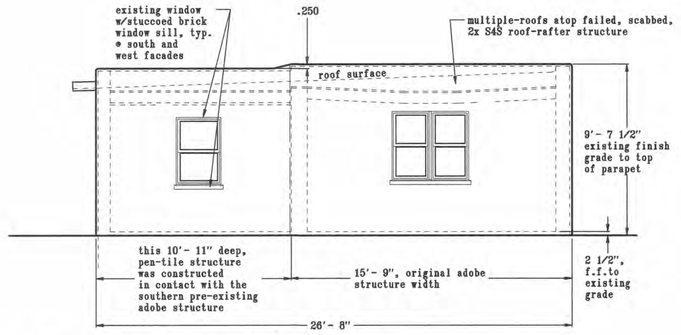
scale: 1/4" = 1'- 0"



west elevation

approved elevation

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



west elevation

existing elevation

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

sd
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dodge romo architecture
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149

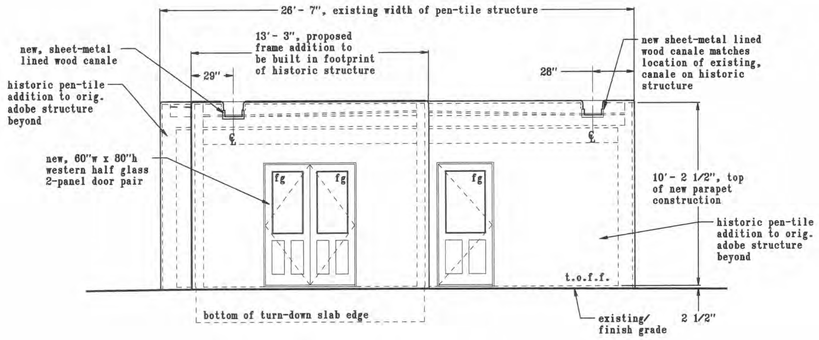
date: 6/1/2026

project
a remodel and addition
for
619 West Alameda
santa fe, NM

sheet title
existing, approved, & proposed west elevations, historic structure

revisions

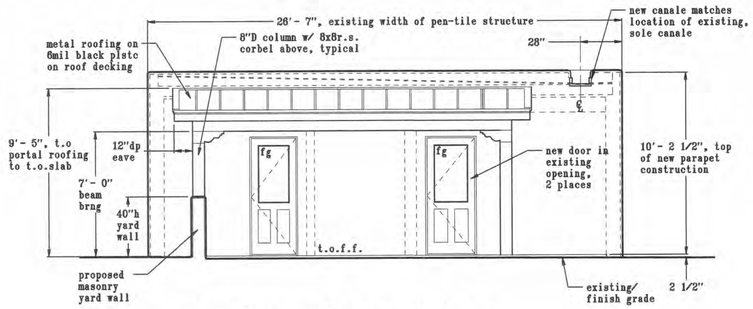
sheet no.
a3.2



north elevation

proposed elevation

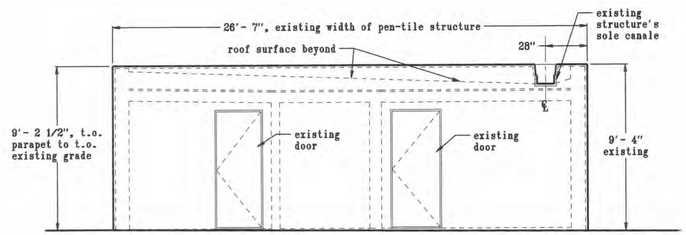
scale: 1/4" = 1'- 0"



north elevation

approved elevation

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



north elevation

existing elevation

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

drawn
sirving designs
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149
checked

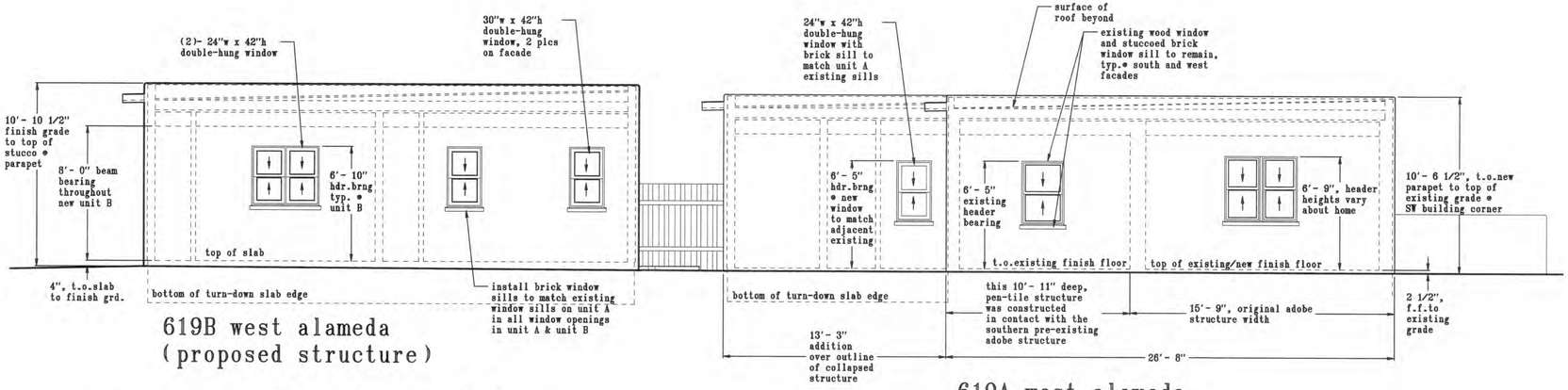
date: 6/1/2026

project
a remodel and addition for
619 West Alameda
santa fe, NM

sheet title
existing, approved, & proposed north elevations, historic structure

revisions

sheet no.
a3.4

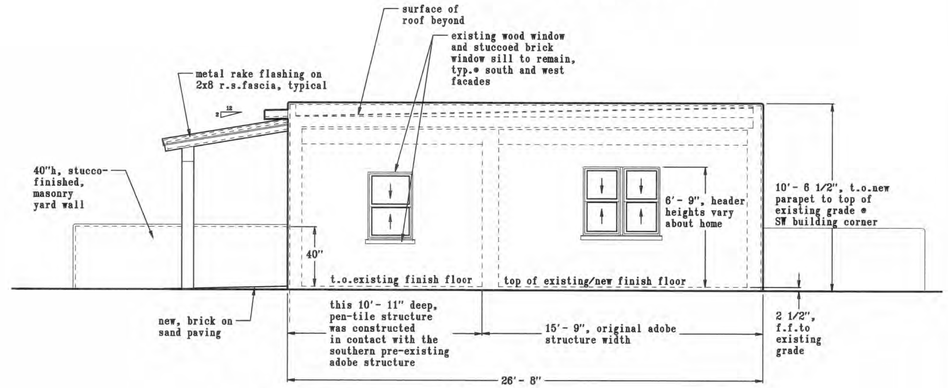


619B west alameda
(proposed structure)

619A west alameda
(historic structure)

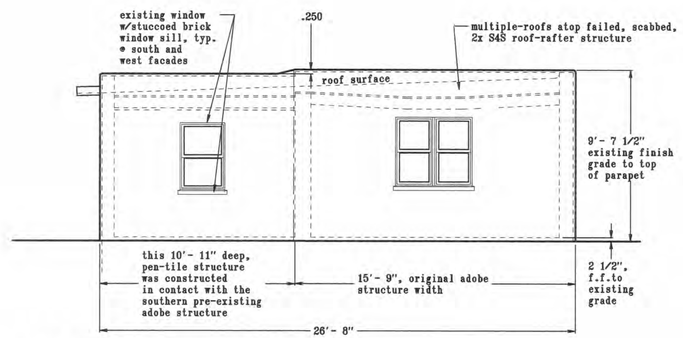
proposed elevation

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



west elevation
approved elevation

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



west elevation
existing elevation

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

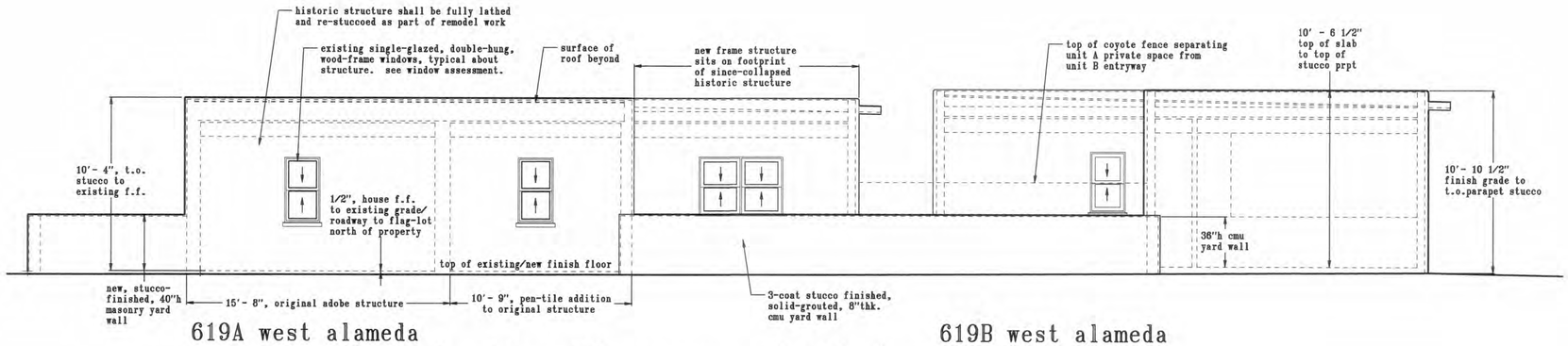
sid
drawn
checked
date: 5/11/2026
dodgerfan2504@gmail.com 505-670-8149
2504 camino alfredo, santa fe, nm 87501

project
a remodel and addition
for
619 West Alameda
santa fe, NM

revisions

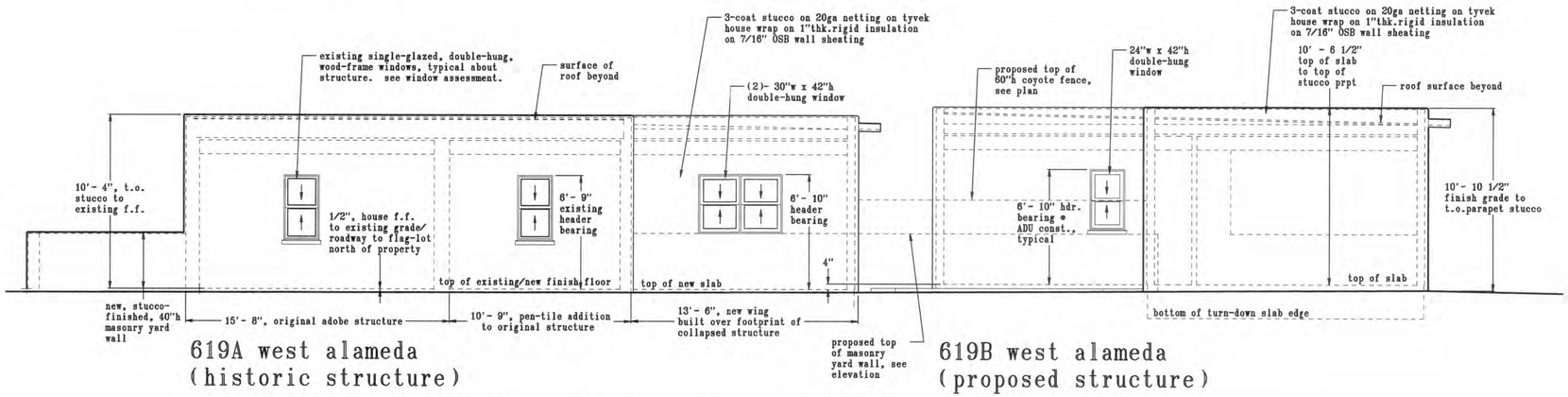
sheet title
existing, approved,
& proposed
west elevations

sheet no.
a3.2



619A west alameda
proposed eastern elevation with masonry yard wall shown

619B west alameda

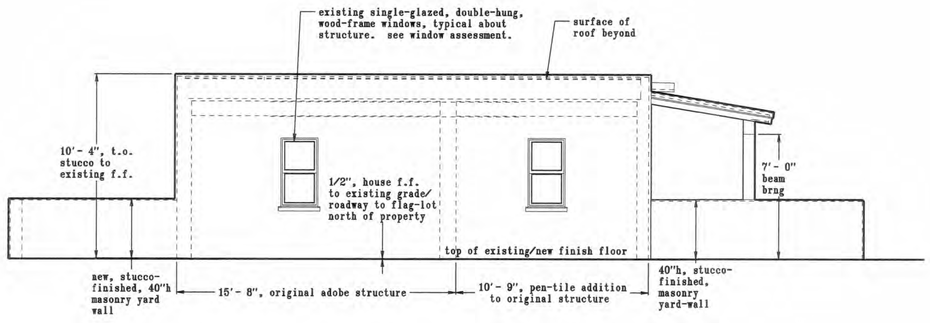


619A west alameda
(historic structure)

619B west alameda
(proposed structure)

proposed eastern elevation with masonry yard wall shown in phantom

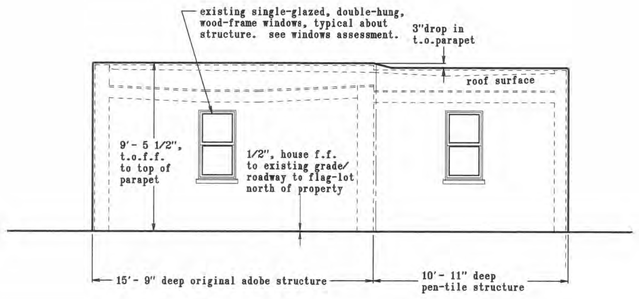
proposed elevation



east elevation

approved elevation

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



east elevation

existing elevation

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

sirving designs
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149

drawn

checked

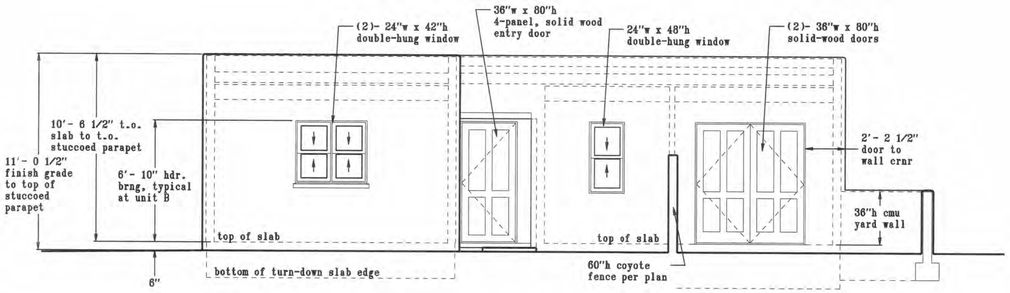
date: 5/11/2026

project
a remodel and addition for
619 West Alameda
santa fe, NM

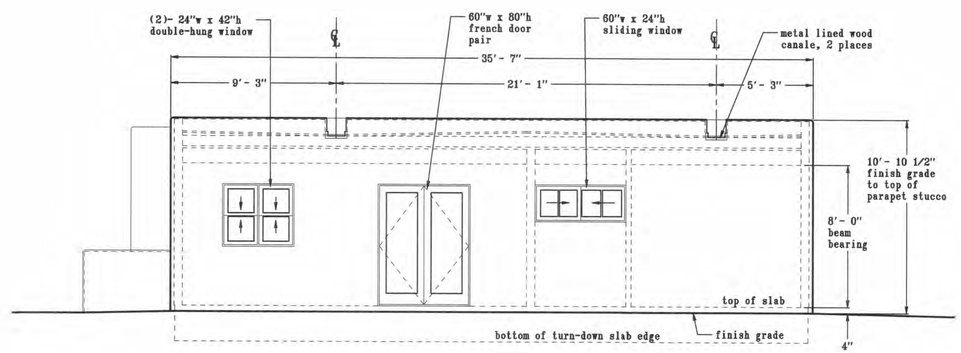
sheet title
existing, approved, & proposed east elevations

revisions

sheet no.
a3.3



proposed 619B west alameda - south elevation



proposed 619B west alameda - north elevation

proposed elevations

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

sirvinas design
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149

drawn

checked

date: 5/11/2026

project
a remodel and addition
for
619 West Alameda
santa fe, NM

sheet title
proposed north and south
elevations of unit B

revisions

sheet no.
a3.5

619 West Alameda
Window Condition Assessment



Prepared by:
Scott Ernst
10/13/2025

East Window #1

Double Hung Window

24 x 46



Condition

This unit is, despite the peeling paint and failing glazing compound, relatively sound. The sill is rotten, but the jamb legs appear to be OK. This probably has been helped by the building being Pen Tile. Adobe usually breaks down and causes dirt to pile against the bottom of the jamb where it collects moisture and rots the jambs. Like the rest of the windows in the house, there were screen sashes made after the fact and jury rigged to fit the openings. The original jambs weren't made deep enough to put screens in in the usual way.

East Window #2

Double Hung

24 x 46



Condition

Like all of the windows in the house, the paint and glazing compound have failed on this unit although the sashes remain basically sound. The jamb, however is all rotten. The bottom pane of glass is also broken.

South Window #1

Double Hung

24 x 46



Condition

As with many south facing windows in Santa Fe, the sun has taken it's toll, first on the paint, then on the wood. The sashes are still sound, but there are fissures in the wood that will need to be filled with epoxy. The jamb appears to be sound, but, again, you only know for sure once you can get behind it. The bottom rail joints are open a little. Other than that it is in decent shape.

South Windows #2

Double Hung

24 x 46



Condition

This unit is in a similar condition to the rest. Failed paint and glazing but still sound. The sill is rotten.

West Window #2 & 3

Double Hung Pair

24 x 48



Condition

This mulled pair is in a similar condition to the rest. The wood is sound, but in this case the bottom rail joints have opened up some. This would be repairable in a restoration. Again the sill is rotten.

West Window #2

Double Hung

28 x 40



Condition

This unit shares the woes of the rest in the house. Shot paint and glazing and rotten sill. On top of that the meeting rail on the top sash has a slight sag. It would be a good idea to replace that rail. Otherwise the sashes are sound.

North Window #1



Condition

This window has been removed, no doubt when the back addition (that has since been torn down) was built.

Conclusions

Based on the fact that the sashes and jamb details all match and that they are appropriate to the era the house was built, these windows all appear to be original. For their age and the lack of maintenance (only 2 coats of paint), they are in remarkably good condition.

Recommendations

My recommendation would be to pull all of the units, strip the last of the paint and glazing from the sashes, do some epoxy stabilization and filling where needed and then sand, repaint and reglaze.

All of the sashes have spring pins that hold them up. Adding spiral balances would be an improvement.

For several reasons I would replace all of the jambs. The way they were installed, with the bottom of the jamb imbedded behind the concrete sill below, water has been collecting there and rotting them. I would suggest building deeper jambs that have a rabbet on the exterior where storm sashes could be mounted. I would also make them with a proper sloping sill that overhung the concrete sill so that water can shed instead of collecting. The jamb headers are mostly very thick. They could be made thinner to allow the unit to come up enough to set the wood sill on the concrete.

Adding storm sashes will improve the efficiency of the windows significantly. They will also keep condensation on the inside of the glass down quite a bit. Interior condensation runs down the glass, sits on the rails and contributes to interior paint failure.

There are some nice (and inconspicuous) modern weather stripping options that work well on old windows and help with building efficiency. They could easily be incorporated into a restoration. This weather seal can be used on either the original sashes or on retrofitted storm sashes. You don't want to put it on both, however, or the glass will fog up.

City of Santa Fe

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

PROJECT DESC: 2026-011825-HDRB. 619 W. Alameda St. Westside-Guadalupe Historic District. Contributing. Dura Build Construction, agent for Max Scott, owner, proposes to install a bond beam, repair historic windows, re-roof the existing residence, and construct 40" high yard walls. An exception is requested to section 14-4.6(E)(2)(IV)(b) to raise the height of a contributing structure.

CASE NUMBER: 2026-011825--HDRB

PROJECT TYPE: Remodel

LOCATION: 619 W ALAMEDA ST
Santa Fe, NM 87501

CONTACTS: Applicant Max Scott

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Mar 24, 2026. The decision of the Board was to approve the application as submitted finding that the exception criteria have been met.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

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

City of Santa Fe, New Mexico

memo

DATE: March 24, 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

2026-011825-HDRB. 619 W. Alameda St. Westside-Guadalupe Historic District. Contributing. Dura Build Construction, agent for Max Scott, owner, proposes to install a bond beam, repair historic windows, re-roof the existing residence, and construct 40" high yard walls. An exception is requested to section 14-4.6(E)(2)(IV)(b) to raise the height of a contributing 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

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the exception to section 14-4.6(E)(2)(IV)(b) to raise the height of a contributing structure and recommends approval of the items that do not require an exception and finds that the application complies with 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(5) Westside-Guadalupe Historic District Design Standards.

Sample motions:

a. In case 2026-011825-HDRB, for 619 West Alameda Street, approve or deny the exception to section 14-4.6(E)(2)(IV)(b) to raise the height of a contributing structure.
b. In case 2026-011825-HDRB, 619 West Alameda Street, approve or deny the elements of the application that do not require an exception.

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 and Context:

The property at 619 West Alameda is located across from the Santa Fe River Park, which is a passive recreational area with landscaping, picnic tables, and a walking path. The park is bounded on one side by the ten-foot drop to the riverbed and on the other side by Alameda Street. This parkway was developed for the visual enhancement of the nature of the site.

Across from the Santa Fe River is the residential sector of Alameda Street. The houses range in style, with the most prominent styles being Spanish Pueblo Revival and Vernacular in this area. Most of the residences are lower single-story buildings with an average height on the streetscape of 12’8”. The street is lined with low yard walls with an average height of 46” (3’10”). The yard walls are stuccoed concrete masonry units that are colored to match the corresponding building.



Figure 1: Location of Property.

Site Description:
The 702 sq. ft. single-family residence at 619 W Alameda Street is listed as contributing to the Westside-Guadalupe Historic District. The Spanish Pueblo Revival structure is constructed of adobe and pentile.

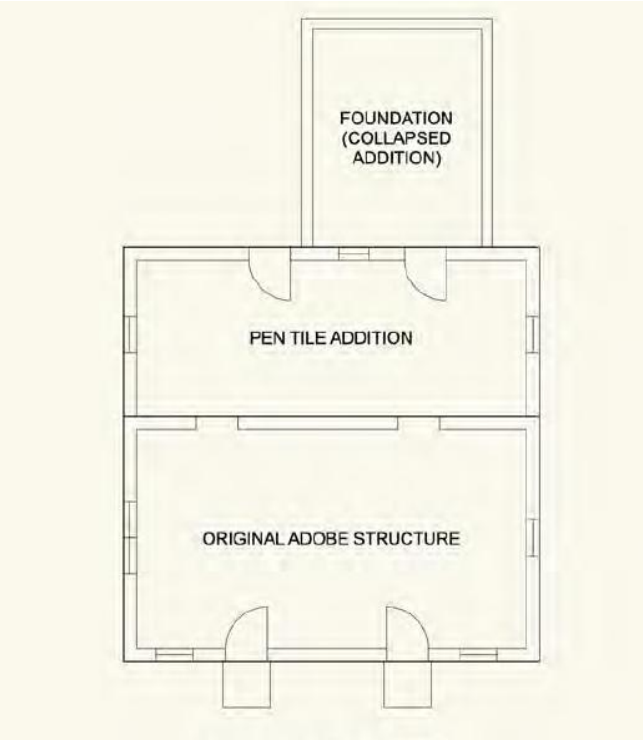


Figure 2: Residential Sections.

The adobe portion of the residence was constructed approximately around 1943, with the pen tile addition being constructed by 1951. The wood-framed addition appears to have been constructed in 1975 and collapsed in 2024which has been removed from the property. There are projecting vigas at the exterior of the adobe south walls, though the interior portion of the vigas appears to have been removed at some point. The north wall has projecting roof joists on the pen tile addition. Roof drainage is a single-sheet metal channel on the north elevation. The exterior walls are cement stucco on chicken wire with paint on the stucco.

All except one window are wood, double-hung hung single-glazed one-over-one windows. There are some wood screens, though not all windows have these screens. The two front doors on the south may be handmade wood, frame, and panel with a glazed flower petal design. The western rear door is a frame and panel, and the eastern rear door is a hollow-core wood door. All windows and doors are recessed about 6”, and the windows have projecting concrete sills. The two front doors have two small steps.

The property held a front wire fence with a wire gate, which has been removed. There is also a side chain link fence, short cast concrete posts, a couple of wood posts, and possible remains of a stone boundary. The residence is typical of the streetscape.



Figure 3: South Façade of Residence.

There is also a pentile-lined well on the west side of the property. The well is listed as a contributing structure.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for the property.

HDRB:

The property's status was reviewed on July 8, 2025, under case 2025-010664-HDRB. The residence was designated as contributing, and the south and west elevations as primary. The pentile-lined well was designated as contributing.

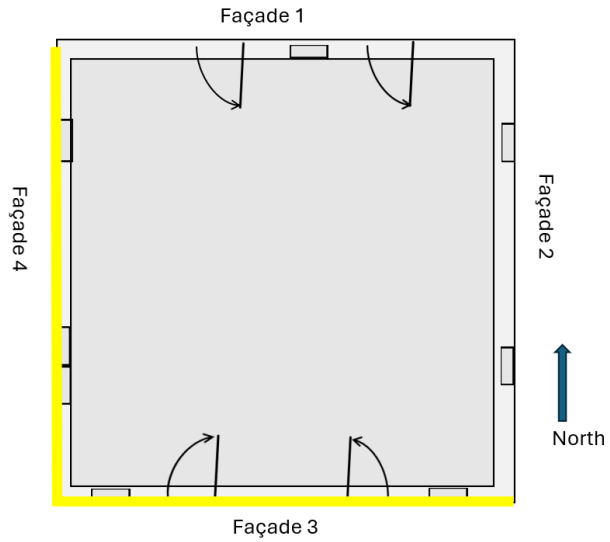


Figure 4: Primary Facades

ADMINISTRATIVE:
There are no administrative approval cases on record for the property in the Historic Preservation Division files.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

Existing Structure:
1) Remove the existing windows with frames and restore the windows and frames. The concrete windowsills shall be retained. Existing windows are double-hung wood with single-lite panes.
2) Remove the south doors and frames to reconstruct the frames and repair the doors.
3) Install a concrete bond beam on top of the adobe and pen tile walls. The bond beam will raise the height of the structure from 9'-4" to 10'-6½". The maximum allowable height is 14'-5". An exception to section 14-4.6(E)(2)(IV)(b) to raise the height of a contributing structure is requested.
4) Reconstruct the roof and install a new roof.
5) Install a new canale in the existing canale space on the northwest corner of the building.
6) Install two skylights. Skylights will be low profile and shall not be publicly visible.
7) Brace the southwest building corner to prevent the wall from continuing to move westward.
8) Construct a 132 sq. ft. 9'-6" high portal on the north elevation. The portal will be supported by wood columns and have wood headers, corbels, and a metal roof.
9) Replace both north pedestrian doors with half-lite wood doors with panels.
10) Install a ground mounted HVAC condenser on the southeast corner of the building (publicly visible).
11) Install a 40" high coyote fence to screen the HVAC condenser.
12) Install a 40" high masonry yard wall courtyard on the southeast corner of the building.
13) Install a 40" high stucco finished masonry yard wall along the east property line north of the residence.

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-4.6(E)(2)(IV(b): The applicant requests an exception to increase the height of a contributing structure.

(i) *Do not damage the character of the district*
Applicant Response: The historic structure, Unit A in our proposal, will remain well below Ms. McCulley's maximum height (14'-5"), but we do request a height change to this structure. Unit A's combination of adobe and pen-tile construction was built without a unifying bond beam atop the exterior walls. This has allowed horizontal movement at material joints and window and door rough openings, causing considerable cracking in the exterior walls. The original viga ceilings were removed at some point in the past and replaced with 2x roof rafters. These 2x rafters were undersized and failed under the weight of the roof years ago. The Dutchmen patches used to prevent roof collapse are not providing adequate structure and are also failing. Mesa Verde wishes to remove the existing roof and place a stabilizing concrete bond beam atop the existing exterior wall. The bond beam will prevent further horizontal movement in the building's cracks and unify the adobe and pen tile structure thus preparing it for a new viga roof. The resulting change in roof construction will change the building's height from: 9'- 4" from existing grade to top of stucco-finished parapet walls, to: 10'- 6 1/2" from top of existing grade to top of stucco-finished parapet walls. This increase in height will not affect the character of this historic structure or streetscape. It keeps the parapet at minimum height and secures the preservation of the existing structure for the foreseeable future.

Staff Response: Staff find that this criterion is met. The height change is minimal, and the structure will have the same appearance but a bond beam will prevent further deterioration of the structure therefore, the character of the district will not be damaged.

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

Applicant Response: The historic structure, Unit A in our proposal, will continue to deteriorate without the addition of the proposed bond beam. The engineered bond beam, viga ceiling structure, r-49 insulation tapered insulation and roofing have been proposed to be installed directly atop the top of the existing historic walls. We cannot shorten the structure without reducing the height of the exterior walls. This will prevent undue hardship to the owner and injury to the public welfare from the continued deterioration of the structure of Unit A.

Staff Response: Staff find that this criterion is met. The structure is at risk of full collapse and is not a viable living space at this time. To save the structure and make it a livable space a bond beam is necessary and will raise the height minimally. Bond beams are required by the current building code.

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

Applicant Response: Unit A's combination of adobe and pen-tile construction was built without a unifying bond beam atop the exterior walls. This has allowed horizontal movement at material joints and window and door rough openings, causing considerable cracking in the exterior walls. The original viga ceilings were removed at some point in the past and replaced with 2x roof rafters. These 2x rafters were undersized and failed under the weight of the roof years ago. The Dutchmen patches used to prevent roof collapse are not providing adequate structure and are also failing. Mesa Verde wishes to remove the existing roof and place a stabilizing concrete bond beam atop the existing exterior wall. The bond beam will prevent further horizontal movement in the building's cracks and unify the adobe and pen tile structure thus preparing it for a new viga roof. The resulting change in roof construction will change the building's height from: 9'- 4" from existing grade to top of stucco-finished parapet walls, to: 10'- 6 1/2" from top of existing grade to top of stucco-finished parapet walls.

Staff Response: Staff find that this criterion is met. This design option of a bond beam minimizes the impact to the structure and provides the necessary stability to rehabilitate the dilapidated structure.

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

Applicant Response: Unit A's combination of adobe and pen-tile construction was built without a unifying bond beam atop the exterior walls. This has allowed horizontal movement at material joints and window and door rough openings, causing considerable cracking in the exterior walls. The original viga ceilings were removed at some point in the past and replaced with 2x roof rafters. These 2x rafters were undersized and failed under the weight of the roof years ago. The Dutchmen patches used to prevent roof collapse are not providing adequate structure and are also failing. Mesa Verde wishes to remove the existing roof and place a stabilizing concrete bond beam atop the existing exterior wall. The bond beam will prevent further horizontal movement in the building's cracks and unify the adobe and pen tile structure thus preparing it for a new viga roof. The resulting change in roof construction will change the building's height from: 9'- 4" from existing grade to top of stucco-finished parapet walls, to: 10'- 6 1/2" from top of existing grade to top of stucco-finished parapet walls.

Staff Response: Staff find that this criterion is met. The structure was not constructed with a uniform bond beam but would benefit from one. The bond beam will raise the height minimally but will make the building inhabitable.

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

Applicant Response: The deterioration of the abandoned historic Unit A has been in process for decades. Mesa Verde Construction, LLC's remodel of this structure will save it for posterity and is not fault of the company's owner.

Staff Response: Staff find that this criterion is met. The deterioration of the structure is a result of the structure being abandoned for years. Rehabilitation is necessary to make the structure a livable space. The bond beam that will raise the roof will stabilize the building and restore it to a livable space.

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

Applicant Response: The resulting change in roof construction will change the building's height from: 9'- 4" from existing grade to top of stucco-finished parapet walls, to: 10'- 6 1/2" from top of existing grade to top of stucco-finished parapet walls while preserving the overall appearance of the unit.

Staff Response: Staff find that this criterion is met. The approximately one-foot change in height is minimal and since the overall structure appearance is not changing, the impact of the change is the least negative impact.

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.

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.

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 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.

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.

Ill. 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.

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,

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.

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:

- raising the parapet;
- setting back from the edge of the roof;
- Framing the collector with wood.
- In the case of pitched roofs, by integrating the collector into the pitch;
- In the case of ground solar collectors, by a wall or vegetation;
- In the case of wall collectors, by enclosing or other walls;
- 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 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

OWNER SUBMITTAL
Property Owner: Maxfield Scott
619 West Alameda
Santa Fe, New Mexico 87501

Date: 02/12/2025

To:
Historic Districts Review Board
City of Santa Fe Planning and Land Use Department
Santa Fe, New Mexico

Re: Historic Architectural Submittal – Stabilization and Rehabilitation
Property: 619 West Alameda, Santa Fe, NM 87501

Dear Members of the Historic Districts Review Board,

This letter is submitted in support of the Historic Districts Review Board (HDRB) application for the proposed remodel of property located at **619 West Alameda, Santa Fe, New Mexico**, within the **Westside–Guadalupe Historic District**. This narrative is intended to serve as a complete written description of the scope of work and is provided to clearly describe each component of the proposed project, independent of the architectural drawings, in accordance with HDRB submittal requirements and standard review practices.

The proposed work has two primary components: 1. **Stabilization** of the existing historic structure and 2. **Rehabilitation** of such same structure.

The project is designed to preserve and reinforce the historic streetscape along West Alameda. This is accomplished through stabilizing and reviving the deteriorated historic building and sensitively revitalizing the character the building has left behind. The work will be in a manner that is compatible with the established architectural character of the historic district.

I. Architectural History of the Property

The property at 619 West Alameda contains a small, single-story Pueblo Revival–style residential structure that is believed to have been constructed in the early-to-mid 1940s. While documentation is limited, the earliest recorded deed dates to 1945, and aerial photography confirms the presence of a building on the site by 1948, with a square footprint visible by 1951.

The historic structure was constructed in phases: - An **original front (south) rectangular adobe structure**; - A **full-width rear (north) pen tile addition**, likely completed by the early 1950s; and - A **small wood-framed rear addition**, constructed no later than the mid-1970s, which collapsed in late 2024 or early 2025 and no longer exists beyond its foundation.

While the building's **West** and **South facades** have been **identified as contributing** to the Westside-Guadalupe Historic District, the rest of the building **does not** hold that title. Yet, this building's scale, design, and materials are typical of the surrounding historic residences on West Alameda. The building has suffered decades of deterioration, including roof failure, cracking of exterior walls, exposed foundations, vandalism, and partial interior collapse. The proposed work seeks to arrest this deterioration, stabilize the remaining historic fabric, and ensure the building's long-term preservation in accordance with accepted historic preservation practices.

II. Existing Site Conditions

- **Lot size:** Approximately 4,967 square feet
- **Zoning:** R-29
- **Existing lot coverage:** Approximately 14.3%
- **Setting:** Urban residential
- **Topography:** Relatively flat
- **Existing development:** One deteriorated single-story historic structure (Unit A), remnants of a collapsed wood-framed addition, perimeter fencing and yard walls of mixed age and condition

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III. Proposed Scope of Work – Historic Structure

A. Use and Function

The existing historic structure will remain at the front of the property facing West Alameda and will be rehabilitated for use as a **one-bedroom, one-bath casita**.

B. Footprint and Square Footage

- **Existing footprint:** 892 square feet
- **Existing roofed area:** 710 square feet
- **Proposed footprint:** 710 square feet
- **Proposed roofed area:** 710 square feet
- **Unroofed / flat exterior surfaces:** None beyond existing grade-level areas
- **No expansion of footprint** is proposed for Unit A

C. Height

- **Existing height:** 9 feet 4 inches from finished grade to top of parapet
- **Proposed height:** 10 feet 6½ inches from finished grade to top of parapet

This modest increase in height results solely from the installation of a **new structural bond beam and reconstructed roof system**. This installation is necessary to stabilize the historic adobe and pen tile walls. The parapet height will remain minimal and consistent with traditional Pueblo Revival proportions.

D. Structural Stabilization

- Removal of the failing roof structure
- Installation of a reinforced concrete bond beam atop existing exterior walls to prevent further horizontal movement and cracking
- Reconstruction of a traditional viga roof system above the bond beam
- New roof decking, insulation, and roofing assembly

These measures are necessary to stabilize the historic structure, prevent continued structural failure, and allow for the retention of the existing historic walls and exterior appearance.

E. Roof

- **Type:** Flat roof with parapet
- **Drainage:** Traditional canales

F. Exterior Walls, Materials, and Finishes

- **Walls:** Existing adobe and pen tile walls retained
- **Finish:** Cement stucco, repaired and refinished to match existing historic texture
- **Color:** Suede stucco from El Rey (to be finalized in coordination with HDRB staff)

G. Windows and Doors

- **Windows:** Existing wood, double-hung, single-glazed windows retained and rehabilitated
    - Wood frames
    - Painted finish
    - Concrete sills
- **Doors:** Existing wood doors retained where feasible and repaired; non-original doors replaced in-kind with appropriate wood doors

No enlargement, relocation, or new openings are proposed for the historic structure.

H. Yard Walls and Site Elements (Unit A)

- 3 foot masonry yard wall facing street frontage

VI. Conclusion

The proposed project at 619 West Alameda is a **preservation-driven intervention** that stabilizes a deteriorated historic structure that additionally revitalizes it in a manner consistent with prior HDRB approvals for rehabilitation and contextual infill projects within the historic district. The design prioritizes:

- Long-term preservation of the historic building
- Minimal visual impact on the streetscape
- Compatibility with surrounding historic development
- Traditional materials and finishes

We respectfully request the Historic Districts Review Board's approval of this proposal.

Sincerely,

Maxfield Scott
Mesa Verde Construction, LLC

Date: March 10, 2026

To: Planning and Land Use Department
City of Santa Fe, NM

From: Scott Irving, Designer/Builder
Mesa Verde Construction, LLC
NM GB-98 #419455

Re: Request for height exceptions to proposed Remodel and Addition to property @ 619 West Alameda, Santa Fe, NM

Max Scott, the President and Qualifying party for Mesa Verde Construction, LLC and the owner of record of the R-29 zoned property @ 619 West Alameda, Santa Fe, New Mexico would like to request height exceptions for the historic single-family residence and additional dwelling unit proposed for 619 West Alameda, Santa Fe, New Mexico.

Ms. Lani McCulley, Senior Planner for the Historic Preservation Division of the City of Santa Fe Planning and Land Use Department identified the maximum height allowed by code for 619 West Alameda, without an allowance for exception, at 14'- 10" in an email on 11/18/2025. This request for exception is written in the format of the "Historic Districts and Historic Landmarks, Height, Pitch, Scale, Massing, and Floor Stepbacks Exception Criteria" to explain the proposal's need for height exceptions.

(i) Do not damage the character of the streetscape

The historic structure, Unit A in our proposal, will remain well below Ms. McCulley's maximum height (14'-10"), but we do request a height change to this structure. Unit A's combination of adobe and pen-tile construction was built without a unifying bond beam atop the exterior walls. This has allowed horizontal movement at material joints and window and door rough openings, causing considerable cracking in the exterior walls. The original viga ceilings were removed at some point in the past and replaced with 2x roof rafters. These 2x rafters were undersized and failed under the weight of the roof years ago. The dutchmen patches used to prevent roof collapse are not providing adequate structure and are also failing. Mesa Verde wishes to remove the existing roof and place a stabilizing concrete bond beam atop the existing exterior wall. The bond beam will prevent further horizontal movement in the building's cracks and unify the adobe and pen tile structure thus preparing it for a new viga roof. The resulting change in roof construction will change the building's height from: 9'- 4" from existing grade to top of stucco-finished parapet walls, to: 10'- 6 1/2" from top of existing grade to top of stucco-finished parapet walls. This increase in height will not affect the character of this historic structure or streetscape. It keeps the parapet at minimum height and secures the preservation of the existing structure for the foreseeable future.

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

The historic structure, Unit A in our proposal, will continue to deteriorate without the addition of the proposed bond beam. The engineered bond beam, viga ceiling structure, r-49 insulation tapered insulation and roofing have been proposed to be installed directly atop the top of the existing historic walls. We cannot shorten the structure without reducing the height of the exterior walls.

This will prevent an undue hardship to the owner and injury to the public welfare from the continued deterioration of the structure of Unit A.

(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

Unit A's combination of adobe and pen-tile construction was built without a unifying bond beam atop the exterior walls. This has allowed horizontal movement at material joints and window and door rough openings, causing considerable cracking in the exterior walls. The original viga ceilings were removed at some point in the past and replaced with 2x roof rafters. These 2x rafters were undersized and failed under the weight of the roof years ago. The dutchmen patches used to prevent roof collapse are not providing adequate structure and are also failing. Mesa Verde wishes to remove the existing roof and place a stabilizing concrete bond beam atop the existing exterior wall. The bond beam will prevent further horizontal movement in the building's cracks and unify the adobe and pen tile structure thus preparing it for a new viga roof. The resulting change in roof construction will change the building's height from: 9'- 4" from existing grade to top of stucco-finished parapet walls, to: 10'- 6 1/2" from top of existing grade to top of stucco-finished parapet walls.

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

Unit A's combination of adobe and pen-tile construction was built without a unifying bond beam atop the exterior walls. This has allowed horizontal movement at material joints and window and door rough openings, causing considerable cracking in the exterior walls. The original viga ceilings were removed at some point in the past and replaced with 2x roof rafters. These 2x rafters were undersized and failed under the weight of the roof years ago. The dutchmen patches used to prevent roof collapse are not providing adequate structure and are also failing. Mesa Verde wishes to remove the existing roof and place a stabilizing concrete bond beam atop the existing exterior wall. The bond beam will prevent further horizontal movement in the building's cracks and unify the adobe and pen tile structure thus preparing it for a new viga roof. The resulting change in roof construction will change the building's height from: 9'- 4" from existing grade to top of stucco-finished parapet walls, to: 10'- 6 1/2" from top of existing grade to top of stucco-finished parapet walls.

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

The deterioration of the abandoned historic Unit A has been in process for decades. Mesa Verde Construction, LLC's remodel of this structure will save it for posterity and is no fault of the company's owner.

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

The resulting change in roof construction will change the building's height from: 9'- 4" from existing grade to top of stucco-finished parapet walls, to: 10'- 6 1/2" from top of existing grade to top of stucco-finished parapet walls while preserving the overall appearance of the unit.

Sincerely,

Scott Irving
Mesa Verde Construction, LLC

a remodel for a historic & contributing structure @ 619 west alameda, santa fe, new mexico

sheet index

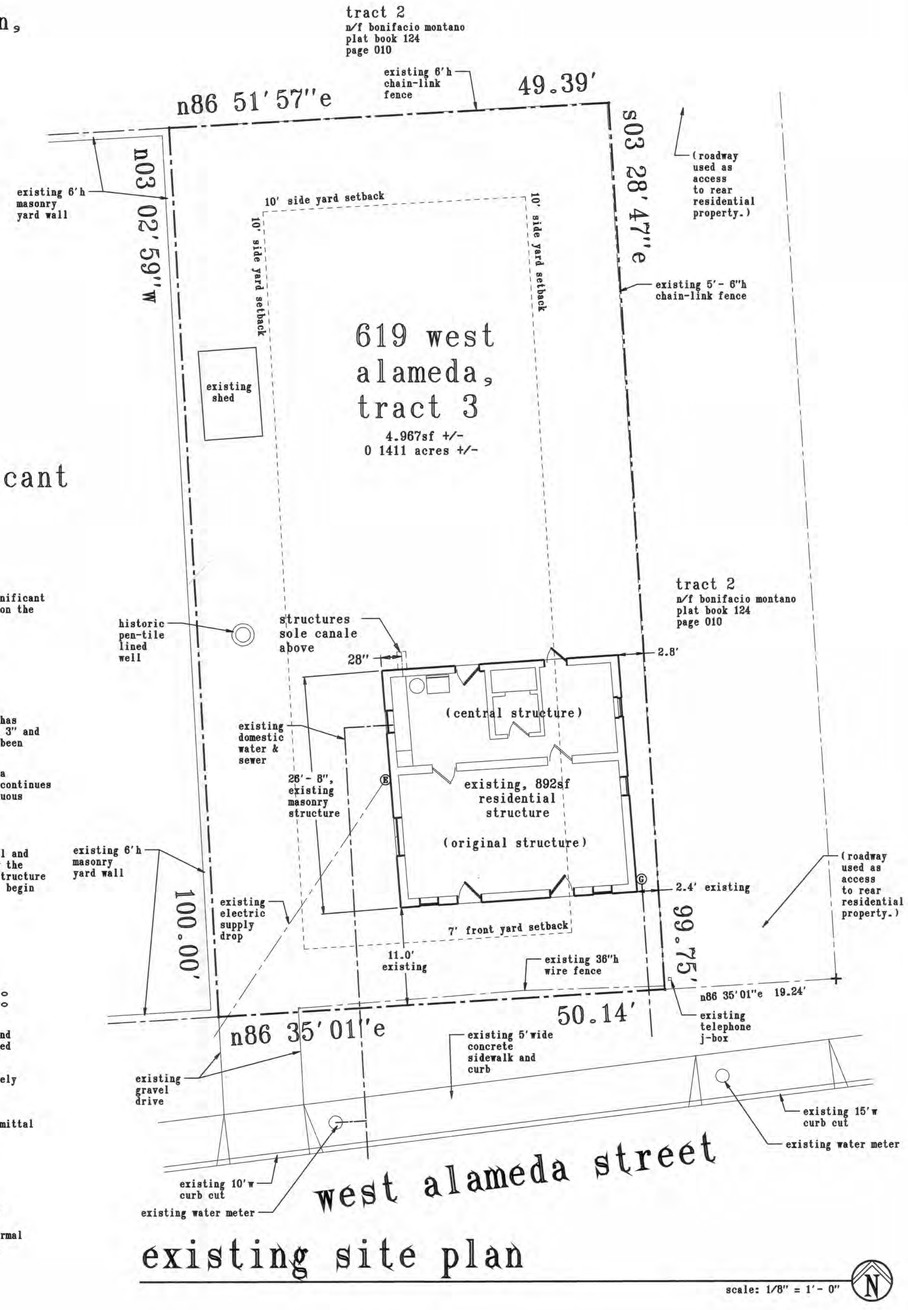
a1.1 title, sheet index, existing site plan, analysis of historic structure and repair work required
a1.2 proposed site plan
a2.1 619 west alameda proposed floor plan
a3.1 existing and proposed south & west exterior elevations
a3.2 existing and proposed north & east exterior elevations

notes documenting significant issues with the existing construction:

1. the center structures attachment (if there is one) is failing and significant cracks beteen these structures are beginning to open up between them on the east and west facades.
2. the home was constructed with no bond beam installed. ceiling heights in public space vary by 3". ceilings have been replaced at some time with the original structures vigas protruding from the south wall along west alameda.
3. the original southerly, adobe section of the single family residence has significantly over-spanned roof-rafters. they are sagging as much as 3" and several rafters on the western side of the structure have failed and been scabbed to prevent a complete structural failure.
4. the southerly, original adobe structure's lack of a bond beam causes a structural break in the wall at window and door headers that has and continues to enable significant movement in the structure manifesting as continuous cracks from top to bottom of wall.
5. the southwest corner of the building is separating from the south wall and moving west. the large % of openings towards the corner hasn't allow the walls to buttress the corner preventing movement. cracks inside the structure between the floor and exterior wall have opened allowing the floor to begin sinking along length of the existing west wall.

scope of work to repair/rebuild structure:

1. carefully remove the existing windows with frames and kitchen door and frame from the home. reconstruct windows as described in the submitted "window condition assessment" perpared by Scott Ernst.
2. the existing roof(s) and insulation below must be removed to completely clear the roof.
3. remove the existing roof decking and roof rafters.
4. construct the concrete bond beam detailed in the building permit submittal atop existing adobe & pen-tile walls.
5. brace the sw building corner to prevent futher western movement.
6. unused
7. construct new structural roof membrane per building permit submittal and attach to new bond beam below.
8. follow the instructions in construction documents included in the formal building permit submittal to complete reconstruction of the existing single family residence.



existing site plan

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

N

sirving designs
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149

drawn

checked

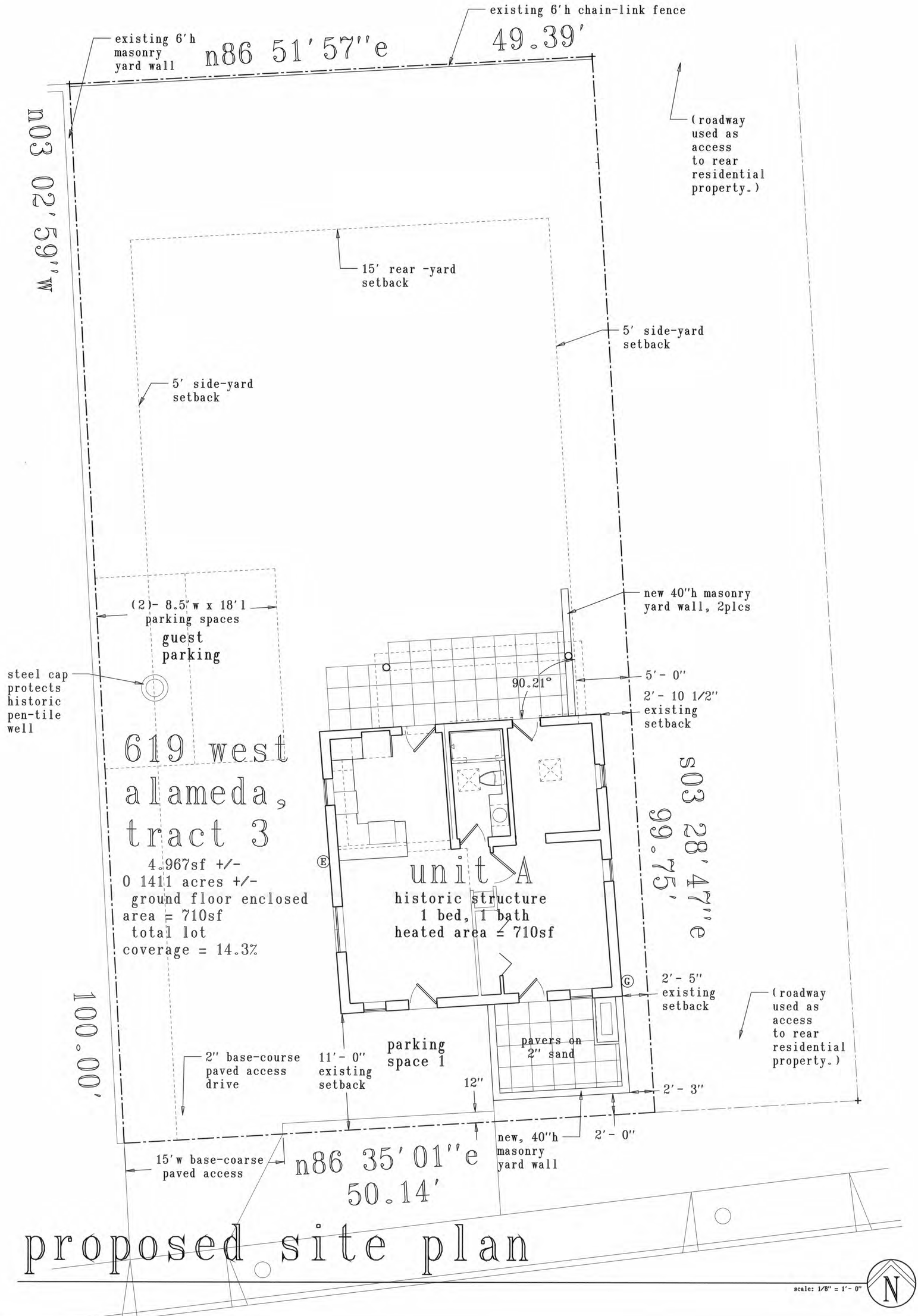
date: 2/12/2026

project
a remodel for 619 West Alameda santa fe, NM

sheet title
title, sheet index, existing site plan, analysis of historic structure and repair work required

revisions

sheet no.
a1.1



proposed site plan

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

N

sheet no.	revisions	sheet title	project	date:	drawn
a1.2		proposed site plan	a remodel for 619 West Alameda santa fe, NM	2/12/2026	

sirvina designs
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149

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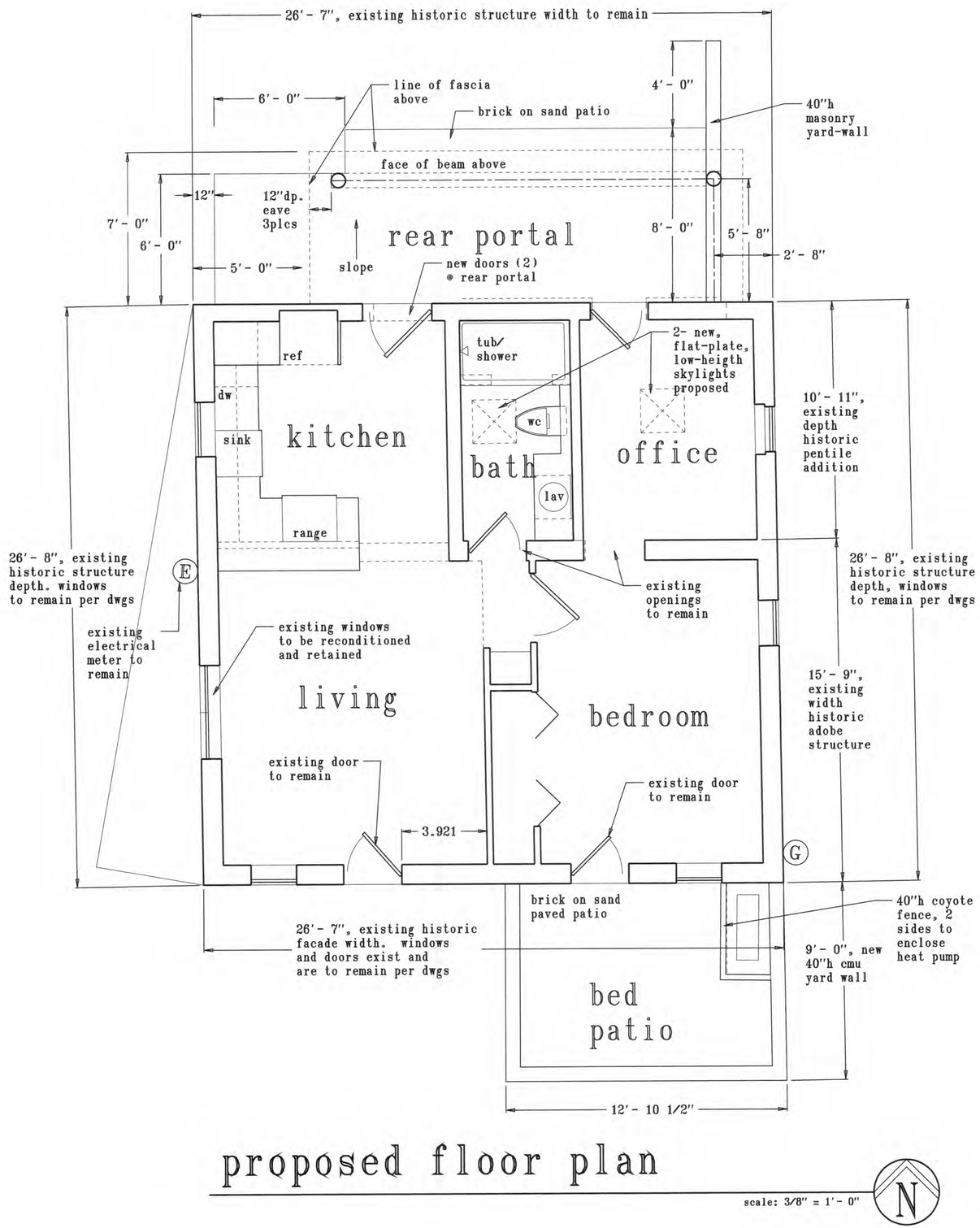


proposed floor plan

scale: 3/8" = 1'- 0"

sirving designs
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149

drawn

checked

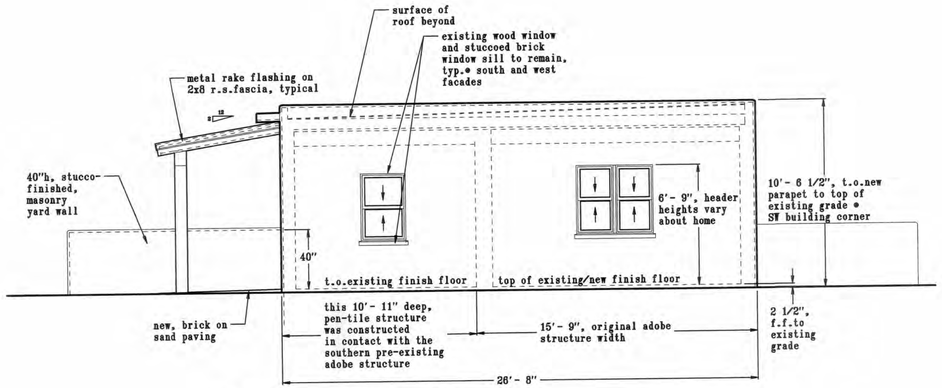
date: 2/12/2026

project
a remodel for
619 West Alameda
santa fe, NM

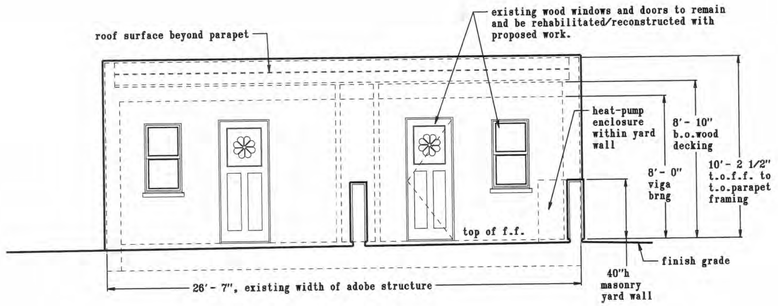
sheet title
619 west alameda,
proposed floor plan

revisions

sheet no.
a2.1



west elevation

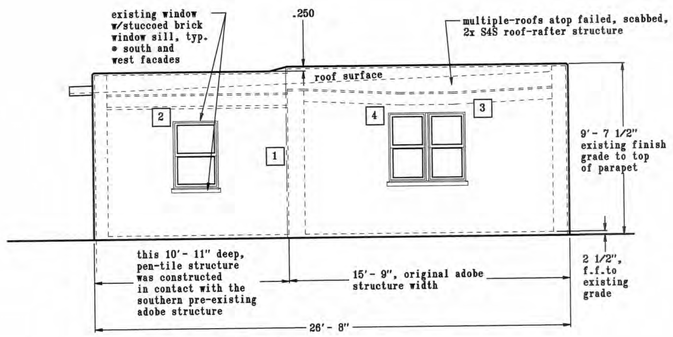


south (street) elevation

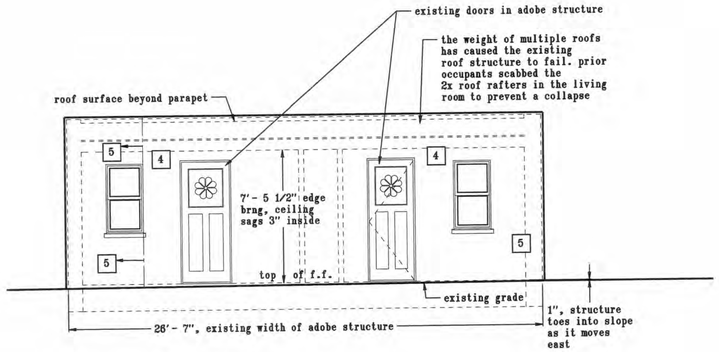
proposed elevations

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

west elevation



west elevation



south (street) elevation

existing elevations

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

sirving designs
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149

drawn

checked

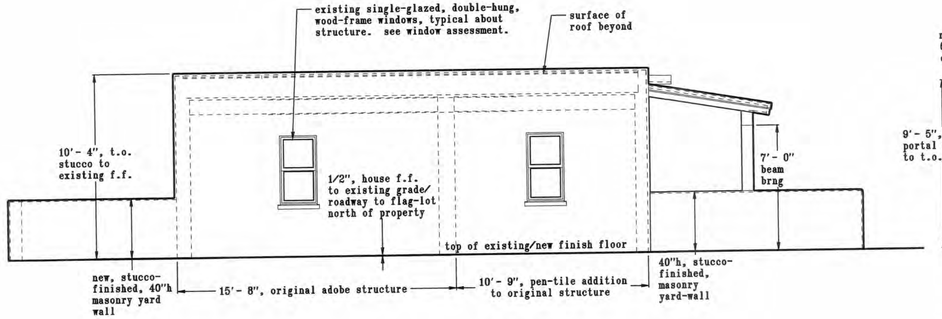
date: 2/12/2026

project
a remodel for
619 West Alameda
santa fe, NM

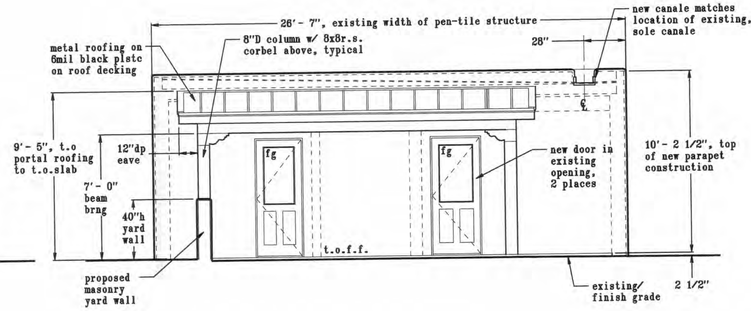
sheet title
existing & proposed, south & west exterior elevations

revisions

sheet no.
a3.1



east elevation

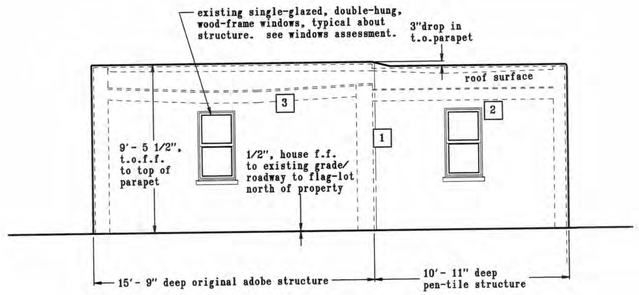


north elevation

proposed elevations

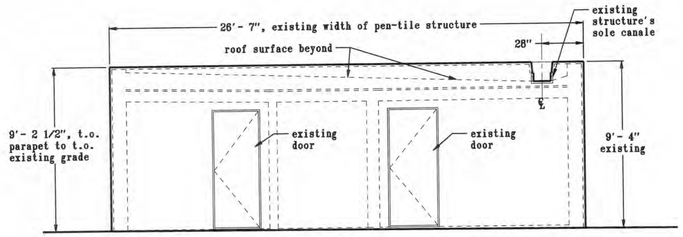
scale: 1/4" = 1'- 0"

west elevation



east elevation

east elevation



north elevation

existing elevations

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

drawn
sirving designs
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149
checked

date: 2/12/2026

project
a remodel for
619 West Alameda
santa fe, NM

sheet title
existing & proposed, north & east exterior elevations

revisions

sheet no.
a3.2

[redacted]

[redacted]

[redacted]

8. **New Business**

a. 2025-010664-HDRB, 619 W Alameda St., Westside-Guadalupe Historic District, noncontributing, Dura Build Construction, agent for Max Scott, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure.

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the structure be upgraded to contributing with the south façade and the west façades (façades 3 and 4) as primary per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts. Staff also recommended a contributing status for the pen tile well to protect it per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Chair Rios asked about the date of the pentile addition and the terms of preserving it.

Ms. McCulley responded that it was constructed in 1951, and the west façade, as the primary façade, would be a way of preserving it by showing the transition from adobe to pen tile in the building.

Member Cherry asked why the east façade was not recommended as a primary façade.

Ms. McCulley responded that it was less visible than the west façade.

Scott Irving, 25504 Camino Alfredo, Santa Fe, was sworn in. Mr. Irving stated the applicant was okay with the staff's recommendation. They just need to know the status to proceed with the rehabilitation of the property because there have been many calls to the police over the past several years of ownership to help clear out homeless squatters, and they have even had to call in SWAT. However, the applicant would prefer that the well not be designated contributing because of the issues of its location and recent use for smoking fentanyl; the applicant would prefer not to preserve it. He also stated that he would be unclear on how to preserve the well.

Member Cherry suggested a barrier of some sort to protect the well.

Mr. Irving asked if the Board could approve some sort of steel cover over it because it alters it.

Member Cherry stated that the well is unique to that area, and it certainly warrants serious consideration for preservation, as it is a historic structure.

Mr. Cherry felt there could be a lot of different ways to protect it, to keep people out of it, and to keep people from falling into it, which are all concerns, and part of owning a historic property is preserving unique features like this.

Member Bienvenu called for a point of order that the preservation of the well is not part of the status case.

Chair Rios explained that this hearing was for the status, including the status of the well, and the applicant could bring up the preservation of the well at a subsequent hearing, where it could be discussed in detail with some more options. She clarified that there could certainly be ways of preserving the well was the point of the discussion.

Public Comment:
Ms. Stefanie Beninato, previously sworn in, supported staff's recommendation to make this a contributing building with the south and west as primary facades to protect the pentile and south side that faces the street contributes to the streetscape and is character-defining, and the fact that it transitions from adobe to pentile on the west is also important to preserve. Regarding the well, she felt it needed to be contributing. She explained she once owned the property at 604 Galisteo, which was from the 1890s, and in the 1930s, two rooms were added on the west side. When there was a leak from an iron pipe, she had to pull up the flooring, and under one of the bedrooms was a twenty-foot-deep rock and cedar-lined well that was not filled in. She stated that significant structures do get

covered over or lost in time, so it would be nice to keep visible or at least acknowledge the presence of the well and preserve and protect it.

Board Action:
Member Bienvenu moved in case 2025-010664-HDRB for 619 West Alameda to adopt staff's recommendations to upgrade the residence to contributing with the south façade and west façade, which are indicated as facades three and four in the diagram, as primary and designate the pen tile lined well as contributing. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

b. [redacted]

City of Santa Fe, New Mexico

memo

DATE: July 22, 2025

TO: Historic Districts Review Board Members

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

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

2025-010664-HDRB, 619 W Alameda St., Westside-Guadalupe Historic District, non-contributing, Dura Build Construction, agent for Max Scott, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ Other: [building and yard wall height calculations]

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other: [2025 HCPI]

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be upgraded to contributing with the south façade and the west façades (façades 3 and 4) as primary per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts. Staff also recommends a contributing status for the pen tile well to protect it per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. In case 2025-010664-HDRB, for 619 West Alameda Street, upgrade the residential structure to contributing and designate the south façade (or other facades) as primary.
b. In case 2025-010664-HDRB, for 619 West Alameda Street, retain the residential structure as non-contributing.
c. In case 2025-010664-HDRB,for 619 West Alameda Street, status the pen tile well as contributing.
d. In case 2025-010664-HDRB, for 619 West Alameda Street, status the pen tile well as non-contributing

BACKGROUND & SUMMARY:

Streetscape and Context:
The property at 619 West Alameda is located across from the Santa Fe River Park, which is a passive recreational area with landscaping, picnic tables, and a walking path. The park is bounded on one side by the ten-foot drop to the riverbed and on the other side by Alameda Street. This parkway was developed for the visual enhancement of the nature of the site.

Across from the Santa Fe River is the residential sector of Alameda Street. The houses range in style, with the most prominent styles being Spanish Pueblo Revival and Vernacular in this area. Most of the residences are lower single-story buildings with an average height on the streetscape of 12'8". The street is lined with low yard walls with an average height of 46" (3'10"). The yard walls are stuccoed concrete masonry units that are colored to match the corresponding building.



Figure 1: Location of Property.

Site Description:
The 702 sq. ft. single-family residence at 619 W Alameda Street is listed as non-contributing to the Westside-Guadalupe Historic District. The Spanish Pueblo Revival structure is constructed of adobe and pentile. A rectangular wood-framed addition previously located on the north side of the structure collapsed in 2024. Aside from its foundation, all parts of this addition have been removed from the property. Additionally, there was a shed on the property, which was also removed in 2024.

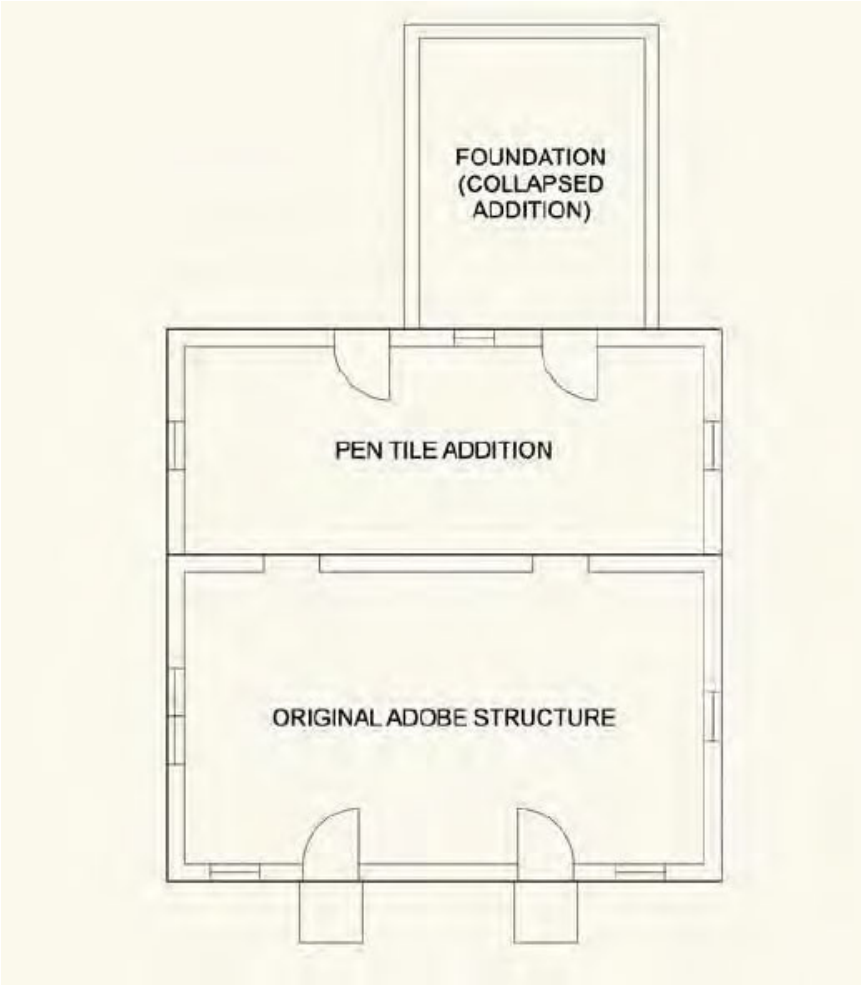


Figure 2: Residential Sections.

The adobe portion of the residence was constructed about 1943, with the pen tile addition being constructed by 1951. The wood-framed addition appears to have been constructed in 1975. There are viga ends at the exterior and interior of the adobe north and south walls, though the interior portion of the vigas appears to have been removed at some point. The north wall has projecting roof joists on the pen tile addition. All except one window are wood, double-hung hung single-glazed one-over-one windows. There are some wood screens, though not all windows have these screens. The two front doors on the south may be handmade wood, frame, and panel with a glazed flower petal design. The western rear door is a frame and panel, and the eastern rear door is a hollow-core wood door. All windows and doors are recessed, and the windows have projecting concrete windowsills. The two front doors have two small steps. Roof drainage is a single-sheet

metal canale on the north elevation. The exterior walls are cement stucco on chicken wire with paint on the stucco. The property holds a front wire fence with a wire gate, a side chain link fence, short cast concrete posts, a couple of wood posts, and possible remains of a stone boundary. The residence is typical of the streetscape.


Figure 3: South Façade of Residence.

There is also a pentile-lined well on the west side of the property. Its origin and details are not available, but given that it is of pen tile, it was most likely constructed at the time of the pen tile addition in 1951. The 1950s saw a significant increase in well drilling in part because the state allowed farmers to transition from dryland farming to more water-intensive crops like alfalfa, corn, and cotton, transforming the agricultural landscape. The state further allowed homeowners to drill and use a certain amount of water annually. This well may be a part of this step forward in water usage.

There are no cases on record for the property in the Historic Preservation Division files.

APPLICANT'S REQUEST:

The applicant requests:

1) Status review with primary façade designation, if applicable, of residential structure.

The southern portion of the window holds the greatest historic integrity of the building, with the adobe construction, viga ends, double front doors with corresponding windows, inset windows and doors, and concrete windowsills. The front doors are handmade front doors. The west façade shows the growth of the building from adobe to the pen tile addition and holds historic inset wood

windows with concrete sills. The pen tile well is most likely from the 1950s and is unique to the Alameda streetscape.

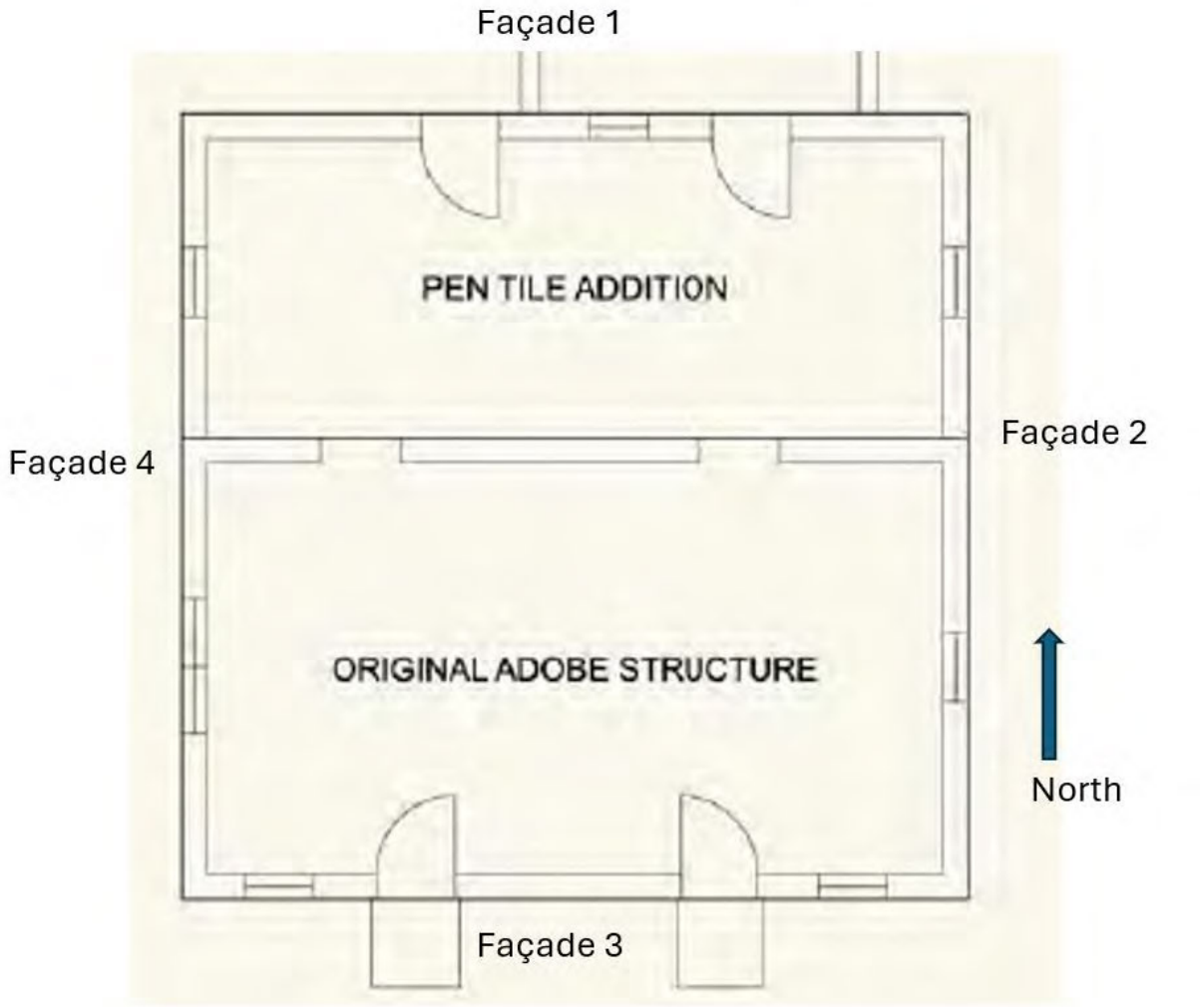


Figure 4: Façade Diagram

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

(4) Compliance with General and Specific Design Standards Required

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

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Historic Compound
An identifiable grouping of historic resources, including buildings, structures and landscaping elements, as described in Section 14-5.2(K)(2)(a). Historic compounds may be comprised of more than one lot.

(I) **Westside-Guadalupe Historic District**

(1) District Standards

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

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

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

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

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

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in the case of ground solar collectors by a *wall* or vegetation;

(vi) in the case of *wall* collectors, by enclosing by end or other *walls*;

(vii) other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems;

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

(g) *Greenhouses*

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

(i) *Porches* and *portales* are encouraged;

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

(2) Walls; Fences; Solar Collectors; Administration

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

City of Santa Fe, New Mexico

memo

DATE: June 9, 2026

TO: Historic Districts Review Board Members

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

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

2026-012487-HDRB. 998 Acequia Madre. Downtown & Eastside Historic District. Non-contributing. Mark Brown, agent for Lisa Ronningen-Brown, owner, proposes to construct a 426 sq. ft. freestanding carport to a height of 9'-7".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ Other: previous case documents

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-4.6(E) General Design Standards for all Historic Districts and Section 14-4.6(G)(2) Downtown and Eastside Design Standards.

Sample motions:

a. In case 2026-012487-HDRB, for 998 Acequia Madre, approve or deny the application as submitted.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-14-4.2(D). There may be archaeological concerns associated with this project, and archaeological clearance may be required if the surface disturbance exceeds 2,500 square feet.

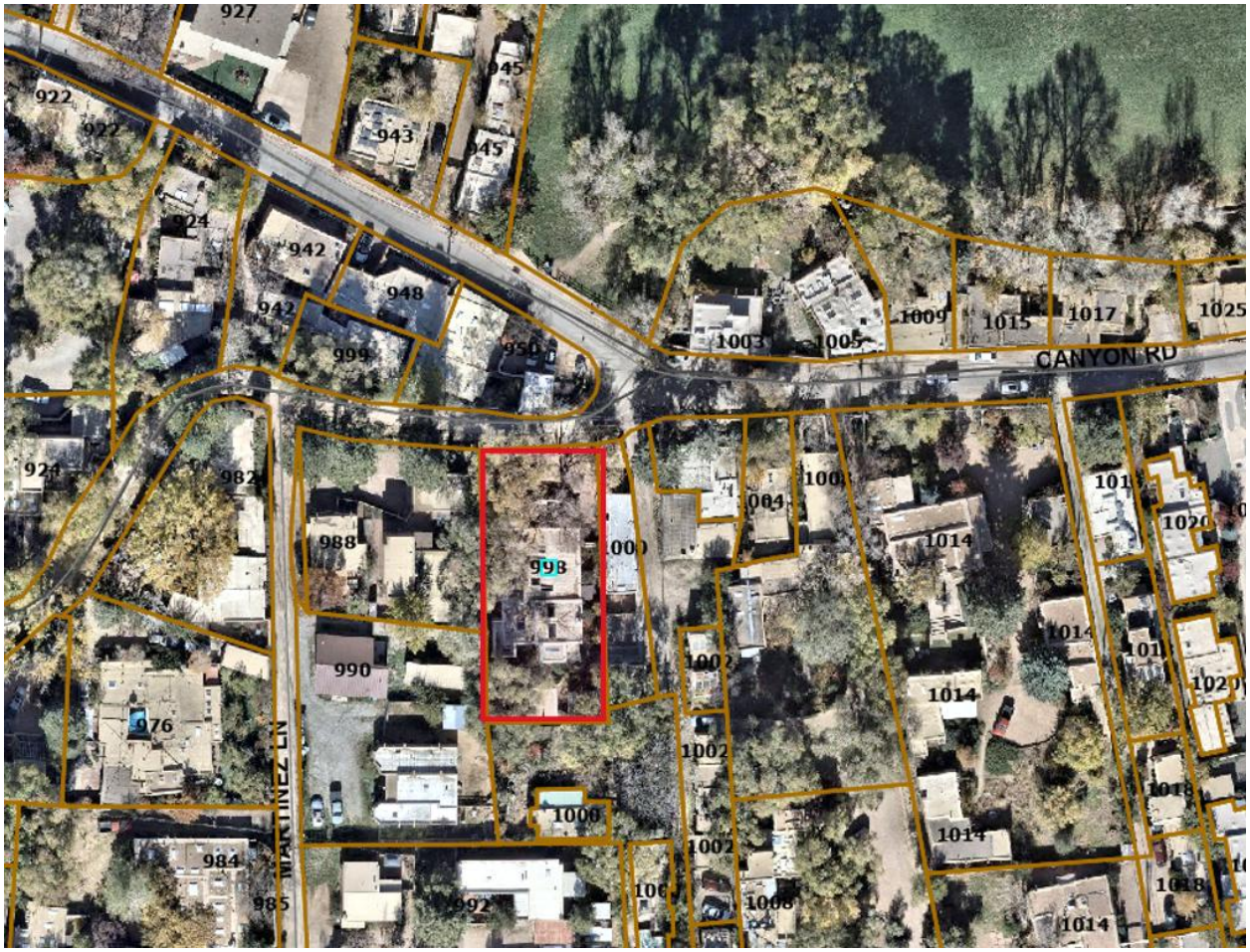


Figure 1: Property Location

BACKGROUND & SUMMARY:

Site Description:
The Spanish Pueblo Revival style residence and guest house at 998 Acequia Madre were constructed before 1940 and are listed as non-contributing to the Downtown and Eastside Historic District.

The property received a status review and designation of status for the residence and guest house under case H-17-078 in 2017. A remodel was approved in 2017, which included increasing the height, constructing a portal, window and door changes, and a new chimney on the main residence. The alterations to the guest house included a new portal and window replacement.



Figure 2: Streetview of Property

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for this property.

HDRB:

H-17-078A In a status review, the HDRB designated both the house and the guest house as non-contributing due to the number of alterations on the property.

H-17-078 The HDRB approved increasing the height, constructing a portal, window, and door changes, and a new chimney on the main residence, and a new portal and window replacement on the guest house.

ADMINISTRATIVE:

Administratively approved items for this property include walls and fences, a mini-split system, and window replacements in 2017 and 2018.

APPLICANT'S REQUEST:

The applicant proposes to:

1) Construct a 426 sq. ft. freestanding carport to a height of 9'-7". The carport will be constructed of stuccoed masonry columns, exposed wood beams and corbels, and a stuccoed parapet. The roof will be sloped with TPO in a tan color. The parking surface will be brick on sand. The stucco will be cementitious "fawn" to match the residence.

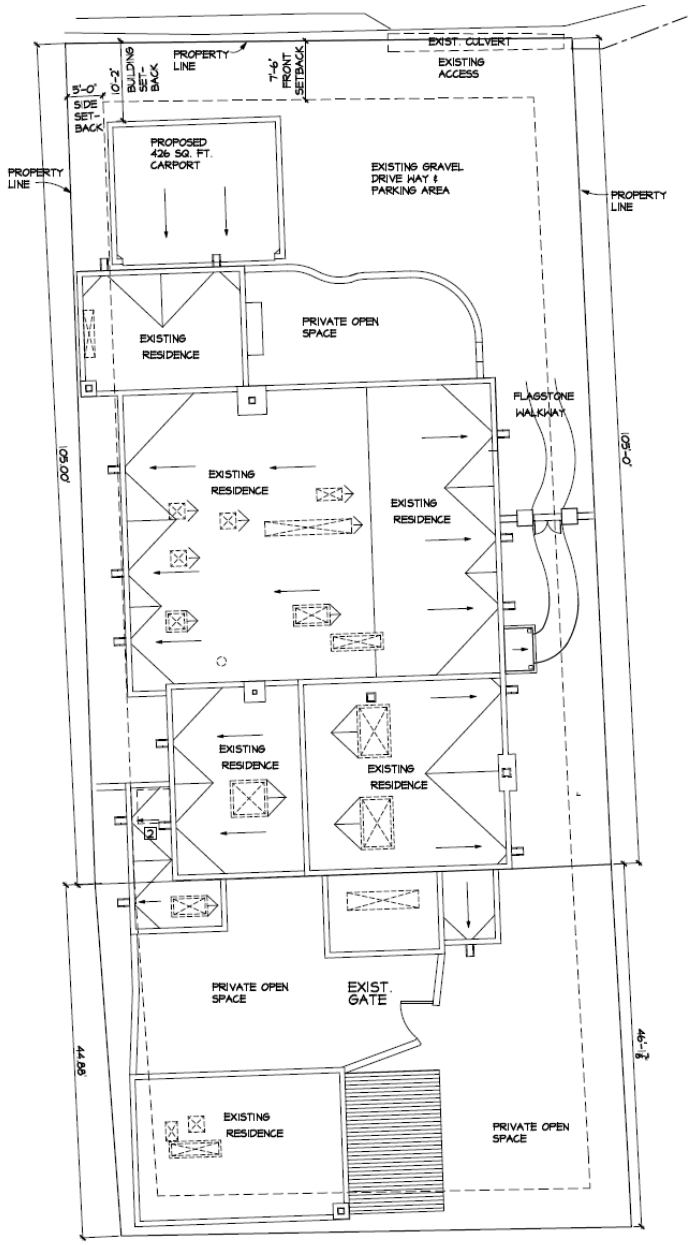


Figure 3: Proposed Site Plan

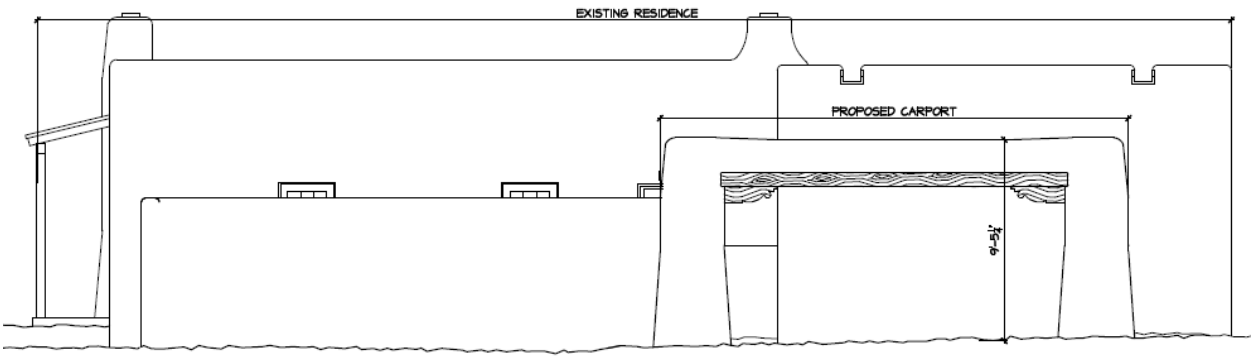


Figure 4: Proposed North Street Facing Elevation

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

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

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.

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 14-4.6(G).

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 façade.
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
9. Murals
10. Pedestrian-Oriented Areas

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 no more than thirty (30) inches of overhang.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ ☐ NRHP ☐ SRCP Criteria: ☐ A ☐ B ☐ C ☐ D

1 Name of Property *(Historic and/or current name for property)*

2 Location *(Address or description of location)*

998 CANYON ROAD (THOUGH ON ACEQUIA MADRE)

3 Local Reference Number

4 County

SANTA FE

5 Property Type

☒ Building ☐ Structure ☐ Site ☐ Object

6 Date of Survey

6 / 27 / 03

7 Previous Survey Date(s)

__ / __ / __

☐ No previous survey

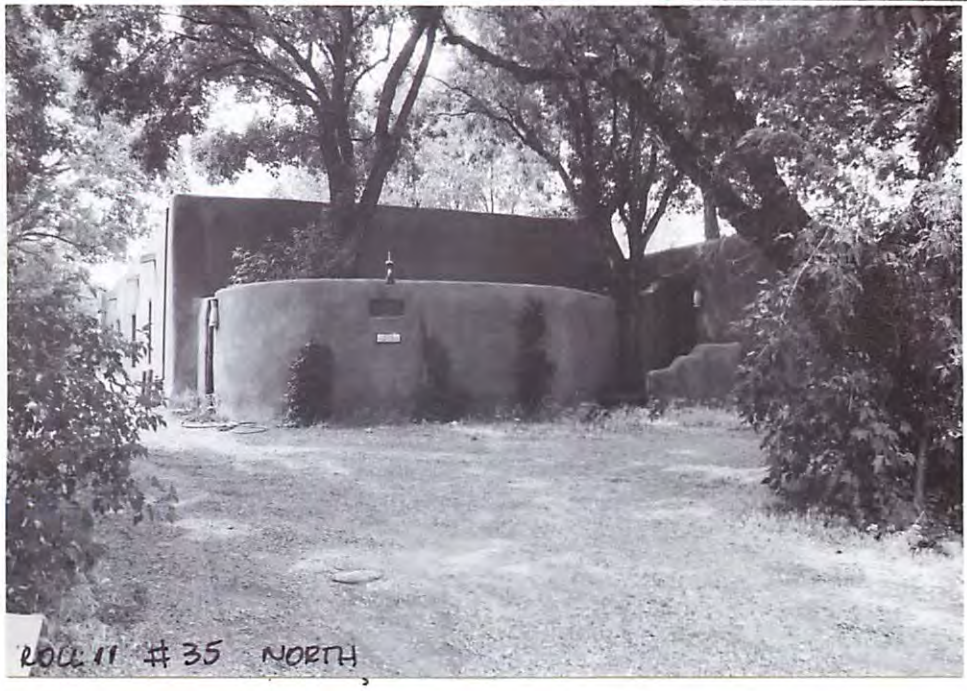
8 Name of Project

9 UTM

Zone

Easting

Northing



10 Photo Information

Negative Location: CITY OF SANTA FE View of: NORTH

Roll #: 11

Frame #: 35

11 Brief Description of the Property *(What is it?)*

LARGE ONE STORY HOUSE WITH SEMICIRCULAR WALL AT FRONT ON LARGE SITE W/ MATURE VEGETATION

12 Who Uses the Property? *(Current and historic users and uses made of property. Indicate cultural affiliation of users.)*

13 Construction Date

Date: PRE-1940 ☒ Known ☐ Estimated Source: CITY DIRECTORIES

14 Setting

☐ Suburban ☐ Rural ☐ Village ☒ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public

15 Relationship to Surroundings

☒ Similar ☐ Dissimilar

Comments:

Continued on other side

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective *(Photo, drawing, footprint, etc.; Indicate north arrow when possible.)*



17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

GIOVANA BUCKLEY
505 465-0029

18 Owner (if known) and Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

Notes: *(If photo, include photo information, as in #10.)* R 11 # 34 NORTH / EAST

19 Is Property Endangered? ☐ Unknown ☒ No ☐ Yes How?

20 Significance to Current Community ☒ Unknown ☐ None ☐ Low ☐ Moderate ☐ High

Describe:

21 Other Significance or Information of Interest *(Such as historical, legendary, structural, former ownership, etc.)*

22 National or State Register *(See instructions for eligibility criteria.)*

Is this property individually listed on a historic register? ☐ Unknown ☒ No ☐ Yes

If yes: ☐ State ☐ National

If 'no' or unknown, do you think this property is eligible for listing? ☒ No ☐ Yes

Why?

23 National or State Historic District

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes

If yes: ☒ Contributing ☐ Non-Contributing ☐ Unknown

If 'yes,' what is name of district? SANTA FE ☐ State ☒ National

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☐ Continuation Sheets, # pages: _____

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

Historic Preservation Division, New Mexico Office of Cultural Affairs >>>>>*Please complete HCPI FORM 1 before completing Form 2* <<<<<<

For HPD Office use only: HCPI No. District 3 Local Reference Number

1 Name of Property *(Historic and/or current name for property)*

2 Location *(Address or description of location)*

998 CANYON ROAD

4 County: SANTA FE

5 Date of Survey: 7-21-03

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Visible Construction Material

- ☐ Adobe
- ☐ Brick
- ☐ Composition
- ☐ Concrete: Block
- ☐ Concrete: Cast Stone
- ☐ Concrete: Poured
- ☐ Earth Plaster
- ☐ Masonry: Simulated
- ☐ Metal: Corrugated
- ☐ Metal: Structural Siding
- ☐ Metal: V-Crimp
- ☐ Stone: Random Ashlar
- ☐ Stone: Random Coursed
- ☐ Stone: River Rock
- ☐ Stone: Rusticated
- ☐ Stone: Tabular
- ☒ Stucco
- ☐ Tile: Structural Clay
- ☐ Vinyl Siding
- ☐ Wood: Board & Batton
- ☐ Wood: Horizontal Siding
- ☐ Wood: Jacal
- ☐ Wood: Log
- ☐ Wood: Shingle
- ☐ Wood: Tongue & Groove
- ☐ Other: _____

Notes:

7 Number of Stories ☐ Not Applicable

Number: ☒ 1 ☐ 1/2 ☐ 2 ☐ 2 1/2 Other: _____

8 Foundation ☐ Not Applicable

☒ Not Visible ☐ None ☐ At Grade ☐ Above Grade ☐ Raised

Materials: ☐ Concrete ☐ Stone Other: _____

Notes:

9 Roof ☐ Not Applicable

Shape: ☒ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other: _____

Pitch: ☒ None ☐ Low ☐ Medium ☐ Steep

Features: ☐ Eave ☒ Parapet

Materials: ☒ Asphalt ☐ Composition: Shingle ☐ Composition: Roll ☐ Earth ☐ Metal: Corrugated ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle ☐ Other: _____

10 Windows *(Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)*

☐ Not Applicable

Operation	Material	Glazing	Number
CASEMENT	WOOD	8	3
		1	12
		8/8	1

Notes:

11 Doors *(Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)*

☐ Not Applicable

Type	Style	Material	Number
1 LEAF	MULTI-PANEL	WOOD	3

Notes:

12 Chimneys *(Describe whether interior or exterior and material)*

1 INTERIOR STUCCO

13 Porches ☐ Not Applicable

Type: ☐ Entry ☐ Partial-Width ☐ Full-Width ☐ Wrap

14 Other Significant Features

15 Modifications *(For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)*

☐ No known modifications

1. WINDOWS, WALL Date: UNKN ☐ Known ☒ Estimated Source: FIELD OBSERVATION
2. _____ Date: _____ ☐ Known ☐ Estimated Source: _____

Continued on other side

16 Primary Architectural Style

☐ Not Applicable

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

Notes:

☐ Other: _____

17 Documents Available and Their Locations

(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)

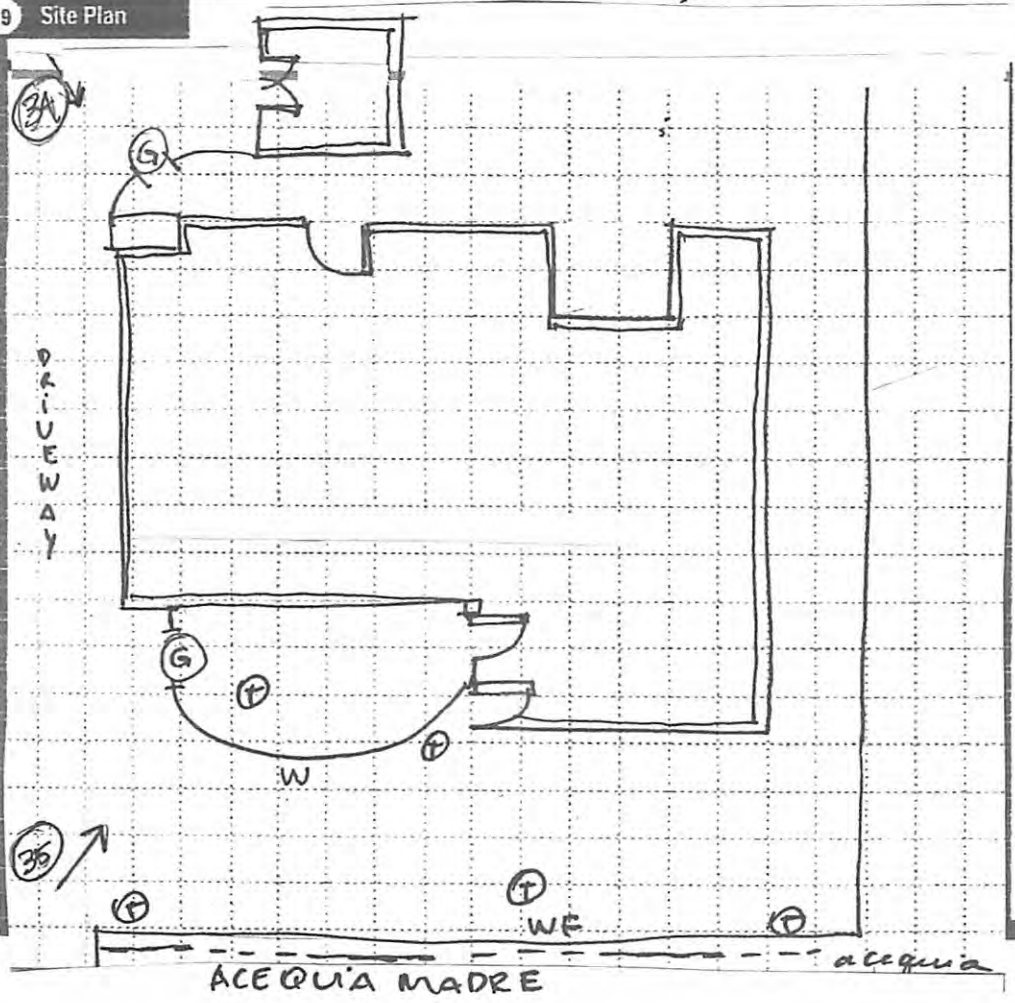
SITE

18 Attached or Associated Properties

(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)

Are associated properties eligible for listing? NO

19 Site Plan



Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

Notes:

LEGEND

(T)	TREE
G	GATE
———	YARD WALL
═══	BUILDNG WALL
	DOOR
(3)	PHOTO LOCATION
	NORTH ARROW

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

PROJECT DESCRIPTION: Mark Brown, agent for Lisa Koskovich, owner, requests a historic status review with primary elevation designations, if applicable, for a non-contributing residential structure.

Case number: H-17-078
Project Type: HDRB

PROJECT LOCATION (S): 998 Acequia Madre

PROJECT NAMES:

OW – Lisa Koskovich	634 Garcia Street Unit 7	Santa Fe, NM 87505
AP – Mark Brown	634 Garcia Street Unit 7	Santa Fe, NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on September 12, 2017. The decision of the Board was to maintain the noncontributing status of the main residence and to designate the status of the guest house as noncontributing to the Downtown and Eastside Historic District. For further information please call 955-6605.

Sincerely,

Nicole R. Ramirez Thomas

Nicole Ramirez Thomas
Planner Senior, Historic Preservation Division

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













CITY OF SANTA FE

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	April 30, 2026	Property Owner of Record	Lisa Ronningen-Brown
Applicant/Agent Contact	Mark Brown		
Site Address	998 Acequia Madre, Santa Fe, NM 87505		
Suite or Space #		Subdivision Name	
Lot #		Block #	Total Roof Area (square feet): 4277
Lot Coverage %	43.8	Lot Size (square feet)	9754
Proposed Construction Description	Construction of a 400 sf carport. Current lot coverage is 43.8% (4277sf / 9754sf x 100) and should the structure be allowed, the resulting lot coverage would be 47.9% (4477sf / 9754sf x 100) with private open space of 5225 sf.		
The following documents are required for review as applicable:	X Legal Lot of Record X Building Plans X Existing site plan w/ setbacks X Proposed site plan w/ setbacks X Existing & Proposed Elevations Development Plan		

Zoning District	RAC	Overlay Districts	Escarpment	Flood Plain	Other	Downtown and East Side HRD	
Proposed Setbacks	Front	7'	Rear		Left Side		Right Side 5'
Required Setbacks	Front		Rear		Left Side		Right Side
Proposed Height	9'	Max Height		Parking Required		Provided	Bike Parking / Provided

Historic Planning Case Manager: Lani McCulley X

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

ADDITIONAL SUBMITALS (IF APPLICABLE)

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

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

Owner Applicant X Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

X Preliminarily Reviewed	Reviewed w/ conditions	Denied
Comments/Conditions		
Preliminary Zoning Review completed by: Stephanie Perea	Date: 05/05/2026	
Preliminary Zoning Review #: 2026-012384-PAR		

May 6, 2026

Historic Preservation Review Board
200 Lincoln Avenue
Santa Fe, NM 87504

RE: 998 Acequia Madre proposed carport structure

Dear Historic Preservation Review Board:

Please accept this proposal letter in your evaluation of the proposed carport structure addition of the referenced property.

We propose to construct a new, detached 400sf carport structure on the Northside of the property. The structure will be constructed using stuccoed masonry columns, exposed wood beams and corbels, and a stuccoed parapet. All new stucco will match the existing house. It will have a sloped, tan colored TPO roof. The parking surface will be brick-on-sand.

The referenced home was extensively remodeled in 2017-2018 but the carport was not included at the time due to budget constraints. The property is surrounded by large elm and box elder trees and has caused surface damage from sap and falling branches to all the cars parked below in the now uncovered driveway.

The current lot coverage is 43.8% (4277sf / 9754sf x 100) and should the structure be allowed, the resulting lot coverage would be 47.9% (4677sf / 9754sf x 100) with private open space of 5225 sf.

Thank you for your time.

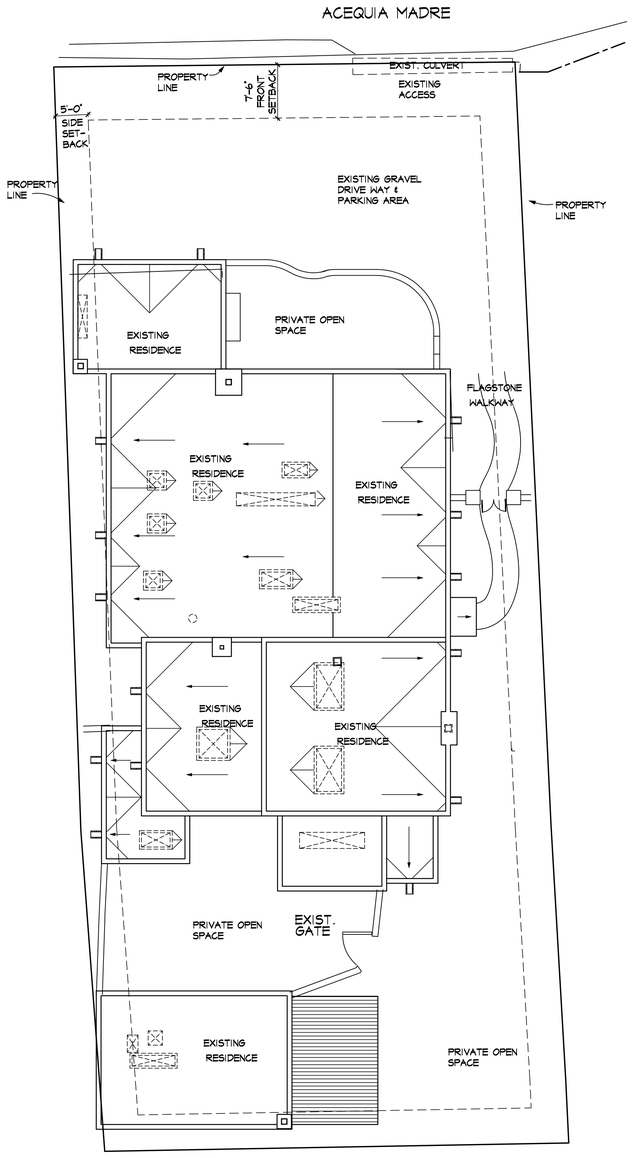
Respectfully,

Mark Brown

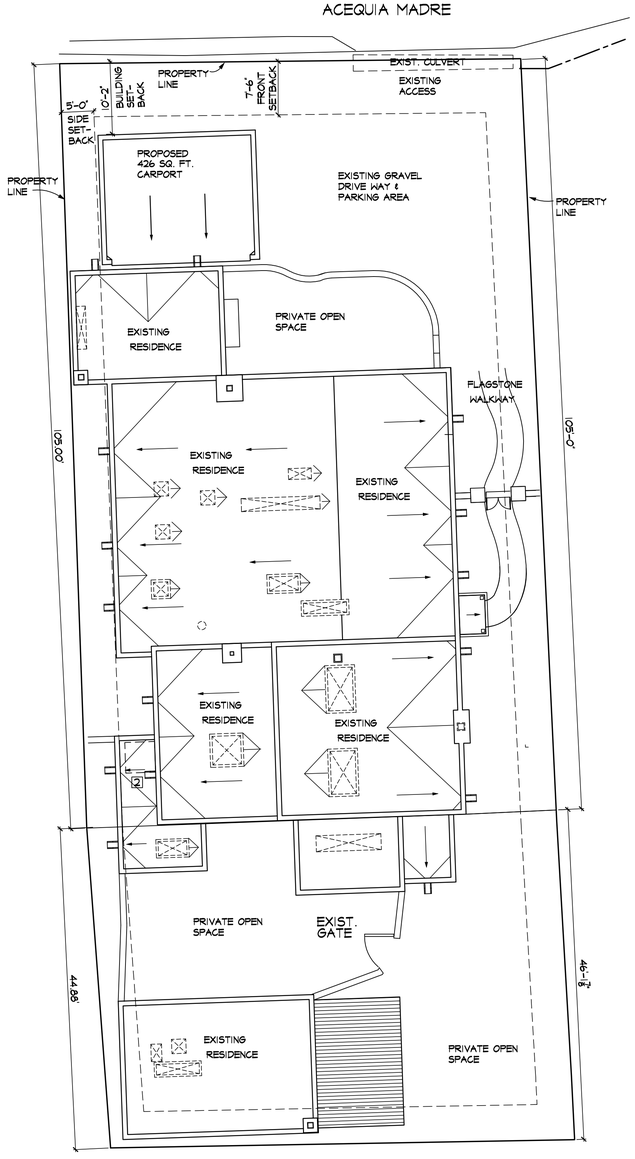
998 Acequia Madre

mark@sfbrown.com

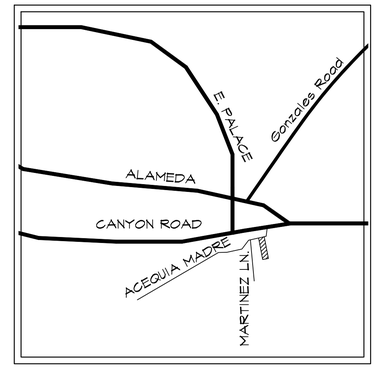
505-920-7013



EXISTING SITE PLAN
1" = 10'



PROPOSED SITE PLAN
1" = 10'



VICINITY MAP
N.T.S.

DIRECTIONS TO SITE:

TAKE S FEDERAL PL TO PASEPDE PERALTA. FOLLOW PASEO DE PERALTA TO CANYON ROAD. TURN LEFT ONTO CANYON ROAD, THEN TURN RIGHT IN TO CAMINO DEL MONTE SOL. THEN TURN LEFT ONTO ACEQUIA MADRE. THE SITE IS ON RIGHT SIDE AFTER MARTINEZ LN.

GENERAL NOTES:

ALL CONSTRUCTION AND FINISH MATERIALS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE 2009 NM RESIDENTIAL CODE (2009 IRC AS AMENDED) AND 2015 CITY OF SANTA FE GREEN BUILDING CODE.

BUILDING DATA:

MAIN HOUSE:	EXISTING:
HEATED:	3530 SQ. FT.
PORTALS:	24 SQ. FT.
GUEST HOUSE (CASITA)	EXISTING:
HEATED:	528 SQ. FT.
PORTALS:	195 SQ. FT.
EXISTING ROOFED:	4277 SQ. FT.
PROPOSED CARPORT:	426 SQ. FT.
TOTAL ROOFED:	4703 SQ. FT.

ZONING DATA:

ZONING DISTRICT:	RAC
BUILDING TYPE:	V
OCCUPANCY:	SINGLE FAMILY RESIDENTIAL
LOT SIZE:	9754.7 SQ. FT. (0.224 ACRES)
BLDG COVERAGE AS A % OF LOT SIZE:	4703 / 9754 x 100 = 48.2%

PROJECT DATA:

STUCCO COLOR:	"EL REY" TO MATCH EXISTING
HEATING:	N/A
GAS:	NM GAS
ELECTRIC:	PNM
SEWER:	CITY SEWER
WATER:	CITY WATER

SHEET INDEX

C-1 PROPOSED SITE PLAN & ELEVATIONS
A-1 EXISTING & PROPOSED FLOOR PLANS
A-1 PROPOSED ELEVATIONS

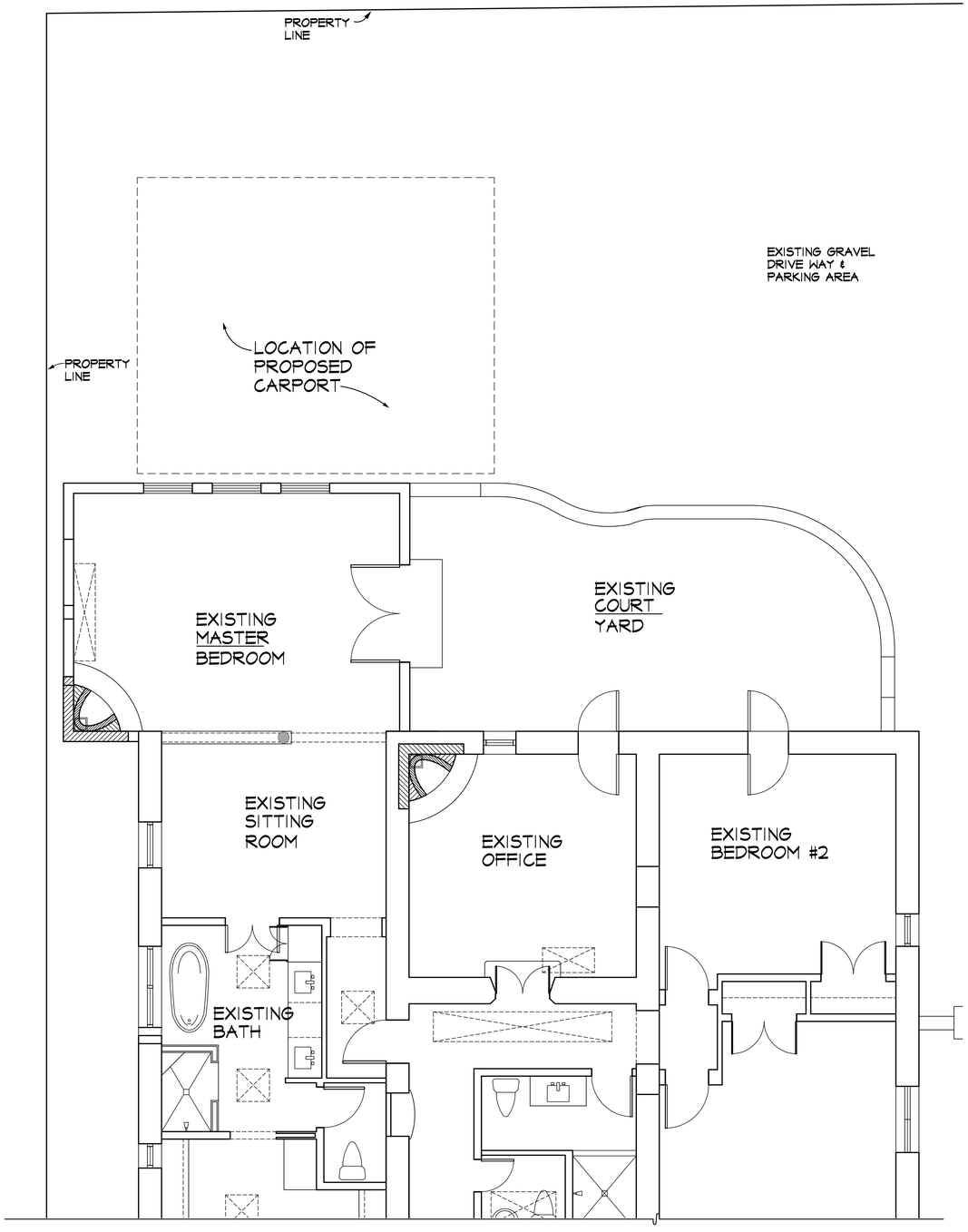
APPROVALS: DATE:
OWNER:
ENGINEER:

CREATIVE DESIGN ©
CUSTOM DESIGN OF UNIQUE STRUCTURES
30 CIENEGUILLA, EMBUDO, NEW MEXICO 87513
CYD SCHULTE PH 505-429-9436
TIM CURRY PH 505-660-7116

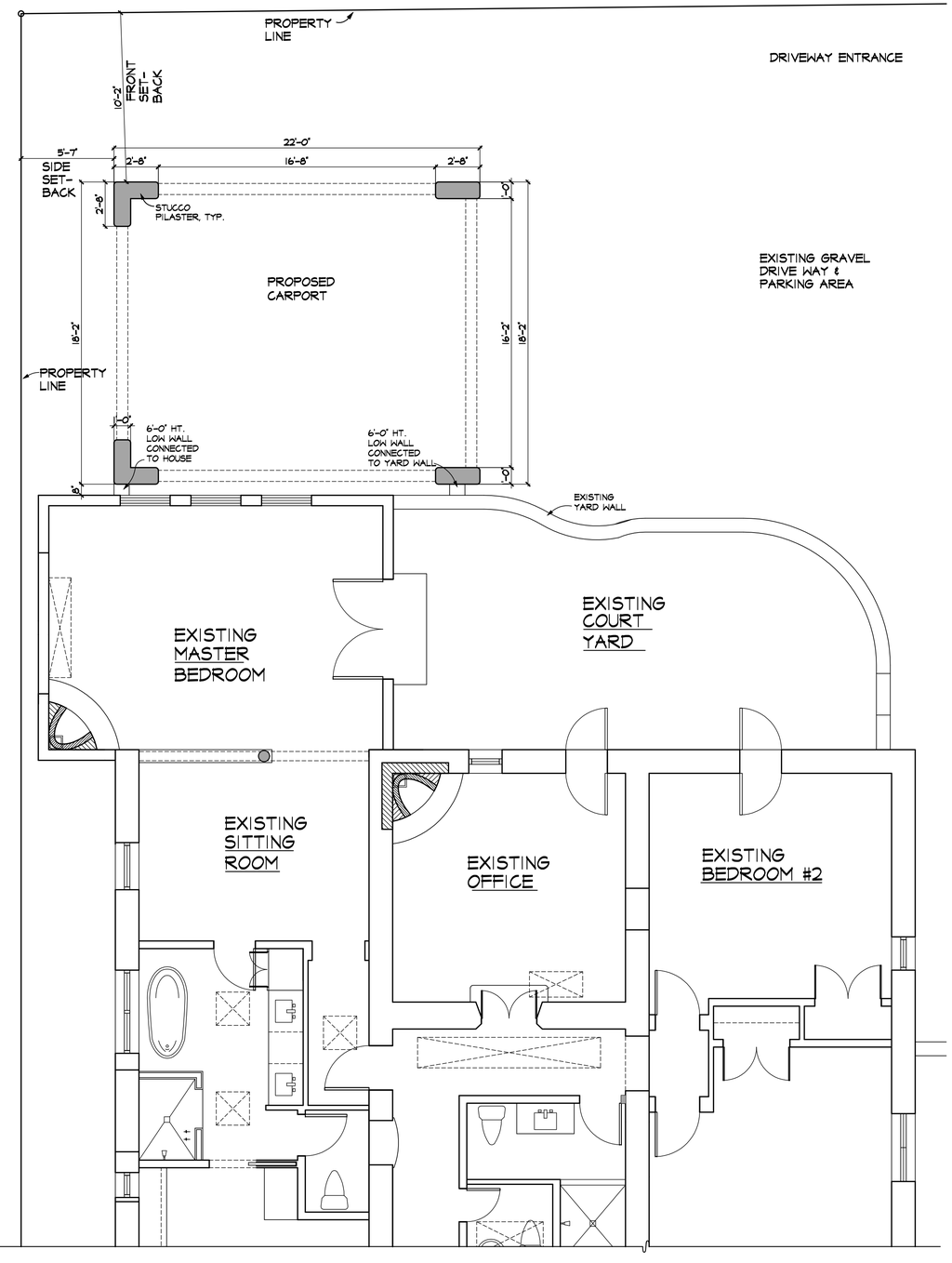
KOSKOVICH RESIDENCE
998 ACEQUIA MADRE
SANTA FE, NEW MEXICO

14 MAY 2026

C-1



EXISTING FLOOR PLAN
1/4" = 1'-0"



PROPOSED CARPORT PLAN
1/4" = 1'-0"

APPROVALS: DATE:
OWNER:
ENGINEER:

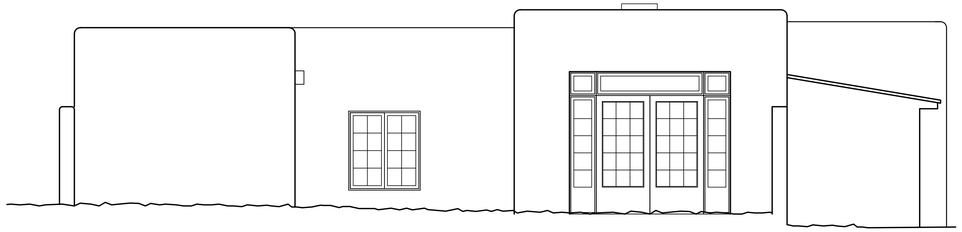
© CREATIVE DESIGN
CUSTOM DESIGN OF UNIQUE STRUCTURES
30 CIENEGUILLA, EMBUDO, NEW MEXICO 87513
CYD SCHULTE
PH 505-429-9436
TIM CURRY
PH 505-660-7116

CREATIVE DESIGN

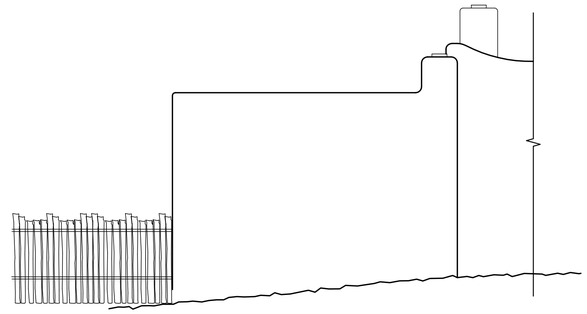
KOSKOVICH RESIDENCE
998 ACEQUIA MADRE
SANTA FE, NEW MEXICO

1 MAY 2026

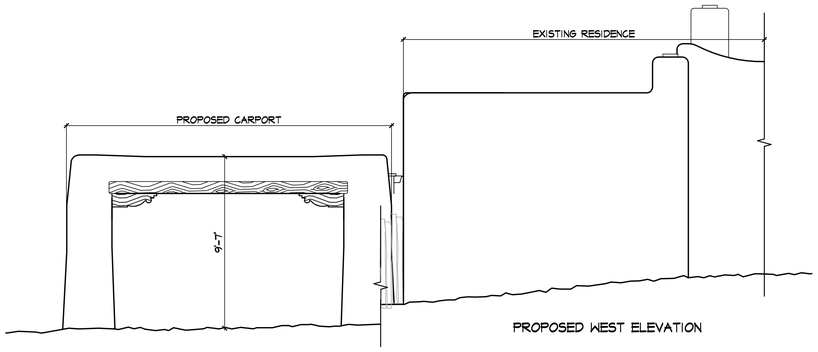
A-1



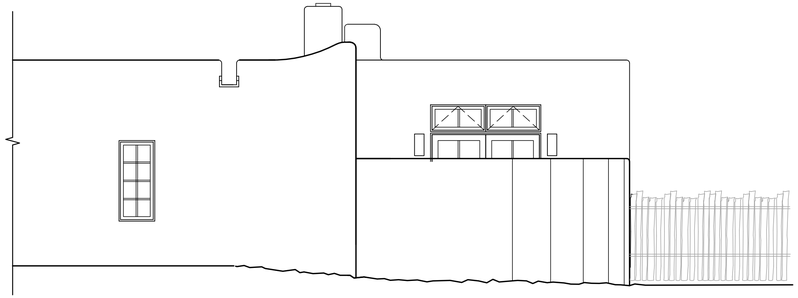
EXISTING & PROPOSED NORTH ELEVATION
(NO CHANGE)



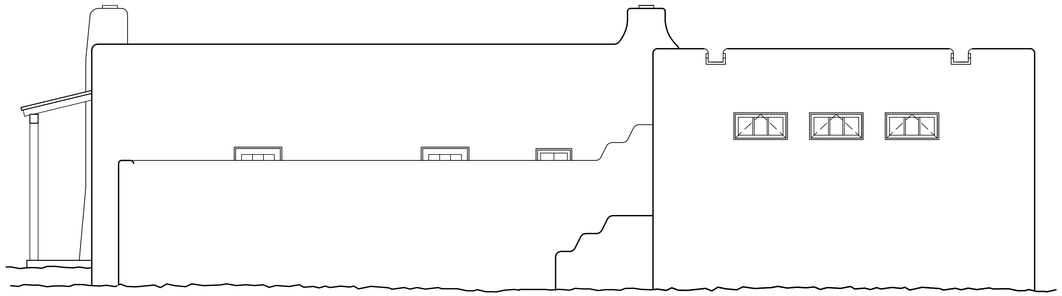
EXISTING WEST ELEVATION



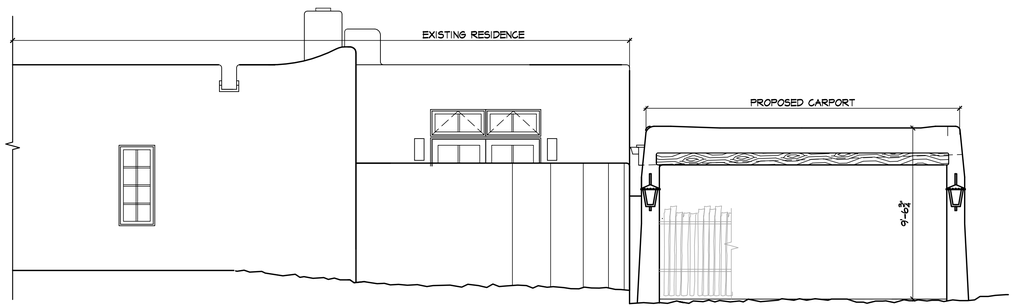
PROPOSED WEST ELEVATION



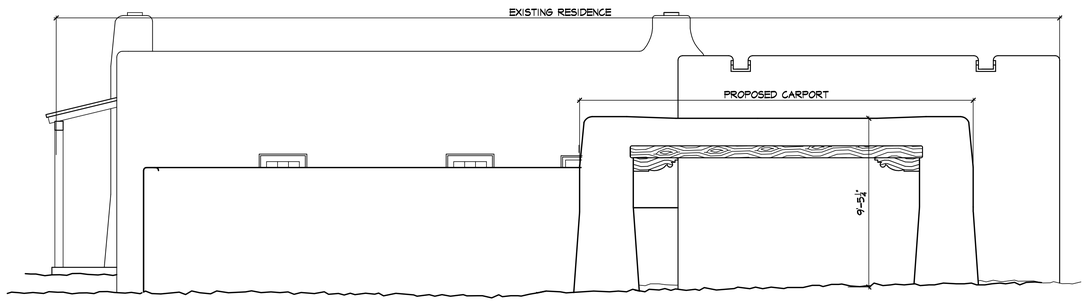
EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION
STREET FACING



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION
STREET FACING

EXTERIOR ELEVATIONS

1/4" = 1'-0"

APPROVALS: DATE:
OWNER:

ENGINEER:

© CREATIVE DESIGN
CUSTOM DESIGN OF UNIQUE STRUCTURES
30 CIENEGUILLA, EMBUDO, NEW MEXICO 87513
TIM CURRY PH 505-660-7116
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CREATIVE DESIGN

KOSKOVICH RESIDENCE
998 ACEQUIA MADRE
SANTA FE, NEW MEXICO

14 MAY 2026

A-2

Santa Fe County Tax Parcel Viewer



11/4/2025, 10:55:10 AM

- City of Santa Fe Address Points
- Roads
- Santa Fe County Boundary
- Tax Parcels

1:564

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

2024/25 EagleView Pictometry - Santa Fe County

998 Acequia Madre

Street view of proposed pergola location.

Legend

412 Sosaya Ln






El Rey®
STUCCO
COLOR
PATCH
COLORED STUCCO FINISH COAT
PAREXUSA



ITEM # 17-1061

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

Case # H-17-078
Address – 998 Acequia Madre
Agent's Name – Mark Brown
Owner/Applicant's Name – Lisa Koskovich

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 12, 2017.

998 Acequia Madre is a Spanish Pueblo Revival style, single-family home and guesthouse located in the Downtown and Eastside Historic District. The house is currently listed as noncontributing to the district and was built prior to 1940. The property is a guesthouse that has no status. The Applicant requested a status review.

Based on aerial photographs, the footprint of the property appears to be relatively the same since 1960. Other elements of the property were modified, including changes to windows, addition of a courtyard at the north elevation, and increases to the parapet in some locations. The retained historic characteristics include the footprint and some of the historic windows at the north and east elevations that make up the northeast corner of the building. Otherwise, the house appears to have undergone massing changes through removal and replacement of windows and doors.

The guesthouse is assumed to have functioned as a garage at some point. Where the garage door would have been located on the east elevation, there are now a pair of French doors. A portal was added after 2003. All other elevations have had windows and doors replaced.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Staff Recommendation: Staff deferred to the Board regarding the status of the residence. Staff stated that if the Board were to designate the residence as contributing, that staff would recommend façades 1 and 2 on the north and east elevations to be contributing with the exclusion of non-historic material. Staff recommended the guest house be designated as noncontributing.
3. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:
   _X_ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
4. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
   _X_ Downtown and Eastside Historic District (Section 14-5.2(E))
5. Under Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not

unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."

6. Code 14-5.2(C)(2)(a – c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations
7. The Board, in response to the application, finds the residence and guest house:
   _X_ do not meet the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report.
8. The Applicant's agent and designer, Tim Curry, testified at the hearing to the numerous non-historical changes made to the residence and guest house.
9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board granted the Applicant's request to review historic status and voted to:
   _X_ Maintain the noncontributing status of the main residence; and
   _X_ Designate the status of the guest house as noncontributing.

IT IS SO ORDERED ON THIS 26th DAY OF SEPTEMBER 2017, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chairperson

26 September 2017
Date:

FILED:

Yolanda Y. Vigil
City Clerk

9/27/17
Date:

APPROVED AS TO FORM:

Assistant City Attorney

9/20/2017
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

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Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

PROJECT DESCRIPTION: Mark Brown, agent for Lisa Koskovich, owner, requests a historic status review with primary elevation designations, if applicable, for a non-contributing residential structure.

Case number: H-17-078
Project Type: HDRB

PROJECT LOCATION (S): 998 Acequia Madre

PROJECT NAMES:

OW – Lisa Koskovich	634 Garcia Street Unit 7	Santa Fe, NM 87505
AP – Mark Brown	634 Garcia Street Unit 7	Santa Fe, NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on September 12, 2017. The decision of the Board was to maintain the noncontributing status of the main residence and to designate the status of the guest house as noncontributing to the Downtown and Eastside Historic District. For further information please call 955-6605.

Sincerely,

Nicole L Ramirez Thomas

Nicole Ramirez Thomas
Planner Senior, Historic Preservation Division

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

City of Santa Fe, New Mexico

memo

DATE: September 12, 2017

TO: Historic Districts Review Board Members

VIA: David Rasch, Supervising Planner in Historic Preservation

FROM: Nicole Ramirez Thomas, Planner Senior in Historic Preservation NRT

CASE # H-17-078

ADDRESS: 998 Acequia Madre
Historic Status: Noncontributing & no status
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
____ District Standards & Yard wall & fence standards.	_x_ Vicinity Map
_x_ Historic Inventory Form	_X_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
____ Other:	_x_ Photographs
	_x_ Other: Aerial photos; 1977 plat

STAFF RECOMMENDATION:

Staff defers to the Board regarding the status of the residence. If the Board does designate the residence as contributing, staff recommends façades 1 and 2 on the north and east elevations as contributing with the exclusion of non-historic material. Staff recommends the guest house be designated as noncontributing.

BACKGROUND & SUMMARY:

998 Acequia Madre is a Spanish Pueblo Revival style single family home and guesthouse located in the Downtown and Eastside Historic District. The house is currently listed as noncontributing to the district and was built prior to 1940. The property is a guesthouse that has no status. The applicant is requesting a status review.

Based on aerial photographs the footprint of the property appears to be relatively the same since 1960. Other elements of the property were modified, including changes to windows, addition of a courtyard at the north elevation, and increases to the parapet in some locations.

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The guesthouse is assumed to have functioned as a garage at some point. Where the garage door would have been located on the east elevation there are now a pair of French doors. A portal was added after 2003. All other elevations have had windows and doors replaced.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ ☐ NRHP ☐ SRCP Criteria: ☐ A ☐ B ☐ C ☐ D

1 Name of Property *(Historic and/or current name for property)*

2 Location *(Address or description of location)*

998 CANYON ROAD (THOUGH ON ACEQUIA MADRE)

3 Local Reference Number

4 County

SANTA FE

5 Property Type

☒ Building ☐ Structure ☐ Site ☐ Object

6 Date of Survey

6 / 27 / 03

7 Previous Survey Date(s)

__ / __ / __

☐ No previous survey

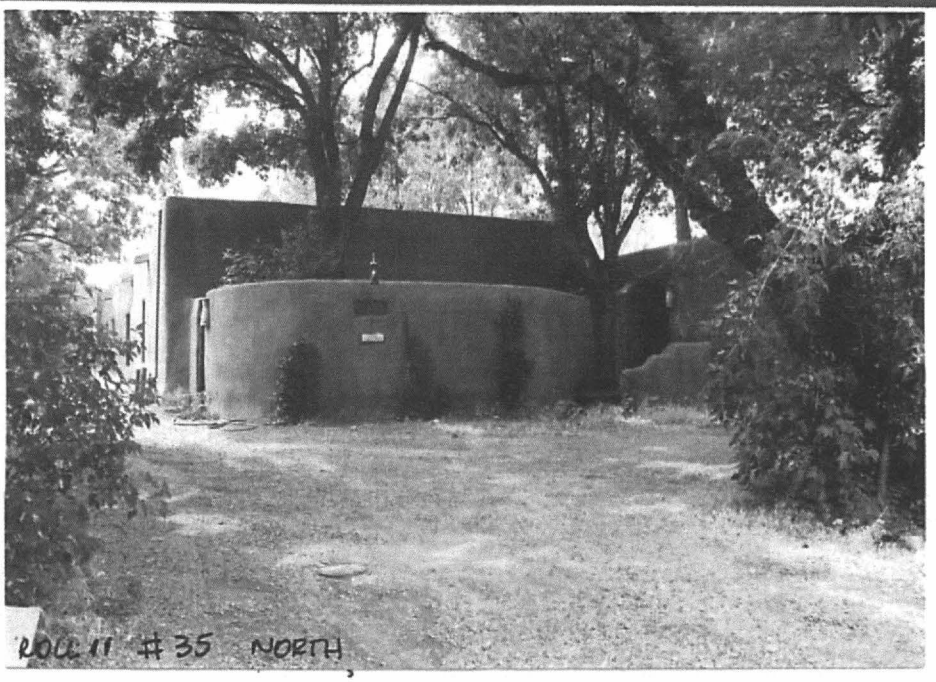
8 Name of Project

9 U T M

Zone

Easting

Northing



10 Photo Information

Negative Location: CITY OF SANTA FE View of: NORTH

Roll #: 11

Frame #: 35

11 Brief Description of the Property *(What is it?)*

LARGE ONE STORY HOUSE WITH SEMICIRCULAR WALL AT FRONT ON LARGE SITE W/ MATURE VEGETATION

12 Who Uses the Property? *(Current and historic users and uses made of property. Indicate cultural affiliation of users.)*

13 Construction Date

Date: PRE-1940 ☒ Known ☐ Estimated Source: CITY DIRECTORIES

14 Setting

☐ Suburban ☐ Rural ☐ Village ☒ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public

15 Relationship to Surroundings ☒ Similar ☐ Dissimilar

Comments:

Continued on other side

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

Historic Preservation Division, New Mexico Office of Cultural Affairs >>>>>*Please complete HCPI FORM 1 before completing Form 2* <<<<<<

For HPD Office use only: HCPI No. District 3 Local Reference Number

1 Name of Property *(Historic and/or current name for property)*

2 Location *(Address or description of location)*

998 CANYON ROAD

4 County: SANTA FE

5 Date of Survey: 7-21-03

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Visible Construction Material

- ☐ Adobe
- ☐ Brick
- ☐ Composition
- ☐ Concrete: Block
- ☐ Concrete: Cast Stone
- ☐ Concrete: Poured
- ☐ Earth Plaster
- ☐ Masonry: Simulated
- ☐ Metal: Corrugated
- ☐ Metal: Structural Siding
- ☐ Metal: V-Crimp
- ☐ Stone: Random Ashlar
- ☐ Stone: Random Coursed
- ☐ Stone: River Rock
- ☐ Stone: Rusticated
- ☐ Stone: Tabular
- ☒ Stucco
- ☐ Tile: Structural Clay
- ☐ Vinyl Siding
- ☐ Wood: Board & Batton
- ☐ Wood: Horizontal Siding
- ☐ Wood: Jacal
- ☐ Wood: Log
- ☐ Wood: Shingle
- ☐ Wood: Tongue & Groove
- ☐ Other: _____

Notes:

7 Number of Stories ☐ Not Applicable

Number: ☒ 1 ☐ 1 1/2 ☐ 2 ☐ 2 1/2 Other: _____

8 Foundation ☐ Not Applicable

☒ Not Visible ☐ None ☐ At Grade ☐ Above Grade ☐ Raised

Materials: ☐ Concrete ☐ Stone Other: _____

Notes:

9 Roof ☐ Not Applicable

Shape: ☒ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other: _____

Pitch: ☒ None ☐ Low ☐ Medium ☐ Steep

Features: ☐ Eave ☒ Parapet

Materials: ☒ Asphalt ☐ Composition: Shingle ☐ Composition: Roll ☐ Earth ☐ Metal: Corrugated ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle ☐ Other: _____

10 Windows *(Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)*

☐ Not Applicable

Operation	Material	Glazing	Number
CASEMENT	WOOD	8	3
		1	12
		8/8	1

Notes:

11 Doors *(Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)*

☐ Not Applicable

Type	Style	Material	Number
1 LEAF	MULTI-PANEL	WOOD	3

Notes:

12 Chimneys *(Describe whether interior or exterior and material)*

1 INTERIOR STUCCO

13 Porches ☐ Not Applicable

Type: ☐ Entry ☐ Partial-Width ☐ Full-Width ☐ Wrap

14 Other Significant Features

15 Modifications *(For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)*

☐ No known modifications

1. WINDOWS, WALL Date: UNKN ☐ Known ☒ Estimated Source: FIELD OBSERVATION
2. _____ Date: _____ ☐ Known ☐ Estimated Source: _____

Continued on other side

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Primary Architectural Style

☐ Not Applicable

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

Notes:

☐ Other: _____

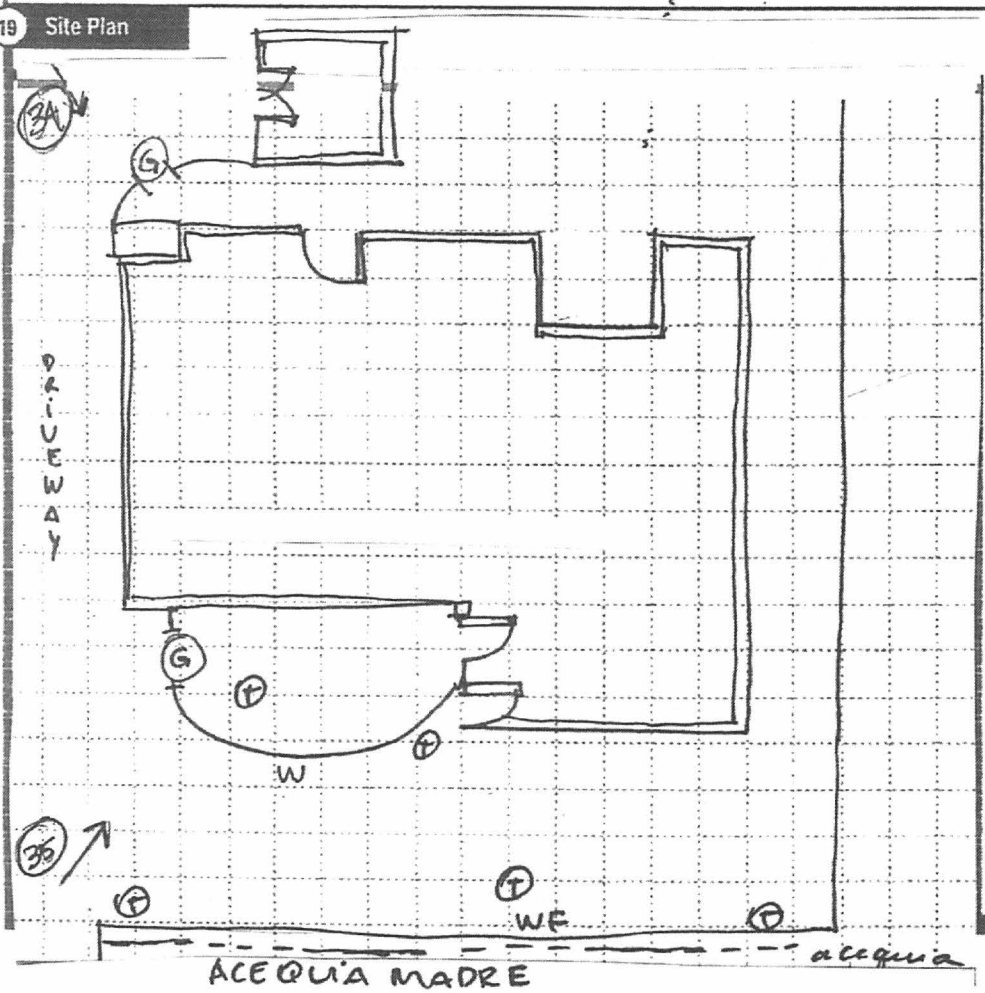
17 Documents Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

SITE

18 Attached or Associated Properties *(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)*

Are associated properties eligible for listing? NO

19 Site Plan



Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

Notes:

LEGEND

(T)	TREE
G	GATE
———	YARD WALL
═══	BUILDNG WALL
	DOOR
↗ (3)	PHOTO LOCATION
▲	NORTH ARROW

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective *(Photo, drawing, footprint, etc.; Indicate north arrow when possible.)*



17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

GIOVANA BUCKLEY
505 465-0029

18 Owner (if known) and Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

Notes: *(If photo, include photo information, as in #10.)* R 11 # 34 NORTH / EAST

19 Is Property Endangered? ☐ Unknown ☒ No ☐ Yes How?

20 Significance to Current Community ☒ Unknown ☐ None ☐ Low ☐ Moderate ☐ High

Describe:

21 Other Significance or Information of Interest *(Such as historical, legendary, structural, former ownership, etc.)*

22 National or State Register *(See instructions for eligibility criteria.)*

Is this property individually listed on a historic register? ☐ Unknown ☒ No ☐ Yes

If yes: ☐ State ☐ National

If 'no' or unknown, do you think this property is eligible for listing? ☒ No ☐ Yes

Why?

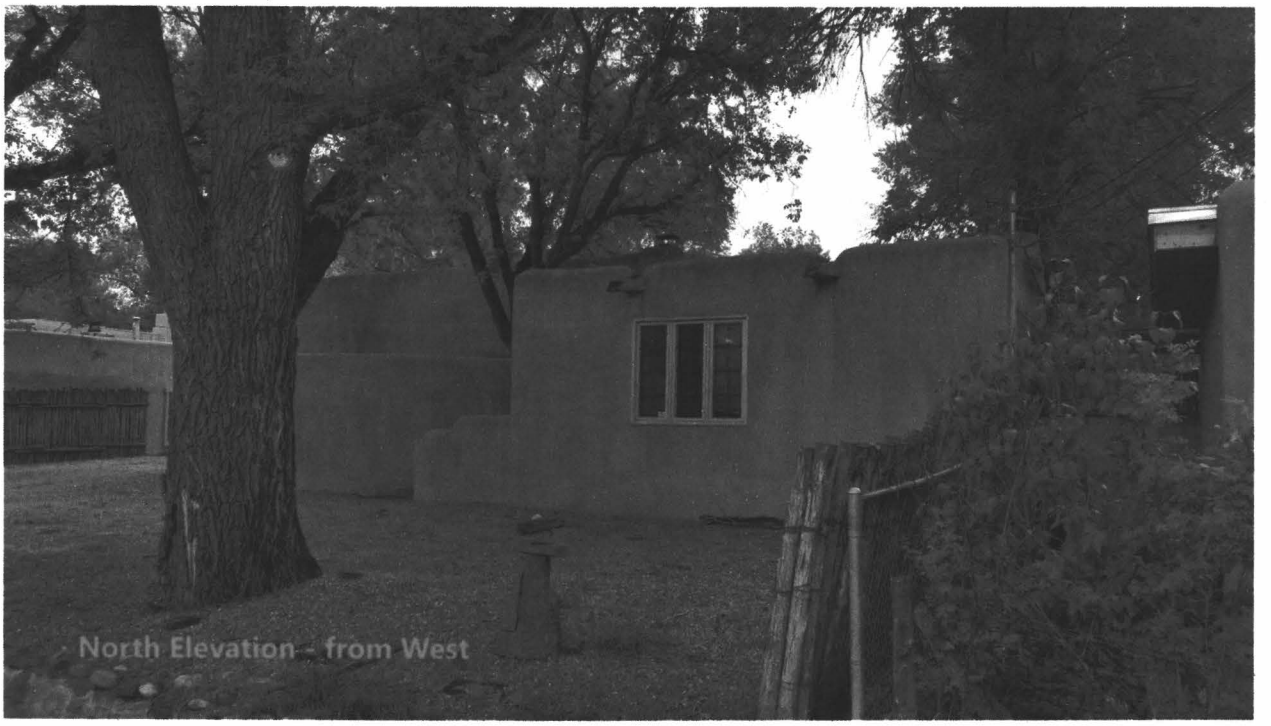
23 National or State Historic District

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes

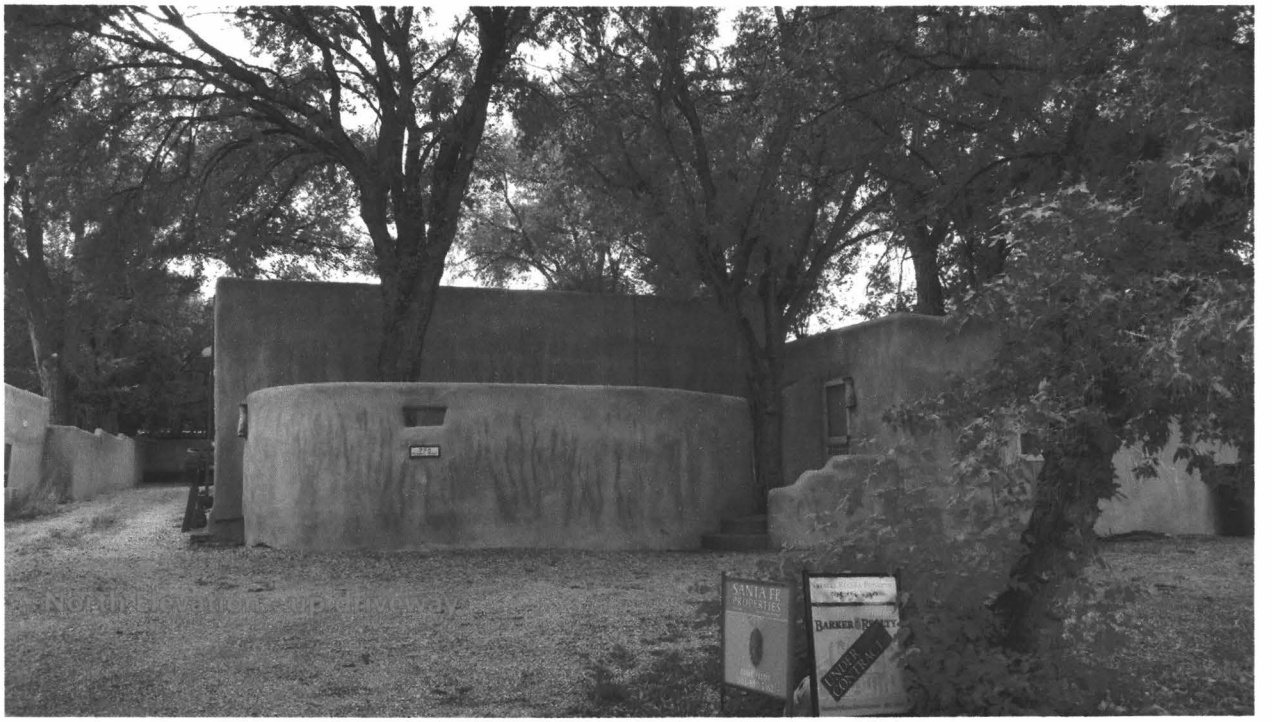
If yes: ☒ Contributing ☐ Non-Contributing ☐ Unknown

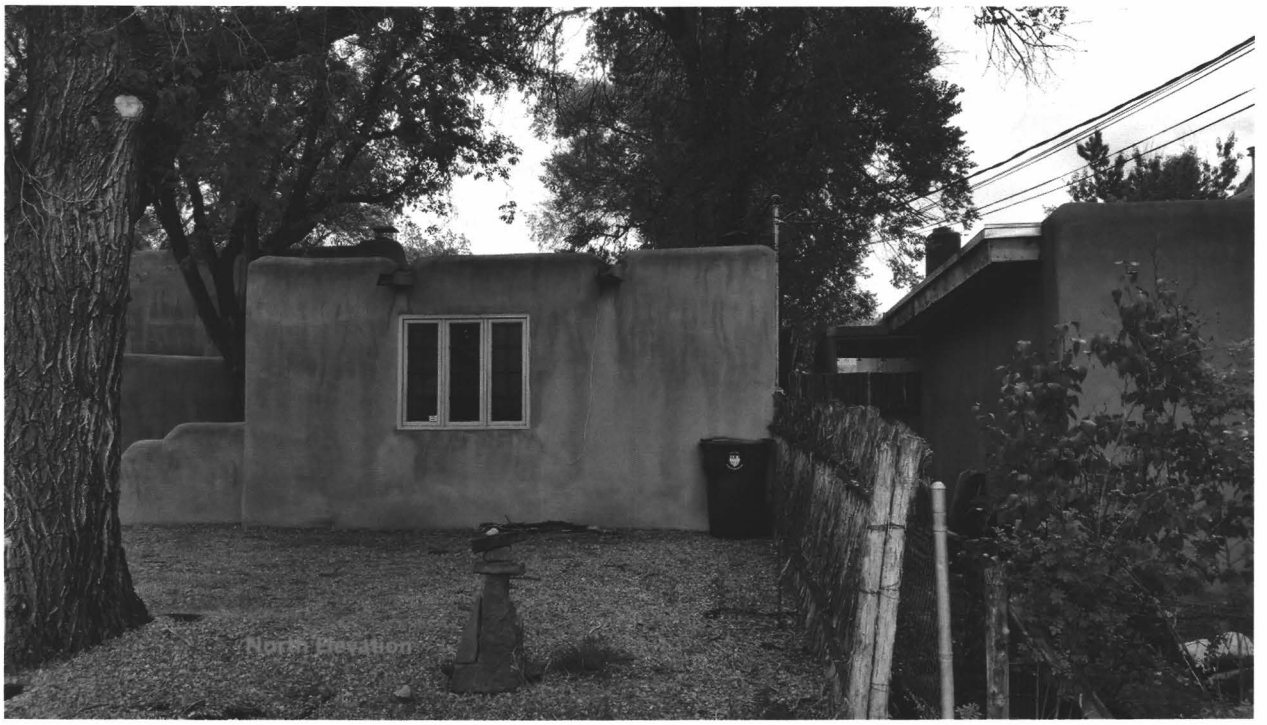
If 'yes,' what is name of district? SANTA FE ☐ State ☒ National

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☐ Continuation Sheets, # pages: _____

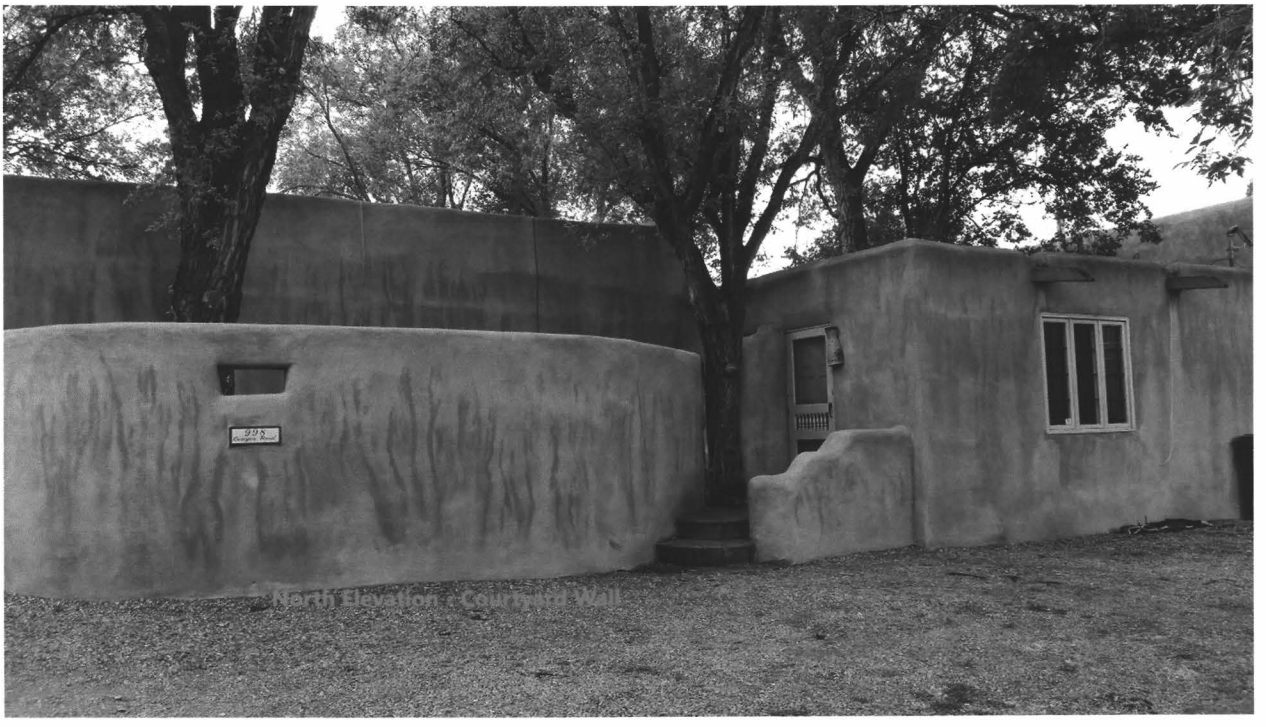


North Elevation - from West





North Elevation



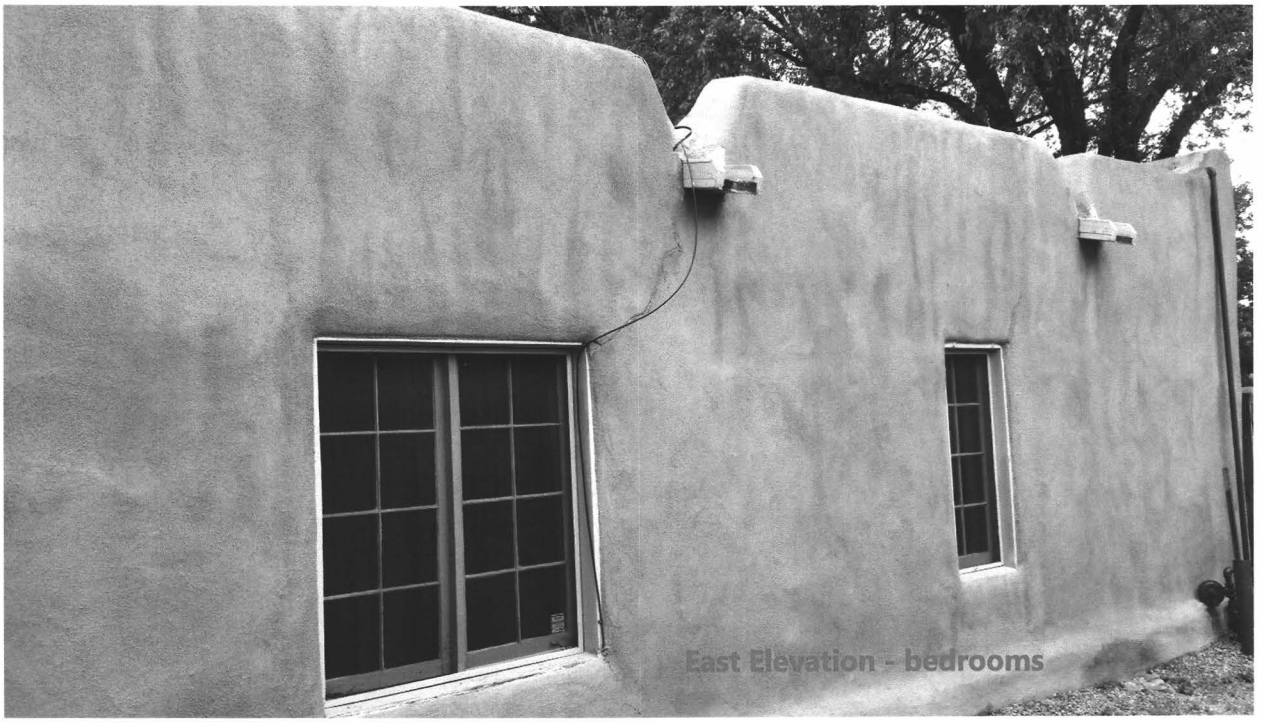
North Elevation - Courtyard Wall


East Elevation - from North

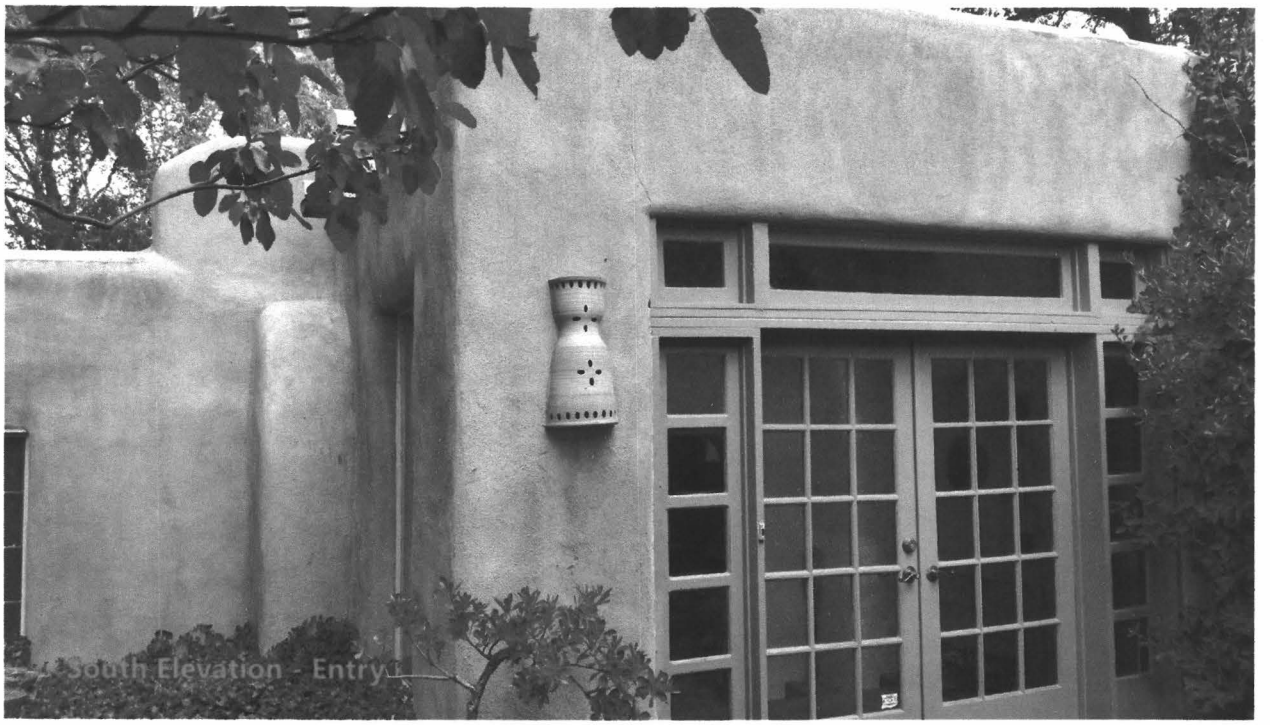


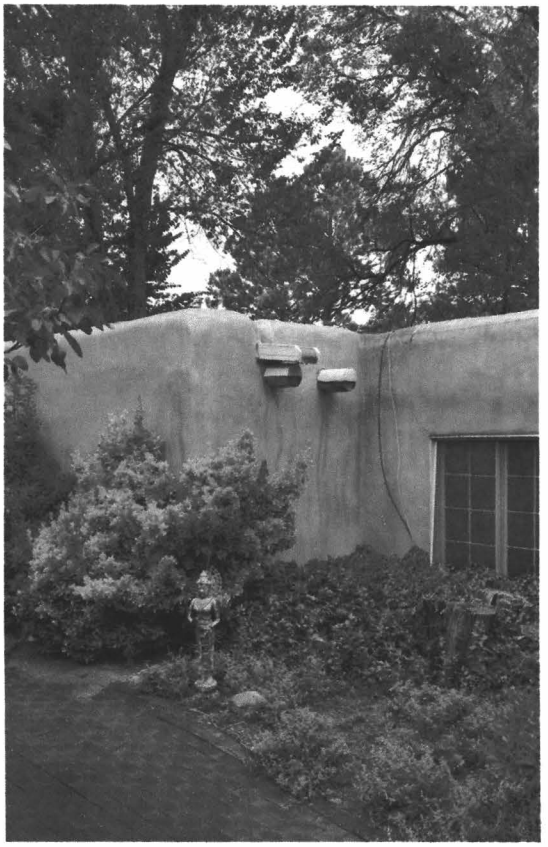


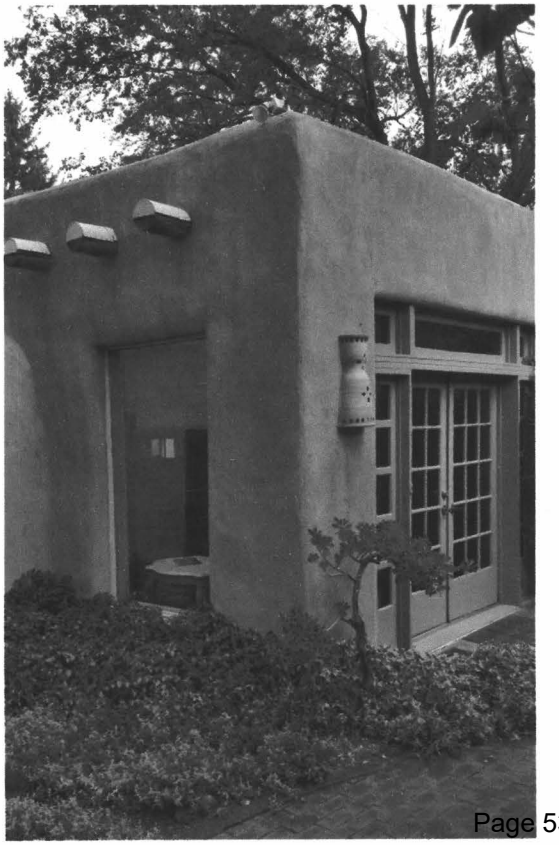
East Elevation - shed and court wall

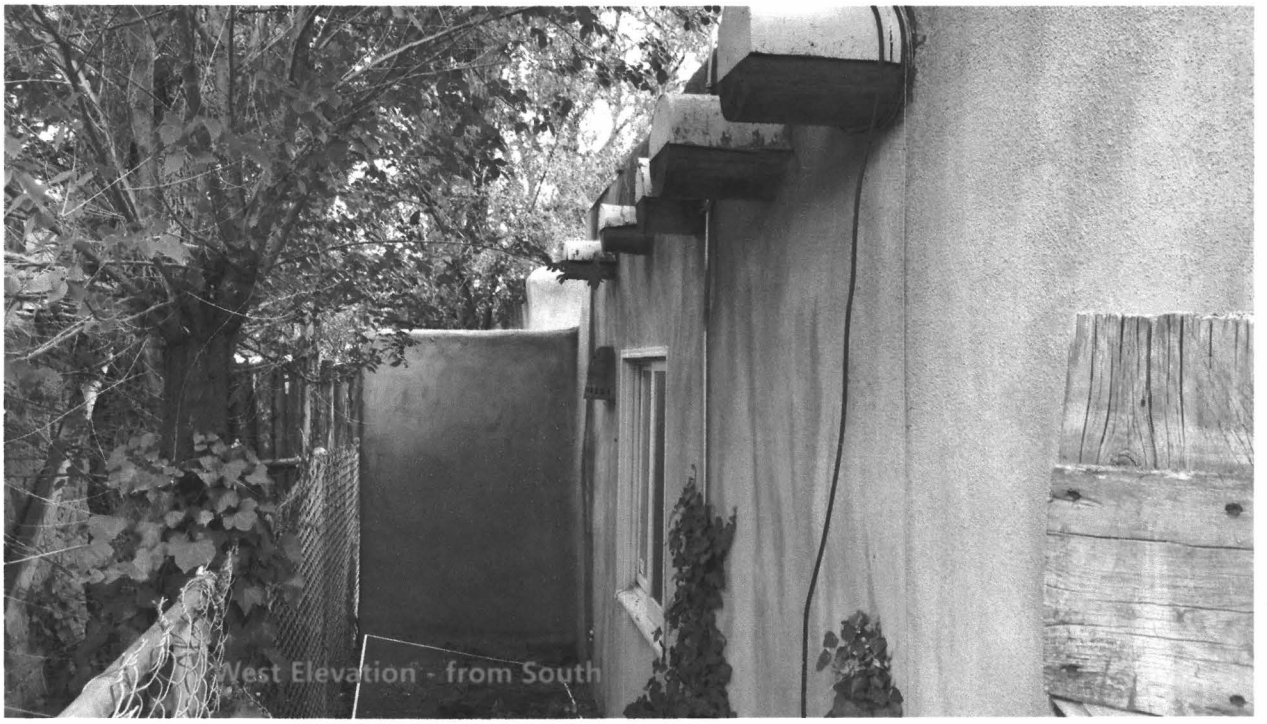


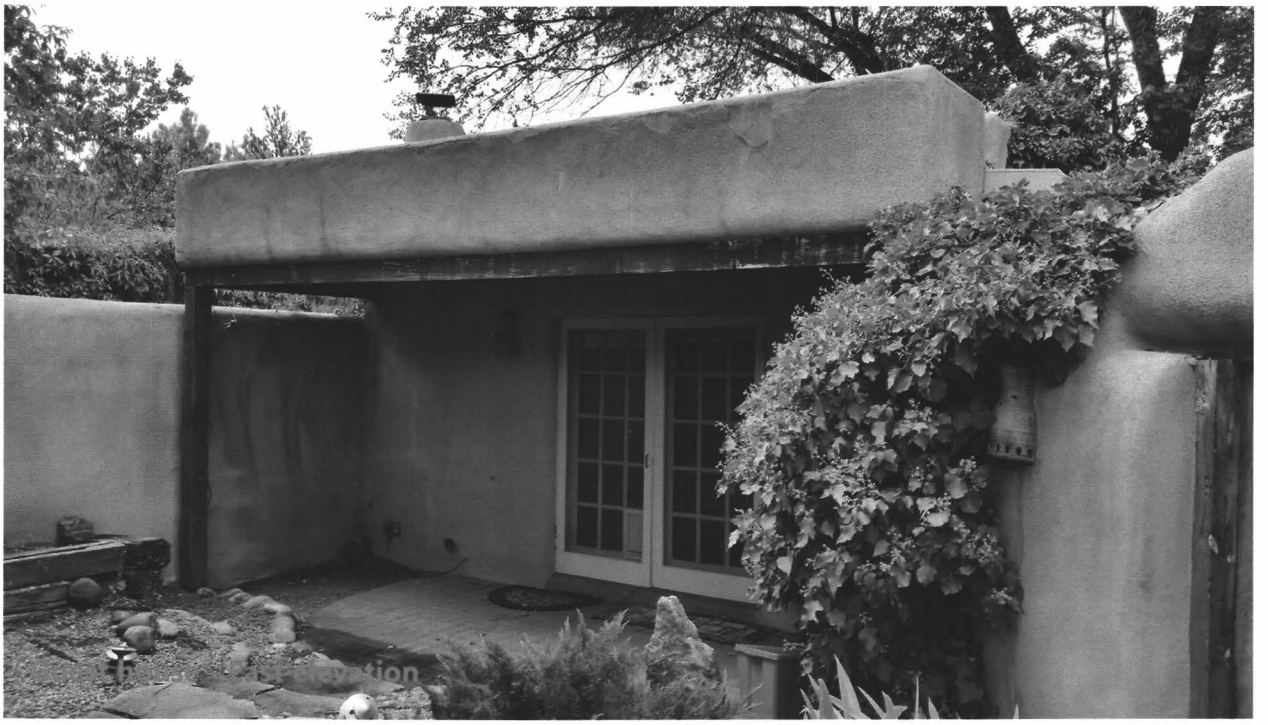
East Elevation - bedrooms

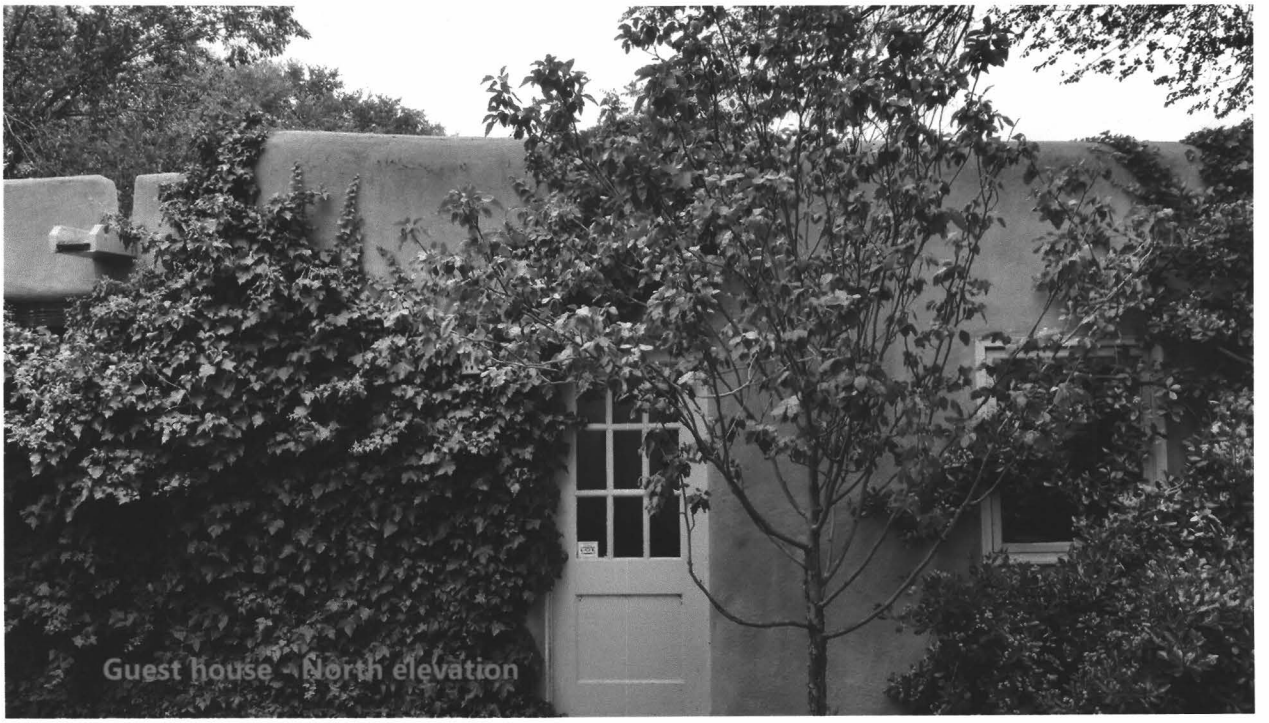

South Elevation - Entry






West Elevation - from South




Guest house - North elevation

998 Acequia Madre
Legend
998 Acequia Madre
Dunshee's Bed &
Feature 1
Feature 2
Feature 3
Feature 4
Feature 5
Glacier
How Big is th
WV
998 Acequia Madre
Martinez Ln
Google Earth
© SPOT IMAGE
© 2017 Google
100 ft



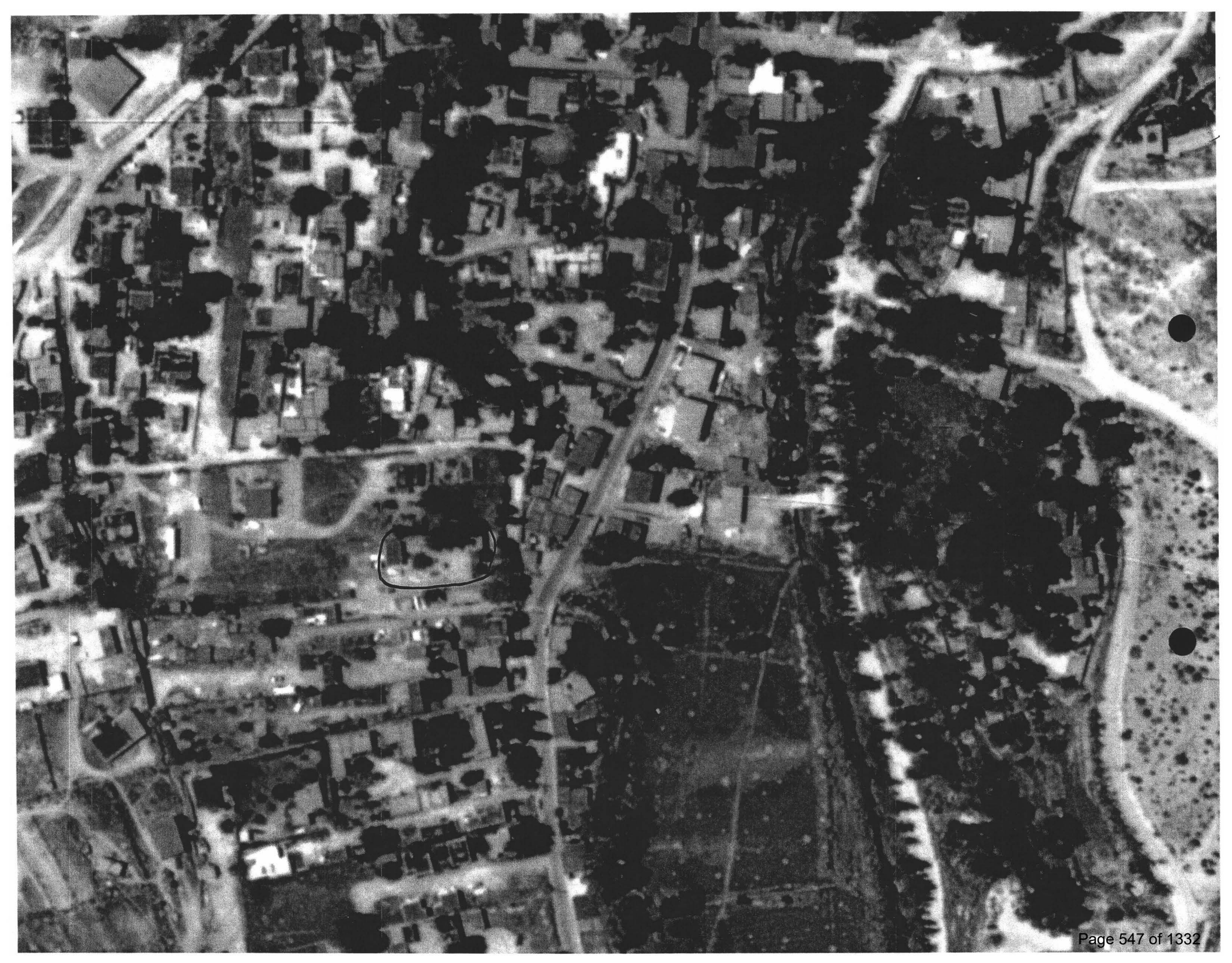
1935



1951



1960



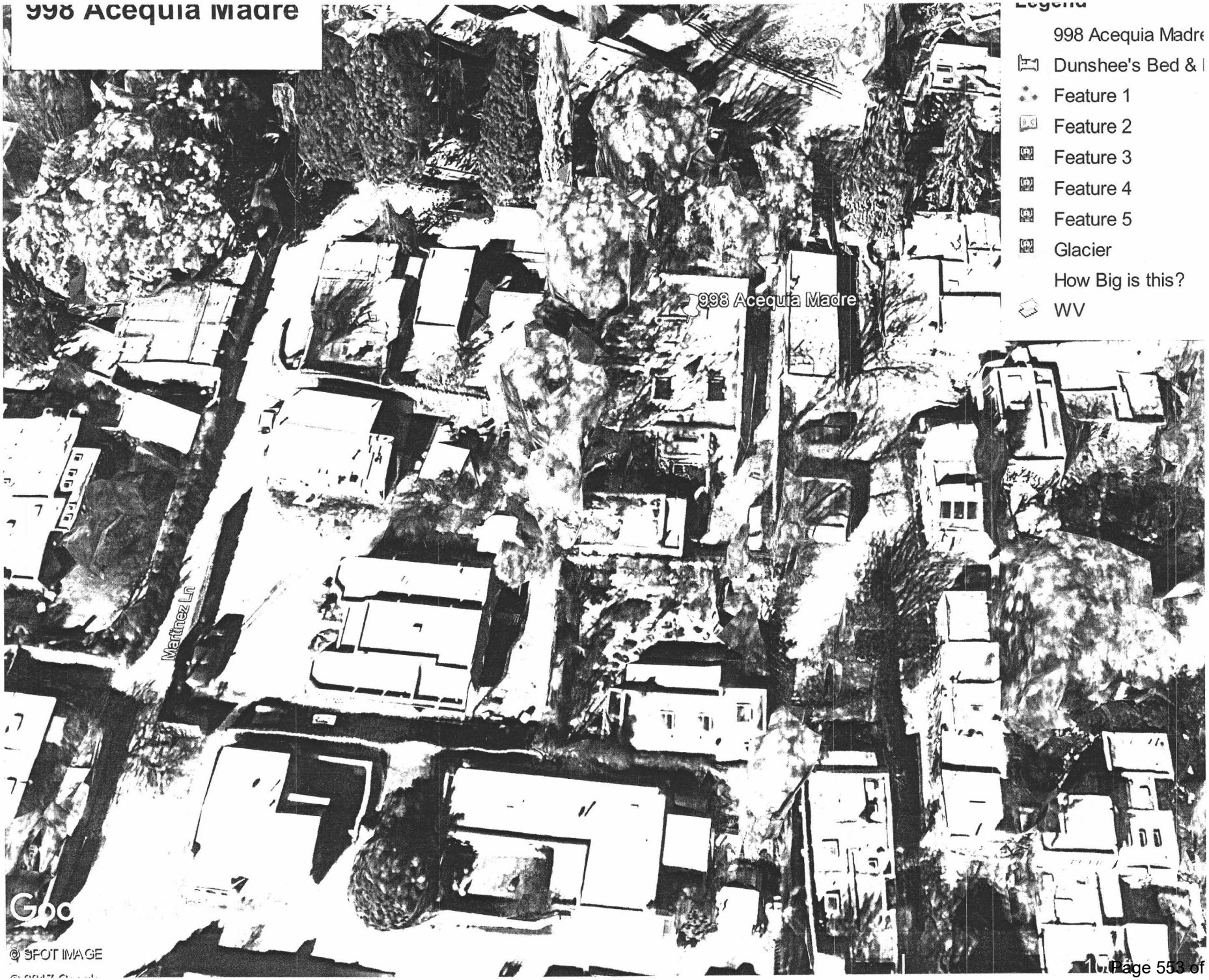
1965

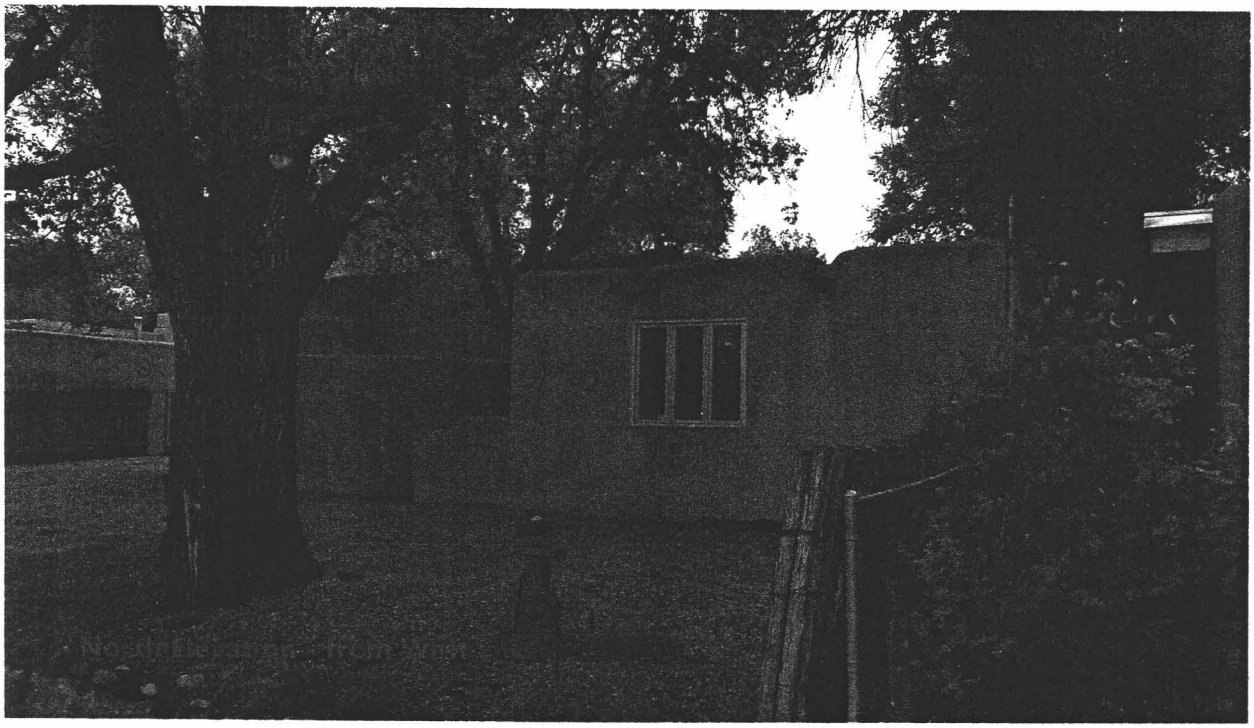


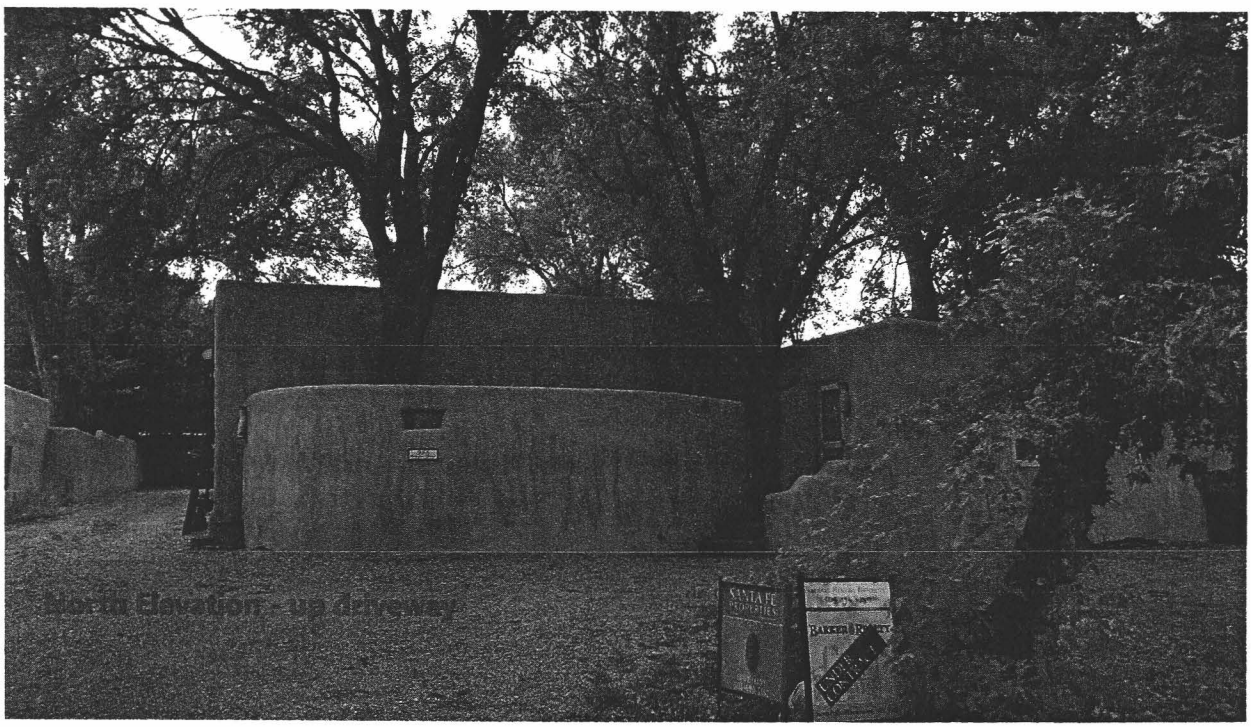
1973



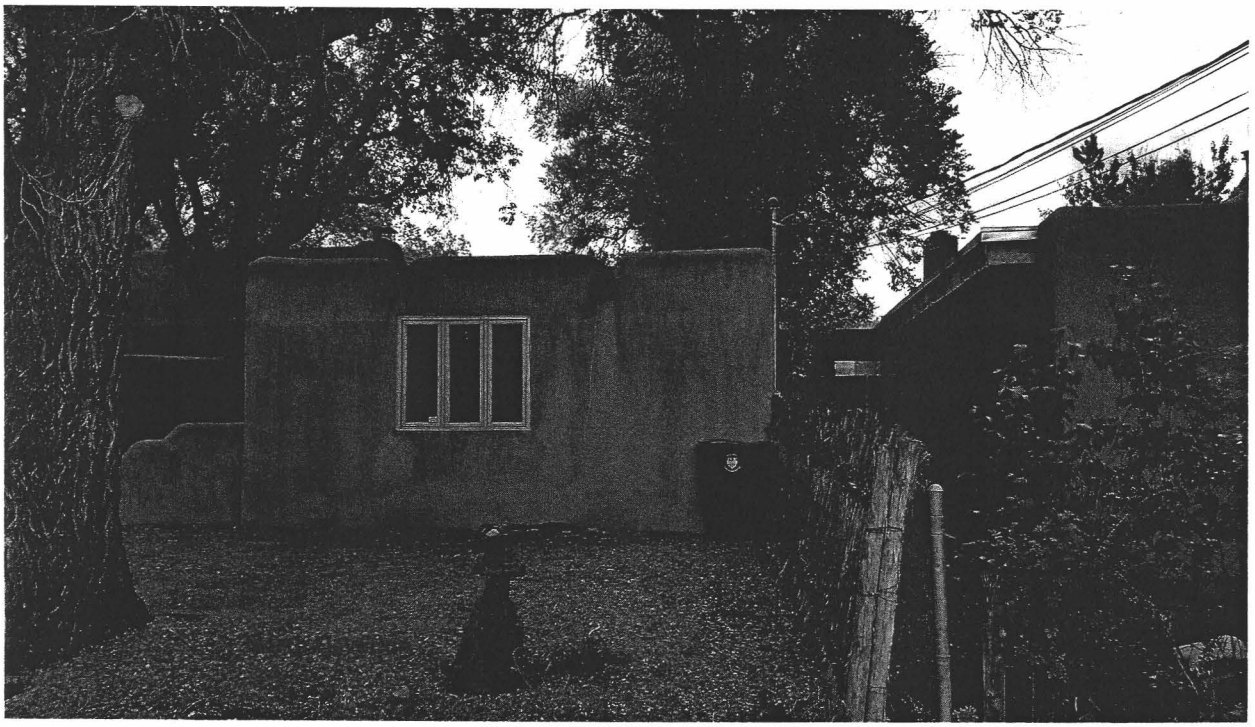
1975

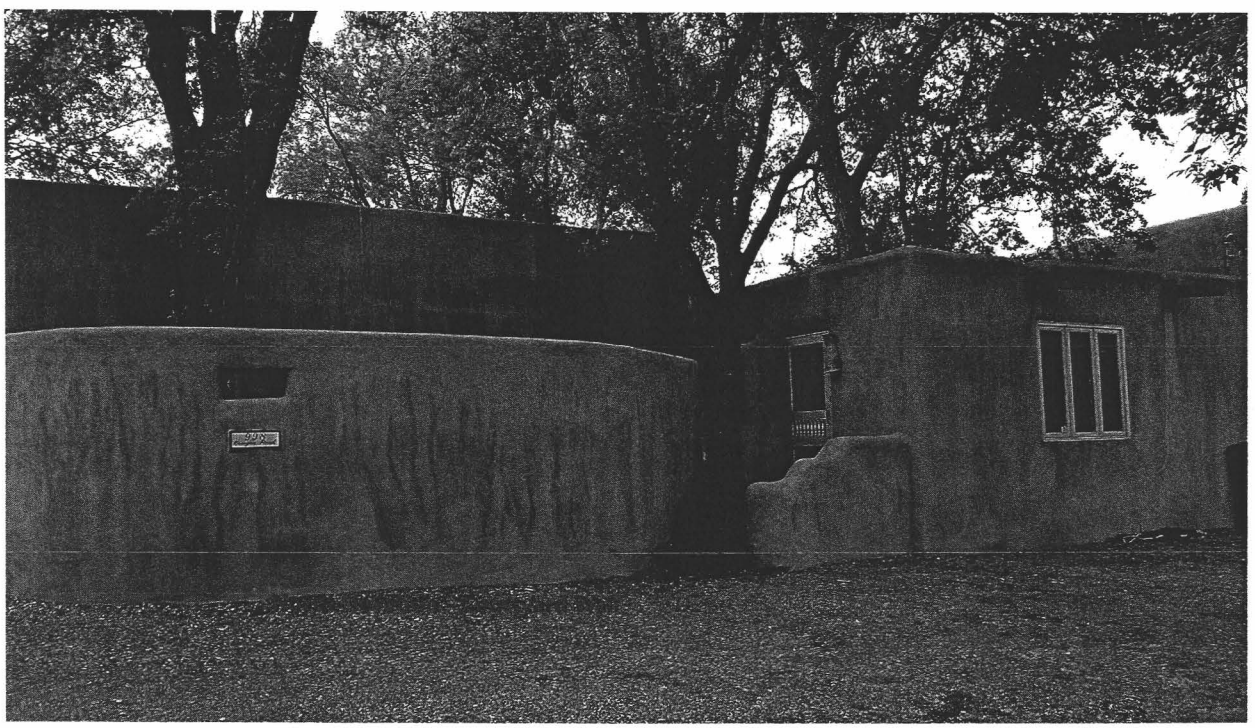

998 Acequia Madre
998 Acequia Madre
Martinez Ln
Legend
998 Acequia Madre
Dunshee's Bed &
Feature 1
Feature 2
Feature 3
Feature 4
Feature 5
Glacier
How Big is this?
WV
© SPOT IMAGE



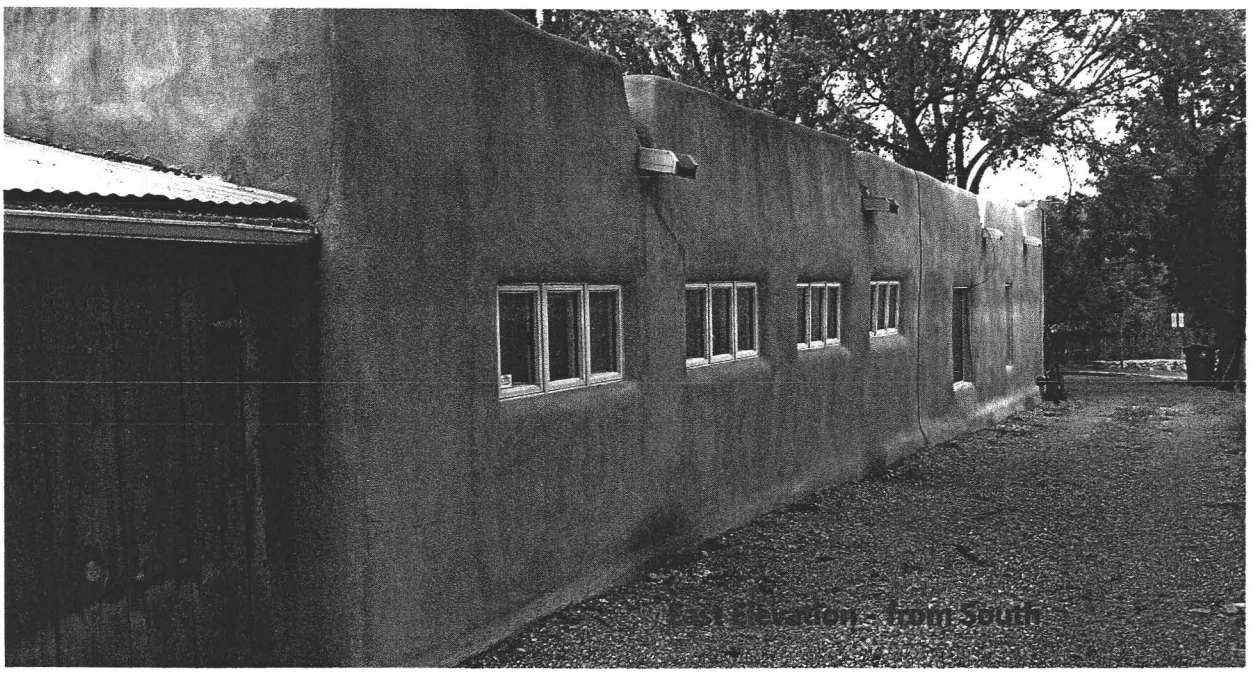


North Elevation - up driveway

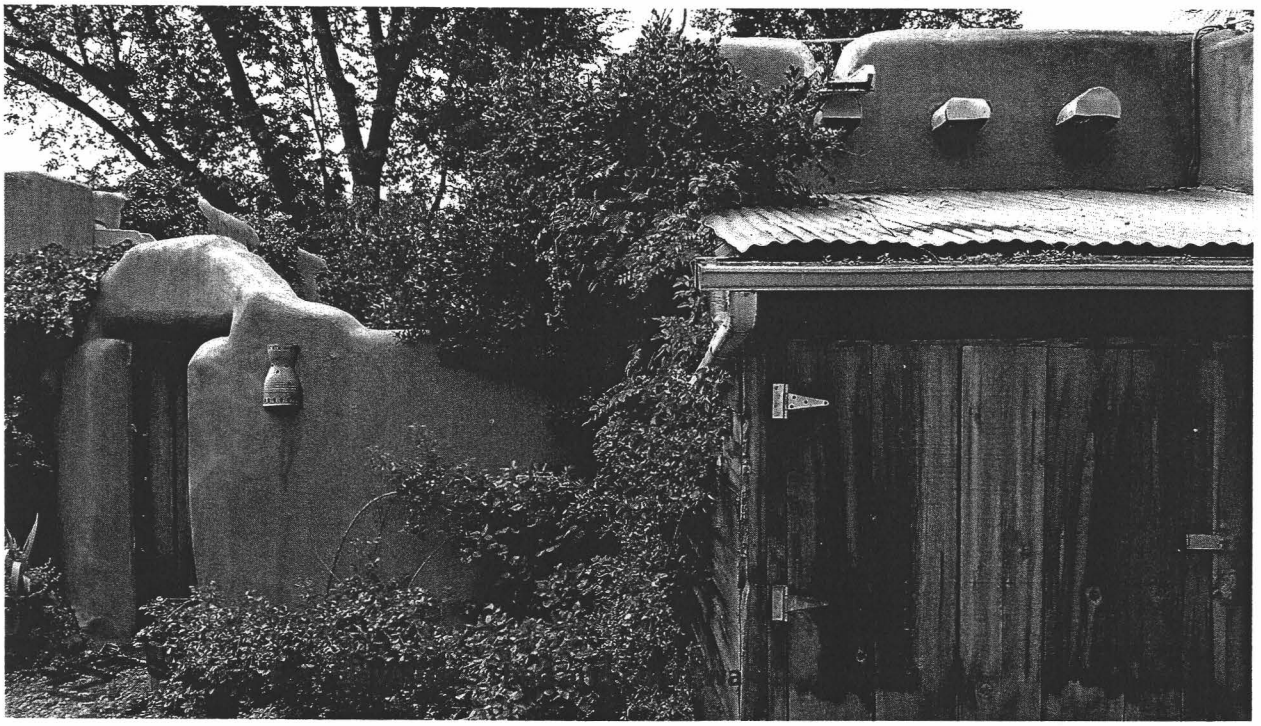


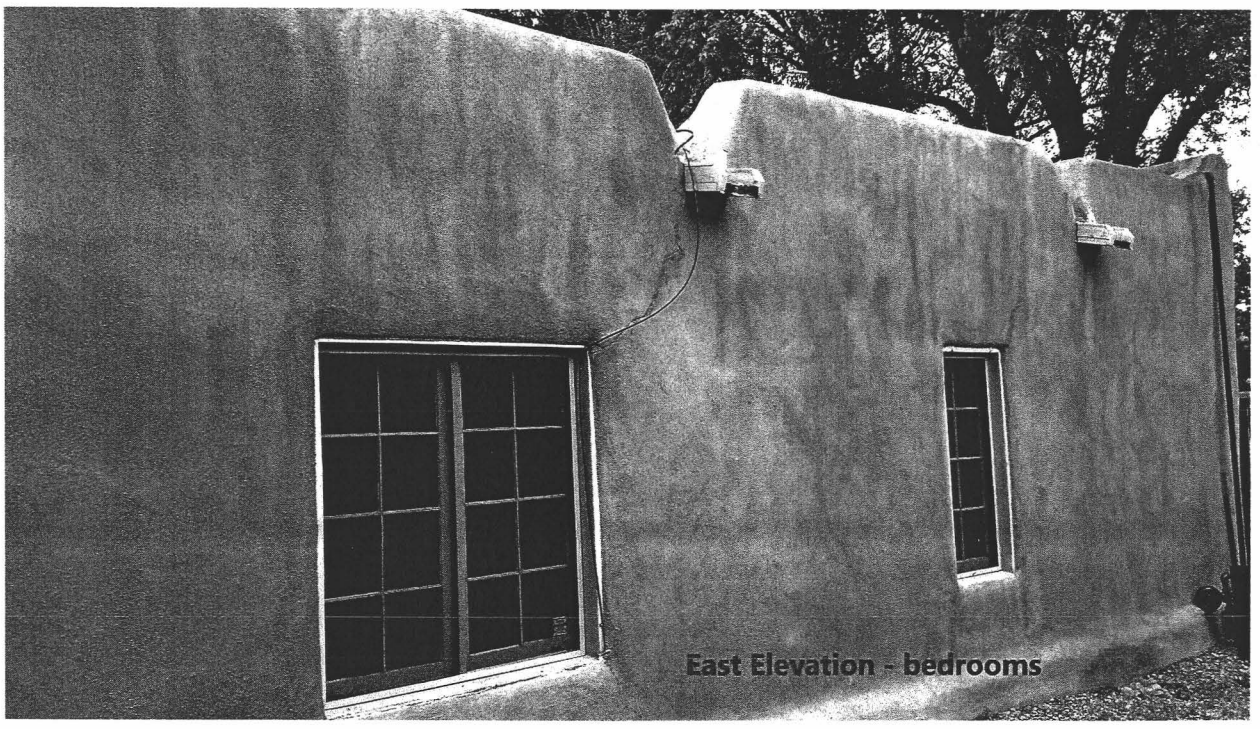




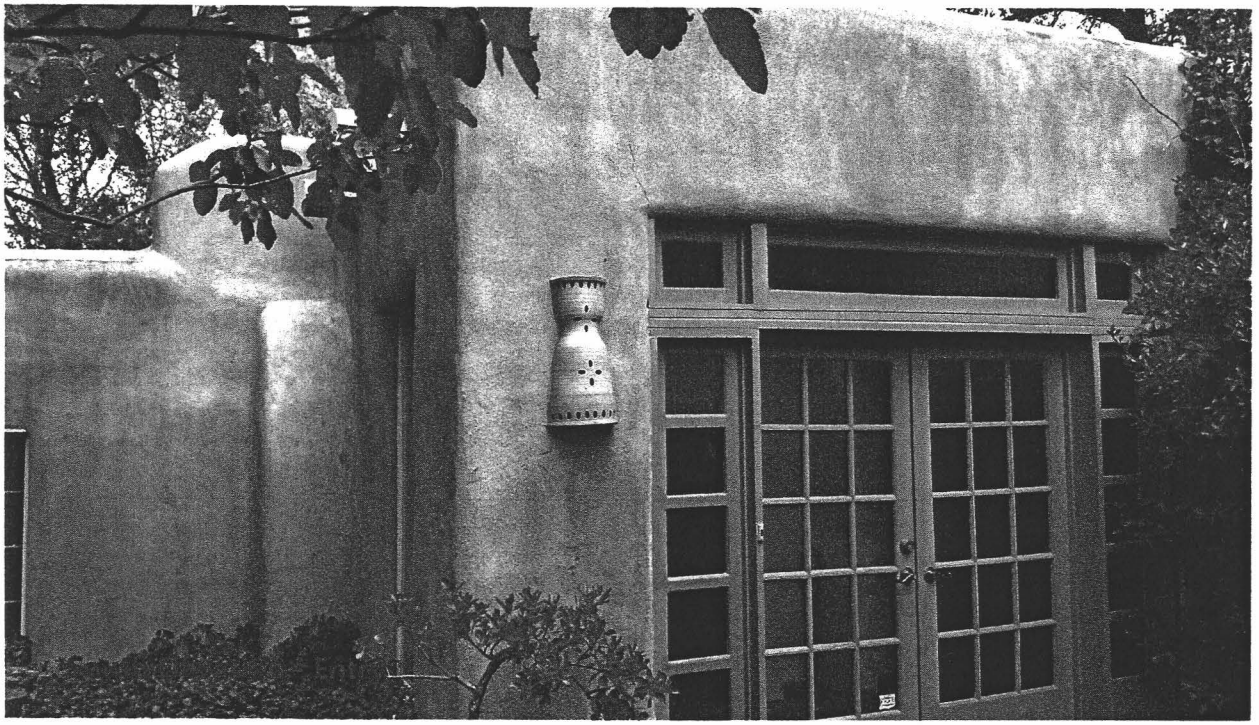


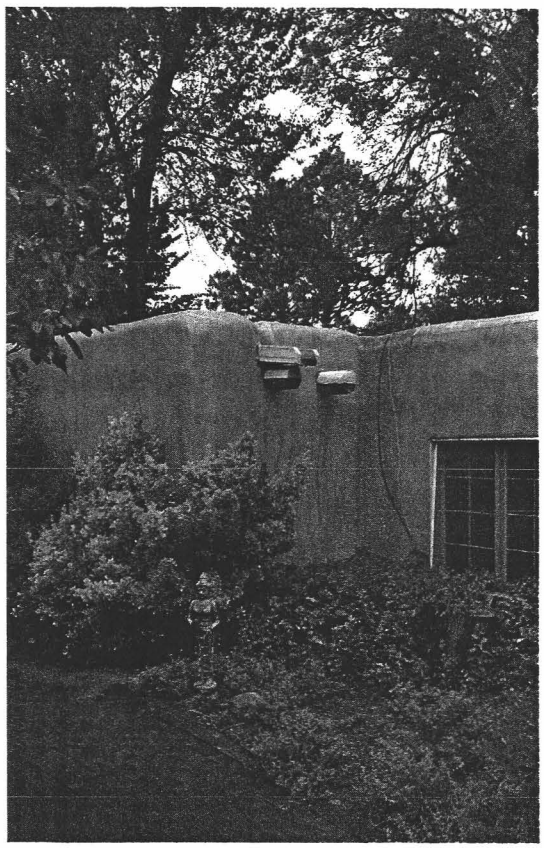
East Elevation - from South

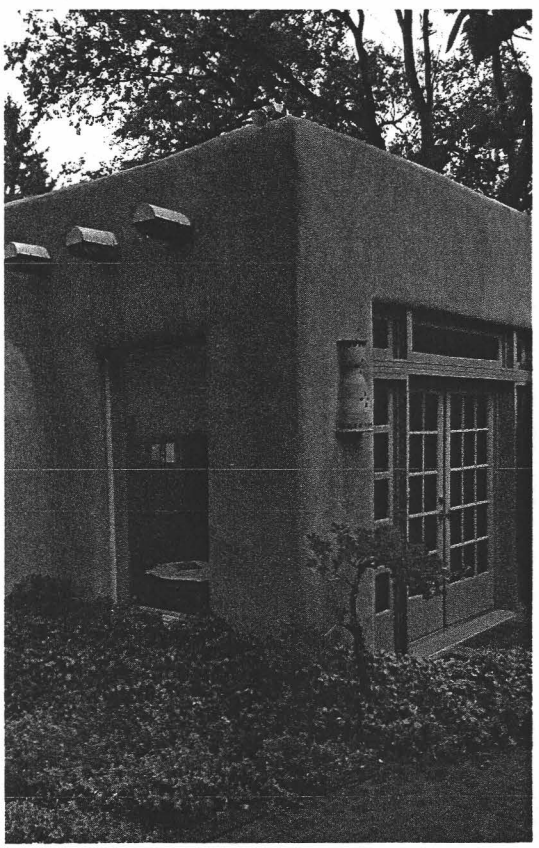


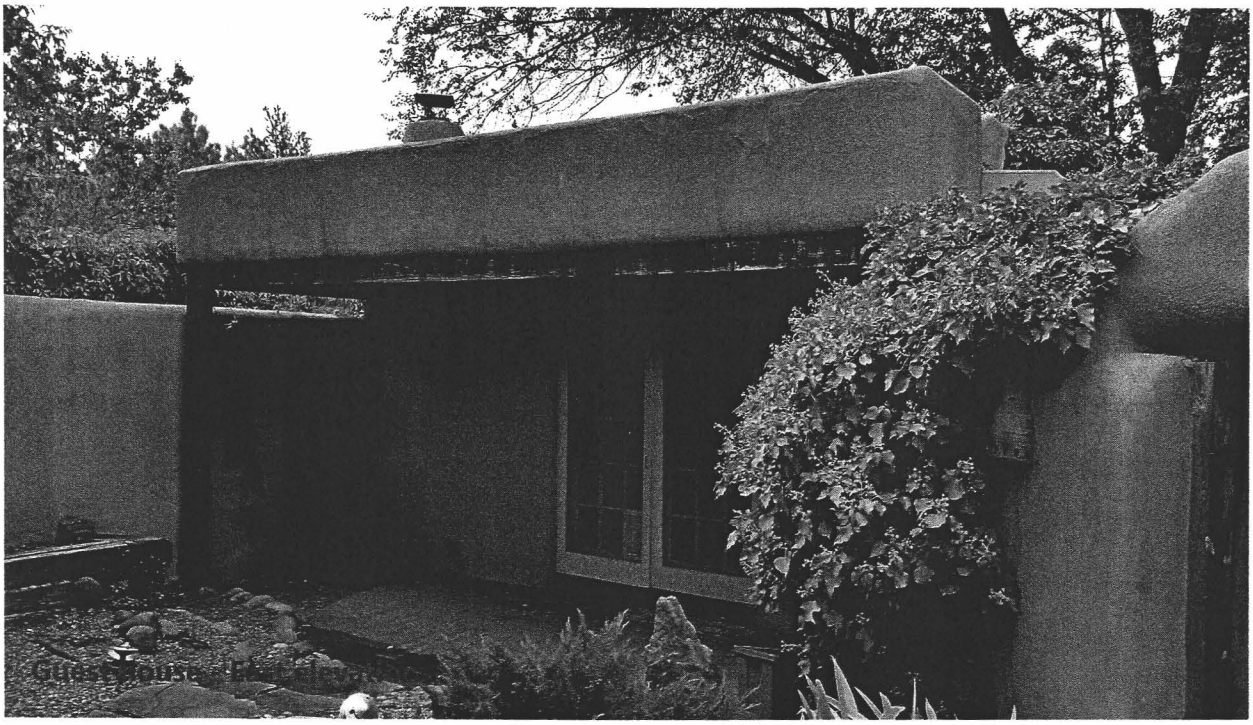


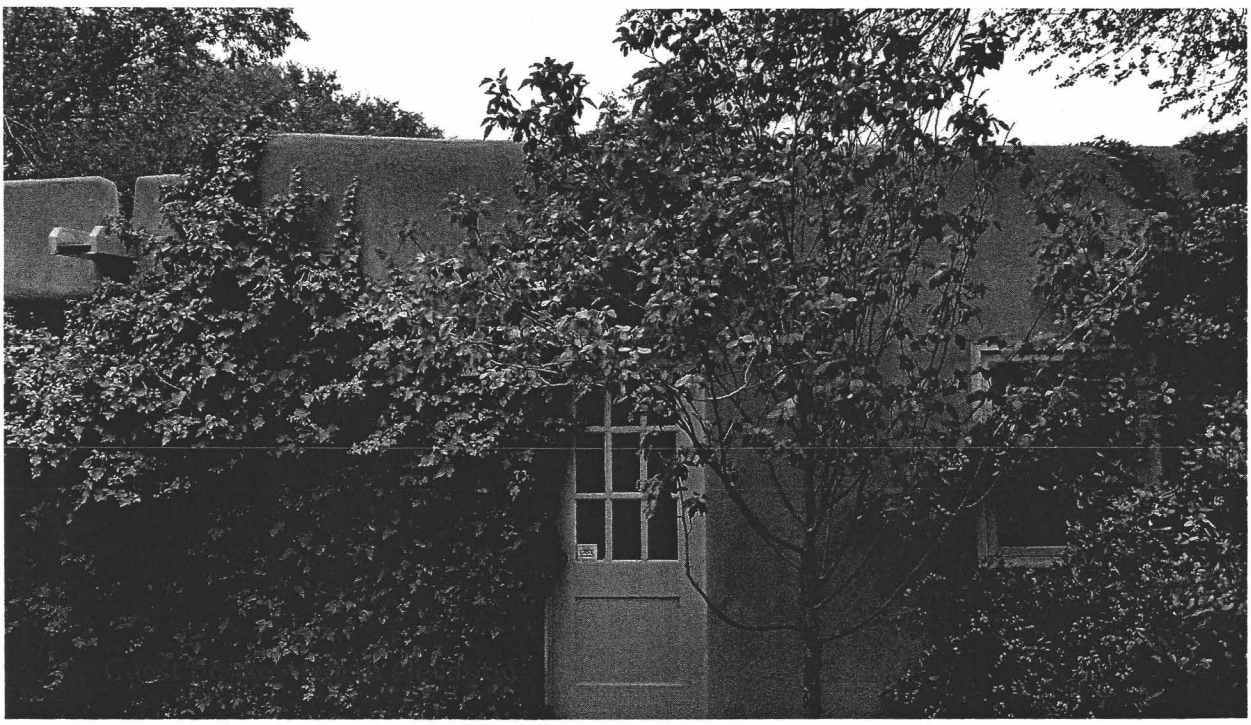
East Elevation - bedrooms







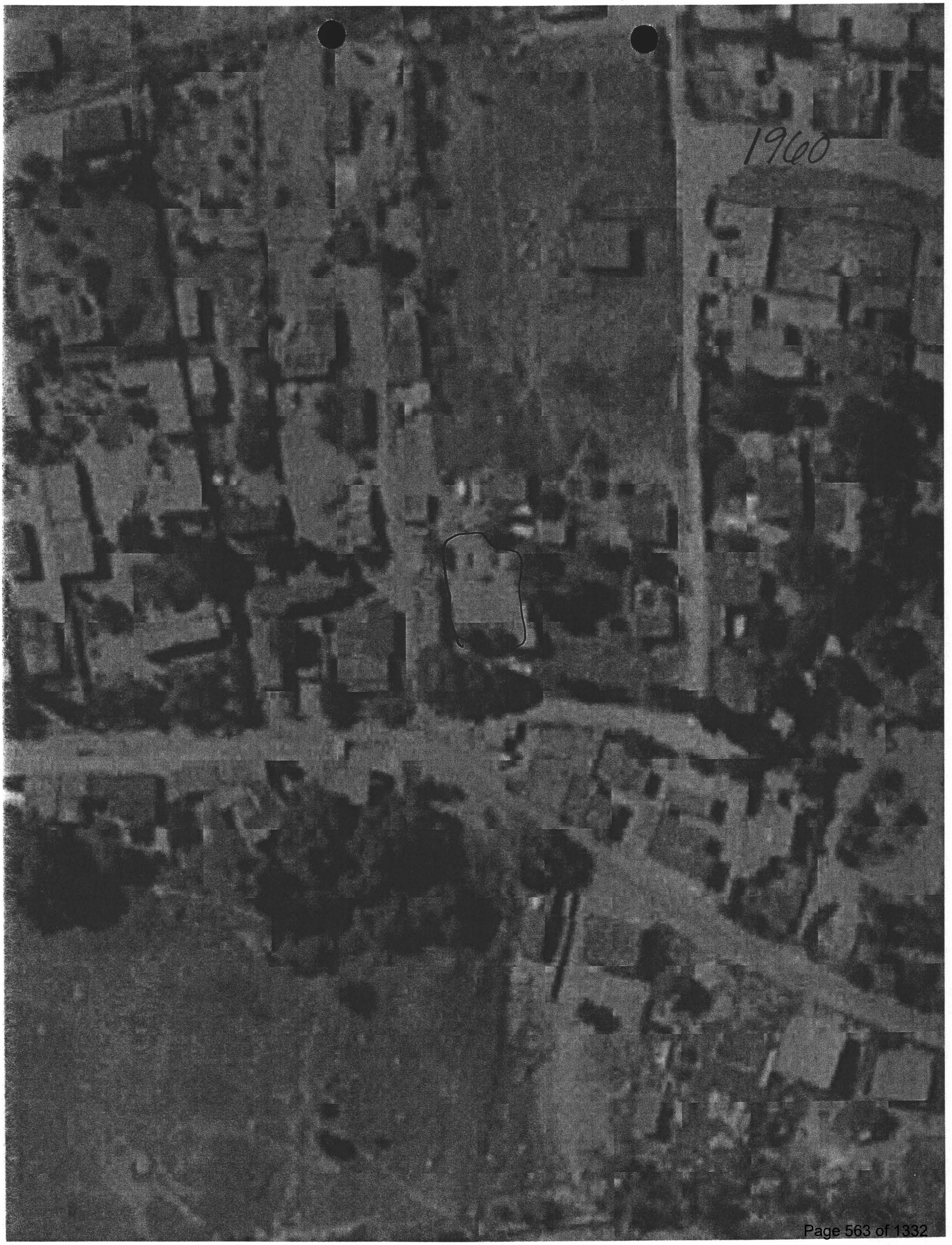






1935


1957


1960


1905


1973


1975

Lisa Koskovich and Mark Brown
634 Garcia St. #7
Santa Fe, NM 87505
August 16, 2017

Historic Preservation Review Board
200 Lincoln Avenue
Santa Fe, NM 87504

RE: 998 Acequia Madre

Dear Board:

Please accept this proposal letter in your evaluation of the historic designation of the referenced property.

Currently, the property is classified as "non-contributing", which we understand is flagged for status update. We feel the existing designation is appropriate and we are requesting it remain the same for the following reasons;

- The aerial photograph taken in 1960, at about the same time the non-contributing status was designated, can be compared to the unrecorded ILR survey prepared by Guy Hayden in 1977. It appears that no visible additions or modifications were made to the property during this span of time.
- At some point in the years after 1977, several modifications were made to the exterior of the property as follows;
    - A new bathroom with toilet, shower, and sink were added onto the exterior SW corner of the home.
    - A new exterior entry was added to the North elevation consisting of windows, door, roof and walls.
    - A new courtyard wall on the South side of the house was added connecting the main house to the guesthouse creating a new outside patio space.
    - Either a portal or porch was removed along the North elevation and a yard wall was added creating a new patio.
    - The storage building shown on the survey on the South side was renovated and converted into a one-bedroom guest house with a full bath and portal.
    - The incinerator as shown on the South side was removed and landscaping was added.
- Also, numerous improvements and updates were made to the façade of the structure;

- New modern awning windows were added to the East elevation in the living room
- New windows and doors were added to the North façade of the guest bedroom.
- Ceilings and roof structure in the living room, kitchen, dining room, guest bedroom, guest living, guest bath and guest kitchen were altered resulting in re-roofing and the necessity for construction of added parapet height to the North façade.

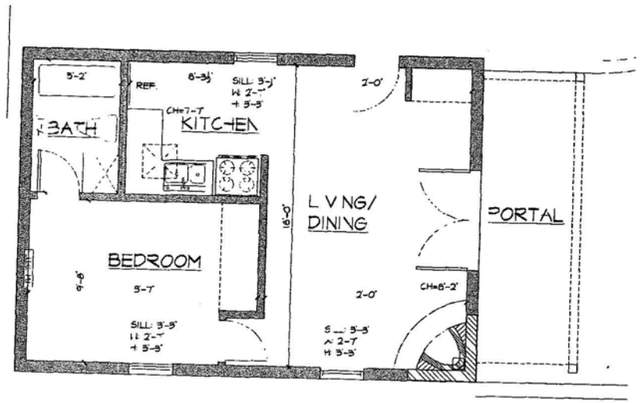
Because of the numerous additions and alterations as listed have been made to the structure, we urge you to keep the current designation of "non-contributing" the same.

Sincerely,

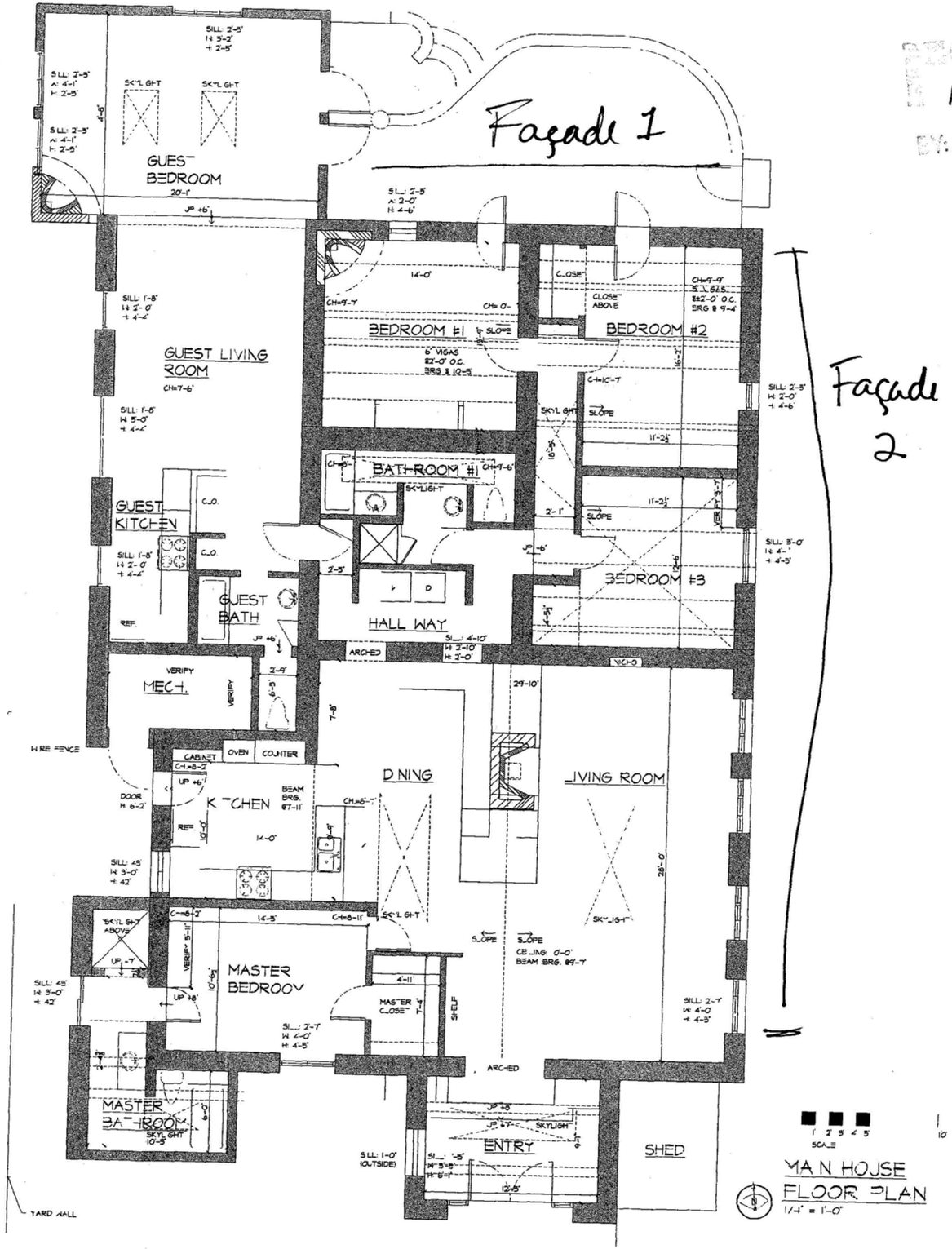
Lisa Koskovich and Mark Brown

Façade Map

Façades 1 & 2



CASITA
FLOOR PLAN
1/4" = 1'-0"



MAIN HOUSE
FLOOR PLAN
1/4" = 1'-0"

AUG 16 2017

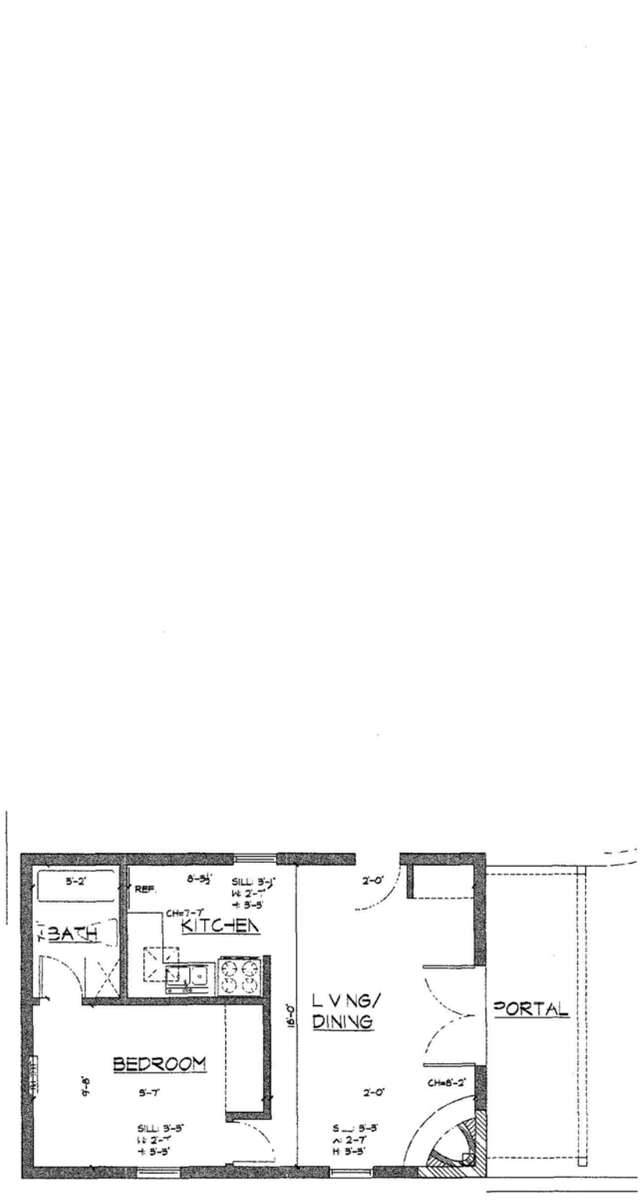
APPROVALS: DATE
OWNER
DRAWN BY
CHECK BY
ENGINEER

DESIGN SOLUTIONS
DESIGN AND DRAFTING SERVICES
TIM S. CURRY AND ASSOCIATES
1415 WEST ALAMEDA STREET SANTA FE, N.M.
PH 505 989 3241 FAX 505 989 1105

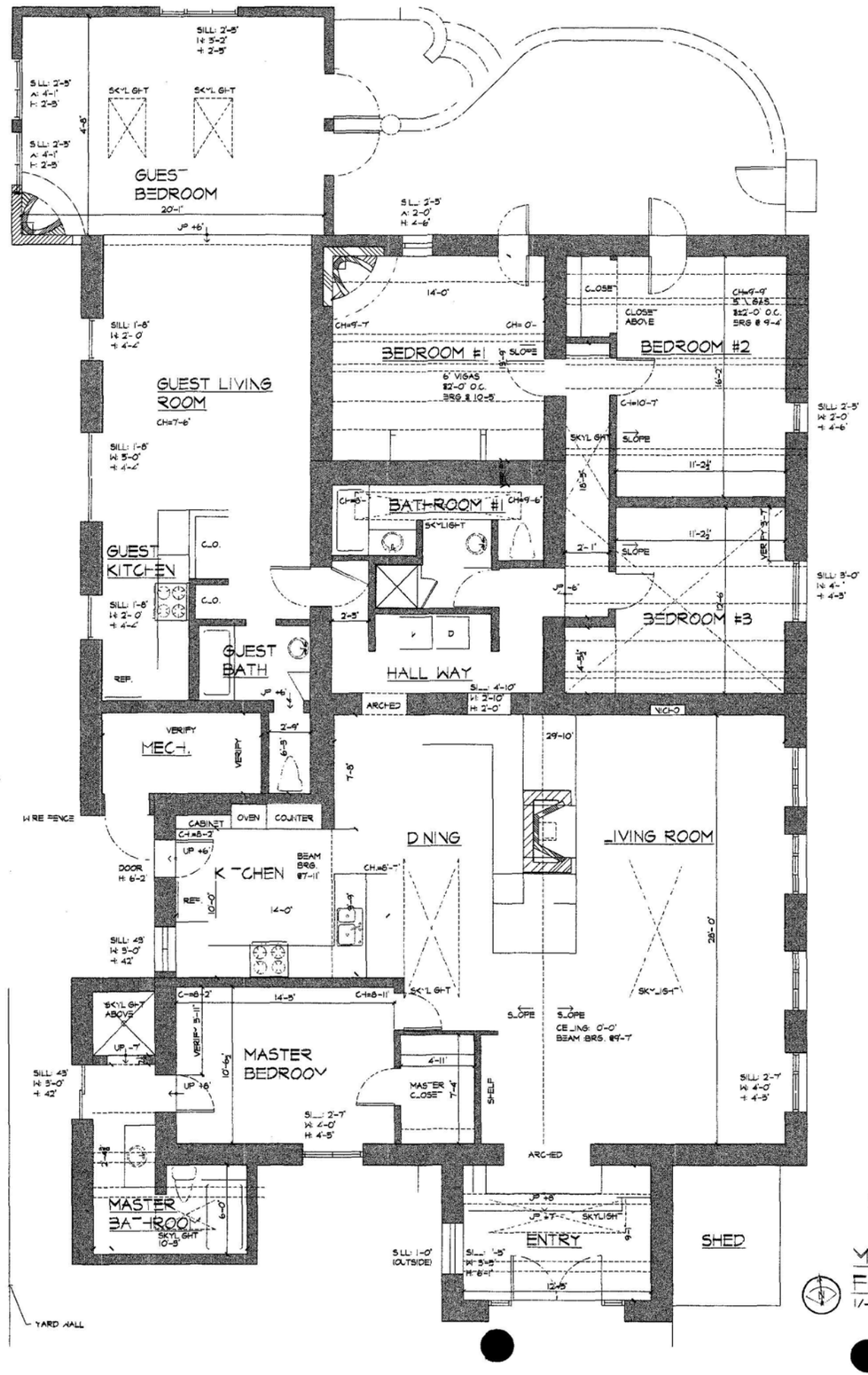
RESIDENCE
998 ACEQUIA MADRE
SANTA FE, NEW MEXICO

DATE
7 AUG 2017
REVISIONS: DATE

A-1



CASITA
FLOOR PLAN
1/4" = 1'-0"



MAIN HOUSE
FLOOR PLAN
1/4" = 1'-0"

SCALE 1' 2' 3' 4' 5' 10'

AUG 16 2017

APPROVALS	DATE
OWNER:	
DRAWN BY:	
CHECKED:	
ENGINEER:	

DESIGN SOLUTIONS ®
DESIGN AND DRAFTING SERVICES
TIM S. CURRY AND ASSOCIATES
1415 WEST ALAMEDA STREET SANTA FE, N.M.
PH 505 989 3241 FAX 505 989 1105

RESIDENCE
945 ACEQUIA MADRE
SANTA FE, NEW MEXICO

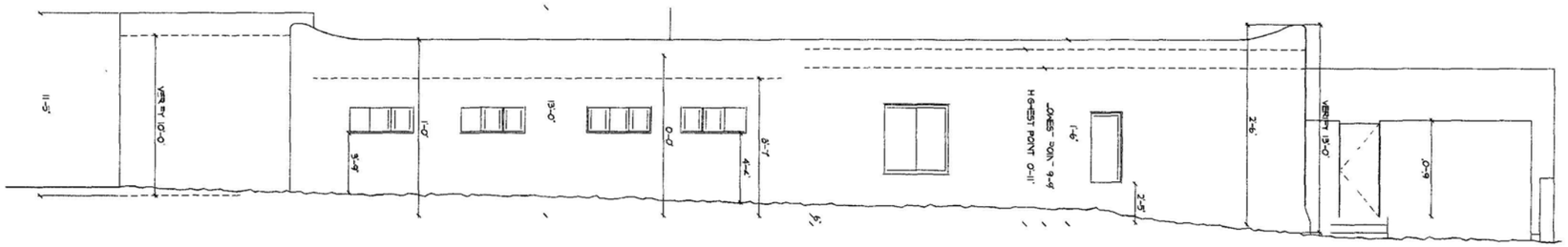
DATE:
7 AUG 2017

REVISIONS: DATE:

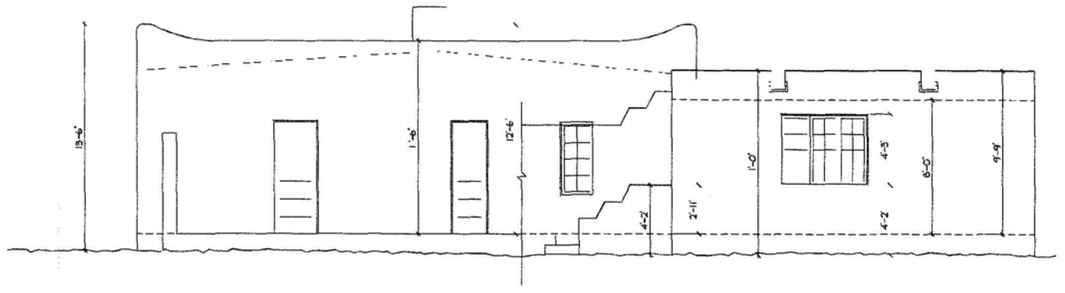
A-1



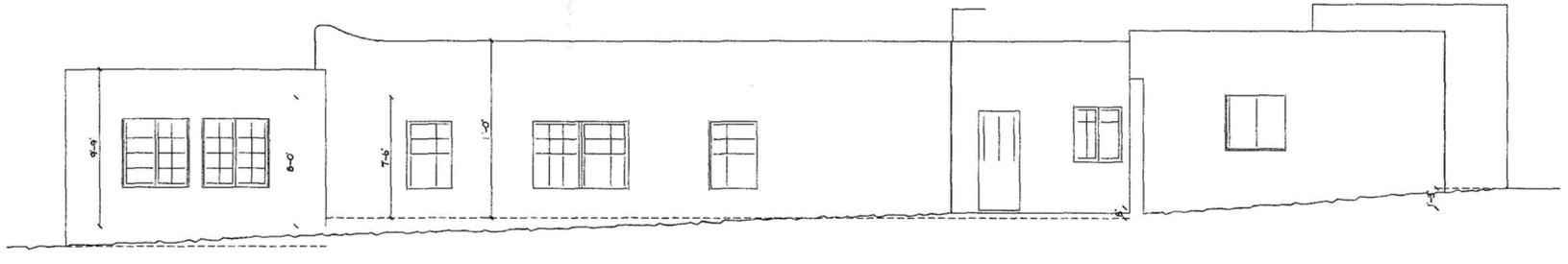
SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

APPROVALS: DATE:
OWNER:
DRAWN BY:
CHECKED BY:
ENGINEER:

AUG 1 2017

DESIGN SOLUTIONS ®
DESIGN AND DRAFTING SERVICES
TIM S. CURRY AND ASSOCIATES
1415 WEST ALAMEDA STREET SANTA FE, N.M.
PH 505 989 3241 FAX 505 989 1105

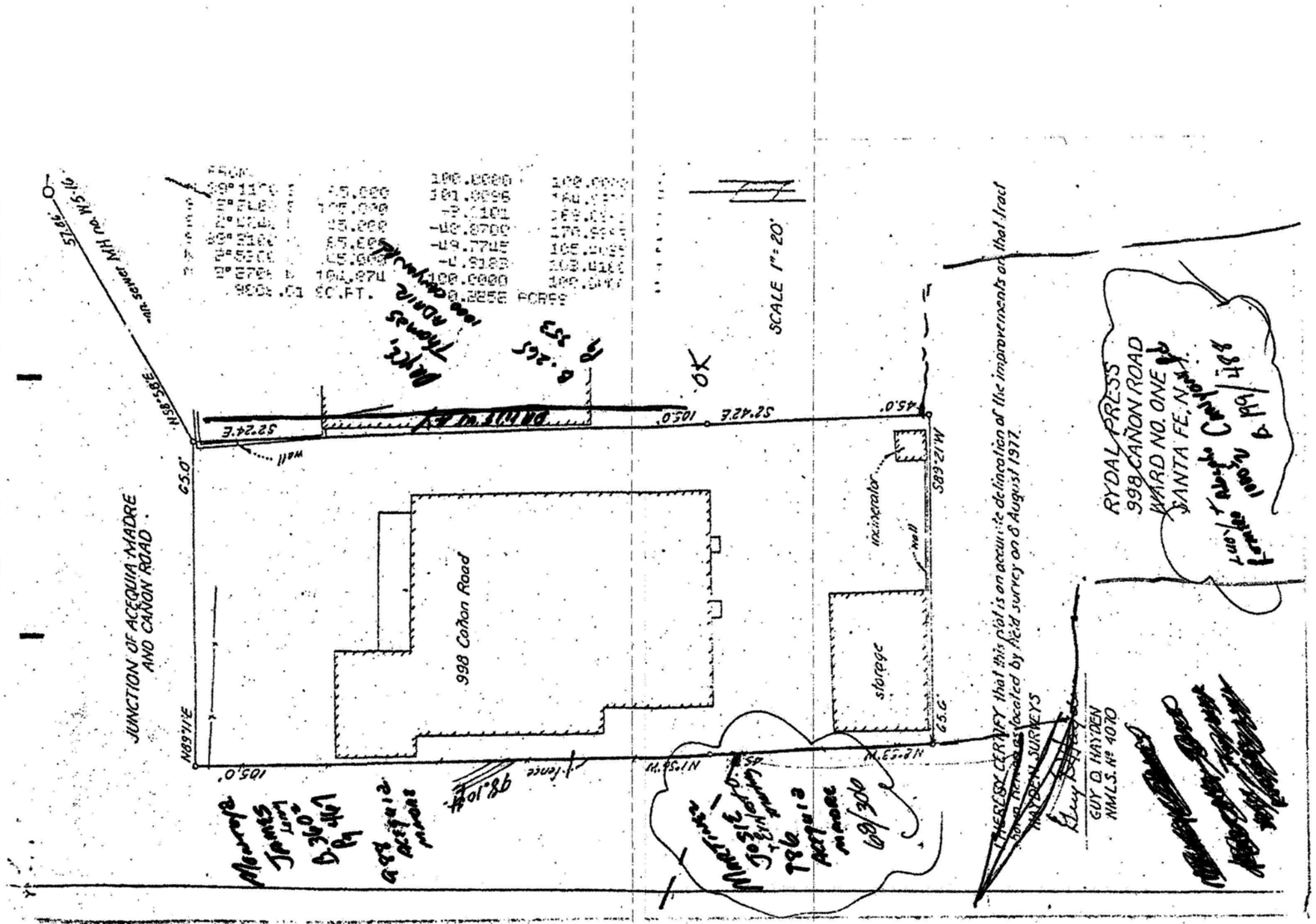
RESIDENCE
995 ACEQUIA MADRE
SANTA FE, NEW MEXICO

DATE
8 AUG 2017
REVISIONS: DATE:

EX2

AUG 19

BY:


SCALE 1" = 20'
JUNCTION OF ACEQUIA MADRE AND CAÑON ROAD
998 Cañon Road
storage
RYDAL PRESS
998 CAÑON ROAD
WARD NO. ONE
SANTA FE, N.M.
I HEREBY CERTIFY that this plat is an accurate delineation of the improvements on that tract
GUY O. HAYDEN
NMLS. No 4070
105.0'
65.0'
45.0'
S89°21'W
S2°42'E
N89°31'E
N1°55'W
fence
well
ok

ITEM # 17-1327

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

Case #H-17-078
Address – 998 Acequia Madre
Agent's Name – Mark Brown
Owner/Applicant's Name – Lisa Koskovich

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 28, 2017.

998 Acequia Madre is a Spanish-Pueblo Revival style, single-family home and guesthouse located in the Downtown and Eastside Historic District. The house is currently listed as noncontributing to the district and was built prior to 1940. The Applicant proposed to remodel the property with the following 14 items.

Main House

1) Construct a 36" to 57" yard wall at the edge of the north property line where the maximum allowable height is 57". The wall will drop down at the stone pilasters. The applicant proposes a motorized vehicle gate at the wall that will be 52" in height.
2) Increase parapet height at the northwest corner of the property from 11'-0" to 13'-6".
3) Add an entry portal, replace the entry door, and add a fireplace at the east elevation.
4) The existing courtyard wall will be modified by making the courtyard larger, and will remove the existing gate and add three wood shutters.
5) Level the east elevation parapet.
6) Replace existing windows and doors. Lites will be true divided light and wood clad.
7) Install interior wood gate with over-the-gate accent arch. The structure will be 7'-10".
8) Construct a coyote fence with irregular latilla tops to 5'-0" on the west property line.
9) Demolish existing shed structure connected to the southeast corner of the building.

Guest House

10) Remove existing portal and construct a new portal with a galvalume metal roof.
11) Replace windows with wood clad, divided lite windows.

General

12) Wood elements will be stained.
13) Windows and doors will be Sierra Pacific "Patina Green."
14) Stucco will be cementitious El Rey "Sandalwood."

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 recommended approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All Districts and 14-5.2(E) Downtown and Eastside.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:

_X_ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).

5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:

   _X_ Downtown and Eastside Historic District (Section 14-5.2(E))

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

   _X_ Additional conditions: there shall be no rooftop appurtenances visible from the streetscape, the front yardwall shall be river rock or field stone but not a combination of the two, and staff shall approve the revised drawings for the wall before a construction permit application is submitted.

IT IS SO ORDERED ON THIS 12th DAY DECEMBER 2017, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chairperson

12-12-17
Date:

FILED:

Yolanda Y. Vigil
City Clerk

12/13/2017
Date:

APPROVED AS TO FORM:

Assistant City Attorney

12-12-2017
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:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

PROJECT DESCRIPTION: Mark Brown, agent for Lisa Koskovich, owner, proposes to replace windows and doors, construct a 57" high yardwall where the maximum allowable height is 57", raise parapets, reconstruct an existing shed, and install a vehicle gate on a non-contributing residential structure.

Case number: H-17-078
Project Type: HDRB

PROJECT LOCATION (S): 998 Acequia Madre

PROJECT NAMES:

OW – Lisa Koskovich	634 Garcia Street Unit 7	Santa Fe, NM 87505
AP – Mark Brown	634 Garcia Street Unit 7	Santa Fe, NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on November 28, 2017. The decision of the Board was to approve the application as submitted with the condition that the front yardwall be river rock or field stone but not a combination of the two, and that staff shall approve the drawings for the wall before a construction permit application is submitted. For further information please call 955-6605.

Sincerely,

Nicole Ramirez Thomas
Planner Senior, Historic Preservation Division

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

City of Santa Fe, New Mexico

memo

DATE: November 28, 2017

TO: Historic Districts Review Board Members

VIA: David Rasch, Supervising Planner in Historic Preservation

FROM: Nicole Ramirez Thomas, Planner Senior in Historic Preservation NRT

CASE # H-17-078B

ADDRESS: 998 Acequia Madre
Historic Status: Noncontributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__x__ Case Synopsis	__x__ Proposal Letter
_____ District Standards & Yard wall & fence standards.	__x__ Vicinity Map
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
__x__ Other: Wall height calculation.	__x__ Photographs
	__x__ Other: Gate designs.

STAFF RECOMMENDATION:

Staff recommends approval of the application at is complies with 14-5.2(D)(9) General Design Standards for All H Districts and 14-5.2(E) Downtown and Eastside.

BACKGROUND & SUMMARY:

998 Acequia Madre is a Spanish Pueblo Revival style single family home and guesthouse located in the Downtown and Eastside Historic District. The house is currently listed as noncontributing to the district and was built prior to 1940.

The applicant proposes to remodel the property with the following 14 items.

Main House

1) Construct a 36" to 57" yard wall at the edge of the north property line where the maximum allowable height is 57". The wall will drop down at the stone pilasters. The applicant proposes a motorized vehicle gate at the wall that will be 52' in height.

2) Increase the parapet height at the northwest corner of the property from 11'-0" to 13'-6".

3) Add an entry portal, replace the entry door, and add a fireplace at the east elevation.

4) The existing courtyard wall will be modified by making the courtyard larger, and will remove the existing gate and add three wood shutters.

5) Level the east elevation parapet.

6) Replace existing windows and doors. The lites will be true divided light and wood clad.

7) Install an interior wood gate with an over the gate accent arch. The structure will be 7'-10".

8) Construct a coyote fence with irregular latilla tops to 5'-0" on the west property line.

9) Demolish the existing shed structure which is connected to the southeast corner of the building.

Guest House

10) Remove existing portal and construct a new portal with a galvalume metal roof.

11) Replace windows with wood clad, divided lite windows.

General

12) Wood elements will be stained.
13) Windows and doors will be Sierra Pacific "Patina Green."

14) Stucco will be cementitious El Rey "Sandalwood."

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 10/4/17

Property Owner of Record: LISA KUSKOVICH

Applicant/Agent Name: TIM CURRY

Contact Person Phone Number: (505) 660-7116

Site Address: 998 ACEQUIA MADRE

Proposed Construction Description: RENOVATION OF EXISTING HOME

TOTAL ROOF AREA:

Zoning District: DOWNTOWN & EAST SIDE R-5

Overlay: ~~□ Escarpment~~ ~~□ Flood Zone*~~ ~~□ Other:~~ _____

Lot Coverage: 43 %

□ Open Space Required: _____

NO CHANGE IN FOOTPRINT

Setbacks: NO CHANGE

Proposed Front: 28' Minimum: 10

2nd Front? N/A

Proposed Rear: 0 Minimum: 0

Proposed Sides: L ___ R ___ Minimum: ___

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 N/A

Height: Proposed 13'-6

Maximum Height: 13'-9 or

☒ Regulated by Historic Districts Ordinance

□ Regulated by Escarpment District

Access and Visibility: □ Arterial or Collector**

☑ Visibility Triangle Required

Parking Spaces:

Proposed 4 Accessible —

Minimum: 3

Use of Structure: ☒ Residential

□ Commercial Type of Use: _____

Bicycle Parking:** N/A

Proposed: ___ Minimum: ___

** Commercial Requirement

Terrain: □ 30% slopes N/A

* 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.

TIM CURRY [□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 _____ 10/4/17 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:** 10/4/17

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

DESIGN SOLUTIONS

October 4, 2017

Historical Design Review Board
Planning Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, New Mexico 87501

Re: 998 Acequia Madre

Dear Sirs / Madams:

The subject property is located at 998 Acequia Madre and is in the "Downtown-Eastside" Historic district. On Tuesday, September 8th the property was designated as non-contributing by the Board after a status review.

The following work is proposed for the renovation of the residence and guest house:

1. A stone yard wall is to be constructed along the North edge of the property line. The wall shall be 5'-0" in height and shall drop to 36" in height at the stone pilasters. The motorized gate shall be raw steel constructed to a height of 52".
2. Existing Windows and Doors to be replaced with true divided lite Wood/Clad Windows and doors.
3. An entry gate inside the property will be constructed to a height of 7'-10" with wood gates.
4. A coyote fence will be constructed along the West property line. 5' high
5. The existing courtyard wall will be modified by removing an existing gate, enlarging its size, and adding 3 wooded shutters.
6. The residence will be re-stuccoed with El Rey cementitious stucco.
7. The existing parapet located at the Northwest corner of the property will be raised from 11'-0 to 13'-6".
8. The parapet along the East elevation will be modified by leveling the existing top of the parapet. A new entry portal, door, fireplace, and windows also proposed for this façade. The existing shed on the East elevation is to be demolished and reconstructed-and will be reconstructed with double doors and finished with stucco

1415 West Alameda St. Santa Fe NM 87501 Phone 505.989.3241 Fax 505.989.1105

9. New windows and doors are proposed for the detached guest house. A new window is proposed on the North elevation
10. The existing portal at the guest house will be removed and will be replaced with a metal shed roof.
11. No new rooftop equipment is proposed.

Finishes and Colors:

- Wood: Stained as shown on photograph of satin sample.
- Windows: Sierra Pacific Patina Green #051.
- Stucco: El Rey "Sandalwood"
- Shed Roofs to be finished in "galvalume" metal roofing

Submittal Request

The applicant respectfully requests approval of the above mentioned renovations to the residence. Thank you for your consideration.

Sincerely,

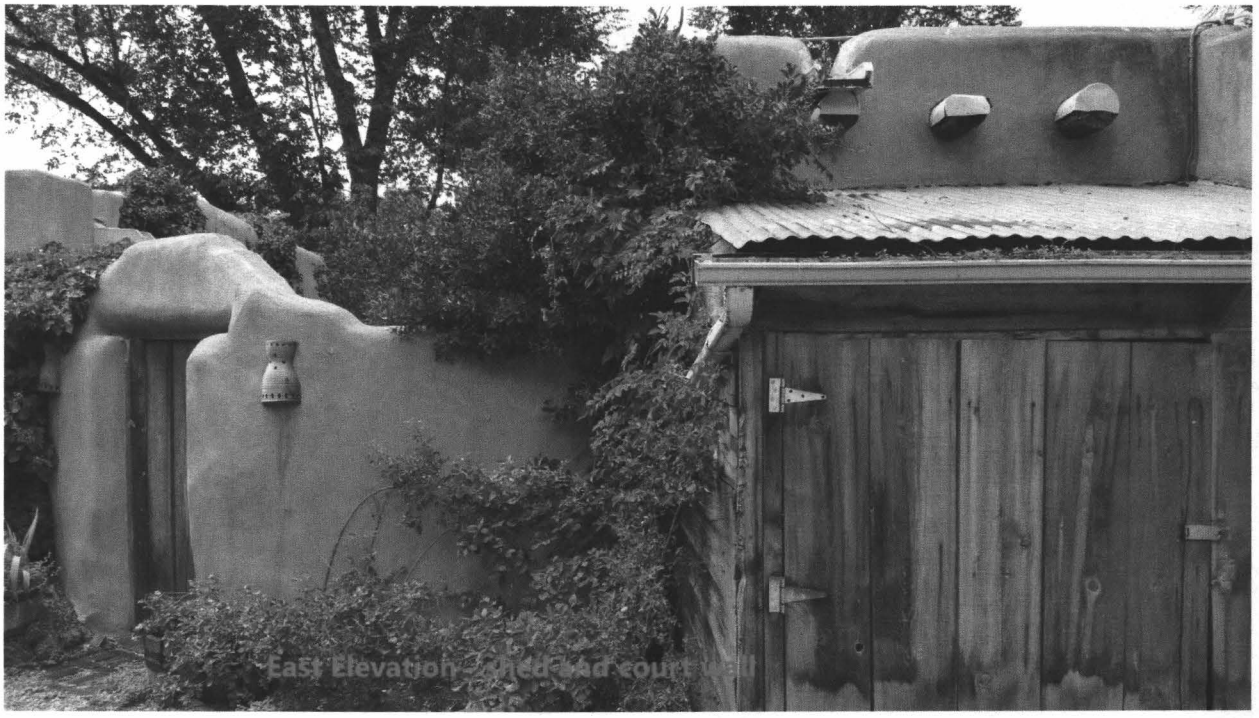
Tim Curry

1415 West Alameda St. Santa Fe NM 87501 Phone 505.989.3241 Fax 505.989.1105

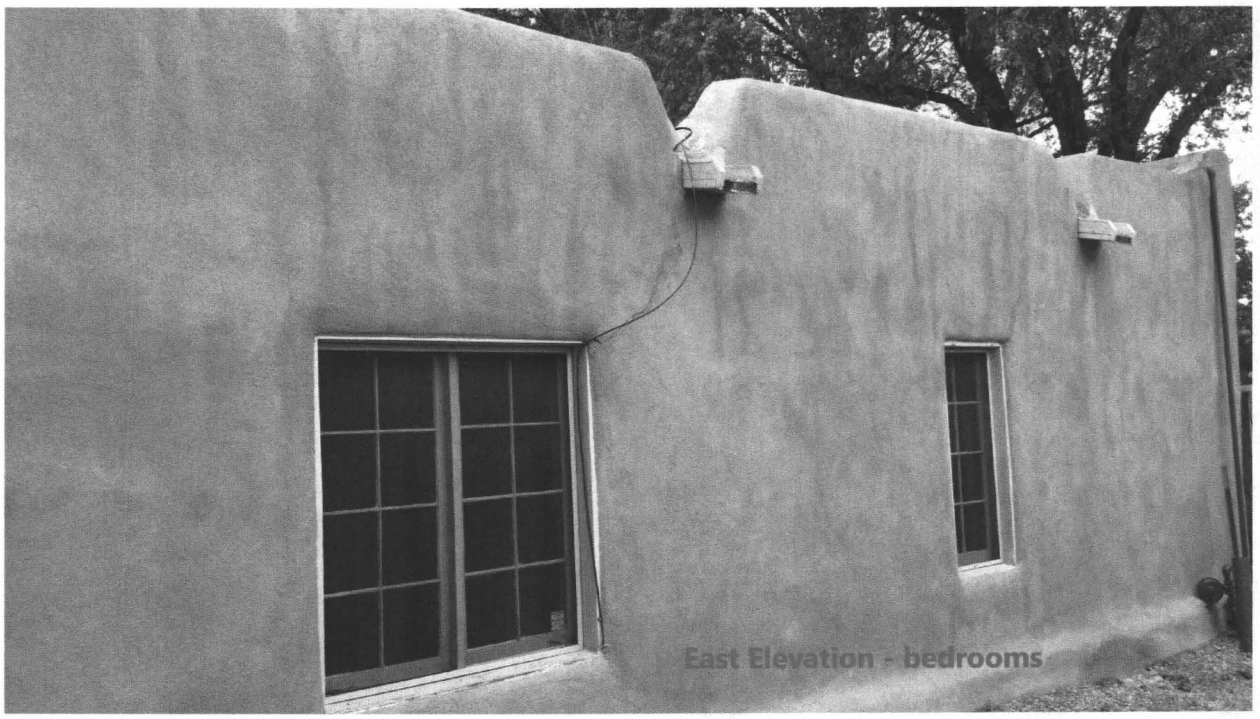




998 Acequia Madre

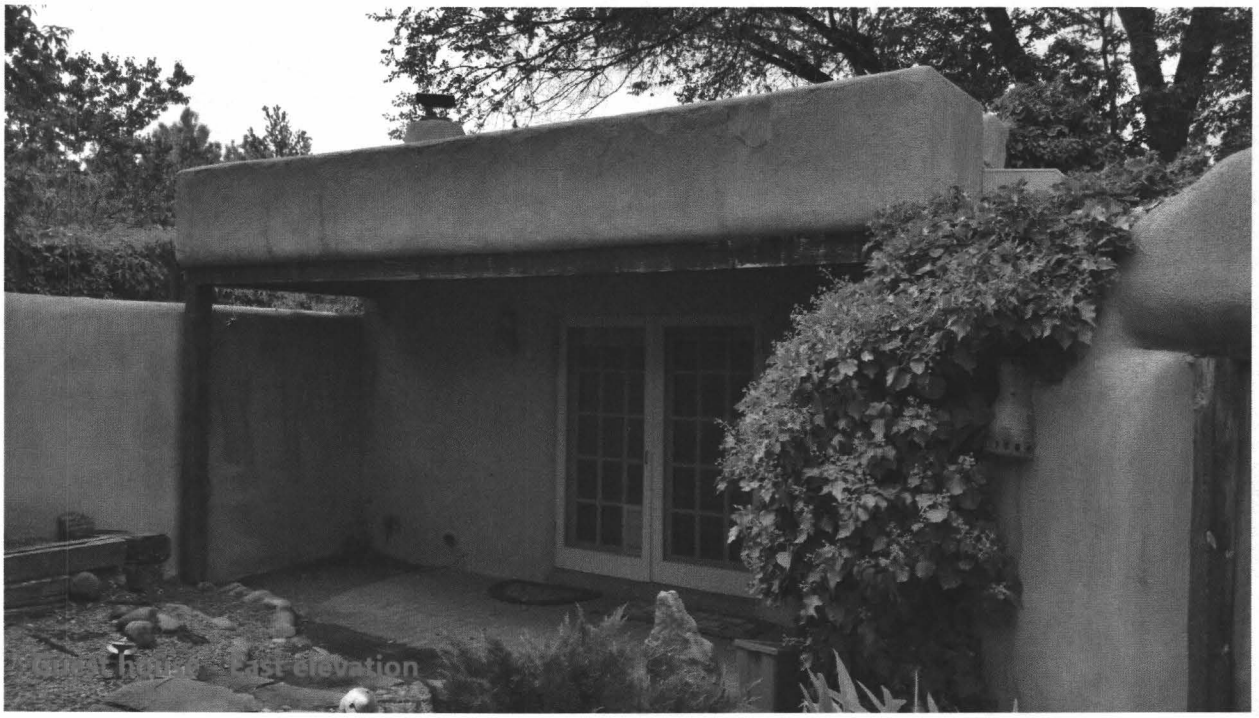


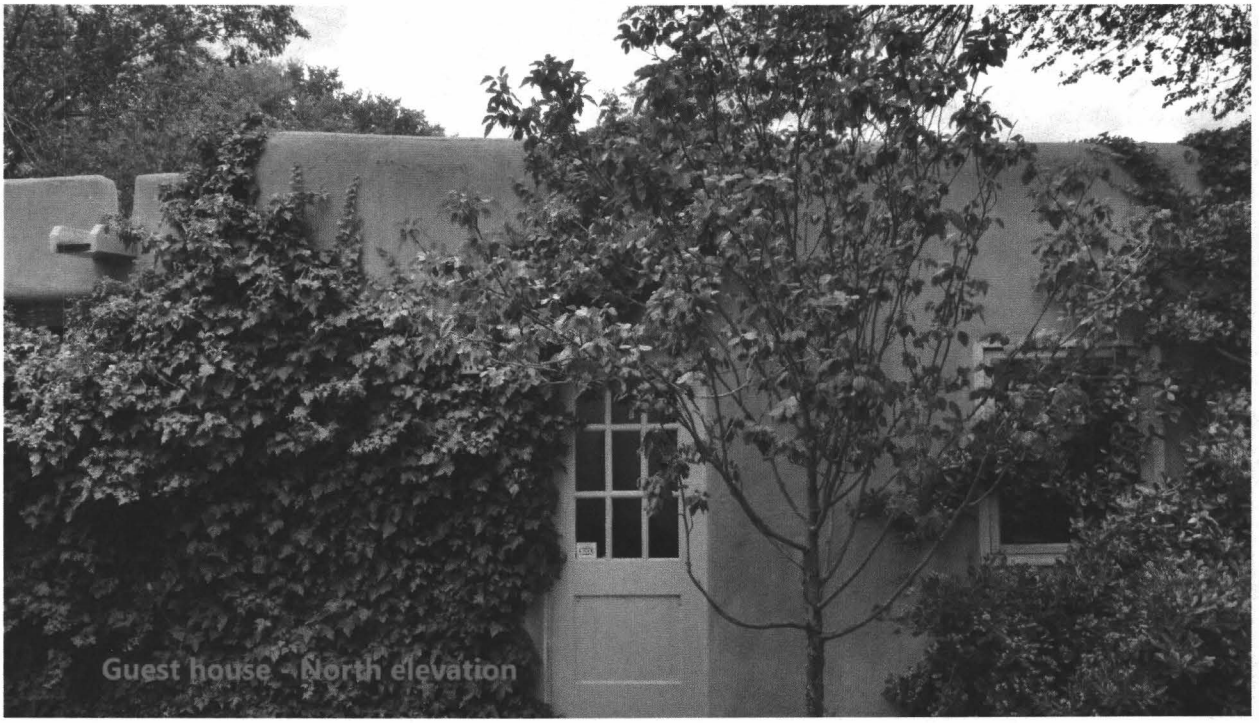
East Elevation - shed and court wall



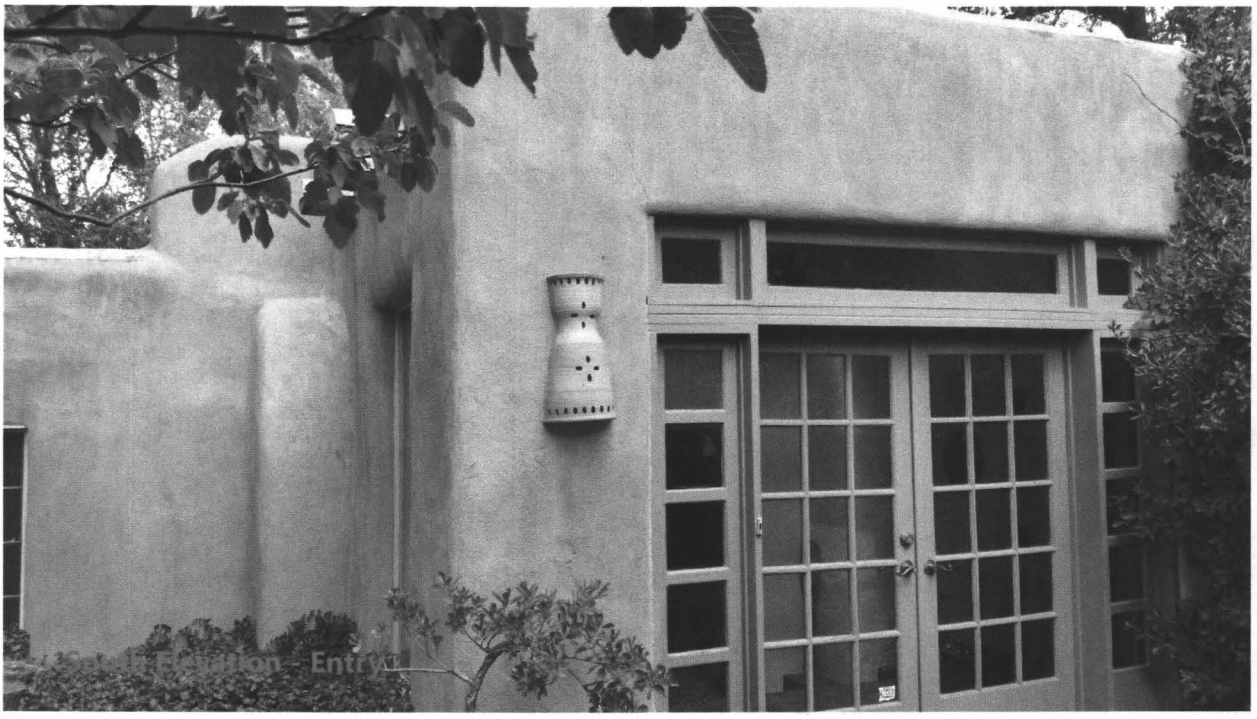
East Elevation - bedrooms

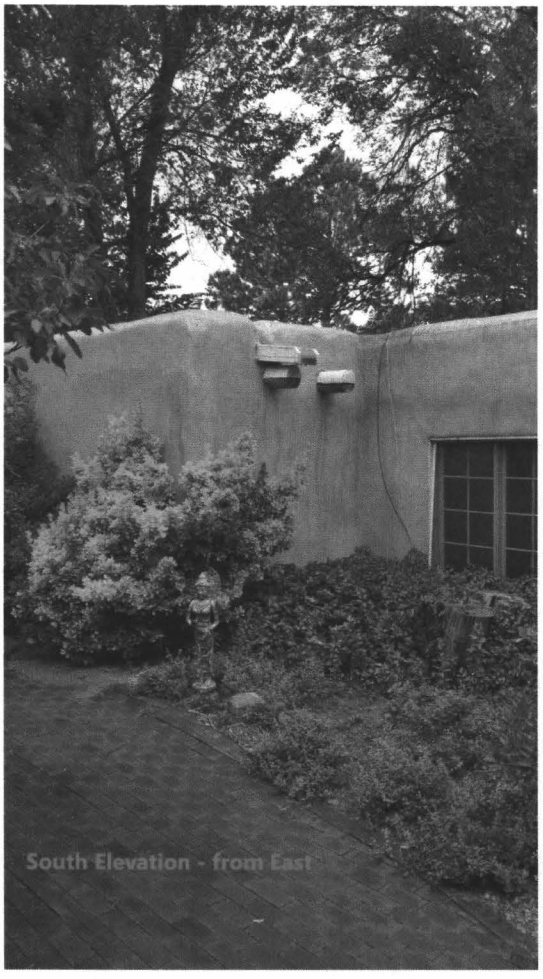
998 Acequia Madre

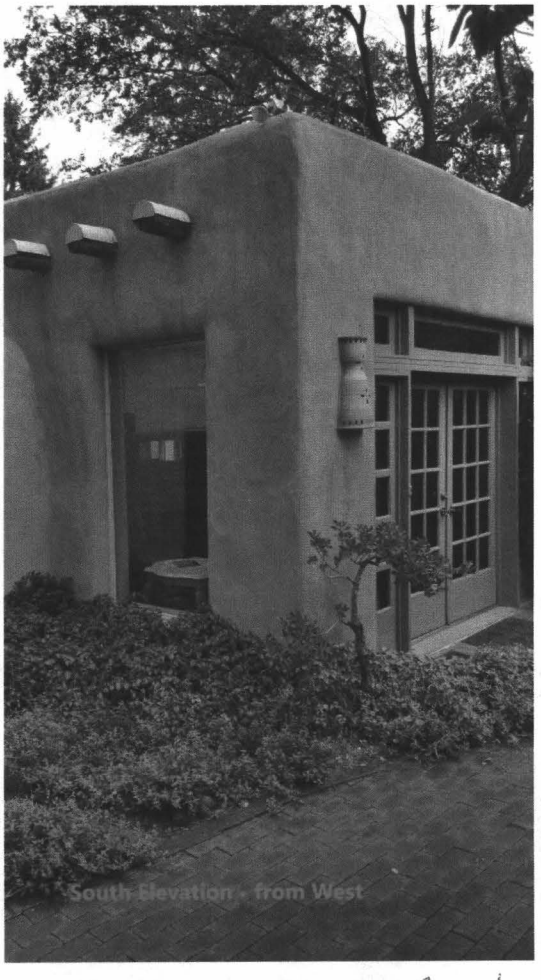




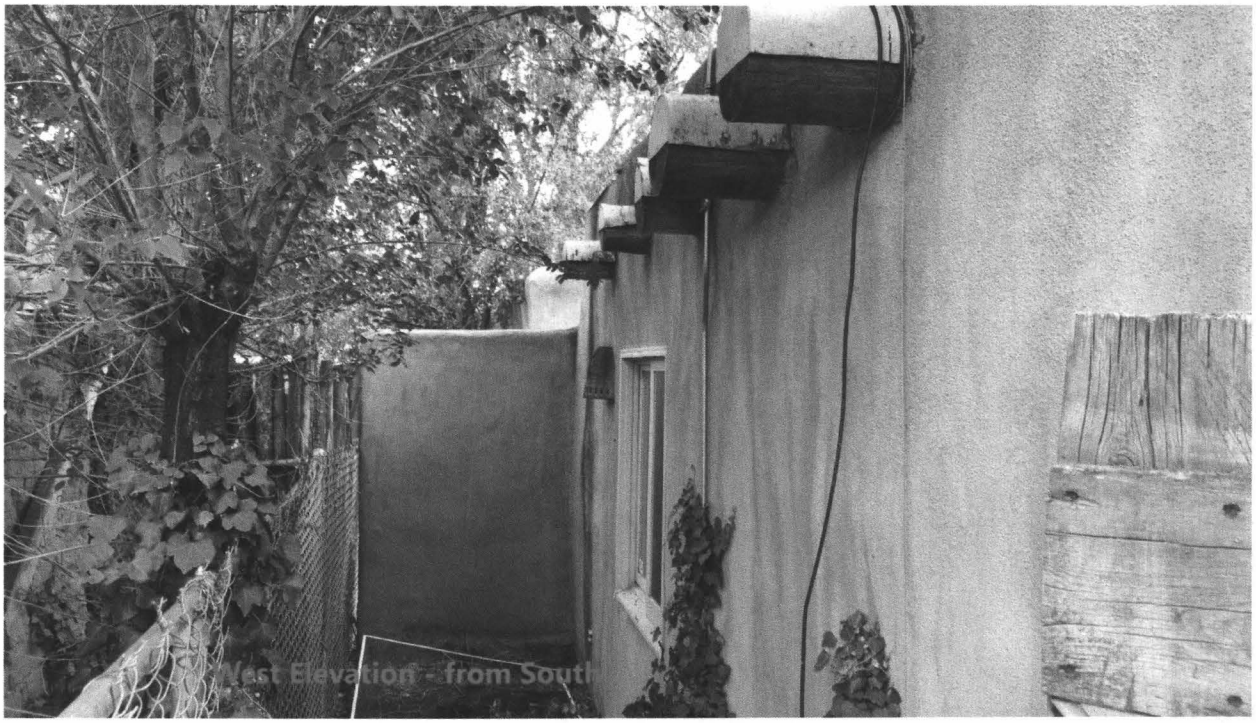
998 Acequia Madre



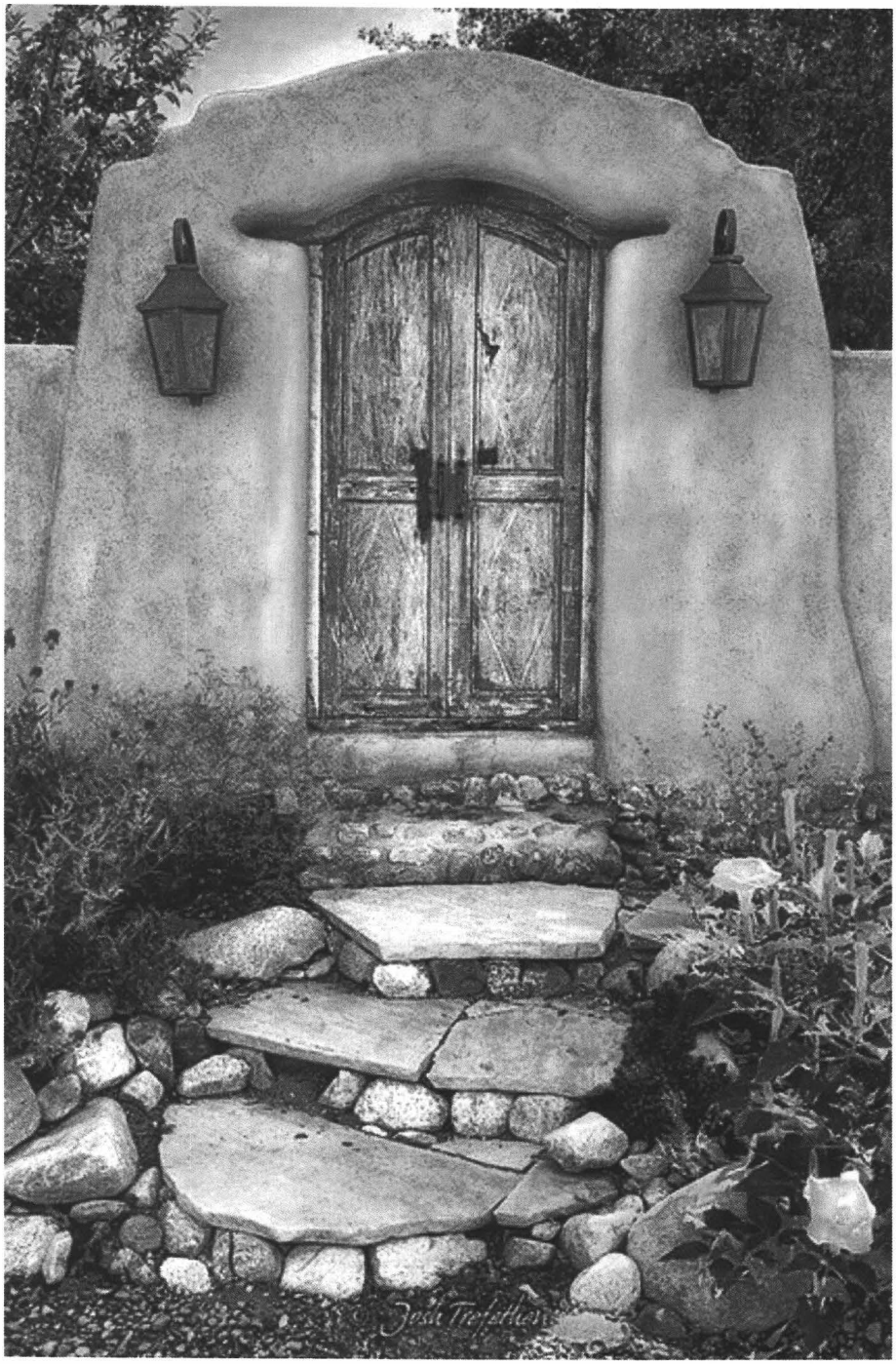




998 Acequia Madre

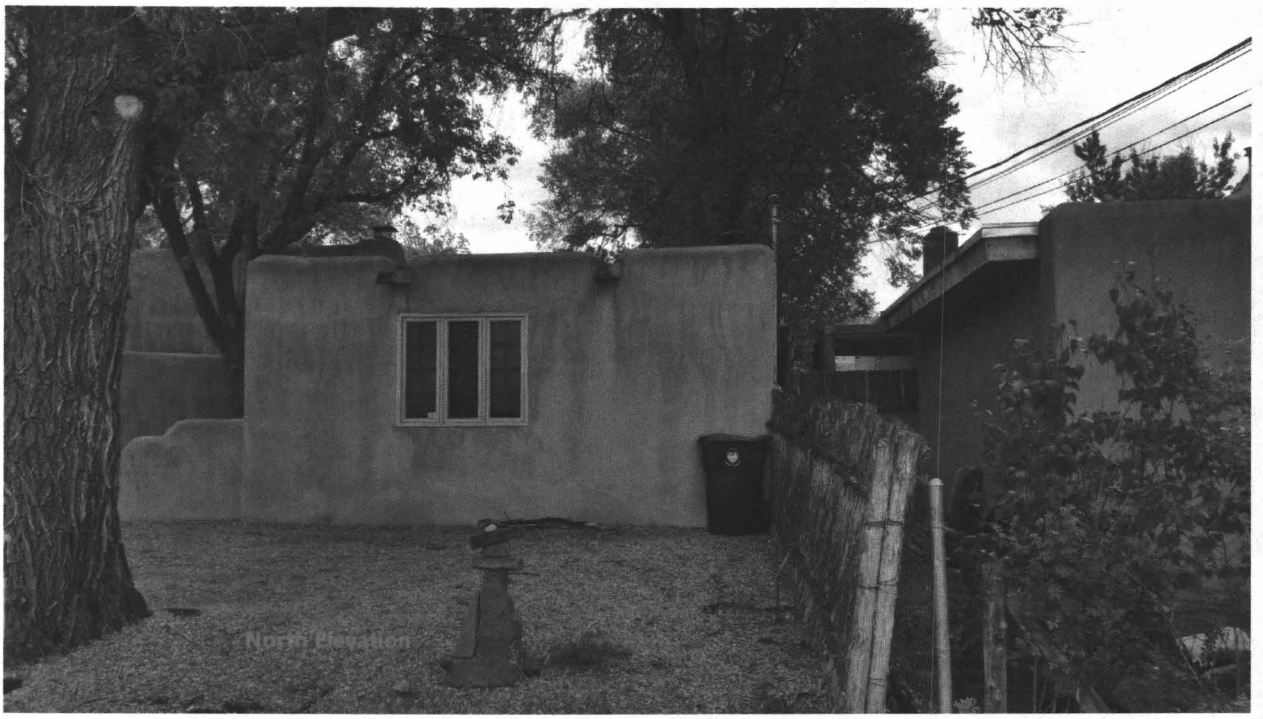


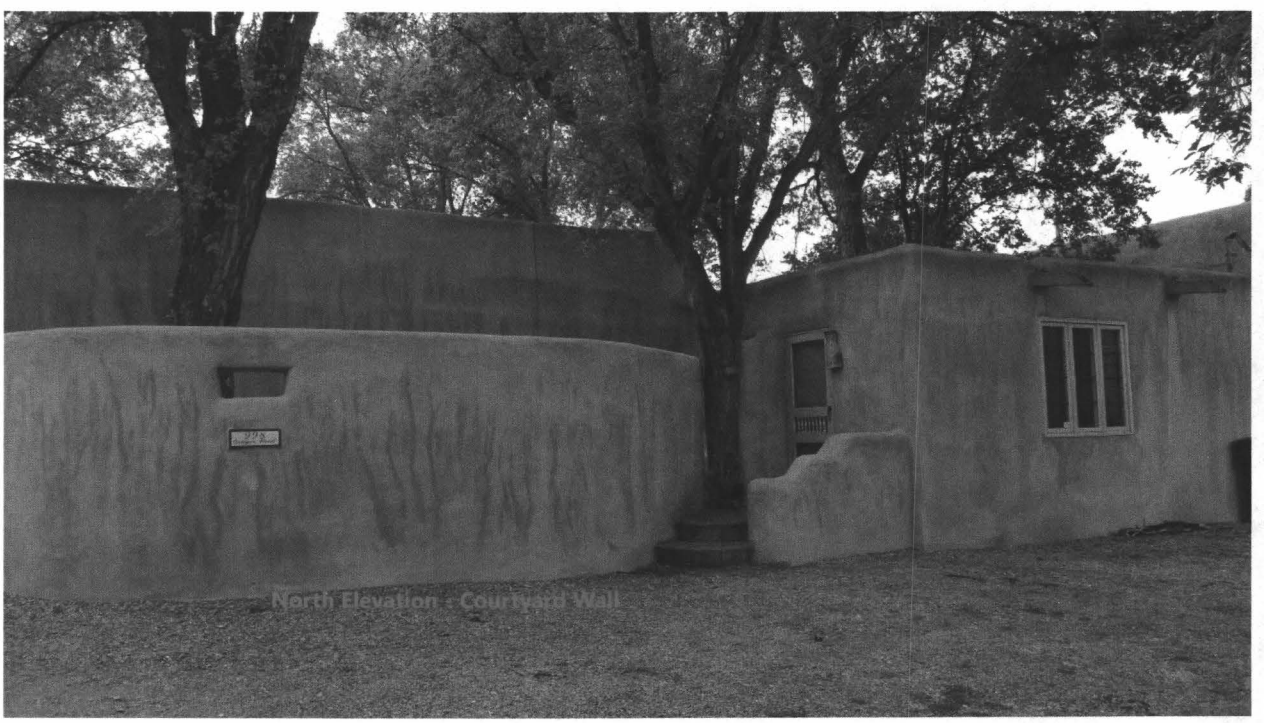
998 Acequia Madre


Josh Trefethen









998 Acequia Madre

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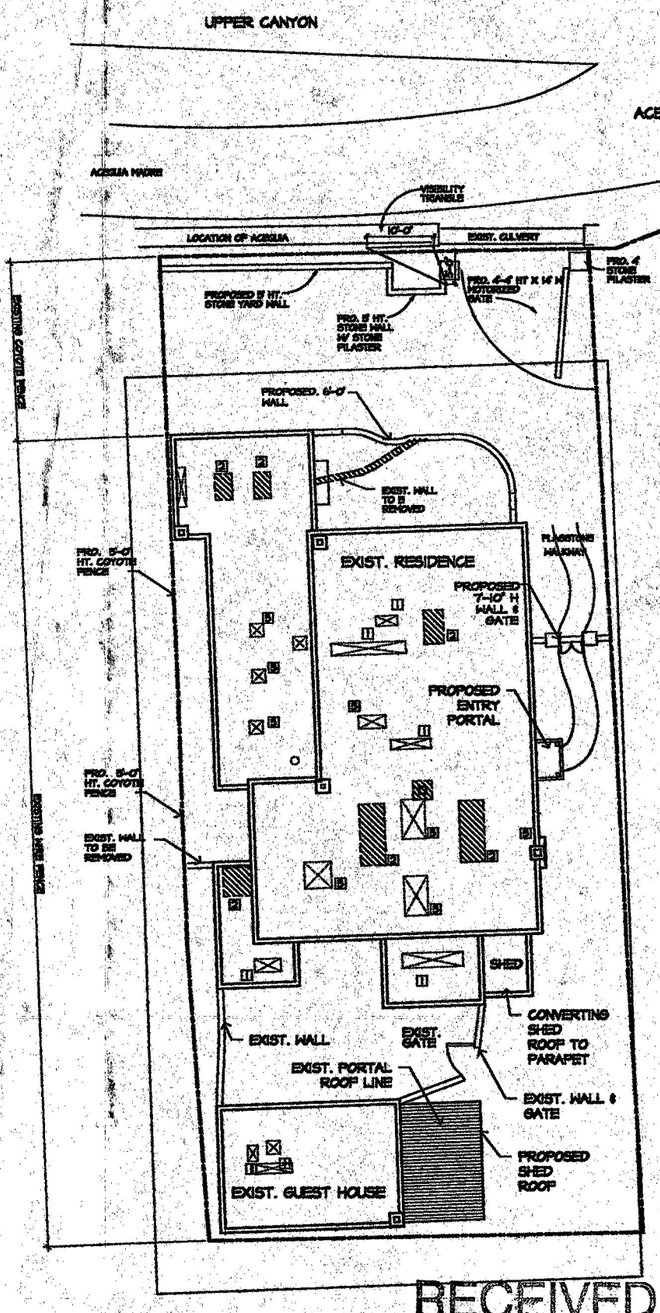

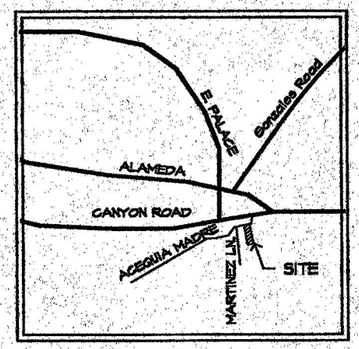

VICINITY MAP
N.T.S.

DIRECTIONS TO SITE:

TAKE S FEDERAL PL. TO PASEO DE PERALTA. FOLLOW PASEO DE PERALTA TO CANYON ROAD. TURN LEFT ONTO CANYON ROAD. THEN TURN RIGHT IN TO CAMINO DEL MONTE SOL. THEN TURN LEFT ONTO ACEQUIA MADRE. THE SITE IS ON RIGHT SIDE AFTER MARTINEZ LN.

LEGAL DESCRIPTION:

SANTA FE, NEW MEXICO.

GENERAL NOTES:

ALL CONSTRUCTION AND FINISH MATERIALS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE 2009 NM RESIDENTIAL CODE 2009 IRC AS AMENDED AND 2015 CITY OF SANTA FE GREEN BUILDING CODE.

[1] EXISTING SKYLIGHT
[2] EXISTING SKYLIGHT TO BE REMOVED
[3] PROPOSED SKYLIGHT

SCALE 1' 5' 10' 20'

SITE PLAN
1" = 10'

RECEIVED
OCT 04 2017
Land Use Dept.

RECEIVED
OCT - 5 2017
BY:

APPROVALS	DATE
OWNER	
DRAWN BY:	
CHECK BY:	
ENGINEER	

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DESIGN AND DRAFTING SERVICES
TIM S. CURRY AND ASSOCIATES
1415 WEST ALAMEDA STREET SANTA FE, N.M.
PH 505 989 3241 FAX 505 989 1635

KOSKOVICH RESIDENCE
998 ACEQUIA MADRE
SANTA FE, NEW MEXICO

DATE
4 OCTOBER 2017

REVISIONS	DATE

C-1

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SANTA FE, NEW MEXICO

DATE
4 OCT 2017
REVISIONS: DATE

A-1

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CASITA
EXIST. FLOOR PLAN
1/4" = 1'-0"

CASITA
PROPOSED FLOOR PLAN
1/4" = 1'-0"

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DATE
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REVISIONS: DATE

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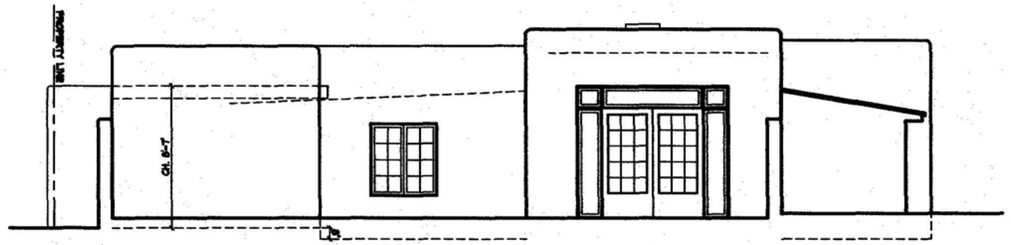
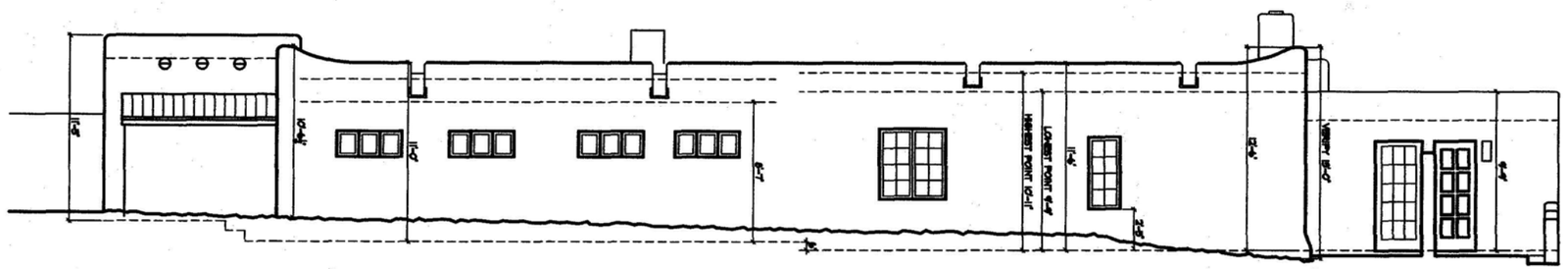


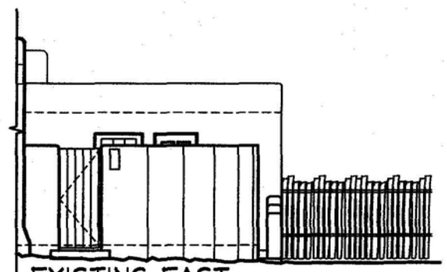
EXISTING SOUTH ELEVATION
1/4" = 1'-0"



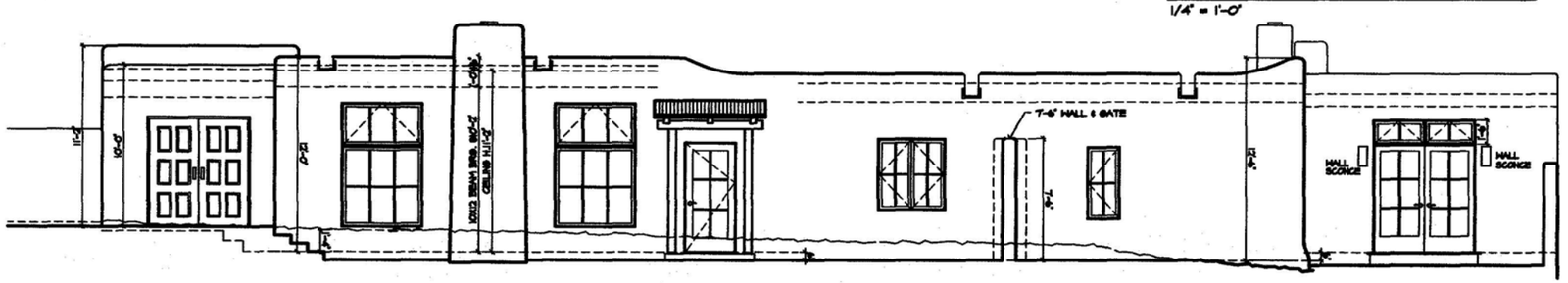
PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



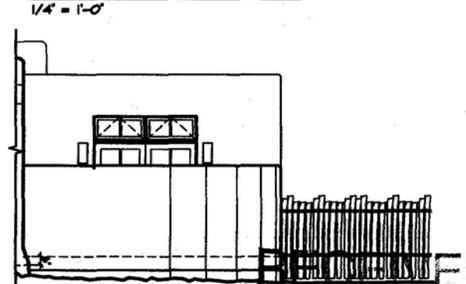
EXISTING EAST ELEVATION
1/4" = 1'-0"



EXISTING EAST ELEVATION W/WALL
1/4" = 1'-0"



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



PROPOSED EAST ELEVATION W/ WALL
1/4" = 1'-0"

RECEIVED
OCT 04 2017
Land Use Dept.

APPROVALS:	DATE:
OWNER:	
DRAWN BY:	
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ENGINEER:	

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DESIGN AND DRAFTING SERVICES
TIM S. CURRY AND ASSOCIATES
1415 WEST ALAMEDA STREET SANTA FE, N.M.
PH 505 989 3241 FAX 505.989.1925

KOSKOVICH RESIDENCE
998 ACEQUIA MADRE
SANTA FE, NEW MEXICO

DATE
4 OCT 2017
REVISIONS: DATE

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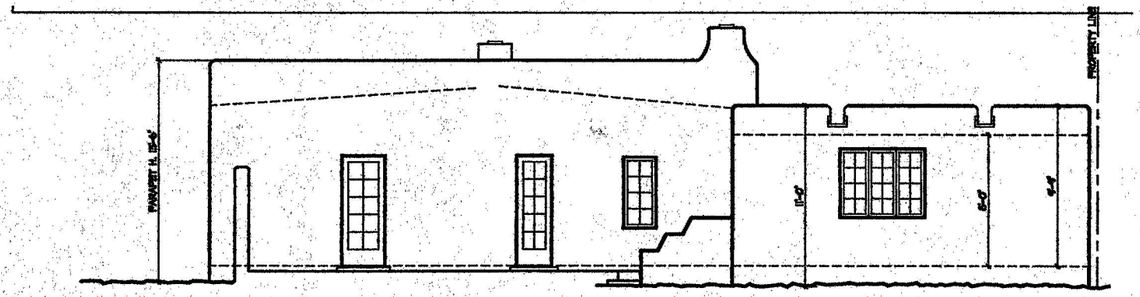
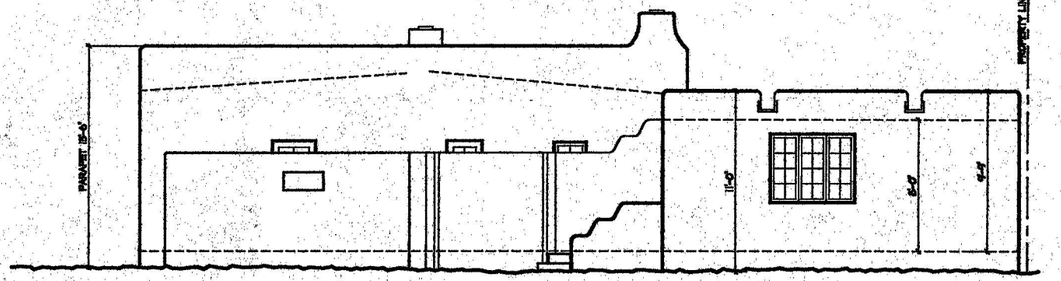
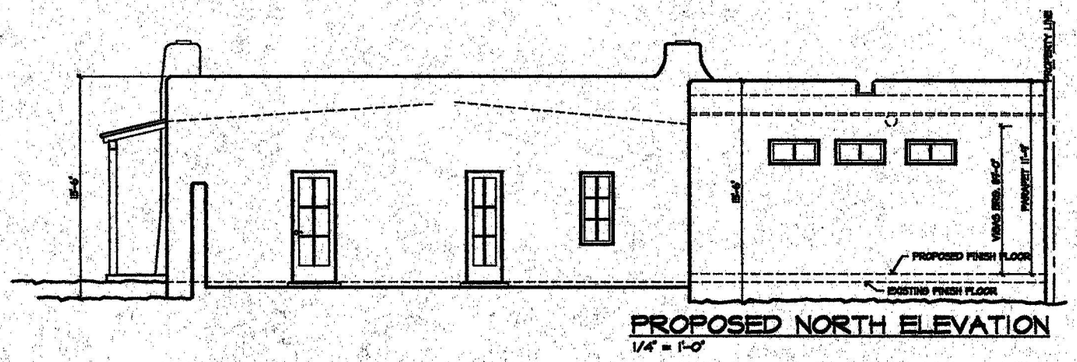


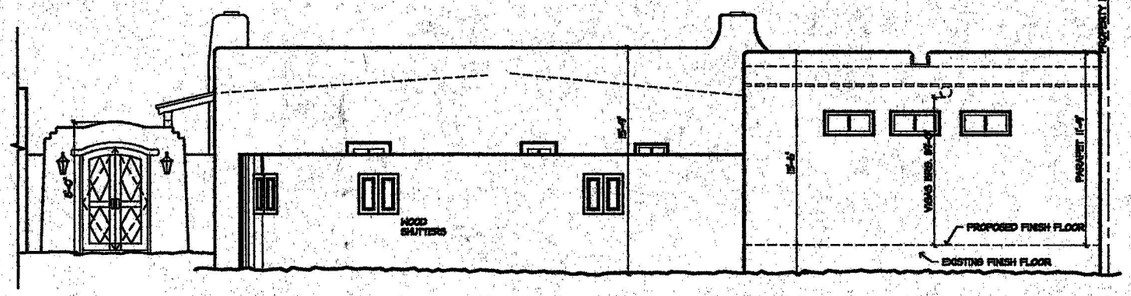
EXIST. NORTH ELEVATION
1/4" = 1'-0"



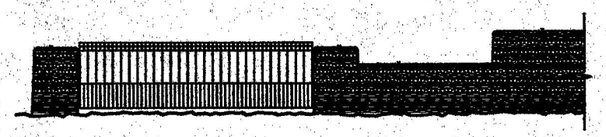
EXIST. NORTH ELEVATION W/ WALL
1/4" = 1'-0"



PROPOSED NORTH ELEVATION
1/4" = 1'-0"



PROPOSED NORTH ELEVATION W/ WALL
1/4" = 1'-0"



PROPOSED FRONT GATE & WALL
1/4" = 1'-0"



APPROVALS	DATE
OWNER	
DRAWN BY:	
CHECK BY:	
ENGINEER:	

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TIM S. CURRY AND ASSOCIATES
1435 WEST ALAMEDA STREET SANTA FE, N.M.
PH 505 989 9241 FAX 505 989 1905

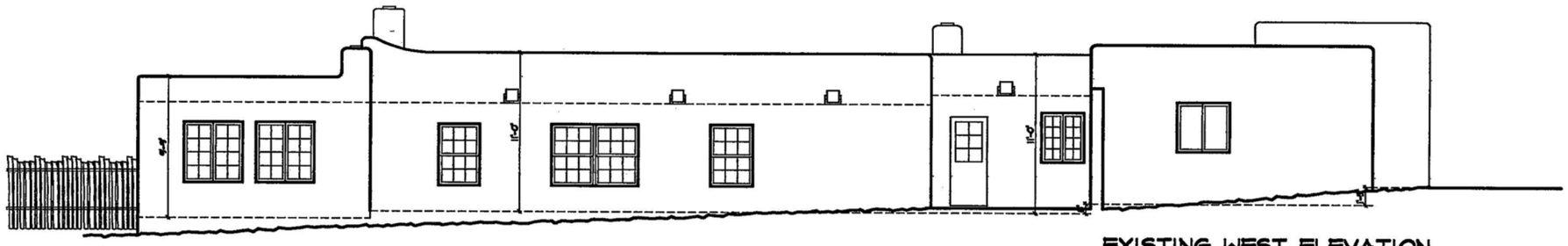
KOSKOVICH RESIDENCE
998 ACEQUIA MADRE
SANTA FE, NEW MEXICO

DATE:
4 OCT. 2017
REVISIONS: DATE:

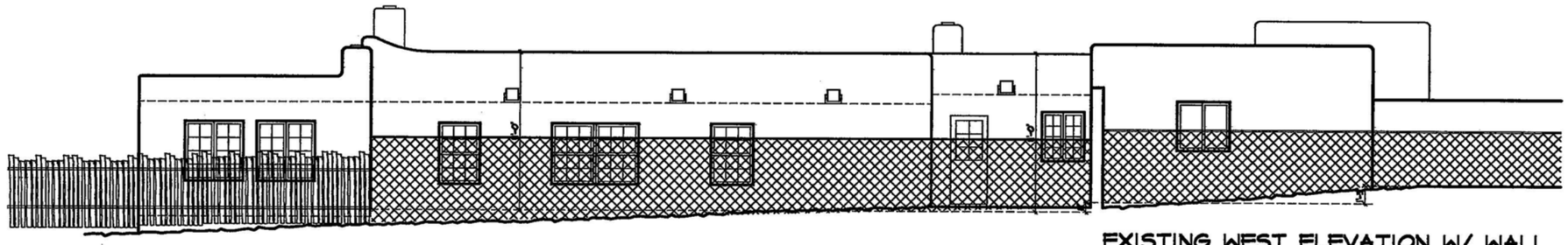
ELEV.2

RECEIVED
OCT 05 2017
BY:

RECEIVED
OCT. 04 2017
Land Use Dept.



EXISTING WEST ELEVATION
1/4" = 1'-0"



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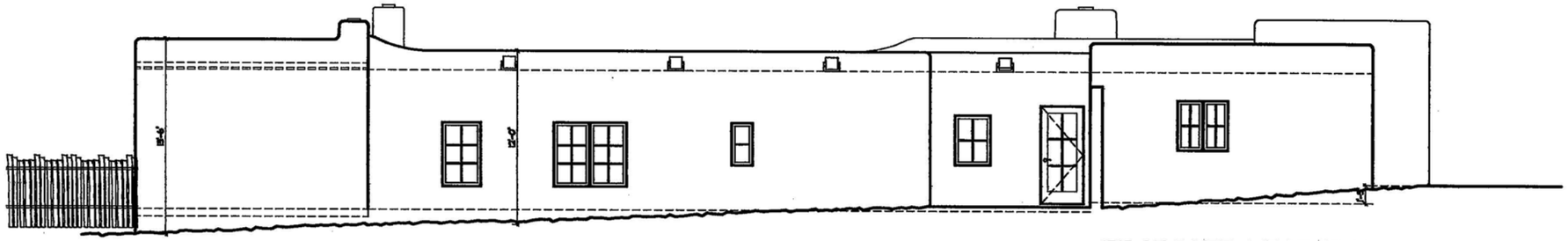
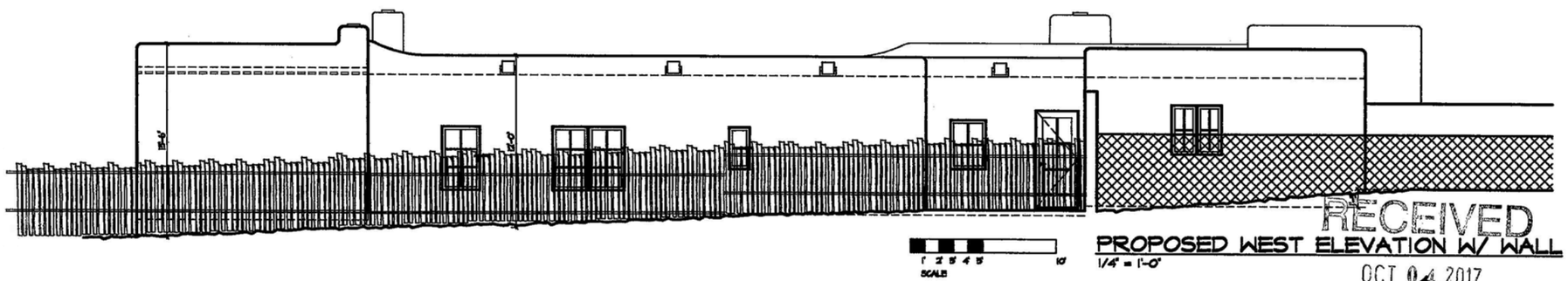
1/4" = 1'-0"



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



PROPOSED WEST ELEVATION W/ WALL
1/4" = 1'-0"

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Land Use Dept.

APPROVALS:	DATE:
OWNER:	
DRAWN BY:	
CHECK BY:	
ENGINEER:	

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KOSKOVICH RESIDENCE
998 ACEQUIA MADRE
SANTA FE, NEW MEXICO

DATE: 4 OCT 2017
REVISIONS: DATE:

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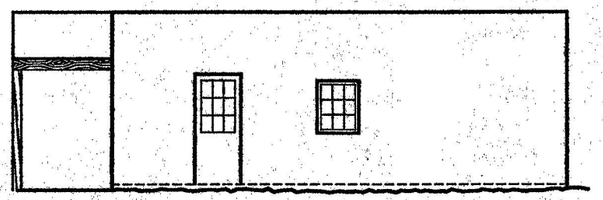
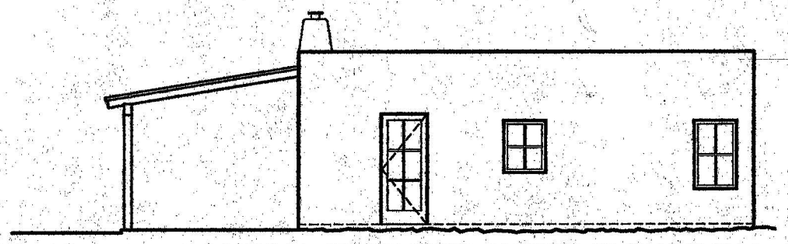


CASITA- EXISTING NORTH ELEVATION
1/4" = 1'-0"



CASITA- EXISTING SOUTH ELEVATION
1/4" = 1'-0"



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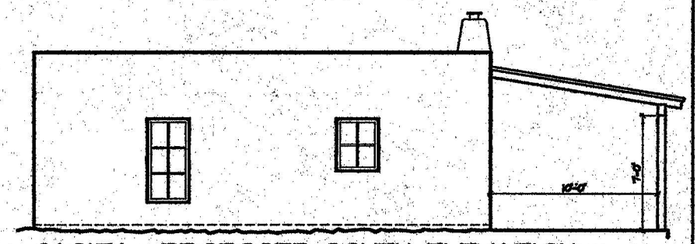

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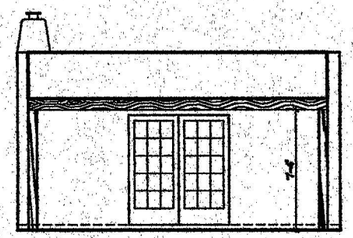

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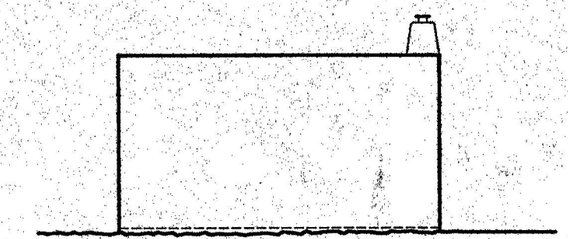
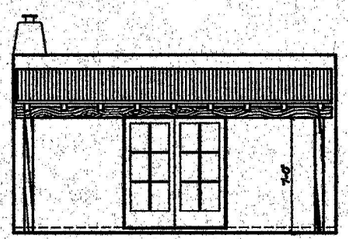


CASITA- EXISITNG & PROPOSED WEST ELEVATION
1/4" = 1'-0"



CASITA- PROPOSED EAST ELEVATION

RECEIVED
OCT 04 2017
Land Use Dept.

SCALE 1' 2' 5' 4' 5' 10'

APPROVALS DATE
OWNER
DRAWN BY
CHECK BY
ENGINEER

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KOSKOVICH RESIDENCE
998 ACEQUIA MADRE
SANTA FE, NEW MEXICO

DATE
4 OCT 2017
REVISIONS DATE

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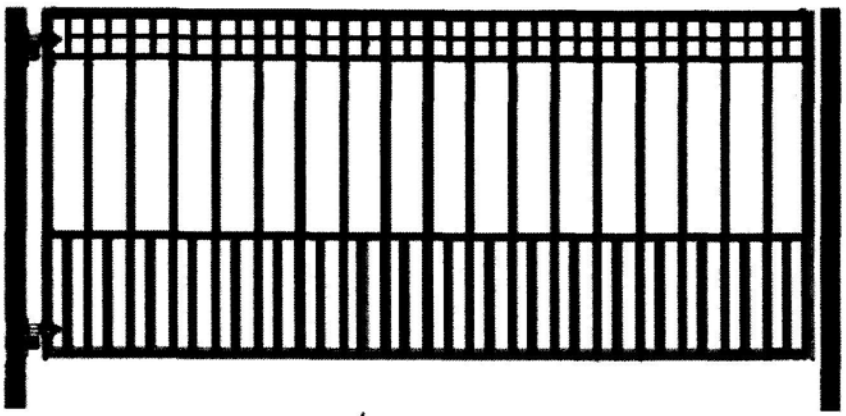


Gate design

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 998 Acequia Madre

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

PROJECT PROPOSAL: Status Review / Remodel

CONSTRUCTION COST: $ 300,000

BASE FEE: $ 1,500 + **EXCEPTION:** $ / + **POSTER:** $ 25 = **TOTAL:** $ 1525

(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: Lisa Koskovich **PHONE #:** 214-703-5392

OWNER MAILING ADDRESS: 634 Garcia St. #7

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

EMAIL: LRKoskovich@gmail.com

APPLICANT: Mark Brown **PHONE #:** 920-7013

MAILING ADDRESS: 634 Garcia St, #7

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

EMAIL: Mark@SFBrown.com

PREAPPLICATION MEETING: Date: 8.4.17 Case Planner: Nicole Thomas

---

AFFIDAVIT TO AUTHORIZE SOLE AGENT (IF APPLICABLE)

I am,/We are the owner(s) and record title holder(s) of the property located at: 998 Acequia Madre

I/We authorize Mark Brown to act as my/our agent to execute this application.

Signed: Lisa R. Koskovich Date: 8/17/17

Printed Name: Lisa Koskovich

I/We shall act as my/our own agent to execute this application.

Signed: _____ Date: _____

Printed Name: _____

AUG 18 2017

BY: _____

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

Original form must be submitted with Historic Districts Review Board Application packet.

All documents submitted to the Historic Preservation Division are public record. HPD does not return documents.

City of Santa Fe, New Mexico

memo

DATE: June 9, 2026

TO: Historic Districts Review Board Members

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

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

2026-012488-HDRB. 925 Canyon Rd. Downtown & Eastside Historic District. Non-contributing. Grant Alexander, agent for Lithe LLC, owners, proposes to alter the roof line, remove the 357 sq. ft. portal, construct 475 sq. ft. of additions to a height of 19'-9", where the maximum allowable height is 18'-1", on a sloping site, replace windows and doors, and construct a 2,506 sq. ft. freestanding residence to a height of 18'-0", 6'-0" high yard walls and gates, and exterior stairs.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: previous case documents, stucco guidelines

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-4.6(E) General Design Standards for all Historic Districts and Section 14-4.6(G)(2) Downtown and Eastside Design Standards.

As proposed, zoning standards will not permit the two residences without either a lot split or a condominium declaration and recorded plat. Staff recommends that the HDRB include a condition of approval that all zoning standards, which include the approval of a lot split or condominium plat, are complied with before the submittal of a building permit.

Sample motions:

a. In case 2026-012488-HDRB, for 925 Canyon Road, approve or deny the application as submitted.

Should the Board deny the request, the applicant shall return with an alternative proposal for review and approval.

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



Figure 1: Property Location

BACKGROUND & SUMMARY:

Streetscape:
The streetscape for the property is defined as extending from the intersection at Acequia Madre to just past Palace, approximately halfway to Camino del Monte Sol. The streetscape consists of a park and a combination of residential and commercial properties. The street has a sidewalk on the north side of the road at the eastern end, and a walking path at the side of the road through the remaining streetscape. There is no walking area on the south side of the road. Fencing is a combination of styles with a wood fence at the park, rock walls, stucco walls, combinations of stone and stucco, wire, and non-stuccoed CMU walls, coyote fencing, and some walls with latillas on top. There are some taller walls and fences at 87" to 188" in height, as well as some very low walls and fences at 35" to 40". The street average is 60".

The lots 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 ends. The south side of the road is mostly Spanish Pueblo Revival style buildings with a few Territorial style buildings. The north side is mostly vernacular with a few pitched roofs and a few Spanish Pueblo Revival style.



Figure 2: Street View of Residence

Site Description:

The residence at 925 Canyon Road is a non-contributing vernacular-style two-story structure in the Downtown and Eastside Historic District. The 1,558 sq. ft. home was constructed sometime between 1950 and 1958 and is located on 0.203 acres.

The residence sits at the front of the lot and faces south. The residence is constructed of a combination of concrete block and adobe with block massing, crisp edges, a pronounced seamed metal fascia, deep inset windows, which are mostly aluminum slider windows, three exterior single-leaf doors, and a flat asphalt roof. The north elevation holds the two-story portion of the structure, as this is the lower portion of the sloped lot, which was constructed sometime between 1958 and 1966. The north elevation houses various-sized windows and a small entry door, and the early 1970s laundry room addition at the northwest corner. The east elevation houses aluminum sliding windows except for the one steel casement in the basement. The south, street-facing elevation consists of the core

1950s construction with a central entry flanked by windows. The 15-panel door is covered by a decorative security grille. The windows are aluminum sliding units conforming to the rest of the residence. A non-historic 1984 plywood porch with a shed roof is located on the south elevation and wraps around to the west elevation. The west elevation, while part of the 1950s core structure, has been altered with additions and the porch. The chimney that bumps out is part of the original structure. The early 1970s laundry room addition introduced a new entry into the building and houses a single aluminum sliding window under the portal. The west and south elevations of the residence are obscured by a concrete masonry unit wall at a height that ranges from 5'-9" to 6'-10". This wall was constructed sometime before 1973, but after 1966.

The rear of the lot is mostly dirt and is used for parking. There is a non-historic open shed at the very rear of the lot.

The lot was previously farmland where squash and other vegetables were grown. Edward and Mary Vigil were deeded the land by Edward's father in 1961. Edward's father had been deeded the land in 1957 by Edward's grandmother, Betriz Vigil. The property was part of the Vigil family going back to Edward's Great-Grandfather, Simon Vigil. It is unknown when Simon Vigil acquired the land because the 1897-98 White's map shows the larger property owned by Francisco Sena. Mary passed away in 2015, and Edward remained in the home until he passed away in 2021. The property was deeded to their three children.

PREVIOUS CASE SUMMARIES:

ARC:
No Archaeological clearance has been issued for this property.

HDRB:
On October 28, 2025, under case 2025-011227-HDRB, the HDRB retained the status of the residence as non-contributing.

ADMINISTRATIVE:
No previous cases are on file in the Historic Preservation Division.

APPLICANT'S REQUEST:

The applicant requests to:

Existing Residence:

1) Alter the roof line to create parapets on the residence.
2) Demolish the 357 sq. ft. front and side portal.
3) Construct 475 sq. ft. of additions to a height of 19'-9", where the maximum allowable height is 18'-1", on a sloping site. The extra height is requested under section 14-4.6(F)(2)(II)(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."* The total square footage of the building will be 2,997.
4) Replace windows with wood-clad windows in a dark bronze. Window replacement includes new sizes and locations for some of the windows on each elevation.

5) Replace doors, including altering sizes and locations.
6) Stucco color in "Ash," which requires HDRB approval per *"Stucco Styles, Material, and Color Guidance in the Historic Districts,"* and in white under the portal (which is permitted per the Downtown and Eastside design standards).
7) Stain wood elements in Old Masters "Weather Wood."

New Residence:

8) Construct a 2,506 sq. ft. freestanding recent Santa Fe style residence to a height of 17'-1" where the maximum allowable height is 18'-1".
    a. The roof will be flat with parapets.
    b. The windows will be wood-clad with simulated divided lite where publicly visible and single lite where not in a dark bronze.
    c. The doors will be glass doors in dark bronze.
    d. Stucco color in "Suede," which is an allowed color per *"Stucco Styles, Material, and Color Guidance in the Historic Districts."*
    e. The wood trim and elements will be stained in Old Masters "Weather Wood."

Property:

9) Construct four interior 6'-0" high yard walls to create courtyards.
10) Realign the existing front yard wall layout. The removed portion will not be reestablished. The remaining portion will remain at the existing height, and the new section will be 6'-0" in height. The new section is located between the residence and the taller existing wall.
11) Install pedestrian gates at the yard walls.
12) Install exterior stairs.
13) Install hardscaping.

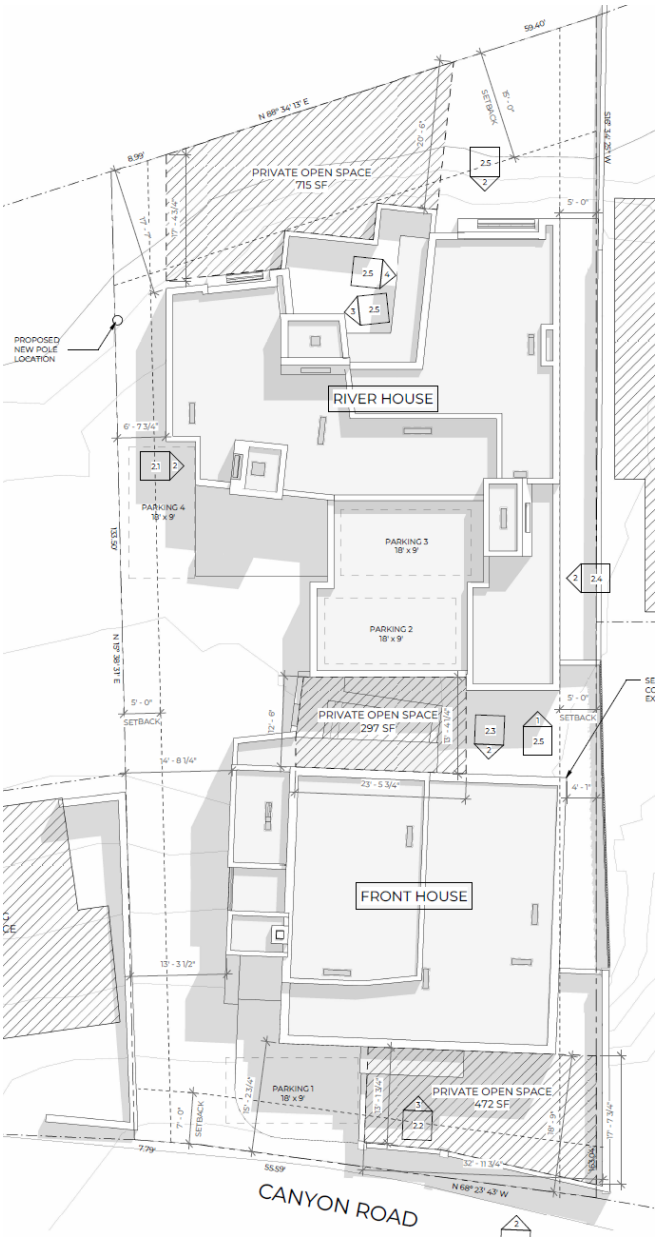


Figure 3: Proposed Site Plan

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

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

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.

Ill. 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.*

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 14-4.6(G).

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 quo 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
9. Murals
10. Pedestrian-Oriented Areas

F. 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 elsewhere within this chapter.

l. 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.

II. Streetscape Standards

III. Project Location

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

2. Height

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

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 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.

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, yard wall, fence, or proposed step back of upper floor levels is in harmony with the massing of the applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The HDRB shall also require that the publicly visible facades 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, a 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 no more than thirty (30) inches of overhang.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 15, 2025

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

1. Name of property:

Edward and Mary Vigil House
Ed's Appliance Service

2. Location:

925 Canyon Road
Downtown and Eastside Historic District - Santa Fe

3. Local Reference Number:
Santa Fe ID: H-1117

4. County: Santa Fe
Parcel # 12924544

5. Property Type:
_x Buildings: 1 house, shed
_x Structures: walls
__ Site __ Object

6. Date of Survey:
September 8, 2025

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

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6798765,-105.9246747



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of south elevation from Canyon Road. Camera facing north.

11. Brief Description of the Property:

Constructed in phases between the 1950s and 1980s, 925 Canyon Road is an owner-built vernacular dwelling that incorporates modest midcentury design elements at the façade with a two-story portion at the rear. The house is built of adobe and CMU walls and is fenestrated almost entirely with standard aluminum sliding windows. Midcentury features are expressed in the blocky massing, crisp edges, and a pronounced seamed-metal fascia. The later addition of two rough, plywood-roofed porches on the west and south elevations substantially altered the house's appearance. The dwelling has a footprint of approximately 1,558 square feet, containing three bedrooms and one bath. It is designated Non-contributing to the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Not in use

13. Construction Date:
Date: Before 1958, as under construction; completed c.1961 with additions made thereafter
_ _Known _x_ Estimated Source: aerial photographs; family memory; city directories

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

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

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

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



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

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

John W. Murphey
Architectural Historian
Architectural History Services
w/ Giulia Caporuscio

For: Trey Jordan Architecture

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

Mary Ann Vigil
Constance Lujan
John E Vigil

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-1117
Edward and Mary Vigil House Ed's Appliance Service	925 Canyon Road Downtown and Eastside Historic District -Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 8, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Sliding	Aluminum	1-1	12
Casement (inoperable)	Steel	2	2

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	15-panel	Wood	1
Single-Leaf	½-Light	Wood	1
Single-Leaf	Faux Plank	Wood	1

12. Chimneys __ N/A
1, short, stucco-clad at west elevation

13. Porches __ N/A
Type: __ Entry _x_Partial-Width __ Full-Width __ Wrap
2 non-historic porches that connect at southwest corner

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Before 1966; back two-story addition; aerials photographs
#2 Date: Before 1973; west elevation addition holding laundry room and related porch; aerials photographs
#3 Date: Before 1973; front (south) wall; aerials photographs
#4 Date: Post-1973, open shed; aerials photographs
#5 Date: Post 1984; front (south) elevation porch; aerials photographs and 1984 HBI

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

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

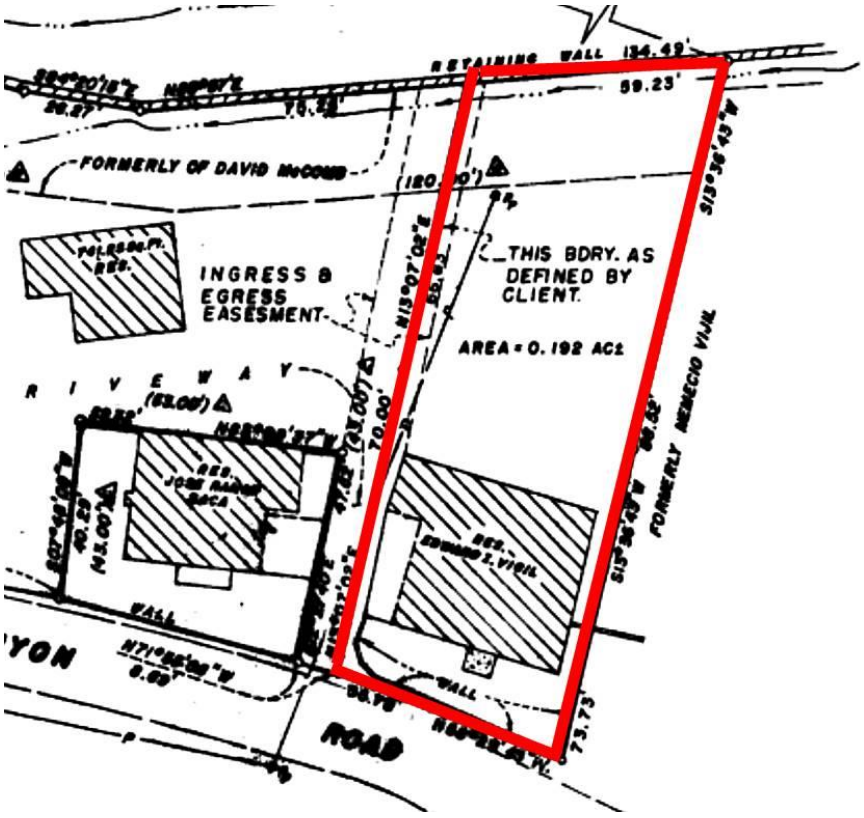
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 1980s (recorded 1988) survey plat. Courtesy of Land Surveying Company.



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

Setting

The house stands on the north side of Canyon Road, just east of its intersection with East Palace Avenue, along a stretch where the land slopes from the roadway toward the Santa Fe River. Dwellings in this segment typically address the grade with two-story rear elevations. This section of Canyon Road is lined by tall concrete masonry unit (CMU) walls (Photo 2). The wall in front of the subject property measures between 5'-9" and 6'-10" in height, exceeding the conforming limit (Photos 1 & 2). Access to the house is from the west, via a sloping gravel driveway. The remainder of the 0.203-acre lot is level and sparsely landscaped. A 360-square-foot open shed stands at the northeast corner, while a recently constructed CMU wall marks the boundary with the new house at 929 Canyon Road. Two mature black locust ("Japanese locust") trees provide shade at the south façade.

South (Front) Elevation

The front of the house, largely concealed behind the wall, presents a plain midcentury façade (Photo 3). The 1950s core consists of a centered entry flanked by single windows (Photo 4). The entry retains a 15-panel wood door characteristic of the period, now obscured by a decorative security grille. The flanking windows are aluminum sliding units with small sash handles. The sharp-edged reveals suggest CMU construction. A flat roof edged with a seamed metal fascia provides a modest midcentury detail. This simple expression has been compromised by a later non-historic porch, built with exposed plywood decking. Measuring 100 inches in depth, the shed-roofed porch is placed just above the fenestration line, causing a visual dissonance (Photo 4).

West Elevation

The west elevation incorporates the original 1950s core but has been substantially altered by later additions and a folk-style porch (Photo 6). The original section is distinguished by a prominent rectangular projecting chimney, flanked by small aluminum sliding windows. (On the other side of the chimney is a handsome sandstone Roman brick fireplace). In the late 1960s, a block addition was constructed at the north end, creating a two-story volume that holds a laundry room at the top level. This space

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introduced a secondary entry to the façade (Photos 7 & 8). The laundry room is entered from the south through a half-light wood door. This area is shaded by the wood porch supported by improvised "Doric" columns set on a CMU wall. The remainder of the elevation is defined by the laundry room addition, marked by a single aluminum sliding window (Photo 9).

North Elevation

The north (rear) elevation illustrates the sequence of additions documented in aerial photographs (Photo 10). Its dominant feature is a flat-roofed, two-story rectangular volume constructed in the 1960s, designed to take advantage of the grade change at the rear of the lot. This strategy, also seen in neighboring houses, allowed expansion without extensive excavation, creating service or storage space below and habitable rooms above. (Compare this with the placement of the home holding the Santa Fe Teahouse & Bistro a few hundred feet to the west). It is fenestrated with standard aluminum sliding windows in varied sizes. At the ground floor, a small entry door once provided access to Ed's Appliance Shop, the repair business operated by original homeowner Edward Vigil from the 1960s through the 1980s (Photo 11). The 1970s laundry room addition is visible at the northwest corner (Photo 12).

East Elevation

The east elevation, a secondary façade, descends with the slope, with most fenestration concentrated at the upper level (Photos 3 & 13). These openings contain aluminum sliding windows, consistent with those elsewhere on the house. At the basement level, a smaller opening is fitted with a two-light steel casement window, a departure from the otherwise uniform aluminum units.

Interior

The interior was not accessed during the survey, but a review of recent real estate photographs provides a sense of its surviving midcentury finishes. For example, the front bedroom reflects the modest residential design of the period: the space is finished with wall-to-wall carpet and small rectangular floor registers, a simplified wood baseboard trim, and aluminum sliding windows with minimal hardware. The ceiling is clad in square acoustical tile, fitted with a modern light fixture (Fig. 8). Along one wall is

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a built-in closet with sliding wood doors, topped by a scalloped valance — a modest decorative flourish characteristic of the period

Historical Overview

Introduction

In the 1950s, Edward Vigil, a Maytag repairman, began building a house on an empty lot along Canyon Road, near his family home. Born Eduardo Isidro Vigil in 1924, Edward had his hands full with work and little money to spare. With help from his father, Jacobo (Jake) Vigil, and other relatives, he managed to raise the foundation and walls, but could take the project no further. He capped the structure with a temporary roof and boarded the window openings with plywood to keep children out. According to his nephew, Frank Vigil, the unfinished house stood in this state for five to six years.[1] This explains its presence on a 1958 aerial photograph (Fig. 5), but its absence from city directories until the early 1960s.

The land that Edward used to build his home was originally an acequia irrigated field owned by his great-grandfather Simon Vigil and perhaps traced further with the Vigil family (Fig. 1). Born in 1833, Simon Vigil initially worked as carpenter, who later became a prosperous sheep rancher and a Santa Fe Trail freighter. He served in the U.S. Army in New Mexico, both in the infantry and calvary regiments, including the Civil War. According to his obituary, Vigil owned extensive land on the Eastside.[2] The 1897-98 White's map shows the larger property owned by Francisco Sena. It is unclear how or when Simon Vigil acquired the land.

Edward and Mary Vigil

Edward had grown up in the Vigil family home at 917 Canyon Road. Like many New Mexicans of his generation, he served in World War II, enlisting in June 1942 and serving

[1] Fred Paul Vigil (b. 1942), telephone conversation with John W. Murphey, September 5, 2025. Edward's nephew recalled assisting his uncle as a teenager, along with his brother Eddie.

[2] "New Mexico Veteran of the Civil War Dies at Home Here, Aged 85," *Santa Fe New Mexican*, October 18, 1915, 8.

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as a private in the U.S. Army.[3] After the war his whereabouts are uncertain, but in the summer of 1949 he married Mary Ann Sena.[4] The couple first lived in the family home, while Edward worked as a mail handler for the post office and later as a repairman for Mitchell's Music & Appliance Store.[5] The plot where he would build his home was still being used, according Frank Vigil, to grown, squash, and other vegetables (Figs. 2 & 3).

In the early 1950s, Edward had gone to work at the Maytag Shop, a dealership on Lincoln Avenue operated by the McCauley family. Maytag was then one of the most trusted appliance brands in the country, promoting itself as "the dependability people." The company developed a strong network of independent dealerships, with local shops offering both sales and factory-trained service. Edward attended Maytag's factory service school in Colorado, gaining specialized training in appliance repair.[6] During this period, he formed a popular dance band, the Blue Notes (sometimes billed as Eddie Vigil and his "Blue Notes"), in which he played guitar; the group remained active into the 1960s (Fig. 4).

By the late 1950s, Edward and Mary were living in a house at 822 Canyon Road, owned by the family.[7] Deeds indicate that the property where they were building the home passed from Edward's grandmother, Beatriz Vigil, to his father in 1957 [8], and was then deeded to Edward and Mary in 1961[9]—likely marking the delayed completion of their house. They would raise three children in the completed home.

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[3] Registration card, National Archives at St. Louis; St. Louis, Missouri; WW II Draft Registration Cards For New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 128.

[4] Marriage License, Marriage Book 28, Page 15337, Santa Fe County, New Mexico.

[5] Hudspeth Directory Company, *Santa Fe City Directory*, 1949 (El Paso: Hudspeth Directory Company, 1949), 334; 1951 ed., 380.

[6] "Vigil Attends Service Course," *Santa Fe New Mexican*, February 14, 1954, 7. The article states Vigil had taken other courses for Maytag.

[7] Hudspeth Directory Company, *Santa Fe City Directory*, 1957 (El Paso: Hudspeth Directory Company, 1957), 412.

[8] Warranty Deed [Spanish language deed], Beatriz and Emilia Vigil to Jacobo and Felia Vigil, recorded July 1, 1957, Book 126, Page 286, Instrument # 223500, Santa Fe County, New Mexico. This deed may have included additional acreage.

[9] Warranty Deed, Jake (Jacobo) and Falia G., Vigil to Edward I. and Mary Sena Vigil, recorded January 7, 1961. Deed appears as exhibit in Instrument # 1714817, Santa Fe County, New Mexico. A subsequent deed from 1982 (Instrument # 498953) identifies the property as 925 Canyon Road.

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At forty, Edward established his own business, Ed's Appliance Store, which operated from the rear of the family home at 925 Canyon Road (Fig. 4). The large basement served as his service area. He advertised in the *New Mexican* and sponsored a company bowling team. The store was later taken over by his son, John Vigil. In 2013 Edward and Mary deeded the property to their three children.

Mary Ann Sena Vigil died in 2015; Edward I. Vigil passed away six years later. Both are buried at Santa Fe National Cemetery.

Evaluation of Historical Status

The house at 925 Canyon Road is recommended to remain in Non-contributing status. Although its basic footprint dates back more than fifty years, the building does not display the characteristics of any distinctive Santa Fe style. Instead, its original modest midcentury form has been harmed by later alterations that are not congruent with historic precedent. While such changes could theoretically be reversed, their presence underscores the lack of architectural integrity or stylistic identity that would justify a higher status. The history of the Vigil family's long association with the neighborhood is important. However, this house is not the most representative for telling that story, as older and more architecturally coherent properties associated with the family survive to better communicate their legacy.

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Research Steps

Property lineage / family connection research

• Researched the Vigil family's landholdings, beginning with Simón Vigil (b. 1833), tracing his occupations (carpenter, sheep rancher, freighter, soldier) through obituaries and other historical records. Conducted a reverse title search to the earliest linking deed, including translation of a Spanish-language deed.
• Obtained and examined multiple deeds from the Santa Fe County Clerk's office.
• Consulted the 1897–98 White's map to identify earliest ownership through mapped resources.
• Traced the property's intra-family passage: from grandfather Beatriz Vigil to Edward's father (1957), then deeded to Edward and Mary in 1961, with a correction recorded in 1982.
• Investigated claims that Simón Vigil was born in France, reconstructing his ancestry two generations in New Mexico.
• Attempted to establish whether Mary Sena Vigil was related to Francisco Sena, examining possible familial connections.

Biographical and occupational history of Edward Vigil

• Verified Edward (Eduardo Isidro) Vigil's birth year (1924) and family ties, distinguishing him from others of the same name.
• Reconstructed his early career path, including military service and subsequent employment at the Maytag Shop on Lincoln Avenue.
• Attempted to locate his immediate postwar residence outside Santa Fe.
• Connected his probable return to Santa Fe to the 1948–49 period through marriage license research.
• Located documentation of his specialized training at the Maytag Company's factory service school in Colorado.
• Documented his career as a Maytag repairman, situating his work within the broader cultural context of appliance repair in the 1950s–60s.
• Noted extracurricular activities, including his role in forming the Blue Notes dance band.

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

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Construction and physical history of the house

• Conducted an oral history interview with nephew Fred Paul Vigil, who recalled assisting his uncle during construction in the 1950s; verified information through a follow-up call.
• Corresponded the 1948 aerial photograph with current site conditions and the footprint of other Vigil homes.
• Correlated oral testimony with aerial photographs, establishing that the house shell was present by 1958 but remained unfinished for several years.
• Checked city directories, confirming the address did not appear until the early 1960s.
• Cross-referenced deed transfers, with the 1961 transaction likely coinciding with completion of the home.
• Sought additional family photographs via the realtor to establish that no structure stood on the site before the late 1950s.
• Analyzed apparent changes in roof forms and footprint dimensions between the 1948 and 1958 aerial photographs.

Occupancy and later use

• Documented Edward and Mary's occupancy of a family house at 822 Canyon Road in the late 1950s, prior to moving into 925 Canyon.
• Verified that Edward established Ed's Appliance Store at 925 Canyon (with service area in the basement), tracing the business through newspaper advertisements and sponsorships (e.g., bowling team).
• Tracked succession of the business to his son John Vigil.

Later ownership and family history

• Documented the 2013 deed transferring the property from Edward and Mary to their three children.
• Confirmed death dates of Mary Ann Sena Vigil (2015) and Edward I. Vigil (2021), and their burial at Santa Fe National Cemetery.

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Illustrations

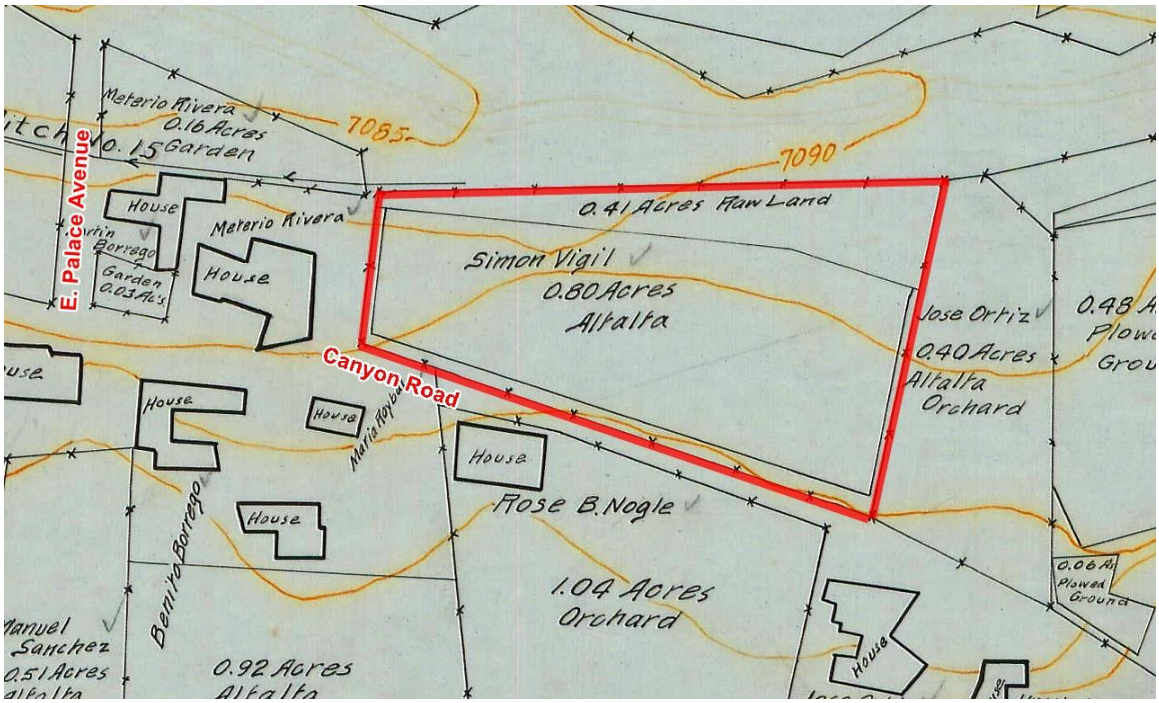

Figure 1: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919). Land under the ownership of Simon Vigil.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Edward and Mary Vigil House** **Ed's Appliance Service**	**2. Location:** **925 Canyon Road** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-1117** **4. County: Santa Fe** **5. Date of Survey: September 8, 2025**



Figure 2: October 25, 1948, aerial photograph.
Approximation of current parcel boundary.

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Figure 3: c.1950s. Unidentified Vigil family members posed at the site that would become 925 Canyon Road. The house at 943 Canyon Road is visible in the background. Courtesy of Frank Vigil.

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EDWARD VIGIL

the factory service school
d by the Maytag Co., in Col-
lorings this week.
the policy of the Maytag
to have its employes attend
rvice schools. Vigil has par-
ed in a number of similar
in the past few years.


NEW YEAR'S EVE
DANCE
Sponsored by
St. Michael's High School
Alumni and Students
Saturday . . . 9 P.M. 'til 1 A.M.
HIGH SCHOOL GYM
Dance Music By
Eddie Vigil and his "Blue Notes"
Jake Berry, Lindsay Root,
Leo Gonzales, Jr. & Geo. Knopp
$2 per couple


Ed's Appliance
SERVICE
Service on all
Major Appliances
Business Phone—982-9598
Home Phone—983-5404
925 CANYON ROAD
"Specializing on General
Electric Appliances"



Figure 4: Edward Vigil materials, clockwise from top left: newspaper portrait of Vigil, Santa Fe New Mexican, 1954; Blue Notes' advertisement for New Year's Eve dance, Santa Fe New Mexican, 1955; advertisement for Ed's Appliance Service, Santa Fe New Mexican, 1973; photograph of Vigil c. 1970s, courtesy Russel Asbury.

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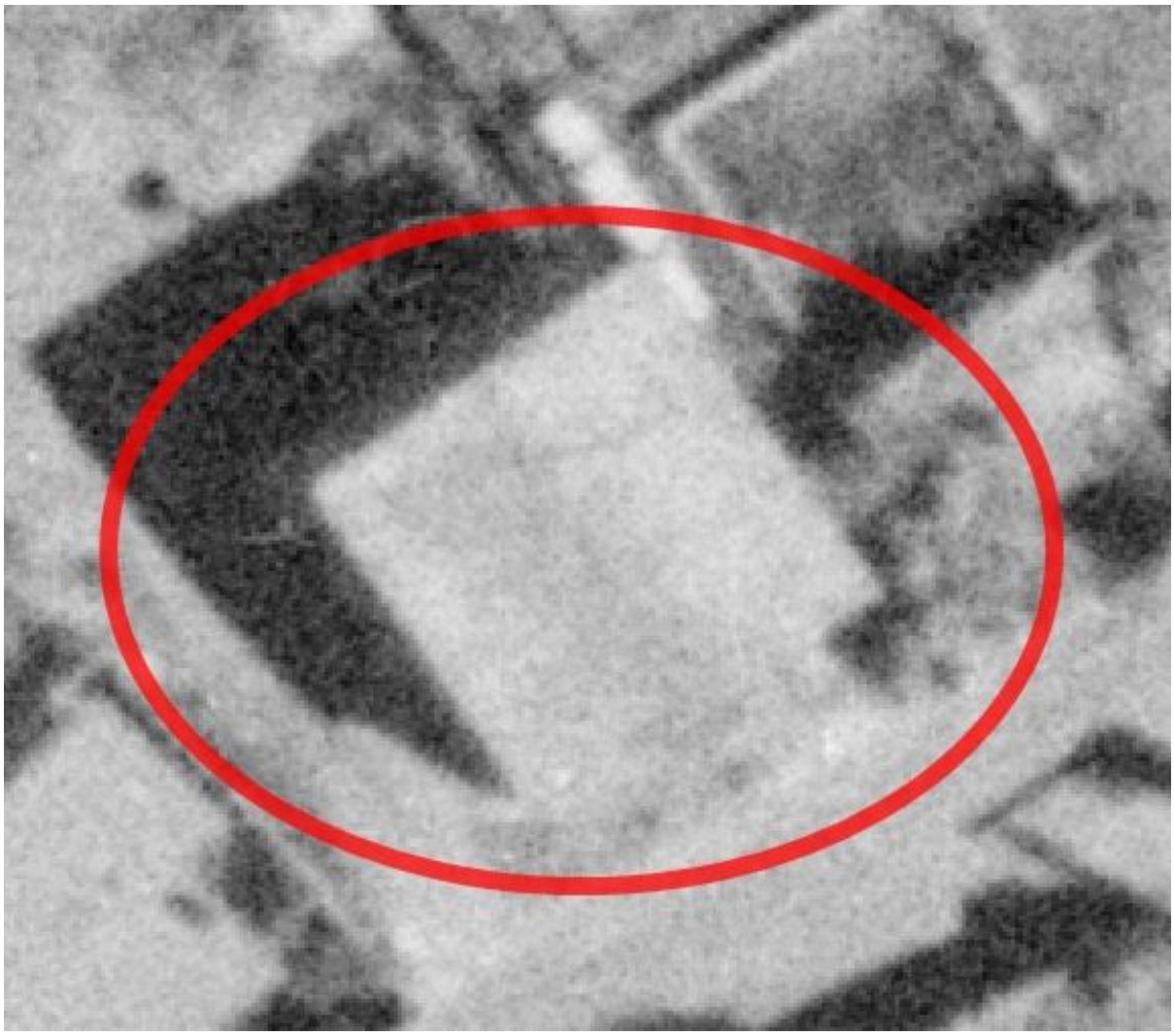

Figure 5: November 10, 1958, aerial photograph. Apparently unfinished house.

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Figure 6: May 2, 1966, aerial photograph. Completed home without west addition or porches.

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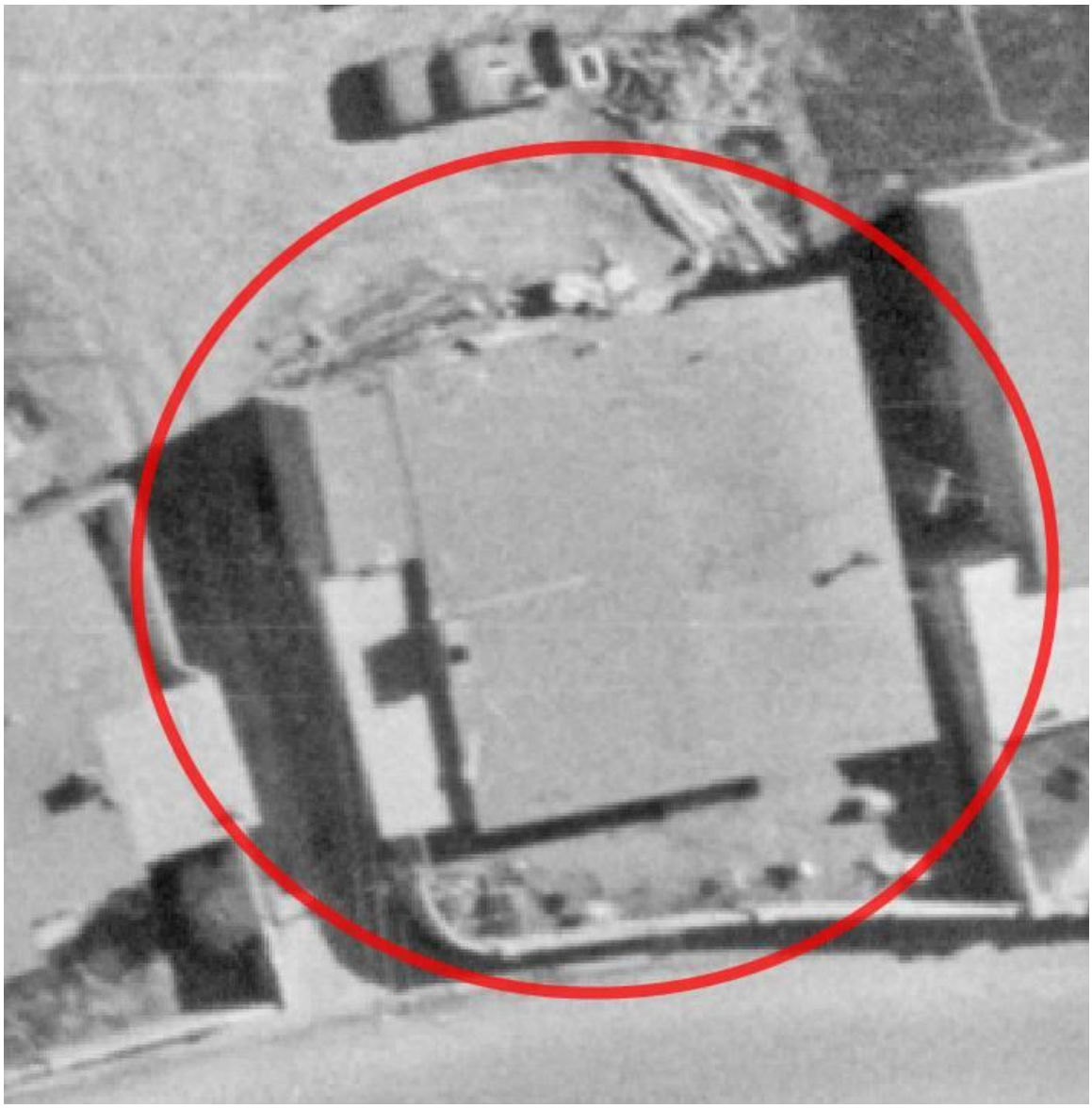

Figure 7: May 11, 1973, aerial photograph. West elevation addition and porch and front wall in place.

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

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Figure 8: Southeast bedroom. 2025 real estate listing photo. Photographer unknown.

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Survey Photographs

(All images taken by Giulia Caporuscio, on September 8, 2025).



Photo 2: Canyon Road and street walls. Camera facing northwest.

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Photo 3: South(front) and east elevations. Camera facing northwest.

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

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Photo 4: South (front) elevation and porch. Camera facing north.

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

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Figure 5: Joining of two non-historic porches at southwest corner of south (front) elevation. Camera facing up.

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Photo 6: West elevation. Camera facing northeast.

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Photo 7: West elevation and porch. Camera facing north.

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

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Photo 8: West elevation. Older home and entry to laundry room addition. Camera facing northeast.

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Photo 9: North and west elevations. Laundry room addition at center. Camera facing southeast.

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

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Photo 10: North elevation. Camera facing south.

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

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Photo 11: North elevation. Entry door at ground level. Camera facing south.

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

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Photo 12: North elevation. Addition at northwest corner. 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 13: East elevation. Camera facing south.

building threatened? yes	surveyed date 7-XI-84 by mb	county Santa Fe	ID no. 051611390 H1117
field map SFHD-6-1390	number	UTM reference zone 12 13	easting northing

location description: 925 CANYON

city/town: SANTA FE

land grant/reservation:

building name:

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

film roll by mb no. 15

negative nos. 18

loc. of neg. HPB

plan shape



date of construction: P estimate ____ actual

source:

use: present residential other ____ historic residential other ____

condition: ___ excellent ___ good ___ fair ___ deteriorating

style:

foundation material:

wall material/surface:

degree of remodeling: ___ minor ___ moderate ___ major

describe:

architectural features:

surroundings: Res Com

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible ___ of interest X none

if eligible, why?

comments:

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

City of Santa Fe

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

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

CASE NUMBER: 2025-011227--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 925 CANYON RD
Santa Fe, NM 87501

CONTACTS:		
Applicant	Trey Jordan	152B South Armijo Lane LN (Unit B) Santa Fe, NM 87501
Property Owner	John and Mary Ann Vigil	925 CANYON RD Santa Fe, NM 87501

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Oct 28, 2025. The decision of the Board was to retain the status as non-contributing to the Downtown and Eastside Historic District.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

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

DigiSign Verified - 0d1f1878-a881-4844-ac62-86f2c2897055

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 3.11.26	Property Owner of Record Lithe LLC		
Applicant/Agent Contact	Noah Berke, nberke123@gmail.com, 505-629-9705		
Site Address	925 Canyon Rd, Santa Fe, NM 87501		
Suite or Space #	Subdivision Name Canyon Rd		
Lot # 4 and 5	Block # 167	Total Roof Area (square feet) 4,423 sf	
Lot Coverage % 45	Lot Size (square feet) 9,616 sf		
Proposed Construction Description	Remodeled existing house. Conversion to condo. Construction of 2nd condo on lot.		
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 7	Rear 15	Left Side 5	Right Side 4.1
Required Setbacks	Front 7	Rear 15	Left Side 6	Right Side 4.1
Proposed Height 18'0"	Max Height 18'1"	Parking Required 4	Provided 4	Bike Parking 0	Provided 0

Historic Planning Case Manager _____

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.

Noah Berke 03/13/2026 ☐ Owner ☑ Applicant ☐ Agent

To Be Completed by Land Use Department Staff

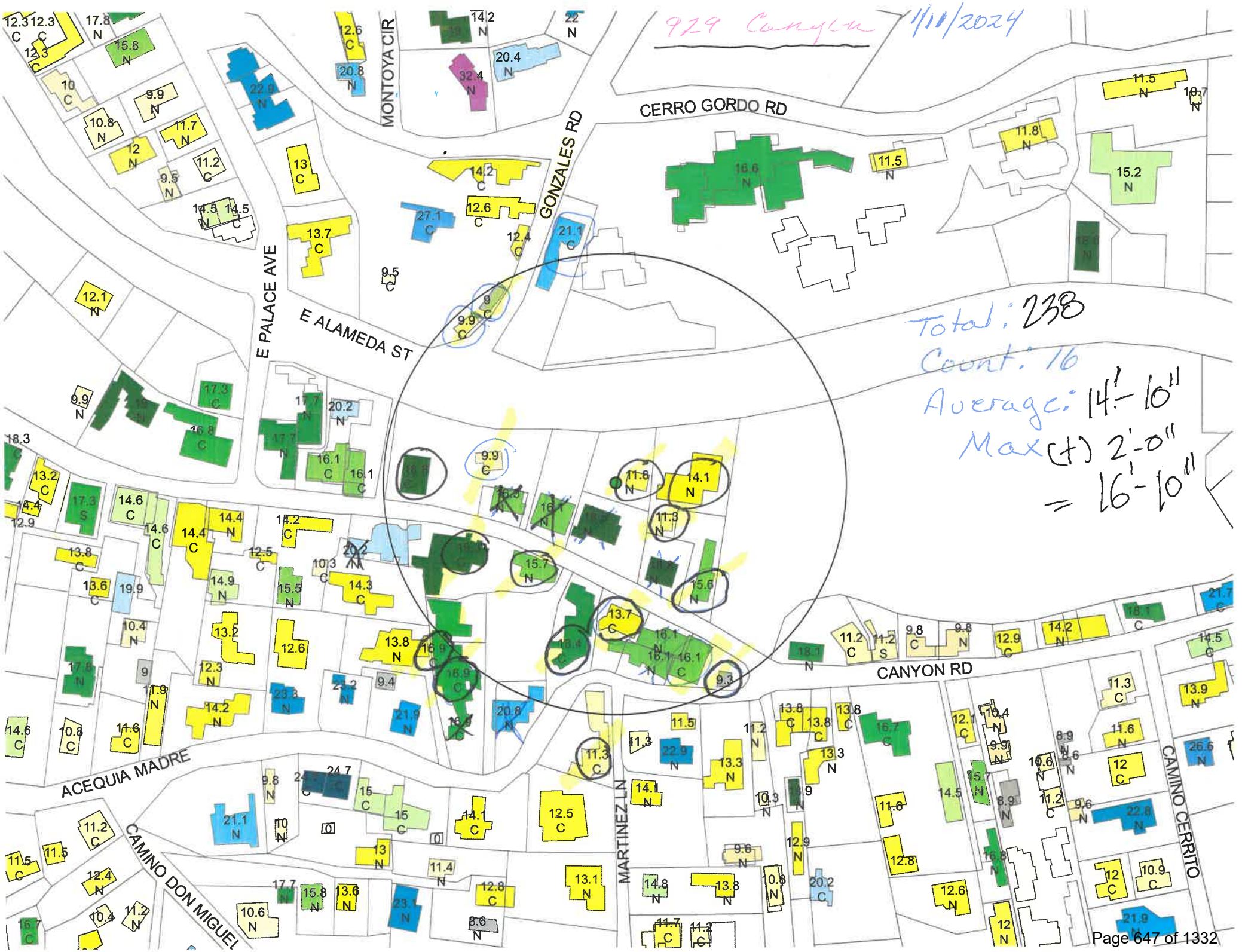
PRELIMINARY REVIEW STATUS

☐ Preliminarily Reviewed	☒ Reviewed w/ conditions	☐ Denied

Comments/Conditions

Legal nonconforming structures shall not be enlarged or altered in a way that increases the level of the nonconformity. For all new proposed construction, no structures taller than 14 ft within 10 ft of side or rear property line; no taller than 24 ft within 15 ft of a property line.

Preliminary Zoning Review completed by Rebekah Clouser	Date 4/10/2026
Preliminary Zoning Review # 2026-12122	


929 Canyon 1/10/2024
CERRO GORDO RD
MONTOYA CIR
GONZALES RD
E PALACE AVE
E ALAMEDA ST
CANYON RD
ACEQUIA MADRE
CAMINO DON MIGUEL
MARTINEZ LN
CAMINO CERRITO
Total: 238
Count: 16
Average: 14'-10"
Max (+) 2'-0"
= 16'-10"


927 Canyon Rd
Bldg Height Calc
8/12/2025
Total 209
Count 13
Avg 16.08
Max 18'1"
GONZALES RD
E ALAMEDA ST
E PALACE AVE
MARTINEZ LN
9.9 C
17.3 C
16.8 C
17.7 N
17.7
20.2 N
16.1 C
16.1 C
18.8 C
9.9 C
16.3
16.1
18.5
11.8 N
14.1 N
11.3 N
14.4 N
14.2 C
20.2
12.5 C
10.3 C
19.3 C
15.7 N
18.8
15.6 N
14.9 N
15.5 N
14.3 C
16.9 C
18.4 C
13.7 C
16.1 N
16.1 C
18.1
13.2
12.6
13.8 N
16.1 N
9.4
16.9 C
23.2 N
23.3 N
14.2 N
21.9 N
20.8 N
16.9 C
11.3
11.5
22.9 N
13.8 C
13.8 C
11.2 N


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

TREY JORDAN ARCHITECTURE
227 EAST PALACE AVE. SUITE W
SANTA FE NEW MEXICO 87501
TEL (505) 983-5624 FAX (505) 982-3280

May 6, 2026

City of Santa Fe, Historic Preservation Division
Lincoln Avenue
Santa Fe, NM 87501

Re: Renovation of existing residence & construction of additional new residence at 925 Canyon Road

Dear Board Members & Historic Staff,

The proposed project includes the renovation of an existing non-contributing residence at 925 Canyon Road (the “Fronthouse”), as well as the construction of a new additional residence on the northern portion of the same property (the “Riverhouse”).

“Fronthouse”

The existing residence was confirmed as Non-contributing by the HDRB at their hearing on October 28, 2025 (2025-011227-HDRB**)**. The proposed design complies with Old Santa Fe Style and will be constructed to a maximum of 19’-9” height, where the maximum allowable height is permitted up to 22—1”. (18’-1” + additional height for grade difference exceeding 2’). The stucco color will be El Rey “Ash”, wood trim will be Old Masters “Weather Wood” stain and the interior of the arch at the entry portal will be white. Window cladding will be “Dark Bronze”.

“Riverhouse”

The new residence is designed in the Recent Santa Fe style. The maximum height proposed is 17’-1”, where the maximum allowable height permitted is 18’-1”. The stucco will be El Rey “Suede”, wood trim will be Old Masters “Weather Wood” stain”, and window cladding will be “Dark Bronze”. Thank you for your consideration in this matter…. Trey Jordan Trey Jordan Architecture

Regards,

Trey Jordan, architect

5/6/2026 14:47:15

925 CANYON RD.

HDRB SET

+PROJECT AREAS

-EXISTING

LOT AREA:	9,616 SF
EXISTING TOTAL HEATED AREA:	2,392 SF
EXISTING TOTAL ROOFED AREA:	2,749 SF

-PROPOSED

FRONT HOUSE BASEMENT HEATED AREA:	1,007 SF
FRONT HOUSE 1ST FLOOR HEATED AREA:	1,554 SF
FRONT HOUSE TOTAL HEATED AREA:	2,561 SF
FRONT HOUSE CRAWL SPACE/ MECH	436 SF
FRONT HOUSE ROOFED AREA:	1,917 SF
RIVER HOUSE HEATED AREA:	1,841 SF
RIVER HOUSE ROOFED AREA:	2,506 SF

-TOTALS

TOTAL HEATED AREA:	**4,402 SF**
TOTAL ROOFED AREA:	**4,423 SF**
TOTAL LOT COVERAGE:	**45%**

+PRIVATE OPEN SPACE

PRIVATE OPEN SPACE OF 30% OF TOTAL SQUARE FOOTAGE

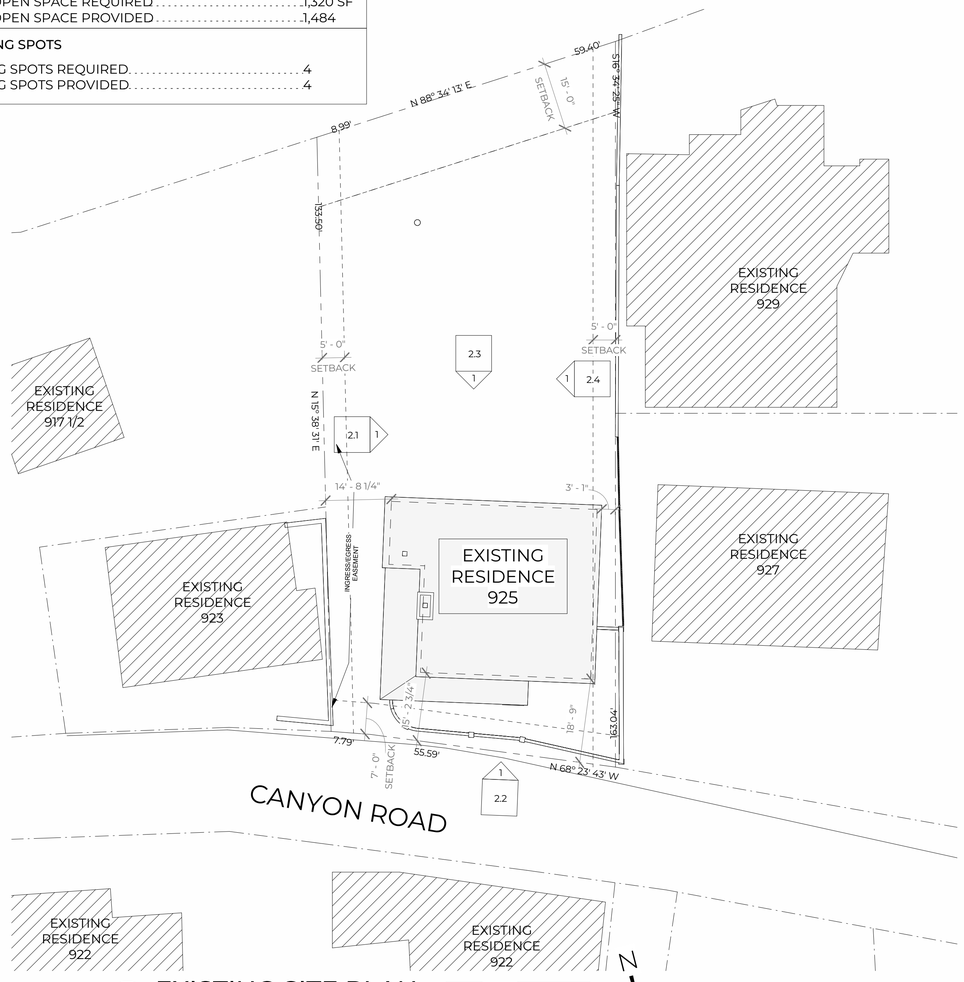
FRONT HOUSE OPEN SPACE REQUIRED	768 SF
RIVER HOUSE OPEN SPACE REQUIRED	552 SF
TOTAL OPEN SPACE REQUIRED	1,320 SF
TOTAL OPEN SPACE PROVIDED	1,484

+PARKING SPOTS

PARKING SPOTS REQUIRED	4
PARKING SPOTS PROVIDED	4

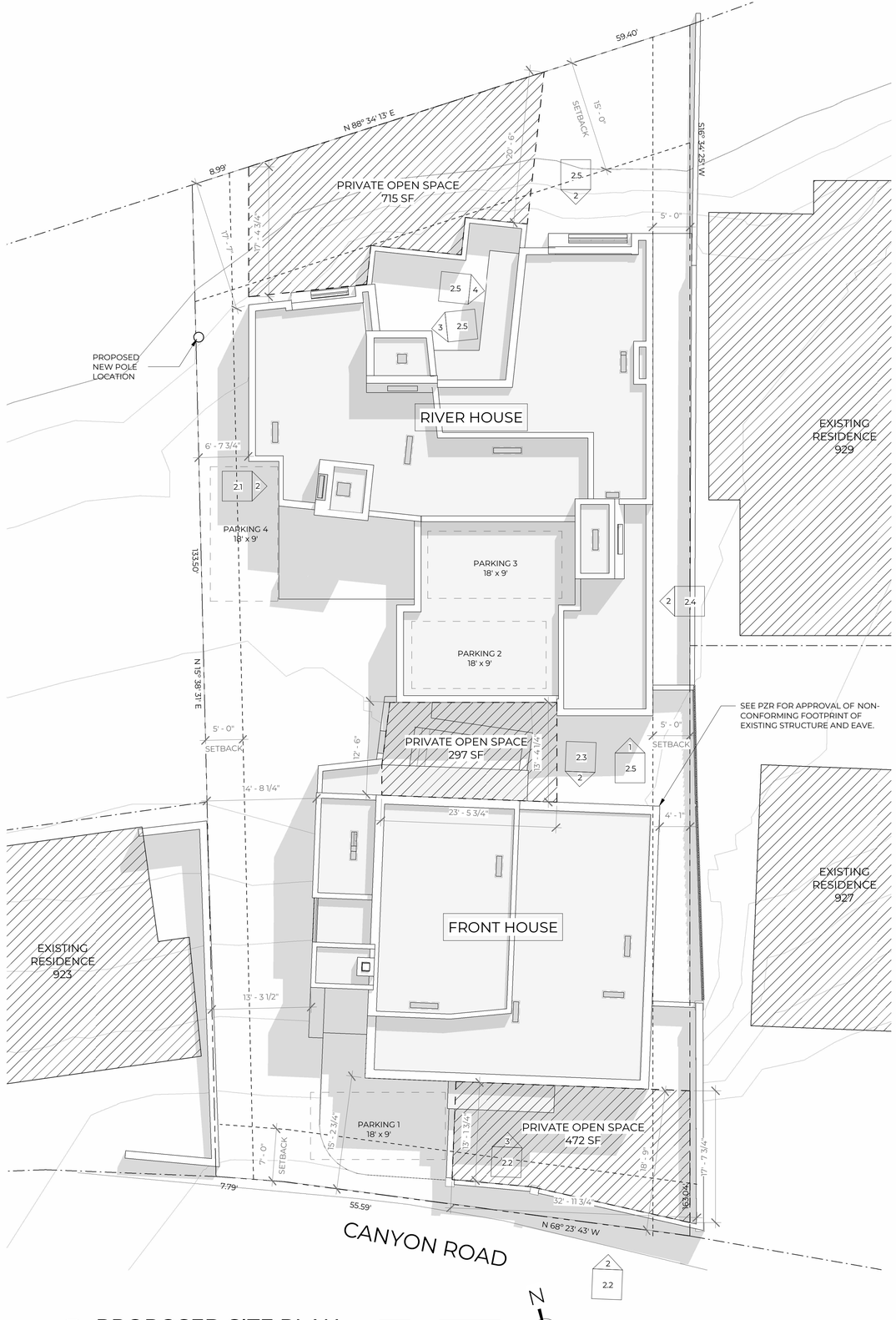
SHEET INDEX

NO.	Sheet Name	Revision Date
0.1	SITE PLAN	
1.1	EXISTING FLOOR PLANS	
1.2	FRONT HOUSE FLOOR PLANS	
1.3	RIVER HOUSE FLOOR PLAN	
2.1	EXTERIOR ELEVATIONS	
2.2	EXTERIOR ELEVATIONS	
2.3	EXTERIOR ELEVATIONS	
2.4	EXTERIOR ELEVATIONS	
2.5	EXTERIOR ELEVATIONS	
3.1	WINDOW AND DOOR SCHEDULES	
4.1	PHOTOS	
11		



3 EXISTING SITE PLAN
1/16" = 1'-0"

0' 8' 16' 32'



1 PROPOSED SITE PLAN
1/8" = 1'-0"

0' 4' 8' 16'

TREY JORDAN ARCHITECTURE
227 EAST PALACE AVENUE – SUITE W
SANTA FE, NM 87501
505.983.5924

ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF AND OWNED BY TREY JORDAN ARCHITECTURE WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY WERE CREATED, EVOLVED, DEVELOPED AND PRODUCED FOR THE SOLE USE ON AND IN CONNECTION WITH THIS PROJECT AND NONE OF THE ABOVE MAY BE DISCLOSED OR GIVEN TO OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY USE OR PURPOSE WHATSOEVER INCLUDING ANY OTHER PROJECT, EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF TREY JORDAN ARCHITECTURE

06/05/2026

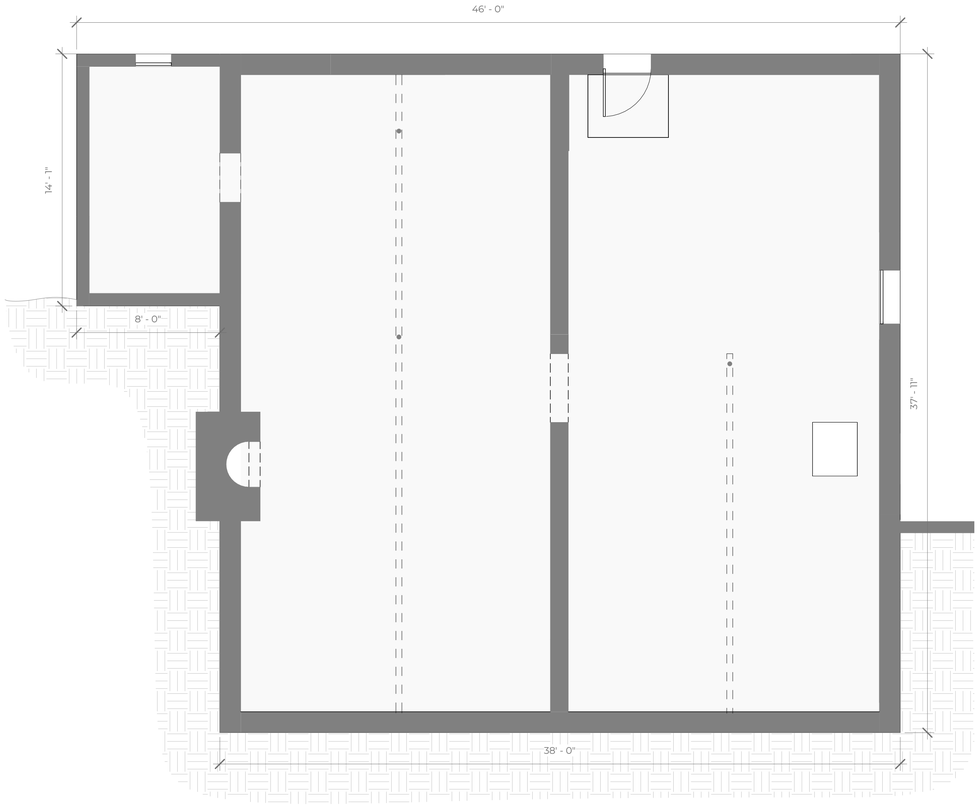
REMODEL

925 CANYON RD
SANTA FE, NM 87501

SITE PLAN

0.1

5/6/2026 14:47:16

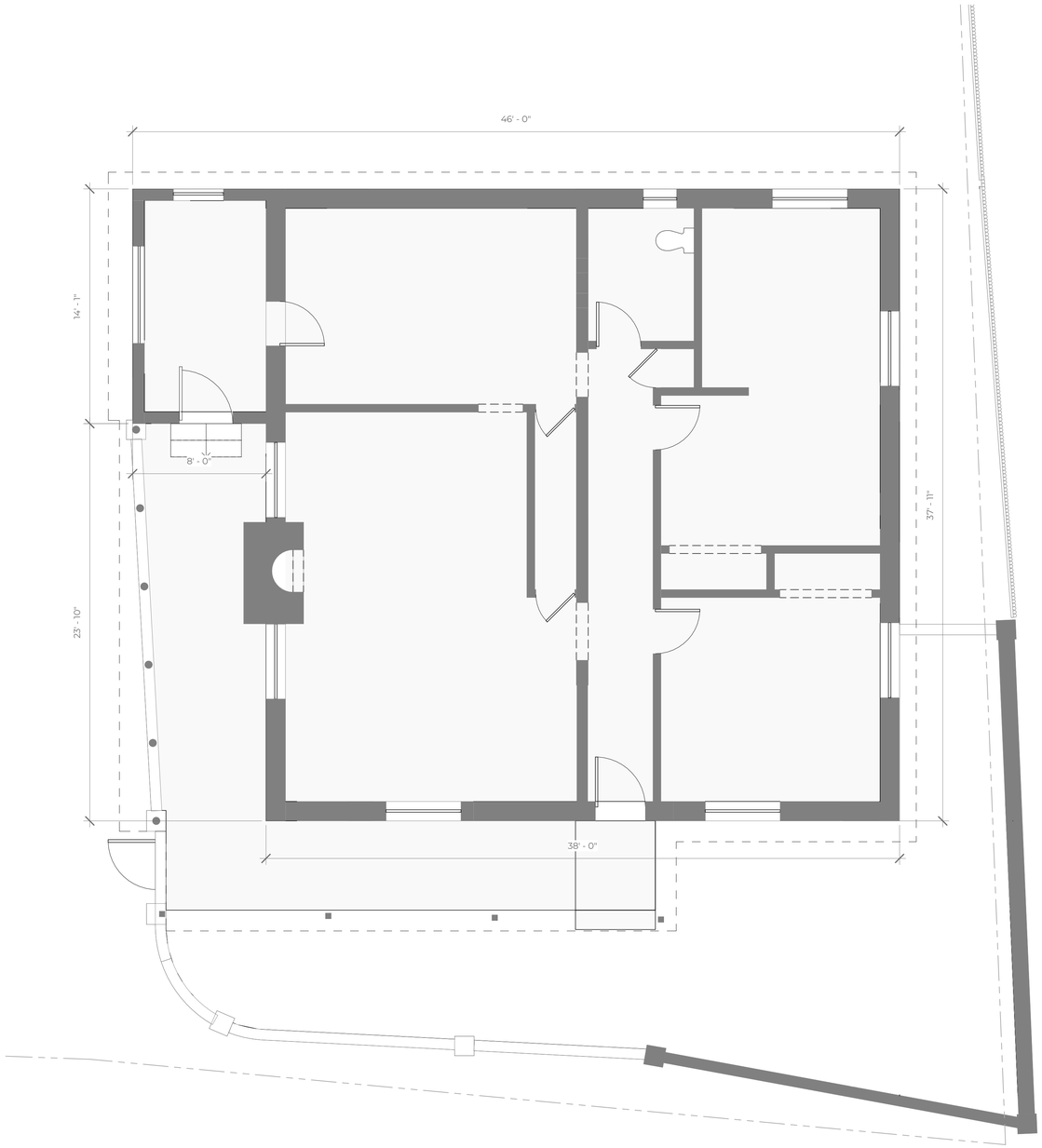


2 EXISTING BASEMENT PLAN

1/4" = 1'-0"

0' 2' 4' 8'

N



1 EXISTING 1ST FLOOR PLAN

1/4" = 1'-0"

0' 2' 4' 8'

N

TREY JORDAN ARCHITECTURE
227 EAST PALACE AVENUE – SUITE W
SANTA FE, NM 87501
505.983.5624

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06/05/2026

REMODEL

925 CANYON RD
SANTA FE, NM 87501

EXISTING FLOOR PLANS

1.1

5/6/2026 14:47:16

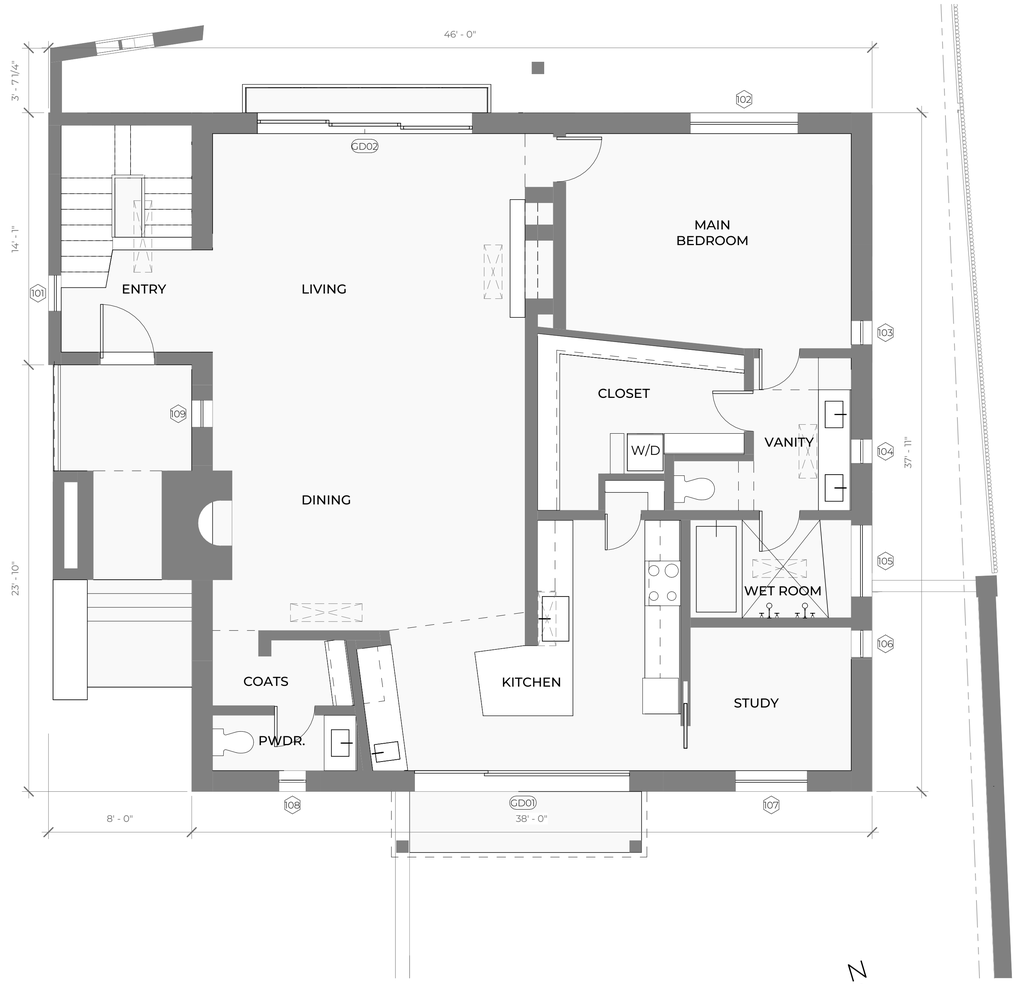


1 FRONT HOUSE BASEMENT PLAN

1/4" = 1'-0"

0' 2' 4' 8'

N



2 FRONT HOUSE 1ST FLOOR PLAN

1/4" = 1'-0"

0' 2' 4' 8'

N

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06/05/2026

REMODEL

925 CANYON RD
SANTA FE, NM 87501

FRONT HOUSE
FLOOR PLANS

1.2

5/6/2026 14:47:17



1 RIVER HOUSE FLOOR PLAN

1/4" = 1'-0"

0' 2' 4' 8'

N

TREY JORDAN ARCHITECTURE
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06/05/2026

REMODEL

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RIVER HOUSE
FLOOR PLAN

1.3

5/6/2026 14:47:22

TREY JORDAN ARCHITECTURE
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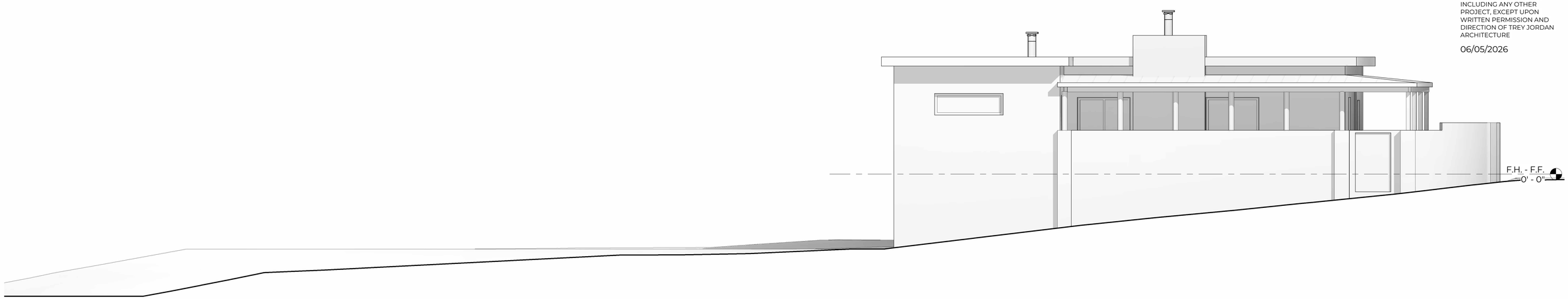
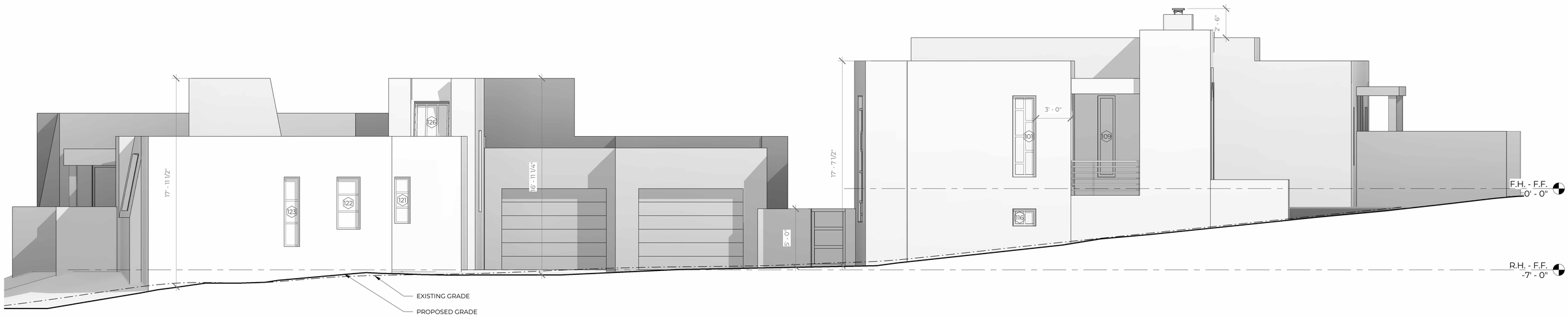


1 EXISTING WEST ELEVATION

1/4" = 1'-0"

0' 2' 4' 8'



2 PROPOSED WEST ELEVATION

1/4" = 1'-0"

0' 2' 4' 8'

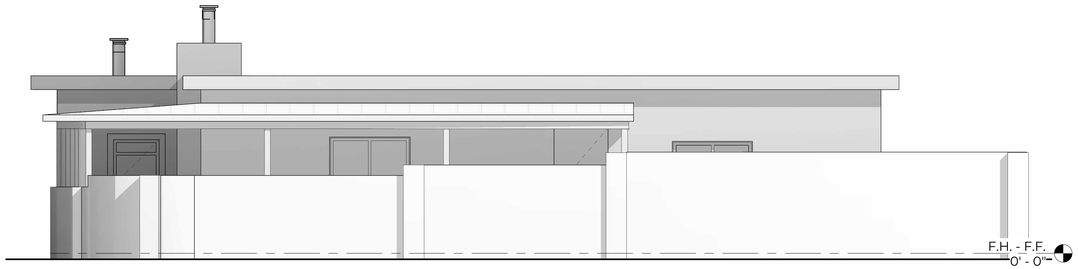
REMODEL

925 CANYON RD
SANTA FE, NM 87501

EXTERIOR ELEVATIONS

2.1

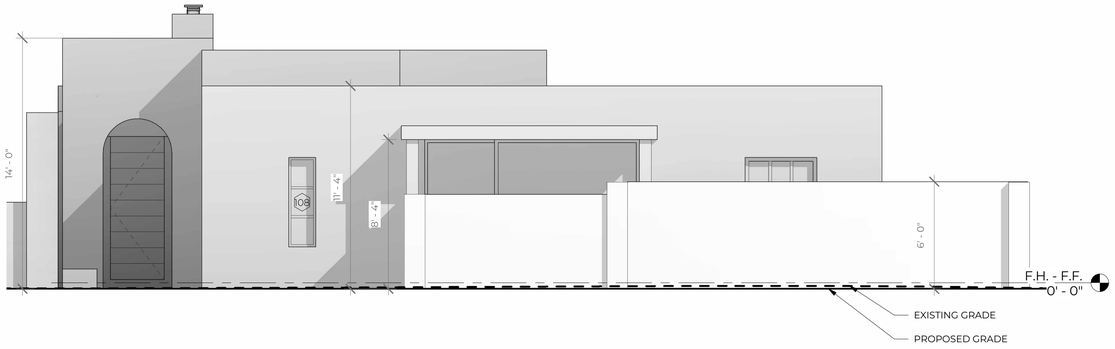
5/6/2026 14:47:26



1 F.H. - EXISTING SOUTH ELEVATION

1/4" = 1'-0"

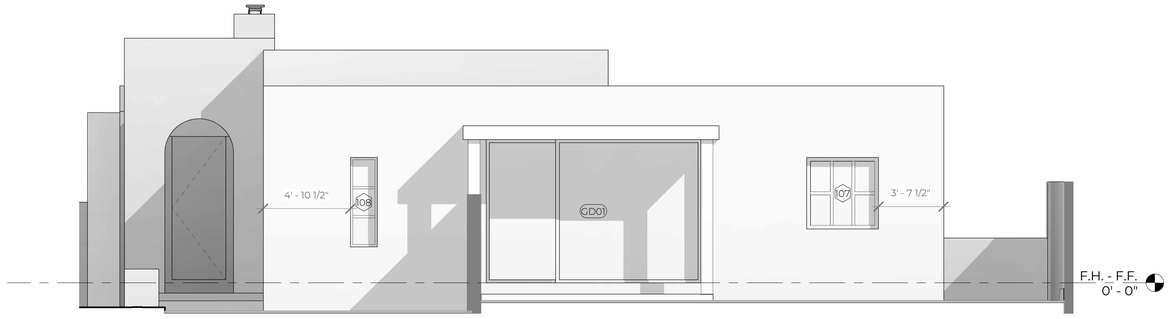
0' 2' 4' 8'



2 F.H. - PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

0' 2' 4' 8'



3 PARTIAL SOUTH ELEVATION

1/4" = 1'-0"

0' 2' 4' 8'

TREY JORDAN ARCHITECTURE
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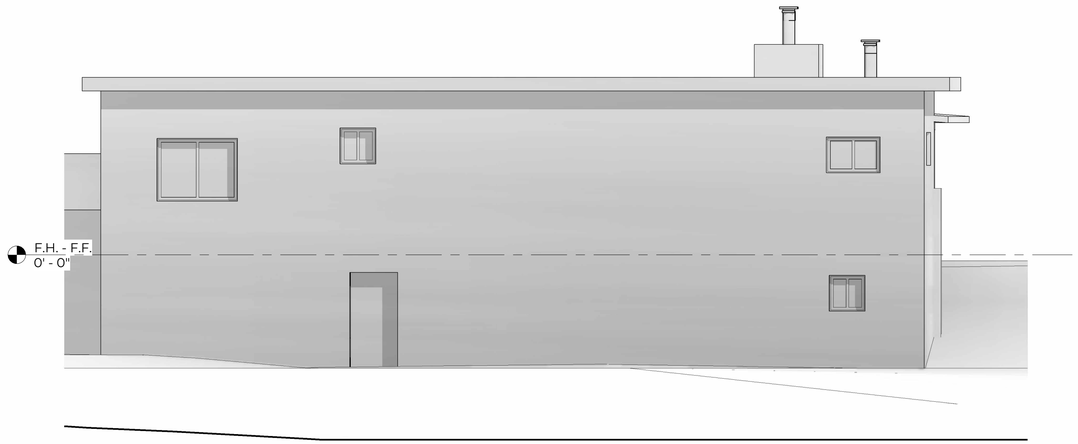
EXTERIOR ELEVATIONS

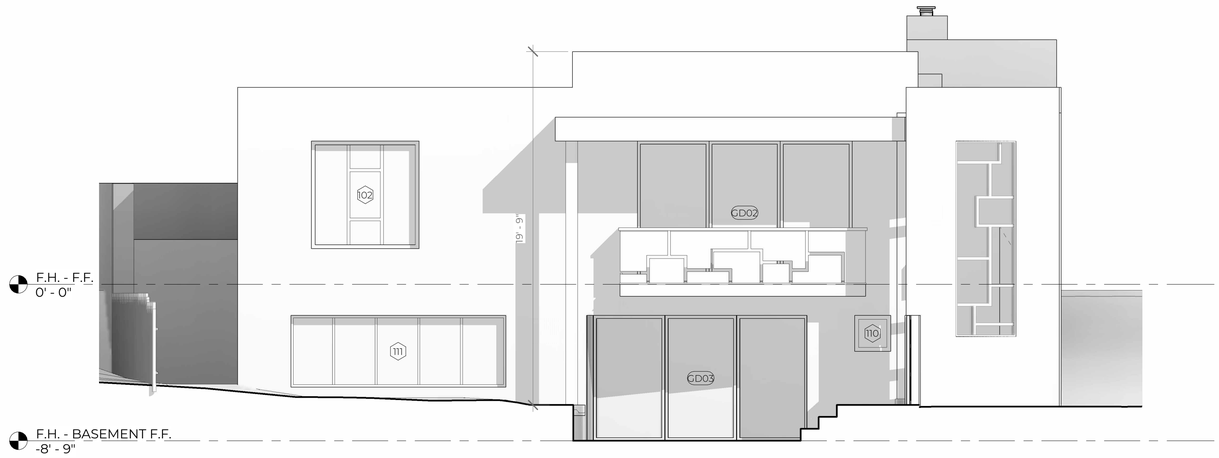
2.2

5/6/2026 14:47:29



1 F.H. - EXISTING NORTH ELEVATION
1/4" = 1'-0"

0' 2' 4' 8'



2 F.H. - PROPOSED NORTH ELEVATION
1/4" = 1'-0"

0' 2' 4' 8'

TREY JORDAN ARCHITECTURE
227 EAST PALACE AVENUE – SUITE W
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REMODEL

925 CANYON RD
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EXTERIOR ELEVATIONS

2.3

5/6/2026 14:47:33

TREY JORDAN ARCHITECTURE
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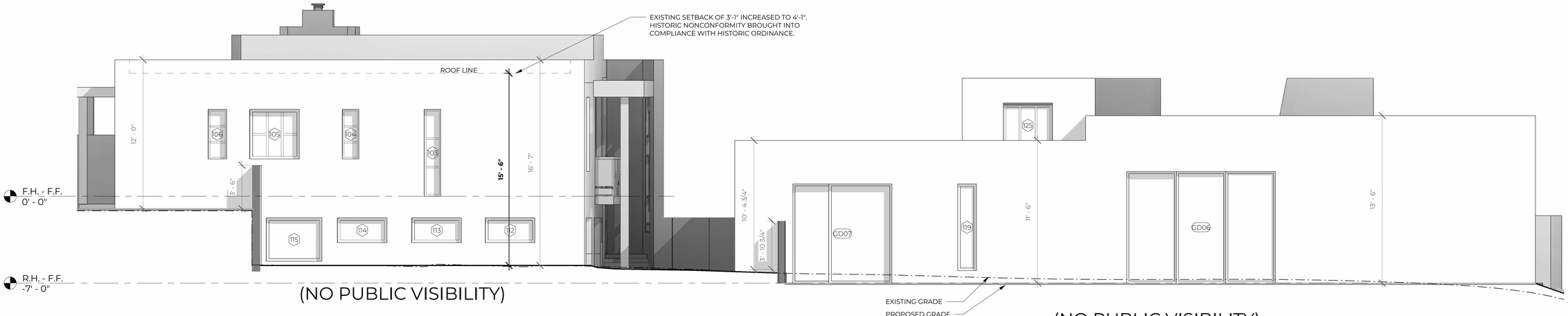
06/05/2026



1 EXISTING EAST ELEVATION
1/4" = 1'-0"

0' 2' 4' 8'



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

0' 2' 4' 8'

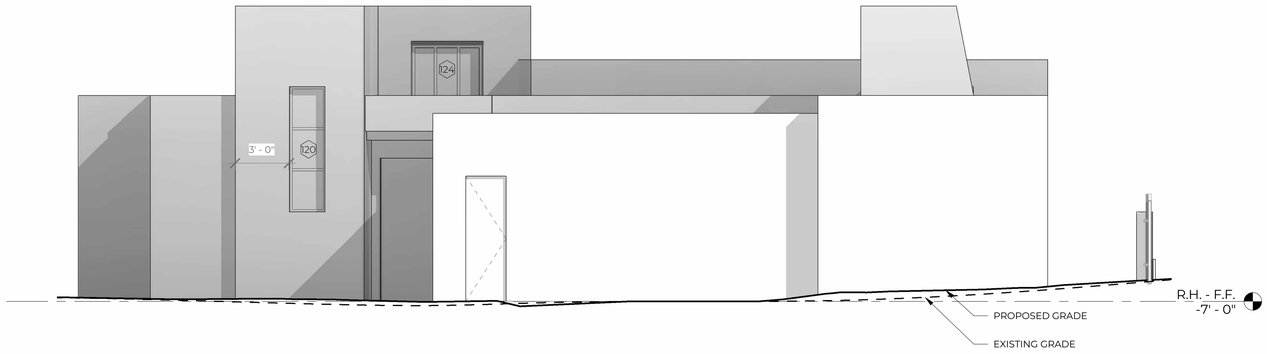
REMODEL

925 CANYON RD
SANTA FE, NM 87501

EXTERIOR ELEVATIONS

2.4

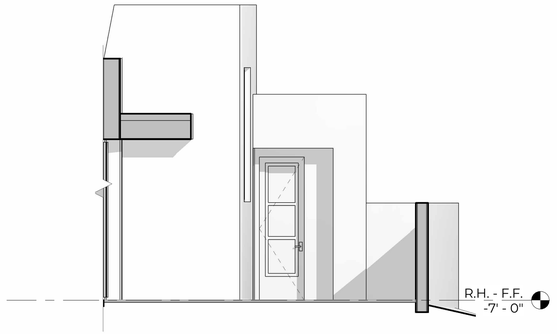
5/6/2026 14:47:37



1 R.H. - PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

0' 2' 4' 8'



3 PARTIAL ELEVATION D

1/4" = 1'-0"

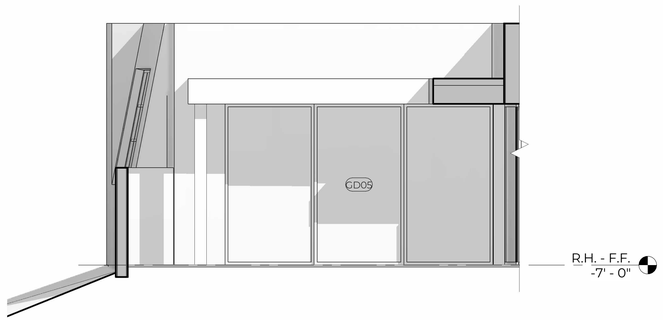
0' 2' 4' 8'



2 R.H. - PROPOSED NORTH ELEVATION

1/4" = 1'-0"

0' 2' 4' 8'



4 PARTIAL ELEVATION E

1/4" = 1'-0"

0' 2' 4' 8'

TREY JORDAN ARCHITECTURE
227 EAST PALACE AVENUE – SUITE W
SANTA FE, NM 87501
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06/05/2026

REMODEL

925 CANYON RD
SANTA FE, NM 87501

EXTERIOR ELEVATIONS

2.5

5/6/2026 14:47:38

FRONT HOUSE GLASS DOOR SCHEDULE

N°	WIDTH	HEIGHT	THICKNESS	LEVEL	ROOM	MANUFACTURER	MODEL	TYPE	MATERIAL	COMMENTS
GD01	12' - 0"	8' - 0"	0' - 1 3/4"	F.H. - F.F.	KITCHEN	WINDSOR OR EQUIVALENT	PINNACLE			
GD02	12' - 0"	8' - 0"	0' - 1 3/4"	F.H. - F.F.	LIVING	WINDSOR OR EQUIVALENT	PINNACLE			
GD03	12' - 0"	7' - 0"	0' - 1 3/4"	F.H. - BASEMENT F.F.	LIVING	WINDSOR OR EQUIVALENT	PINNACLE			

FRONT HOUSE WINDOW SCHEDULE

N°	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	OPERATION	MANUFACTURER	MODEL	LEVEL	ELECTRONIC SHADE CONTROL	HINGE LOCATION	COMMENTS
101	2' - 0"	7' - 0"	1' - 0"	8' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	F.H. - F.F.			
102	6' - 0"	6' - 0"	2' - 0"	8' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	F.H. - F.F.			
103	1' - 4"	7' - 0"	0' - 0"	7' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	F.H. - F.F.			
104	1' - 4"	4' - 0"	3' - 0"	7' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	F.H. - F.F.			
105	4' - 0"	4' - 0"	3' - 0"	7' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	F.H. - F.F.			
106	1' - 6"	4' - 0"	3' - 0"	7' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	F.H. - F.F.			
107	4' - 0"	4' - 0"	3' - 0"	7' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	F.H. - F.F.			
108	1' - 6"	5' - 0"	2' - 0"	7' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	F.H. - F.F.			
109	1' - 6"	7' - 0"	1' - 0"	8' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	F.H. - F.F.			
110	2' - 0"	2' - 0"	5' - 0"	7' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	F.H. - BASEMENT F.F.			
111	12' - 0"	4' - 0"	3' - 0"	7' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	F.H. - BASEMENT F.F.			
112	4' - 0"	2' - 0"	5' - 0"	7' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	F.H. - BASEMENT F.F.			
113	4' - 0"	2' - 0"	5' - 0"	7' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	F.H. - BASEMENT F.F.			
114	4' - 0"	2' - 0"	5' - 0"	7' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	F.H. - BASEMENT F.F.			
115	4' - 6"	3' - 6"	3' - 6"	7' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	F.H. - BASEMENT F.F.			
116	2' - 0"	1' - 6"	5' - 6"	7' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	F.H. - BASEMENT F.F.			

RIVER HOUSE GLASS DOOR SCHEDULE

N°	WIDTH	HEIGHT	THICKNESS	LEVEL	ROOM	MANUFACTURER	MODEL	TYPE	MATERIAL	COMMENTS
GD04	9' - 0"	9' - 0"	0' - 1 3/4"	R.H. - F.F.	KITCHEN	WINDSOR OR EQUIVALENT	PINNACLE			
GD05	15' - 0"	9' - 0"	0' - 1 3/4"	R.H. - F.F.	LIVING /DINING	WINDSOR OR EQUIVALENT	PINNACLE			
GD06	12' - 0"	9' - 0"	0' - 1 3/4"	R.H. - F.F.	LIVING /DINING	WINDSOR OR EQUIVALENT	PINNACLE			
GD07	8' - 0"	8' - 0"	0' - 1 3/4"	R.H. - F.F.	GUEST BEDROOM	WINDSOR OR EQUIVALENT	PINNACLE			

RIVIR HOUSE WINDOW SCHEDULE

N°	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	OPERATION	MANUFACTURER	MODEL	LEVEL	ELECTRONIC SHADE CONTROL	HINGE LOCATION	COMMENTS
117	7' - 10"	6' - 0"	5' - 0"	11' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	R.H. - F.F.			
118	3' - 6"	7' - 6"	5' - 6"	13' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	R.H. - F.F.			
119	1' - 6"	7' - 0"	1' - 0"	8' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	R.H. - F.F.			
120	2' - 0"	7' - 0"	5' - 0"	12' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	R.H. - F.F.			
121	1' - 4"	4' - 0"	4' - 0"	8' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	R.H. - F.F.			
122	2' - 0"	4' - 6"	3' - 6"	8' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	R.H. - F.F.			
123	1' - 4"	6' - 0"	2' - 0"	8' - 0"		WINDSOR OR EQUIVALENT	PINNACLE	R.H. - F.F.			
124	4' - 0"	3' - 6"	11' - 0"	14' - 6"		WINDSOR OR EQUIVALENT	PINNACLE	R.H. - F.F.			
125	4' - 0"	3' - 6"	11' - 0"	14' - 6"		WINDSOR OR EQUIVALENT	PINNACLE	R.H. - F.F.			
126	3' - 0"	3' - 6"	11' - 0"	14' - 6"		WINDSOR OR EQUIVALENT	PINNACLE	R.H. - F.F.			

FRONT HOUSE MATERIAL PALETTE



STUCCO: SUEDE EL REY

OLD MASTERS
WEATHERED WOOD STAIN

WINDOWS & METAL CLAD WOOD
WINDOWS: DARK BRONZE

RIVER HOUSE MATERIAL PALETTE



STUCCO: SUEDE EL REY

OLD MASTERS WEATHERED
WOOD STAIN

WINDOWS & METAL CLAD WOOD
WINDOWS: DARK BRONZE

TREY JORDAN ARCHITECTURE
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06/05/2026

REMODEL

925 CANYON RD
SANTA FE, NM 87501

WINDOW AND DOOR SCHEDULES

3.1

5/6/2026 14:47:41

925 CANYON ROAD-
VIEW FROM ALAMEDA STREET



925 CANYON ROAD
SOUTH WEST STREET VIEW



925 CANYON ROAD
SOUTH EAST STREET VIEW



VIEW FROM STREET



917 CANYON ROAD | 923 CANYON ROAD | 925 CANYON ROAD | 927-929 CANYON ROAD

VIEW FROM RIVER



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06/05/2026

REMODEL

925 CANYON RD
SANTA FE, NM 87501

PHOTOS

4.1

City of Santa Fe, New Mexico

memo

DATE: October 14, 2025

TO: Historic Districts Review Board Members

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

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

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
____ Zoning Review Sheet	__x__ Elevations
____ Other:	__x__ Photographs
	__x__ Other: 2025 HCPI

STAFF RECOMMENDATION:
Staff recommends the historic status of the structure be upgraded to contributing with the south and west façades of the original 1950s building as primary (R3 and R4), excluding the non-historic portal, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:
One motion will be required in this case. One motion is required for the designation of the residence and assignment of primary facade(s).

a. In case 2025-011227-HDRB, for 925 Canyon Road, upgrade the main residence, as significant, designating all facades as primary.
b. In case 2025-011227-HDRB, for 925 Canyon Road, upgrade the main residence as contributing and designate facades (R1, R2, R3, R4, R5, and/or R6) as primary façade(s).
c. In case 2025-011227-HDRB, for 925 Canyon Road, retain the main residence as non-contributing.

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



Figure 1: Property Location

BACKGROUND & SUMMARY:

Streetscape:

The streetscape for the property is defined as extending from the intersection at Acequia Madre to just past Palace, approximately halfway to Camino del Monte Sol. The streetscape consists of a park and a combination of residential and commercial properties. The street has a sidewalk on the north side of the road at the eastern end, and a walking path at the side of the road through the remaining streetscape. There is no walking area on the south side of the road. Fencing is a combination of styles with a wood fence at the park, rock walls, stucco walls, combinations of stone and stucco, wire, and non-stuccoed CMU walls, coyote fencing, and some walls with latillas on top. There are some taller walls and fences at 87" to 188" in height, as well as some very low walls and fences at 35" to 40". The street average is 60".

The lots 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 mostly vernacular with a few pitched roofs and a few Spanish Pueblo Revival style.



Figure 2: Street View of Residence

Site Description:

The residence at 925 Canyon Road is a non-contributing vernacular style two-story structure in the Downtown and Eastside Historic District. The 1,558 sq. ft. home that was constructed sometime between 1950 and 1958 and is located on 0.203 acres.

The residence sits at the front of the lot and faces south. The residence is constructed of a combination of concrete block and adobe with block massing, crisp edges, a pronounced seamed metal fascia, deep inset windows, which are mostly aluminum slider windows, three exterior single-leaf doors, and a flat asphalt roof. The north elevation holds the two-story portion of the structure, as this is the lower portion of the sloped lot, which was constructed sometime between 1958 and 1966. The north elevation houses various-sized windows and a small entry door, and the early 1970s laundry room addition at the northwest corner. The east elevation houses aluminum

sliding windows except for the one steel casement in the basement. The south, street-facing elevation consists of the core 1950s construction with a central entry flanked by windows. The 15-panel door is covered by a decorative security grille. The windows are aluminum sliding units conforming to the rest of the residence. A non-historic 1984 plywood porch with a shed roof is located on the south elevation and wraps around to the west elevation. The west elevation, while part of the 1950s core structure, has been altered with additions and the porch. The chimney that bumps out is part of the original structure. The early 1970s laundry room addition introduced a new entry into the building and houses a single aluminum sliding window under the portal. The west and south elevations of the residence are obscured by a concrete masonry unit wall at a height that ranges from 5'-9" and 6'-10". This wall was constructed sometime before 1973, but after 1966.

The rear of the lot is mostly dirt and is used for parking. There is a non-historic open shed at the very rear of the lot.

The lot was previously farmland where squash and other vegetables were grown. Edward and Mary Vigil were deeded the land from Edward's father in 1961. Edward's father had been deeded the land in 1957 by Edward's grandmother, Betriz Vigil. The property was part of the Vigil family going back to Edward's Great-Grandfather, Simon Vigil. It is unknown when Simon Vigil acquired the land because the 1897-98 White's map shows the larger property owned by Francisco Sena. Mary passed away in 2015, and Edward remained in the home until he passed away in 2021. The property was deeded to their three children.

According to the 2025 HCPI, the Vigil family history with the property is important, and the residence is more than fifty years old, but the building does not have any historic or distinctive character, nor any historic integrity, because there have been too many additions that underscore the integrity and identity of the building.

Staff disagree with the HCPI recommendation. All of the additions on the property are historic outside of the portals. The original 1950s adobe section of the building has deep inset fenestrations and is characteristic of the buildings on this streetscape. The additions with two stories at the base of the hill are typical of the time these additions were constructed and are characteristic of this streetscape. Staff finds that this structure is contributing to this streetscape.

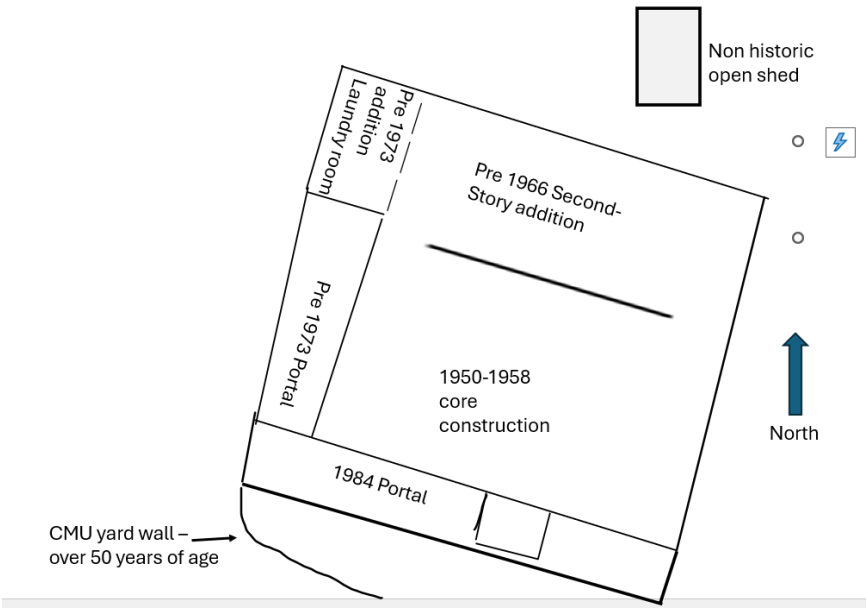


Figure 3: Construction Dates

PREVIOUS CASE SUMMARIES:

ARC:

No Archaeological clearance has been issued for this property.

HDRB:

No previous cases on file in the Historic Preservation Division.

ADMINISTRATIVE:

No previous cases on file in the Historic Preservation Division.

APPLICANT'S REQUEST:

The applicant requests:

1) Status review with primary façade designation of the residential structure.

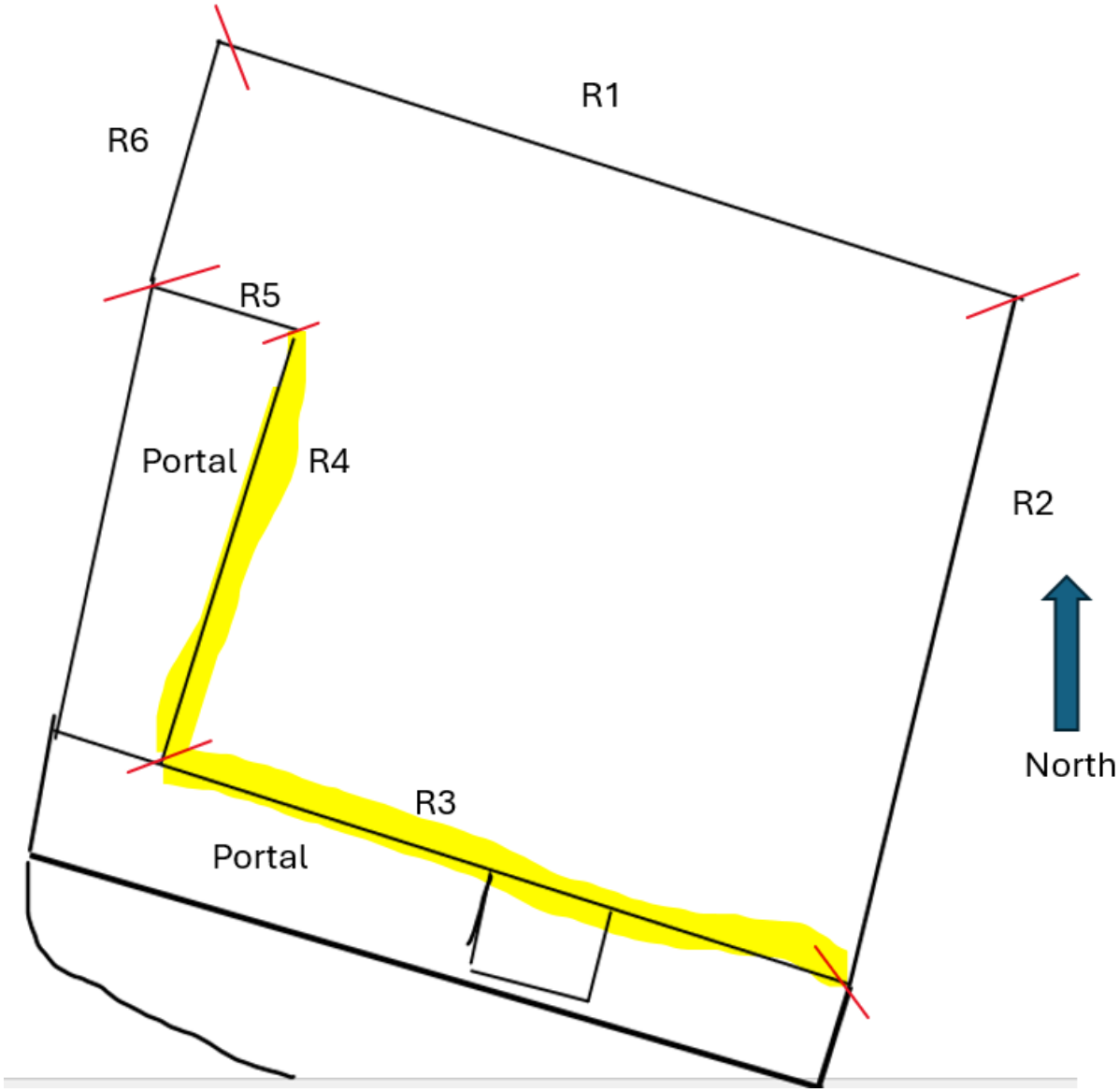


Figure 4: Façade Diagram

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

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

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

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

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

(1) Old Santa Fe Style

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

(a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being

supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

(d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly*

visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;

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

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

building threatened? yes	surveyed date 7-XI-84 by mb	county Santa Fe	ID no. 051611390 H1117
field map SFHD-6-1390	number	UTM reference zone 12 13	easting northing

location description: 925 CANYON

city/town: SANTA FE

land grant/reservation:

building name:

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

film roll by mb no. 15

negative nos. 18

loc. of neg. HPE

plan shape



date of construction: P estimate ____ actual

source:

use: present residential other ____ historic residential other ____

condition: ___ excellent ___ good ___ fair ___ deteriorating

style:

foundation material:

wall material/surface:

degree of remodeling: ___ minor ___ moderate ___ major

describe:

architectural features:

surroundings: Res Com

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible ___ of interest X none

if eligible, why?

comments:

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

9.2.25

PROPOSAL LETTER:

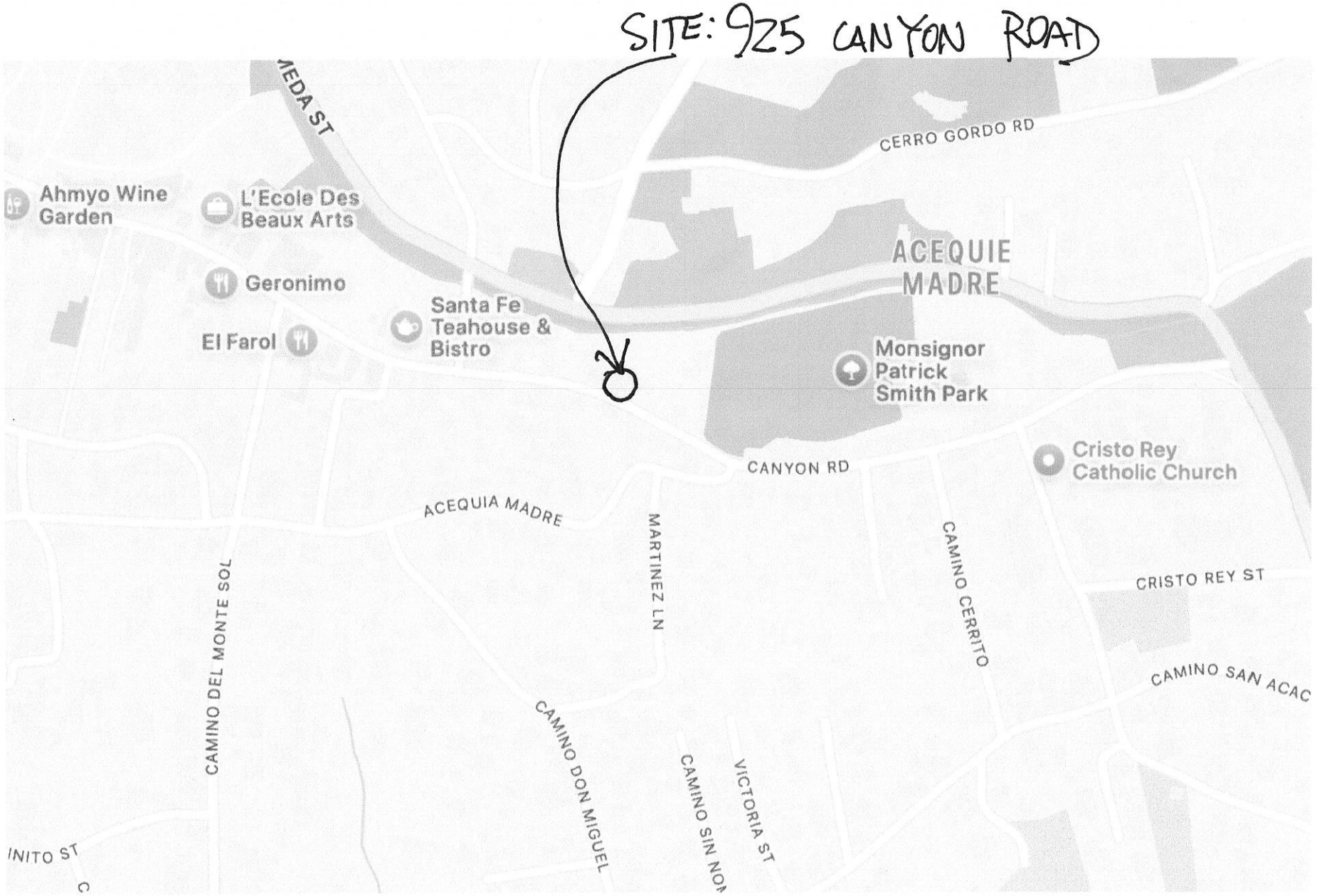
PLEASE CONFIRM STATUS

OF EXISTING HOUSE @

925 CANYON ROAD —

THANKS, TREY

(505) 670.9403


SITE: 925 CANYON ROAD
CERRO GORDO RD
Ahmyo Wine Garden
L'Ecole Des Beaux Arts
Geronimo
El Farol
Santa Fe Teahouse & Bistro
ACEQUIE MADRE
Monsignor Patrick Smith Park
Cristo Rey Catholic Church
CANYON RD
ACEQUIA MADRE
MARTINEZ LN
CAMINO CERRITO
CRISTO REY ST
CAMINO DEL MONTE SOL
CAMINO DON MIGUEL
VICTORIA ST

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 15, 2025

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

1. Name of property:

Edward and Mary Vigil House
Ed's Appliance Service

2. Location:

925 Canyon Road
Downtown and Eastside Historic District - Santa Fe

3. Local Reference Number:
Santa Fe ID: H-1117

4. County: Santa Fe
Parcel # 12924544

5. Property Type:
_x Buildings: 1 house, shed
_x Structures: walls
__ Site __ Object



6. Date of Survey:
September 8, 2025

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

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6798765,-105.9246747

10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of south elevation from Canyon Road. Camera facing north.

11. Brief Description of the Property:

Constructed in phases between the 1950s and 1980s, 925 Canyon Road is an owner-built vernacular dwelling that incorporates modest midcentury design elements at the façade with a two-story portion at the rear. The house is built of adobe and CMU walls and is fenestrated almost entirely with standard aluminum sliding windows. Midcentury features are expressed in the blocky massing, crisp edges, and a pronounced seamed-metal fascia. The later addition of two rough, plywood-roofed porches on the west and south elevations substantially altered the house's appearance. The dwelling has a footprint of approximately 1,558 square feet, containing three bedrooms and one bath. It is designated Non-contributing to the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Not in use

13. Construction Date:
Date: Before 1958, as under construction; completed c.1961 with additions made thereafter
_ _Known _x_ Estimated Source: aerial photographs; family memory; city directories

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

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

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

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



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

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

John W. Murphey
Architectural Historian
Architectural History Services
w/ Giulia Caporuscio

For: Trey Jordan Architecture

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

Mary Ann Vigil
Constance Lujan
John E Vigil

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-1117
Edward and Mary Vigil House Ed's Appliance Service	925 Canyon Road Downtown and Eastside Historic District -Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 8, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Sliding	Aluminum	1-1	12
Casement (inoperable)	Steel	2	2

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	15-panel	Wood	1
Single-Leaf	½-Light	Wood	1
Single-Leaf	Faux Plank	Wood	1

12. Chimneys __ N/A
1, short, stucco-clad at west elevation

13. Porches __ N/A
Type: __ Entry _x_Partial-Width __ Full-Width __ Wrap
2 non-historic porches that connect at southwest corner

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Before 1966; back two-story addition; aerials photographs
#2 Date: Before 1973; west elevation addition holding laundry room and related porch; aerials photographs
#3 Date: Before 1973; front (south) wall; aerials photographs
#4 Date: Post-1973, open shed; aerials photographs
#5 Date: Post 1984; front (south) elevation porch; aerials photographs and 1984 HBI

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

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

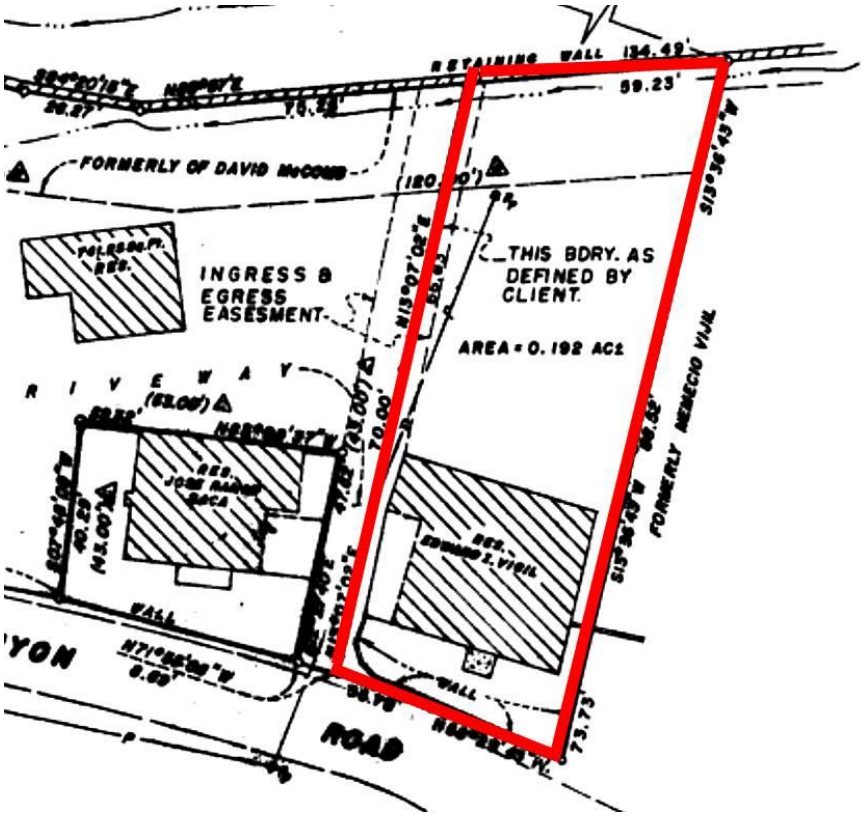
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 1980s (recorded 1988) survey plat. Courtesy of Land Surveying Company.



For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Edward and Mary Vigil House** **Ed's Appliance Service**	**2. Location:** **925 Canyon Road** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-1117** **4. County: Santa Fe** **5. Date of Survey: September 8, 2025**

Architectural Description Continued

Setting

The house stands on the north side of Canyon Road, just east of its intersection with East Palace Avenue, along a stretch where the land slopes from the roadway toward the Santa Fe River. Dwellings in this segment typically address the grade with two-story rear elevations. This section of Canyon Road is lined by tall concrete masonry unit (CMU) walls (Photo 2). The wall in front of the subject property measures between 5'-9" and 6'-10" in height, exceeding the conforming limit (Photos 1 & 2). Access to the house is from the west, via a sloping gravel driveway. The remainder of the 0.203-acre lot is level and sparsely landscaped. A 360-square-foot open shed stands at the northeast corner, while a recently constructed CMU wall marks the boundary with the new house at 929 Canyon Road. Two mature black locust ("Japanese locust") trees provide shade at the south façade.

South (Front) Elevation

The front of the house, largely concealed behind the wall, presents a plain midcentury façade (Photo 3). The 1950s core consists of a centered entry flanked by single windows (Photo 4). The entry retains a 15-panel wood door characteristic of the period, now obscured by a decorative security grille. The flanking windows are aluminum sliding units with small sash handles. The sharp-edged reveals suggest CMU construction. A flat roof edged with a seamed metal fascia provides a modest midcentury detail. This simple expression has been compromised by a later non-historic porch, built with exposed plywood decking. Measuring 100 inches in depth, the shed-roofed porch is placed just above the fenestration line, causing a visual dissonance (Photo 4).

West Elevation

The west elevation incorporates the original 1950s core but has been substantially altered by later additions and a folk-style porch (Photo 6). The original section is distinguished by a prominent rectangular projecting chimney, flanked by small aluminum sliding windows. (On the other side of the chimney is a handsome sandstone Roman brick fireplace). In the late 1960s, a block addition was constructed at the north end, creating a two-story volume that holds a laundry room at the top level. This space

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1. Name of property: **Edward and Mary Vigil House** **Ed's Appliance Service**	**2. Location:** **925 Canyon Road** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-1117** **4. County: Santa Fe** **5. Date of Survey: September 8, 2025**

introduced a secondary entry to the façade (Photos 7 & 8). The laundry room is entered from the south through a half-light wood door. This area is shaded by the wood porch supported by improvised "Doric" columns set on a CMU wall. The remainder of the elevation is defined by the laundry room addition, marked by a single aluminum sliding window (Photo 9).

North Elevation

The north (rear) elevation illustrates the sequence of additions documented in aerial photographs (Photo 10). Its dominant feature is a flat-roofed, two-story rectangular volume constructed in the 1960s, designed to take advantage of the grade change at the rear of the lot. This strategy, also seen in neighboring houses, allowed expansion without extensive excavation, creating service or storage space below and habitable rooms above. (Compare this with the placement of the home holding the Santa Fe Teahouse & Bistro a few hundred feet to the west). It is fenestrated with standard aluminum sliding windows in varied sizes. At the ground floor, a small entry door once provided access to Ed's Appliance Shop, the repair business operated by original homeowner Edward Vigil from the 1960s through the 1980s (Photo 11). The 1970s laundry room addition is visible at the northwest corner (Photo 12).

East Elevation

The east elevation, a secondary façade, descends with the slope, with most fenestration concentrated at the upper level (Photos 3 & 13). These openings contain aluminum sliding windows, consistent with those elsewhere on the house. At the basement level, a smaller opening is fitted with a two-light steel casement window, a departure from the otherwise uniform aluminum units.

Interior

The interior was not accessed during the survey, but a review of recent real estate photographs provides a sense of its surviving midcentury finishes. For example, the front bedroom reflects the modest residential design of the period: the space is finished with wall-to-wall carpet and small rectangular floor registers, a simplified wood baseboard trim, and aluminum sliding windows with minimal hardware. The ceiling is clad in square acoustical tile, fitted with a modern light fixture (Fig. 8). Along one wall is

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a built-in closet with sliding wood doors, topped by a scalloped valance — a modest decorative flourish characteristic of the period

Historical Overview

Introduction

In the 1950s, Edward Vigil, a Maytag repairman, began building a house on an empty lot along Canyon Road, near his family home. Born Eduardo Isidro Vigil in 1924, Edward had his hands full with work and little money to spare. With help from his father, Jacobo (Jake) Vigil, and other relatives, he managed to raise the foundation and walls, but could take the project no further. He capped the structure with a temporary roof and boarded the window openings with plywood to keep children out. According to his nephew, Frank Vigil, the unfinished house stood in this state for five to six years.[1] This explains its presence on a 1958 aerial photograph (Fig. 5), but its absence from city directories until the early 1960s.

The land that Edward used to build his home was originally an acequia irrigated field owned by his great-grandfather Simon Vigil and perhaps traced further with the Vigil family (Fig. 1). Born in 1833, Simon Vigil initially worked as carpenter, who later became a prosperous sheep rancher and a Santa Fe Trail freighter. He served in the U.S. Army in New Mexico, both in the infantry and calvary regiments, including the Civil War. According to his obituary, Vigil owned extensive land on the Eastside.[2] The 1897-98 White's map shows the larger property owned by Francisco Sena. It is unclear how or when Simon Vigil acquired the land.

Edward and Mary Vigil

Edward had grown up in the Vigil family home at 917 Canyon Road. Like many New Mexicans of his generation, he served in World War II, enlisting in June 1942 and serving

[1] Fred Paul Vigil (b. 1942), telephone conversation with John W. Murphey, September 5, 2025. Edward's nephew recalled assisting his uncle as a teenager, along with his brother Eddie.

[2] "New Mexico Veteran of the Civil War Dies at Home Here, Aged 85," *Santa Fe New Mexican*, October 18, 1915, 8.

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as a private in the U.S. Army.[3] After the war his whereabouts are uncertain, but in the summer of 1949 he married Mary Ann Sena.[4] The couple first lived in the family home, while Edward worked as a mail handler for the post office and later as a repairman for Mitchell's Music & Appliance Store.[5] The plot where he would build his home was still being used, according Frank Vigil, to grown, squash, and other vegetables (Figs. 2 & 3).

In the early 1950s, Edward had gone to work at the Maytag Shop, a dealership on Lincoln Avenue operated by the McCauley family. Maytag was then one of the most trusted appliance brands in the country, promoting itself as "the dependability people." The company developed a strong network of independent dealerships, with local shops offering both sales and factory-trained service. Edward attended Maytag's factory service school in Colorado, gaining specialized training in appliance repair.[6] During this period, he formed a popular dance band, the Blue Notes (sometimes billed as Eddie Vigil and his "Blue Notes"), in which he played guitar; the group remained active into the 1960s (Fig. 4).

By the late 1950s, Edward and Mary were living in a house at 822 Canyon Road, owned by the family.[7] Deeds indicate that the property where they were building the home passed from Edward's grandmother, Beatriz Vigil, to his father in 1957 [8], and was then deeded to Edward and Mary in 1961[9]—likely marking the delayed completion of their house. They would raise three children in the completed home.

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[3] Registration card, National Archives at St. Louis; St. Louis, Missouri; WW II Draft Registration Cards For New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 128.

[4] Marriage License, Marriage Book 28, Page 15337, Santa Fe County, New Mexico.

[5] Hudspeth Directory Company, *Santa Fe City Directory*, 1949 (El Paso: Hudspeth Directory Company, 1949), 334; 1951 ed., 380.

[6] "Vigil Attends Service Course," *Santa Fe New Mexican*, February 14, 1954, 7. The article states Vigil had taken other courses for Maytag.

[7] Hudspeth Directory Company, *Santa Fe City Directory*, 1957 (El Paso: Hudspeth Directory Company, 1957), 412.

[8] Warranty Deed [Spanish language deed], Beatriz and Emilia Vigil to Jacobo and Felia Vigil, recorded July 1, 1957, Book 126, Page 286, Instrument # 223500, Santa Fe County, New Mexico. This deed may have included additional acreage.

[9] Warranty Deed, Jake (Jacobo) and Falia G., Vigil to Edward I. and Mary Sena Vigil, recorded January 7, 1961. Deed appears as exhibit in Instrument # 1714817, Santa Fe County, New Mexico. A subsequent deed from 1982 (Instrument # 498953) identifies the property as 925 Canyon Road.

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At forty, Edward established his own business, Ed's Appliance Store, which operated from the rear of the family home at 925 Canyon Road (Fig. 4). The large basement served as his service area. He advertised in the *New Mexican* and sponsored a company bowling team. The store was later taken over by his son, John Vigil. In 2013 Edward and Mary deeded the property to their three children.

Mary Ann Sena Vigil died in 2015; Edward I. Vigil passed away six years later. Both are buried at Santa Fe National Cemetery.

Evaluation of Historical Status

The house at 925 Canyon Road is recommended to remain in Non-contributing status. Although its basic footprint dates back more than fifty years, the building does not display the characteristics of any distinctive Santa Fe style. Instead, its original modest midcentury form has been harmed by later alterations that are not congruent with historic precedent. While such changes could theoretically be reversed, their presence underscores the lack of architectural integrity or stylistic identity that would justify a higher status. The history of the Vigil family's long association with the neighborhood is important. However, this house is not the most representative for telling that story, as older and more architecturally coherent properties associated with the family survive to better communicate their legacy.

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Research Steps

Property lineage / family connection research

• Researched the Vigil family's landholdings, beginning with Simón Vigil (b. 1833), tracing his occupations (carpenter, sheep rancher, freighter, soldier) through obituaries and other historical records. Conducted a reverse title search to the earliest linking deed, including translation of a Spanish-language deed.
• Obtained and examined multiple deeds from the Santa Fe County Clerk's office.
• Consulted the 1897–98 White's map to identify earliest ownership through mapped resources.
• Traced the property's intra-family passage: from grandfather Beatriz Vigil to Edward's father (1957), then deeded to Edward and Mary in 1961, with a correction recorded in 1982.
• Investigated claims that Simón Vigil was born in France, reconstructing his ancestry two generations in New Mexico.
• Attempted to establish whether Mary Sena Vigil was related to Francisco Sena, examining possible familial connections.

Biographical and occupational history of Edward Vigil

• Verified Edward (Eduardo Isidro) Vigil's birth year (1924) and family ties, distinguishing him from others of the same name.
• Reconstructed his early career path, including military service and subsequent employment at the Maytag Shop on Lincoln Avenue.
• Attempted to locate his immediate postwar residence outside Santa Fe.
• Connected his probable return to Santa Fe to the 1948–49 period through marriage license research.
• Located documentation of his specialized training at the Maytag Company's factory service school in Colorado.
• Documented his career as a Maytag repairman, situating his work within the broader cultural context of appliance repair in the 1950s–60s.
• Noted extracurricular activities, including his role in forming the Blue Notes dance band.

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Construction and physical history of the house

• Conducted an oral history interview with nephew Fred Paul Vigil, who recalled assisting his uncle during construction in the 1950s; verified information through a follow-up call.
• Corresponded the 1948 aerial photograph with current site conditions and the footprint of other Vigil homes.
• Correlated oral testimony with aerial photographs, establishing that the house shell was present by 1958 but remained unfinished for several years.
• Checked city directories, confirming the address did not appear until the early 1960s.
• Cross-referenced deed transfers, with the 1961 transaction likely coinciding with completion of the home.
• Sought additional family photographs via the realtor to establish that no structure stood on the site before the late 1950s.
• Analyzed apparent changes in roof forms and footprint dimensions between the 1948 and 1958 aerial photographs.

Occupancy and later use

• Documented Edward and Mary's occupancy of a family house at 822 Canyon Road in the late 1950s, prior to moving into 925 Canyon.
• Verified that Edward established Ed's Appliance Store at 925 Canyon (with service area in the basement), tracing the business through newspaper advertisements and sponsorships (e.g., bowling team).
• Tracked succession of the business to his son John Vigil.

Later ownership and family history

• Documented the 2013 deed transferring the property from Edward and Mary to their three children.
• Confirmed death dates of Mary Ann Sena Vigil (2015) and Edward I. Vigil (2021), and their burial at Santa Fe National Cemetery.

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Illustrations

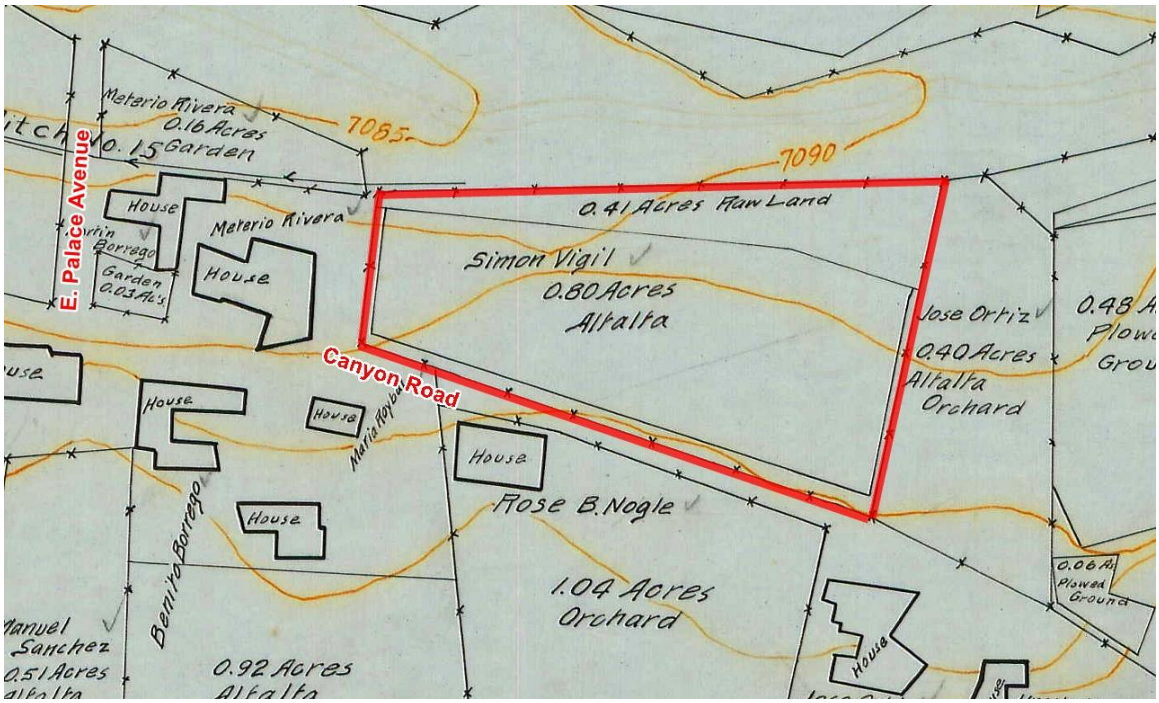

Figure 1: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919). Land under the ownership of Simon Vigil.

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Figure 2: October 25, 1948, aerial photograph.
Approximation of current parcel boundary.

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Figure 3: c.1950s. Unidentified Vigil family members posed at the site that would become 925 Canyon Road. The house at 943 Canyon Road is visible in the background. Courtesy of Frank Vigil.

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Figure 4: Edward Vigil materials, clockwise from top left: newspaper portrait of Vigil, Santa Fe New Mexican, 1954; Blue Notes' advertisement for New Year's Eve dance, Santa Fe New Mexican, 1955; advertisement for Ed's Appliance Service, Santa Fe New Mexican, 1973; photograph of Vigil c. 1970s, courtesy Russel Asbury.

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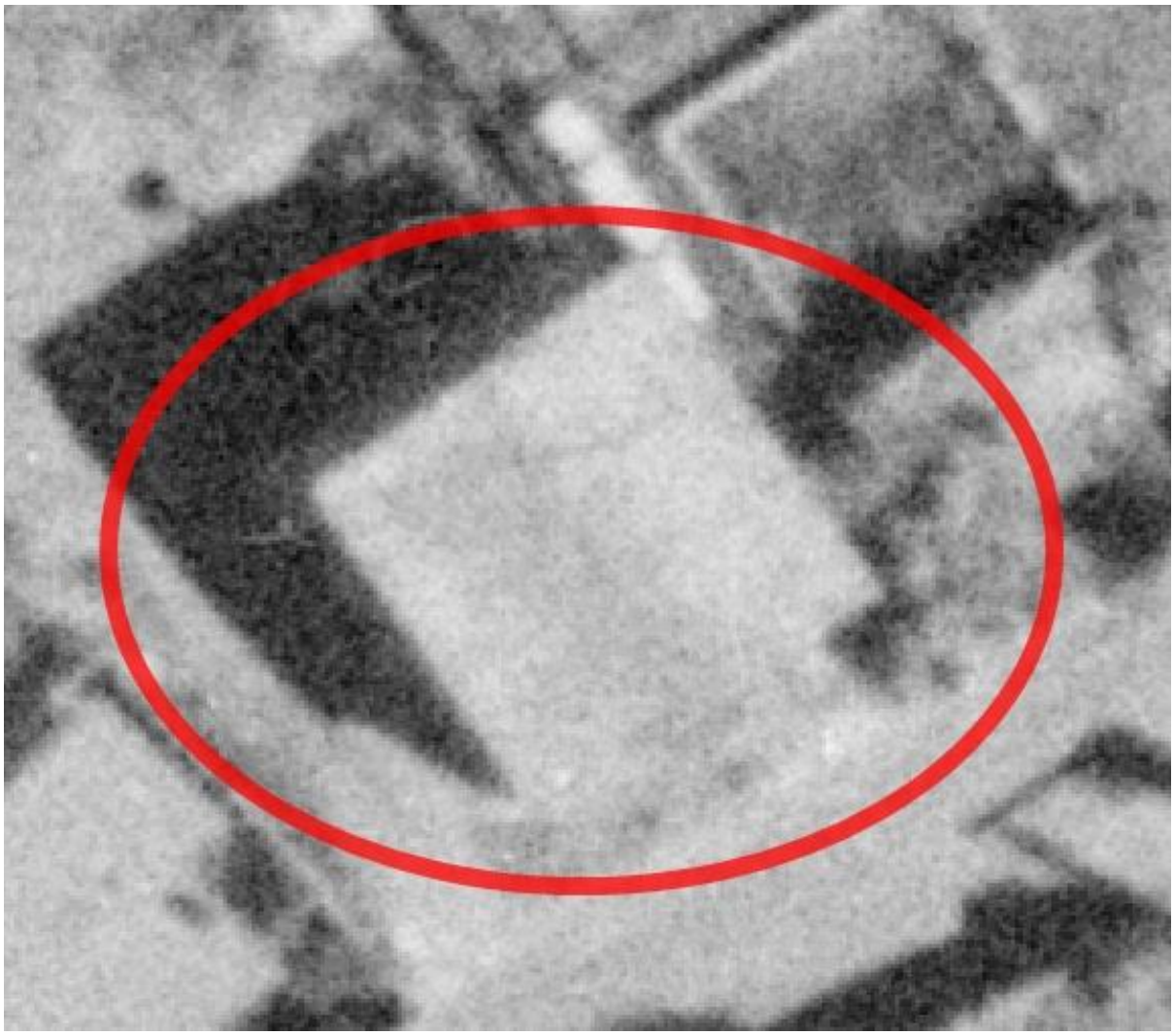

Figure 5: November 10, 1958, aerial photograph. Apparently unfinished house.

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Figure 6: May 2, 1966, aerial photograph. Completed home without west addition or porches.

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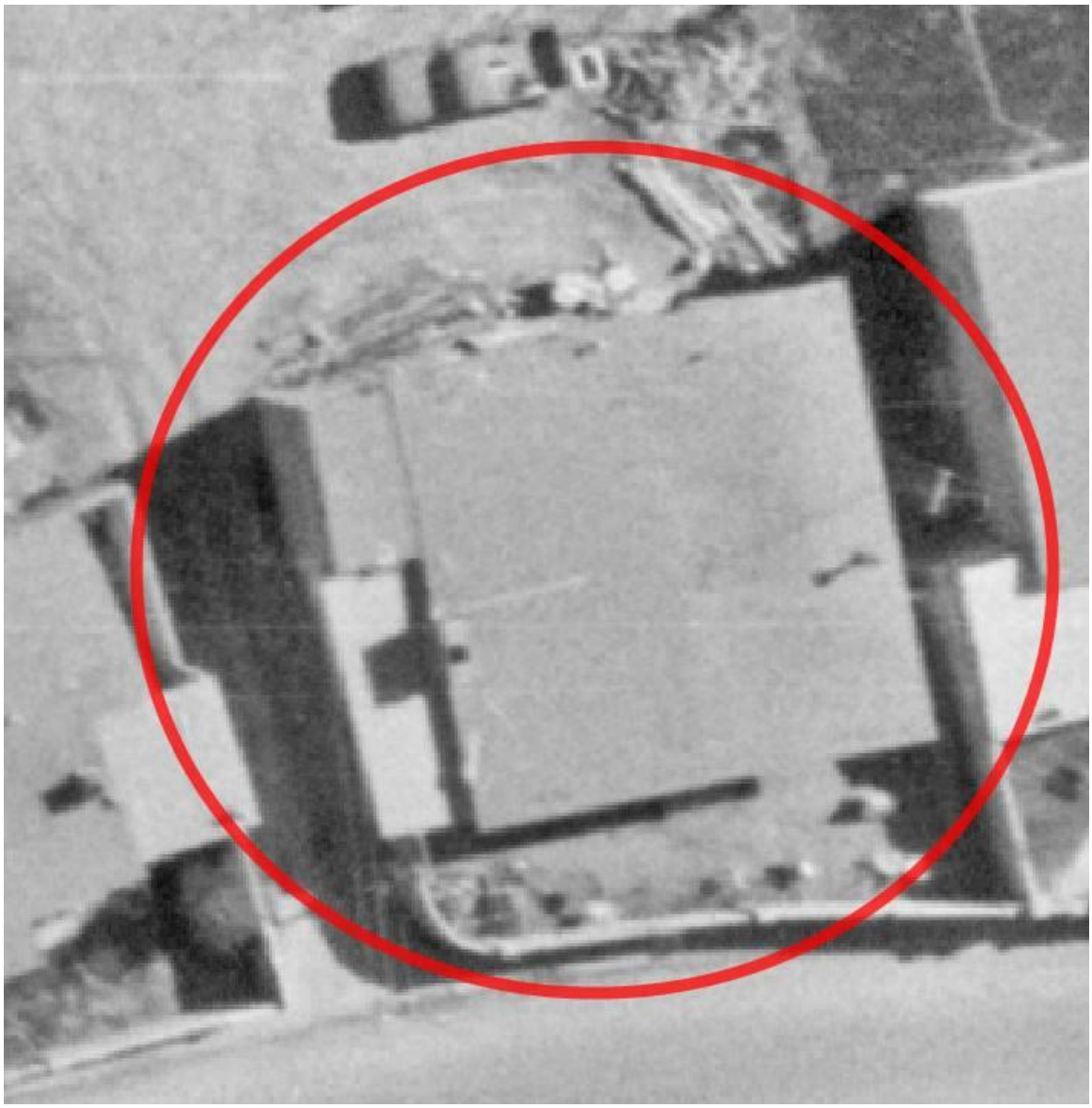

Figure 7: May 11, 1973, aerial photograph. West elevation addition and porch and front wall in place.

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Figure 8: Southeast bedroom. 2025 real estate listing photo. Photographer unknown.

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Survey Photographs

(All images taken by Giulia Caporuscio, on September 8, 2025).



Photo 2: Canyon Road and street walls. Camera facing northwest.

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Photo 3: South(front) and east elevations. Camera facing northwest.

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Photo 4: South (front) elevation and porch. Camera facing north.

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Figure 5: Joining of two non-historic porches at southwest corner of south (front) elevation. Camera facing up.

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Photo 6: West elevation. Camera facing northeast.

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Photo 7: West elevation and porch. Camera facing north.

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Photo 8: West elevation. Older home and entry to laundry room addition. Camera facing northeast.

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Photo 9: North and west elevations. Laundry room addition at center. Camera facing southeast.

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Photo 10: North elevation. Camera facing south.

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Photo 11: North elevation. Entry door at ground level. Camera facing south.

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Photo 12: North elevation. Addition at northwest corner. Camera facing up.

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Photo 13: East elevation. Camera facing south.

Stucco Styles, Material, and Color Guidance in the Historic Districts

Purpose and Intent:
These guidelines are offered to promote preservation of the stucco styles and colors within the historic districts designated by the City of Santa Fe. This guidance is consistent with the standards set forth in SFCC 14-5.2 H Districts.

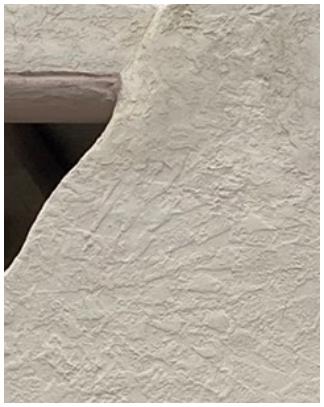
In Santa Fe, stucco is noted on the revival style buildings built from the late 19th century to the present. In some cases, the stucco exterior of buildings in Santa Fe is intended to simulate adobe and in other cases the stucco exterior of buildings represents more textured styles which demonstrate more practical or stylized designs of a particular time. The use of stucco in each of the Santa Fe historic districts is noteworthy and is important to maintaining the feel and character of Santa Fe. As such, the guidance for stucco style is considered necessary to preserve on contributing, significant, and landmark structures.

Stucco Style:
The historic districts in Santa Fe demonstrate a variety of stucco styles. Styles include more simple smooth finished stuccos as well as stuccos with more pronounced surfaces and textures. Stucco styles are a moniker of particular time periods, demonstrating architectural style as well as materials of a particular time.

In Santa Fe the most common historic styles for stucco finishes that require preservation include (but are not limited to): adobe finish, sand finish, pebble-dashed surfaces, dry-dashed surfaces, fan texture, and sponge texture. The style of stucco on contributing, significant, and landmark structures must be identified and preserved as an architectural feature per 14-5.2(D)(5) of the H Districts code.


Fan Texture near Delgado St.


Fan/Palate Texture; Gomez Rd


Heavy Sponge near Don Gaspar


Pebble-dashed Texture on Santa Fe Depot


Light Sand Texture on Greer Mansion


Light Sand Texture near Delgado St.


Smooth Finish Mud Plaster on El Zagan


Light Brushed Texture on on El Zagan


Smooth Finish on El Zagan

Material:
The use of the correct type of material on the exterior of historic buildings is essential to preventing damage and maintaining historic integrity.

Mud Plaster- Mud plaster is character defining and shall be preserved on contributing, significant, and landmark structures as is appropriate to maintaining the historic character of the building and the streetscape.

Cement Stucco- Cement stucco shall be used on contributing, significant, and landmark structures as is appropriate to maintaining the historic character of the building and the streetscape.

Synthetic Stucco- Synthetic stucco is permissible on non-contributing and new construction.

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Paint- Paint is not permissible on cement stucco on contributing, significant, or landmark structures. Synthetic paint is permissible on non-contributing structures for the purposes of repair and maintenance or structures where paint is inherent to the historic nature of the building (e.g., buildings with wood siding).

Paint is generally not advisable on any building within the historic districts unless it is over elastomeric stucco that was previously approved.

Color:
Stucco color in the historic districts is also important to maintaining the look and feel of Santa Fe. Per SFCC 14-5.2 the color of stucco shall be predominately earth toned, meaning of the earth or soil, with lighter colors, such as white or yeso, being permissible underneath portals. Colors approved by the Historic Districts Review Board, which are listed below, are allowed in the historic districts, and can be approved administratively. These are color swatches for which to give a basis of reference. If pantone colors are used, this guidance may help provide a range to help guide color selections. Other stucco color requests required approval by the HDRB. If an applicant feels a proposed color, not included in this document, is right for a project it should be evaluated by the Board. Please review SFCC 14-5.2(E)- (I) for specific information on colors in each district.

The approved colors apply to both cement and synthetic stucco. El Rey® stucco colors are used to serve as a general guideline for acceptable colors. El Rey® brand is not required to be used. Other vendors are acceptable to use. A color chart can be provided upon request.

Exterior Stucco Colors Allowed THESE COLORS CAN BE ADMINISTRATIVELY APPROVED	**Colors Allowed Under Portals** THESE COLORS CAN BE ADMINISTRATIVELY APPROVED	**Colors Requiring HDRB Approval**
Madera	Cameo	Cameo
Hacienda	Candlelight	Candlelight
Fawn	Cream	Cream
Palomino	Ivory	Ivory
Sandalwood	Soapstone	Soapstone
Straw	Navajo White	Navajo White
Buckskin		Denim
Kokanee		Ash
Sand		Soft Rose
Sahara		Desert Rose*
Adobe		Pueblo
Suede		Coral
Bamboo		Cottonwood*
La Luz		Dove Gray*

**Desert Rose, Dove Gray and Cottonwood are not considered to be in harmony with the streetscape in the Downtown and Eastside Historic District.*

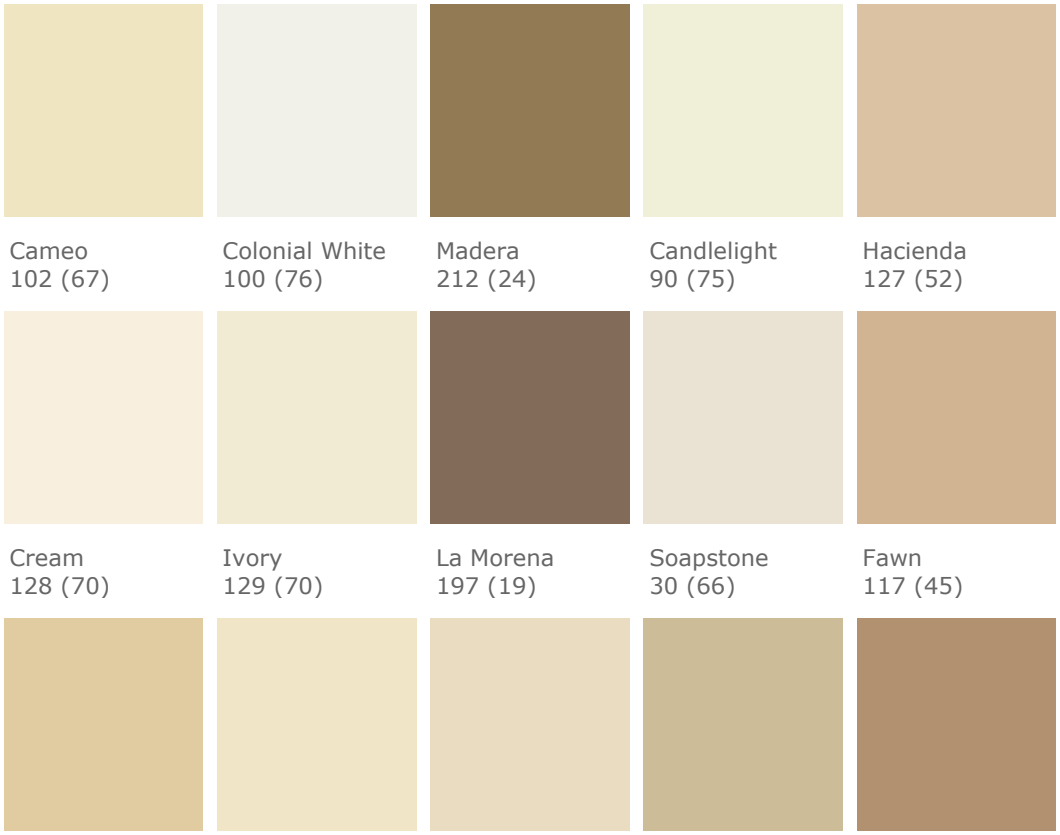
Stucco Approval:
Administrative Approval for Stucco- The City HPD provides administrative approvals and prepares cases for the HDRB for Board approval at a public hearing. The administrative approval is provided when maintenance and repair issues, and for color changes to existing stuccos when a permit is required. Administrative approval is also provided for stucco color change on existing HDRB approved cases.

HDRB Approval of Stucco- HDRB approval of stucco is required as part of an application for remodel or new construction, or in the cases where a non-approved stucco color is requested.

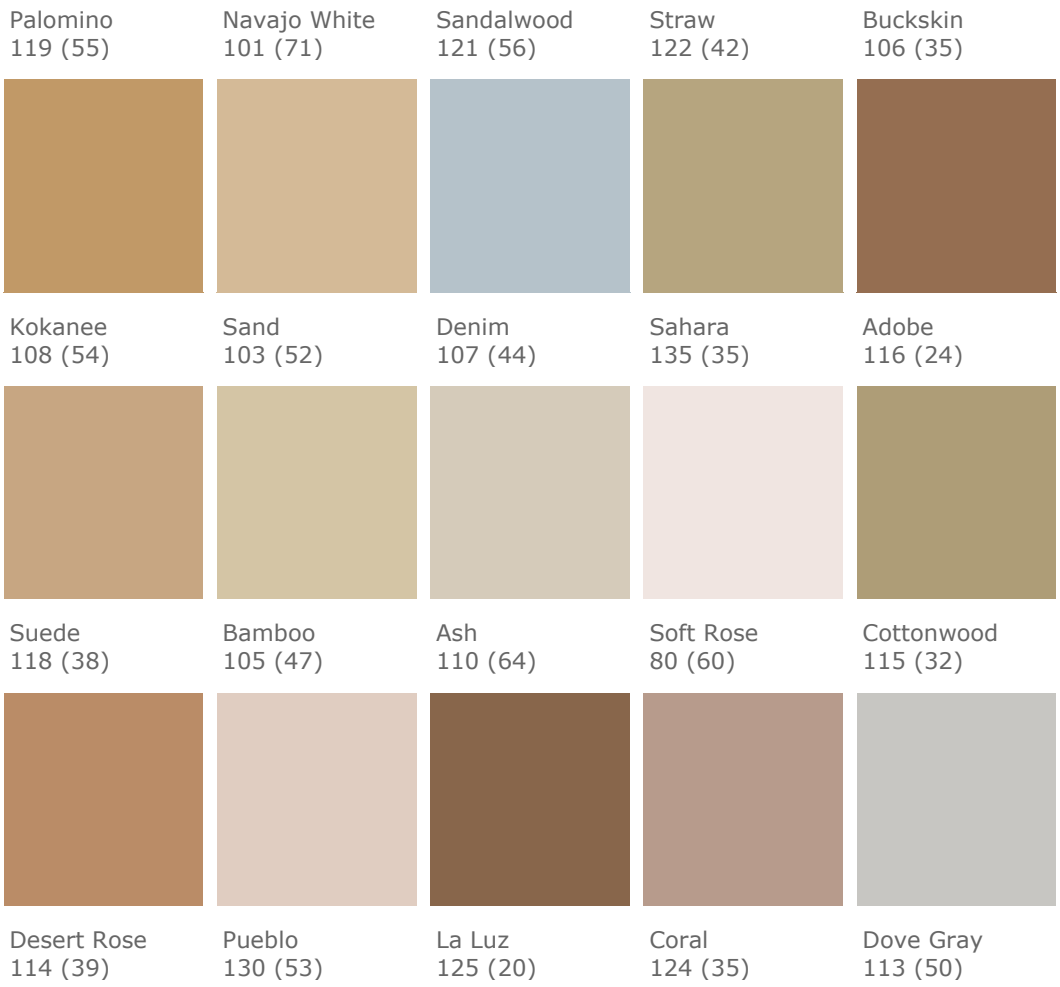
No Approval Required- No administrative or HDBR approval is required for basic maintenance and cleaning of stucco where a permit is not required, and the color of the stucco will not change.

El Rey Stucco Chart:
Source of color chart- https://elrey.com/color-charts-premium.shtml

Premium Stucco Finish Colors



October 04, 2022



Stucco is the best value and the most efficient wall finish available. It is a tried and true finish with a proven long-term and well documented history. Providing a variety of textures, beauty, durability, and fire-resistance properties, portland cement stucco is the obvious choice for your home.

Due to individual computer screen limitations, colors shown here may not accurately reflect the Parex USA colors.

The colors shown are intended to show the approximate color of the finish. Color will vary depending on the type selected. Application by machine spray or texturing will increase the depth of the color. Variation in color due to weather, job conditions, and method of application should be expected. For color verification, request actual sample in the color and texture prior to ordering material. Apply a sample of finish to be used on actual substrate before proceeding with the application. ParexUSA is not responsible for color correctness of applied finish. Color must be verified and approved by owner prior to application.

City of Santa Fe, New Mexico

memo

DATE: June 9, 2026

TO: Historic Districts Review Board Members

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

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

2026-012489-HDRB. 1103 Canyon Rd. Downtown & Eastside Historic District. Contributing. Tom Gifford Architect LLC, agent for Ian Kovach and Laurie GypHills, LLC, owners, proposes to replace windows and doors, install exterior insulation, stucco, reroof, replace portal, carport, and deck wood elements, and repair yard walls. Exceptions are requested to sections 14-4.6(E)(4)(II) for placing exterior insulation on a primary façade and 14-4.6(E)(4)(I)(a) for replacing windows on a primary façade.

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: [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria to section 14-4.6(E)(4)(II) have not been met and recommends denial of placing exterior insulation on a primary façade. Staff finds that the exception criteria to section 14-4.6(E)(4)(I)(a) have been met and recommends approval for replacing windows on a primary façade. Otherwise, staff 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 2026-0112489-HDRB, for 1103 Canyon Road, approve or deny the application as submitted.
b. In case 2026-0112489-HDRB, for 1103 Canyon Road, approve/deny the exception to 14-4.6(E)(4)(II) for placing exterior insulation on a primary façade, finding that the exception criteria have/have not been met
c. In case 2026-0112489-HDRB, for 1103 Canyon Road, approve/deny the exception to 14-4.6(E)(4)(I)(a) for replacing windows on a primary façade, finding that the exception criteria have/have not been met
d. In case 2026-0112489-HDRB, for 1103 Canyon Road, approve/deny the elements of the project that do not require an exception.

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

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

The building immediately abuts the Acequia Madre. Before construction, the applicant should review the proposed renovation with the Acequia Madre Mayordomo in order to mitigate any impacts of the construction project on the historic acequia.



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. 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 indicated that some original openings have been altered. The middle of the building holds a deteriorated wooden 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.

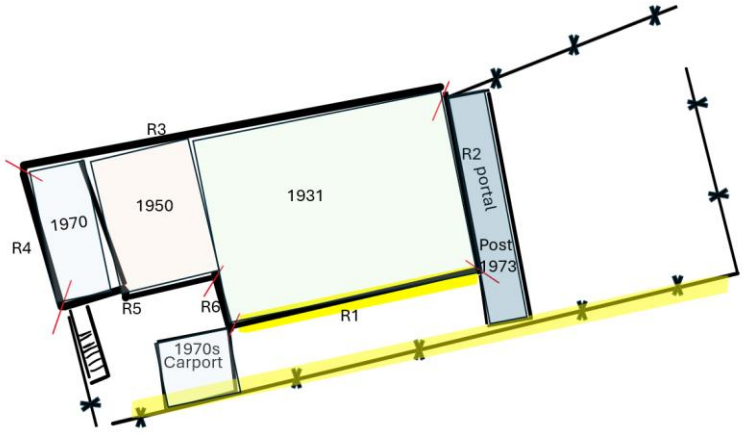
PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for this property.

HDRB:

The HDRB reviewed the status and designated primary facades under case 2026-012105-HDRB on April 14, 2026. The Board decided to retain the residence as contributing with the South facade, excluding the non-historic windows, glass block, and attached additions as the primary façade (R1), designate the South property yard wall as contributing, and the North, West, and East yard walls as non-contributing.



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 approval is on file for this property.

APPLICANT'S REQUEST:
The applicant proposes to:

Residence:

1) Replace windows with true divided-lite wood windows. The windows will be painted in Sherwin-Williams "Manitou Blue" #SW6501.
    a. Windows on the primary façade include windows K and L on the first floor and B, J, and I on the second floor. According to the window assessment, windows I, J, and K have historic jambs; however, the sashes are non-historic. The jambs are rotted beyond 40% and are non-restorable. Windows B and L are non-historic.
    b. Windows A, C, D, F, G, H, M, N, O, P, Q, R, S, and T are non-historic and located on non-primary facades.
    c. Window E is historic and is located on a non-primary façade.
2) Replace Doors and paint in Sherwin-Williams "Manitou Blue" #SW6501.
    a. Doors 6, 7, and 8 are located in the contributing yard wall. None of the doors (Doors #1 - #8) are historic.
    b. The doors will be reconstructed to match the existing east and west doors.
    c. The garage door will be replaced with a wood garage door.
3) Install 2" spray foam insulation to the exterior of the structure. An exception is requested to section 14-4.6(E)(4)(II) for placing an architectural feature on a primary façade.
4) Repair the concrete parapet cap.
5) Stucco the residence using cementitious stucco with La Habra "La Luz".
6) Roof the residence using TPO.
7) Repair with some replacement of wood features, including portal posts, beams, and corbels, the covered parking area, and wood deck and railings, and stain in Old Masters Grain Stain "Provincial".

Property:

8) The existing courtyards' drainage will be lowered and reworked for building code-required head heights.
9) Exterior masonry yard walls will be repaired and re-stuccoed.
10) The eastern yard wall gate will be increased in width and height, and the swing direction will be changed to meet the 2021 IFC entry requirements, and the yard wall height will be increased over this area to match the previous elevation.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(E)(4)(II): The applicant requests an exception for placing exterior insulation on a primary façade.

(i) *Do not damage the character of the district*
Applicant Response: We do not believe the exterior spray foam installation will damage the character of the district. The existing residence character is an adobe Spanish Pueblo Revival style, and we believe the "hand" sprayed exterior closed-cell foam insulation will "loosely" follow the exterior contours of the existing adobe exterior wall, recreating the adobe character of the existing walls after the traditional cementitious stucco is installed. There are no window or door locations or details that installation of the insulation would seem out-of-character.

Per the 2021 New Mexico Energy Conservation Code (2021 IECC amended by State of NM), the proposed level of renovation requires continuous exterior insulation, but per IECC Section C501.5 Historic Buildings…*or the historic preservation authority having jurisdiction, demonstrating that compliance with that provision would threaten, degrade, or destroy the historic form, fabric, or function of the building. The insulation is required by the building code unless the HDRB invokes section C501.5.*

Staff Response: Staff finds that this criterion is not met. Placing exterior insulation on a historic building changes the appearance of the building, which affects the status and therefore the district as a whole.

Moreover, spray foam has been demonstrated to cause damage to buildings of adobe construction. Adobe is a breathable material that naturally absorbs and releases moisture. Closed-cell spray foam creates a vapor-resistant barrier that can trap moisture within the adobe wall. In addition to retaining the character of this historic property, the structural integrity must be maintained as well. Finally, once spray foam is applied, there is no reversibility – removal of spray foam is difficult as it will damage the historic adobe.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: There would be one small hardship if the spray foam insulation is not permitted by HDRB, and it would be that the residence would meet the 2021 IECC through an exception, and the
Residence would be less energy efficient, producing more greenhouse gases and increasing the carbon footprint.

Staff Response: Staff finds that this criterion is not met. There are many ways to comply with IECC standards, especially when it comes to historically contributing and significant buildings.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*
Applicant Response: We believe the existing residence character, adobe-Spanish Pueblo Revival style, will be maintained with the installation of "hand" sprayed exterior closed-cell foam insulation. The residence will maintain the unique heterogeneous character of the City.

Staff Response: Staff finds that this criterion is not met. There is a larger range of design options that are not being considered that will allow for preservation of the adobe, such as the use of cementitious stucco.

Exception to section 14-4.6(E)(4)(I)(a): The applicant requests an exception to replacing windows on a primary façade.

(i) *Do not damage the character of the district*
Applicant Response: Replacing the existing residence windows would not damage the character of the district. The new wood double casement windows would restore the primary façade to a more original condition. All

replacement windows would closely replicate the remaining historic windows- wood double casement windows. We believe this would not damage the character.

Staff Response: Staff finds that this criterion is met. The applicant is replacing the windows with windows that appear more like historic windows and that match each other for a cohesive appearance to the building. The windows will be true divided lite wood windows, which will improve the building and its contributions to the district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: If the replacement of the primary window is not allowed, there would be one potential hardship. Per the 3rd party window inventory, which has been provided in our submittal, and my Building Code review, some windows do not meet Building Code requirements for Emergency Escape and Egress due to non-operation and/ or configuration, which would be a hazard to the health, safety, and welfare of the occupants.

Staff Response: Staff finds that this criterion is met. The windows are either non-historic or non-repairable. Replacing them will make the residence more livable.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*
Applicant Response: Replacing the existing residence windows would strengthen the unique heterogeneous character of the district. The new wood double casement windows would restore the primary façade to a more "as-originally constructed" condition.

Staff Response: Staff finds that this criterion is met. The applicant has kept with wood divided lite windows that better fit into the district, improve the residence, and provide the homeowner with functional windows. The design option takes into consideration the historic building as well as the homeowner.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

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

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 of 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.*

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 14-4.6(G).

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 façade.
   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
9. Murals
10. Pedestrian-Oriented Areas

F. 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 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.

II. Streetscape Standards

III. Project Location

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

2. Height

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

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 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.

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, yard wall, fence, or proposed step back of upper floor levels is in harmony with the massing of the applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The HDRB shall also require that the publicly visible facades 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

Don Gaspar Area 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, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials. The painting of buildings with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using buildings as signs, is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

b. Roof forms, including but not limited to flat, gabled, shed, and hipped roofs, are allowed. Folded plates or hyperbolic roofs are not allowed.

c. The use of solar and other energy-collecting and conserving strategies is

encouraged. The use of large glazed areas on south-facing walls for trombe walls or other solar collectors, greenhouses, garden rooms, direct gain, or other energy-collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened by the following methods:

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 case of ground solar collectors, by a wall or vegetation;
6. In the case of wall collectors, by enclosing on one end or the other of the walls.
7. Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

d. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obstructive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems.

e. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in view from any public street, way, or other public place.

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

g. For residential uses, paving with asphalt or parking is not allowed in the front yard except on the sidewalk or driveway.

h. For commercial uses, zoned C-1 front yards are required to be landscaped, and no required front yard shall be used for off-street parking.

i. As a condition of any rezoning, all applicants shall provide evidence of sufficient off-street parking and an intent to maintain the architectural integrity of the existing building or to conform to the architectural style of the district if constructing a building on a vacant lot.

II. Walls; Fences; Solar Collectors; Administration

Applications for the erection, alteration, or destruction of walls, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all

of which shall be signed by the division staff assigned to review. The division staff shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. No. 2020-22, § 16)

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 no more than thirty (30) inches of overhang.

City of Santa Fe

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

PROJECT DESC: 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.

CASE NUMBER: 2026-012105--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 1103 CANYON RD
Santa Fe, NM 87505

CONTACTS:			
	Applicant	THOMAS GIFFORD ARCHITECT	1709 PASEO DE PERALTA SANTA FE, NM 87501
	Property Owner	Ian and Laurie Kovach	PO Box 394 Pratt, KS 67124

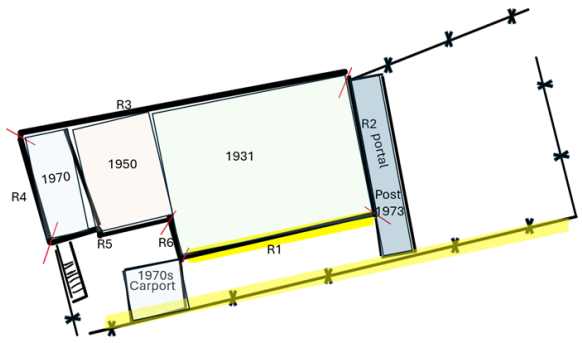
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Apr 14, 2026. The decision of the Board was to retain the residence as contributing with the South facade, excluding the non-historic windows, glass block, and attached additions as the primary façade (R1), designate the south property yard wall as contributing, and the north, west, and east yard walls as non-contributing.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley



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

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 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-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

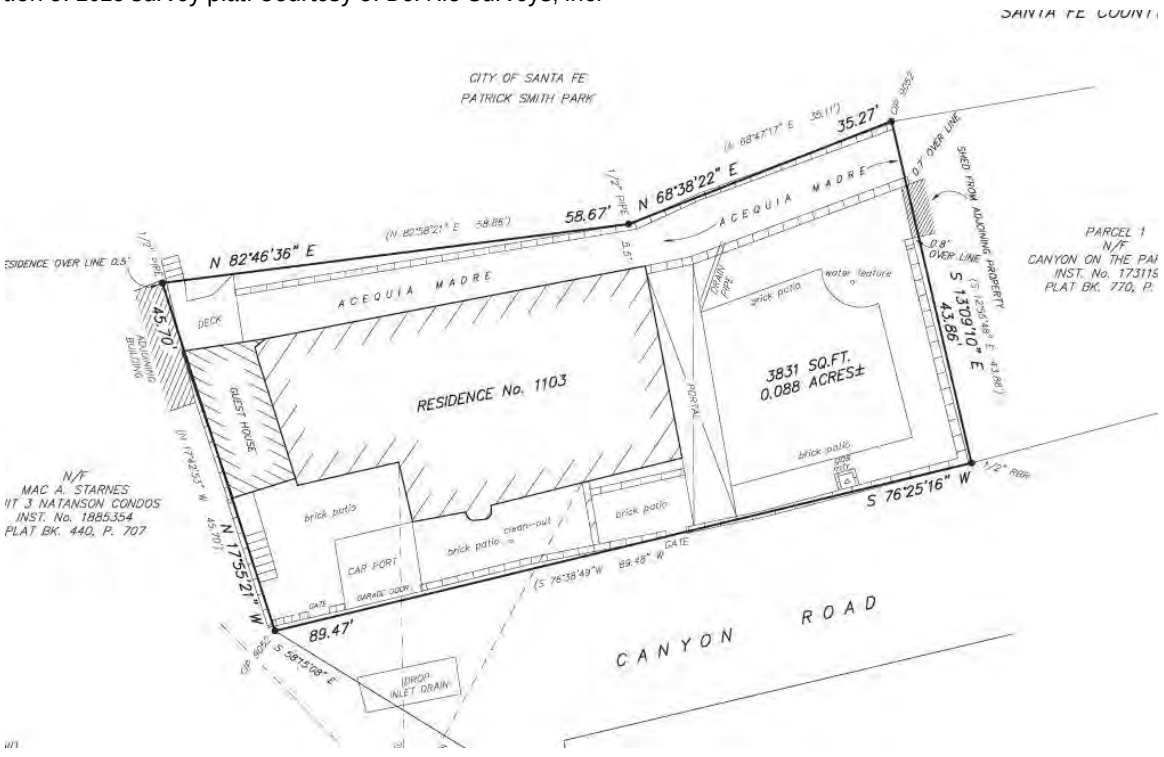
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

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* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Romero Family Property/ James and Marie White Residence	2. Location: 1103 Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: 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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Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

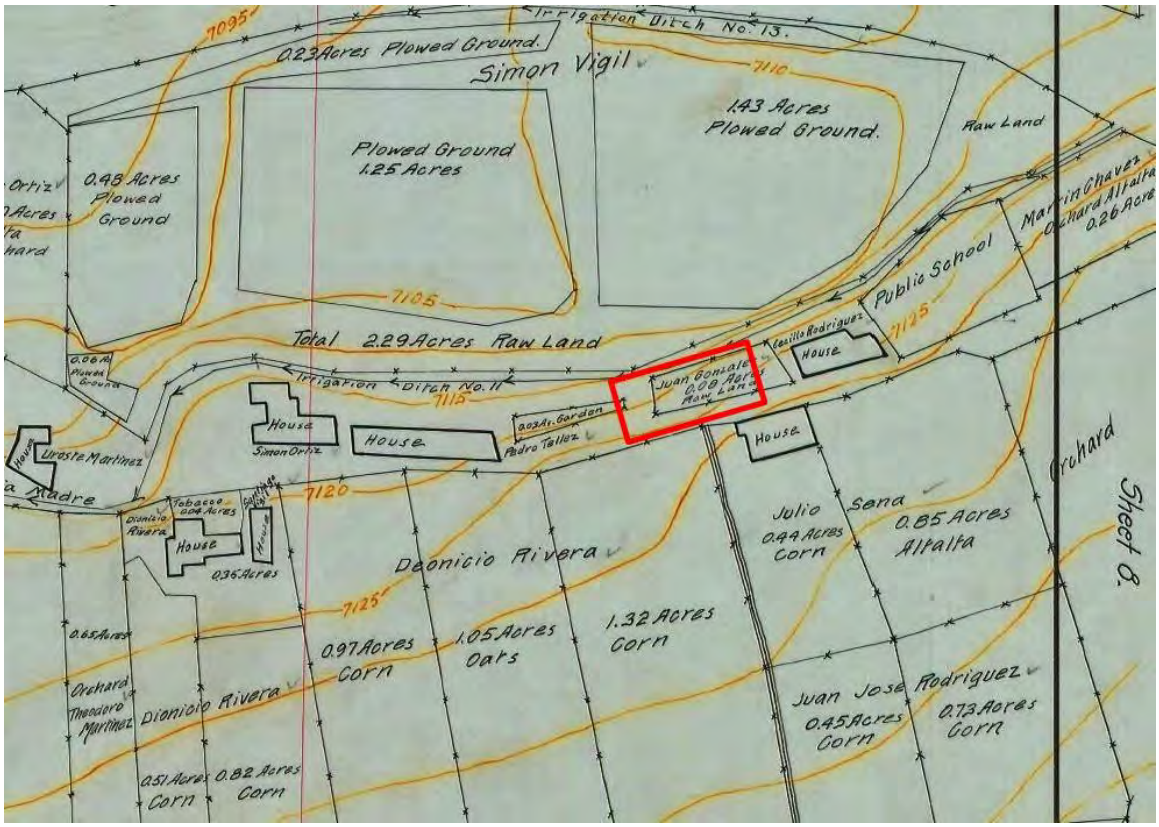

Figure 1: Approximate location of current parcel.
State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919).

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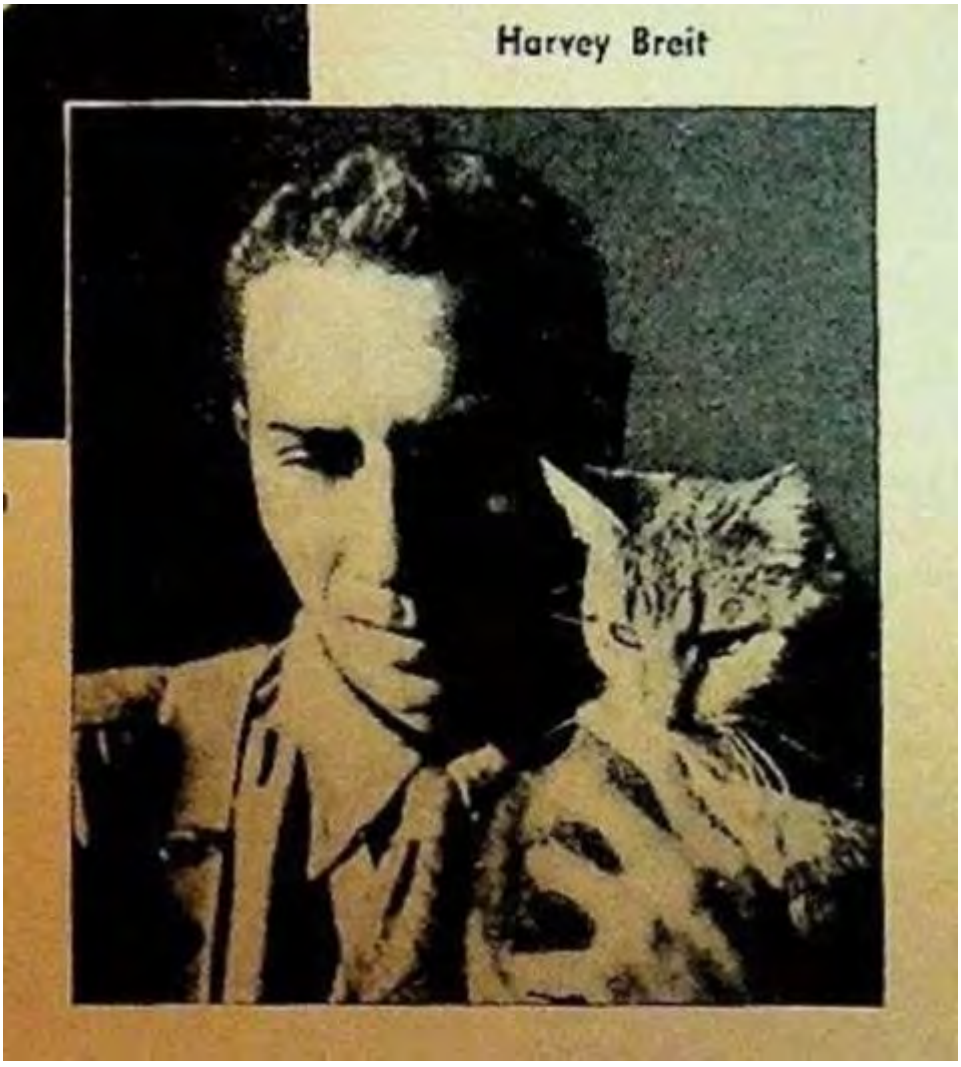

Figure 2: Harvey Breit photographed in Santa Fe with cat, 1937. Source: *Household Magazine*, August 1937.

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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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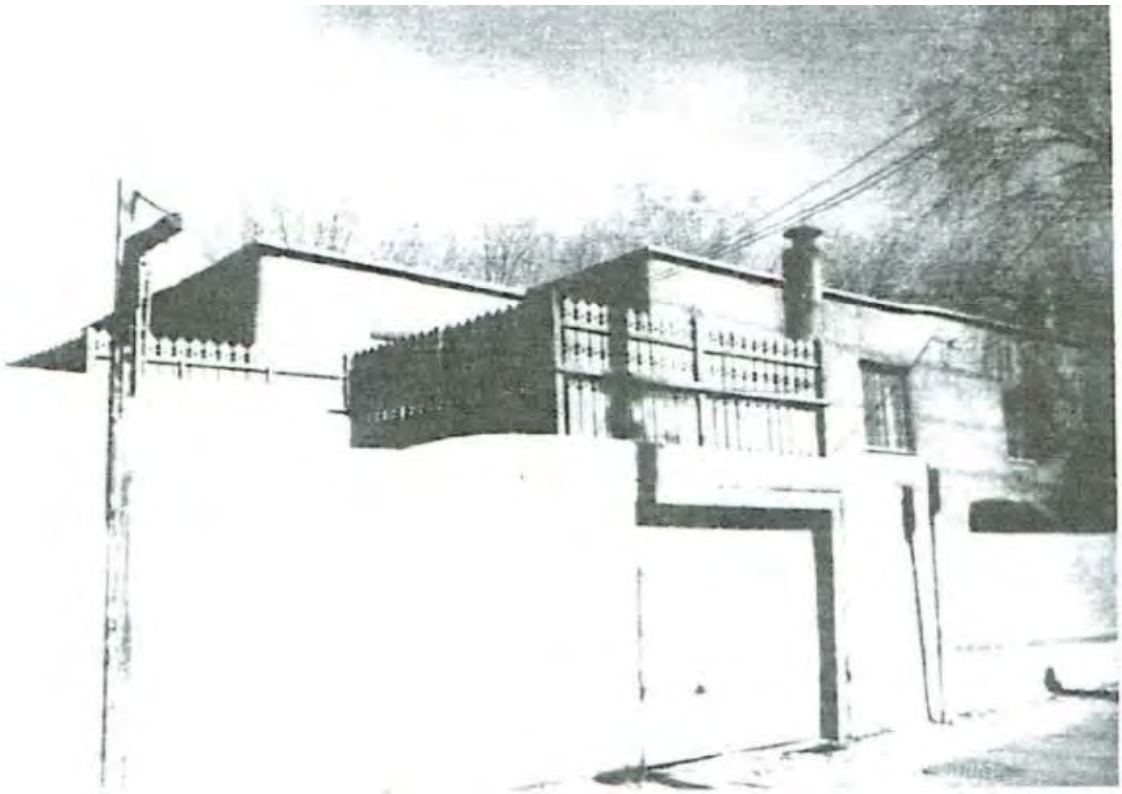

Figure 6: 1984 HBI survey photograph. Michael Belshaw. Note deck above parking area, now removed.

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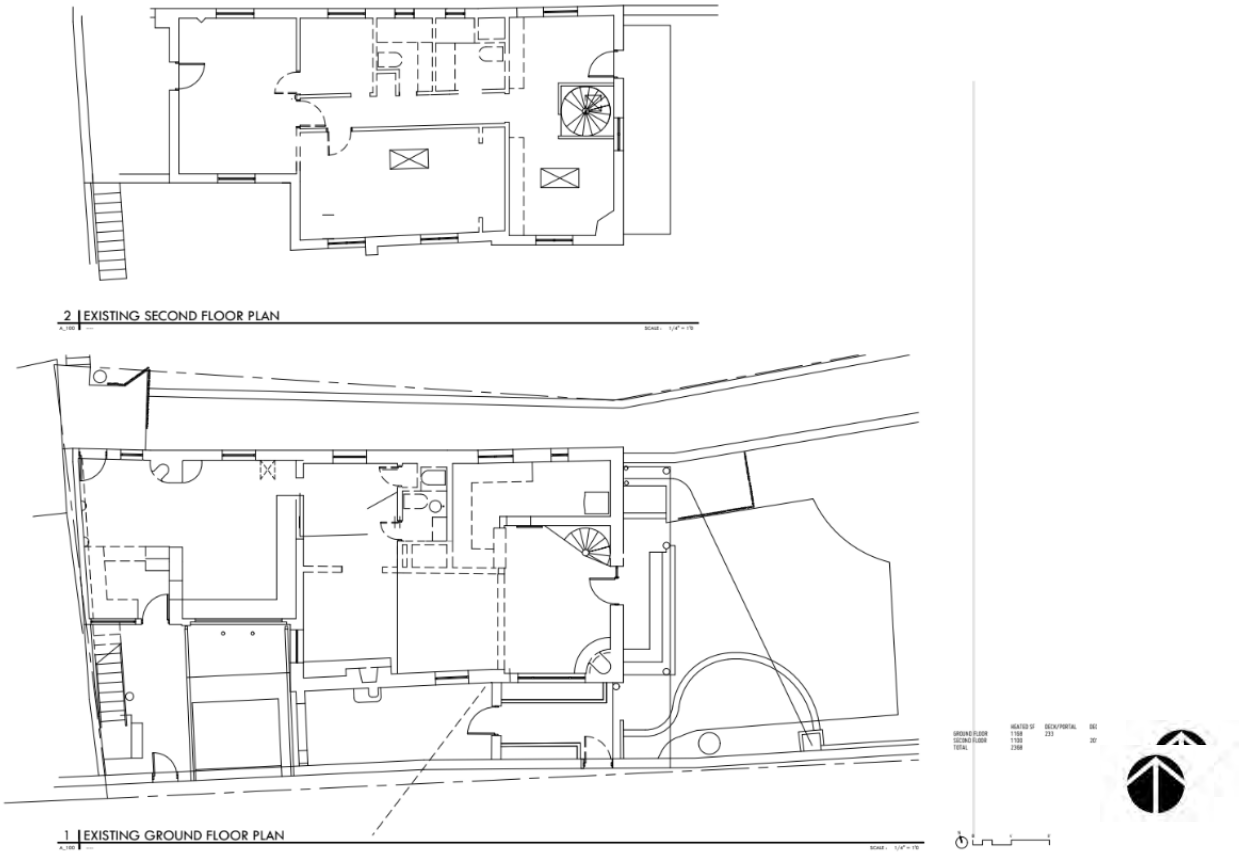

Figure 7: Existing floor plans. Courtesy of Thomas Gifford, Architect.

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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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Photo 17: North elevation, typical window. Camera facing up.

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Photo 18: North elevation, window opening alteration. Camera facing up.

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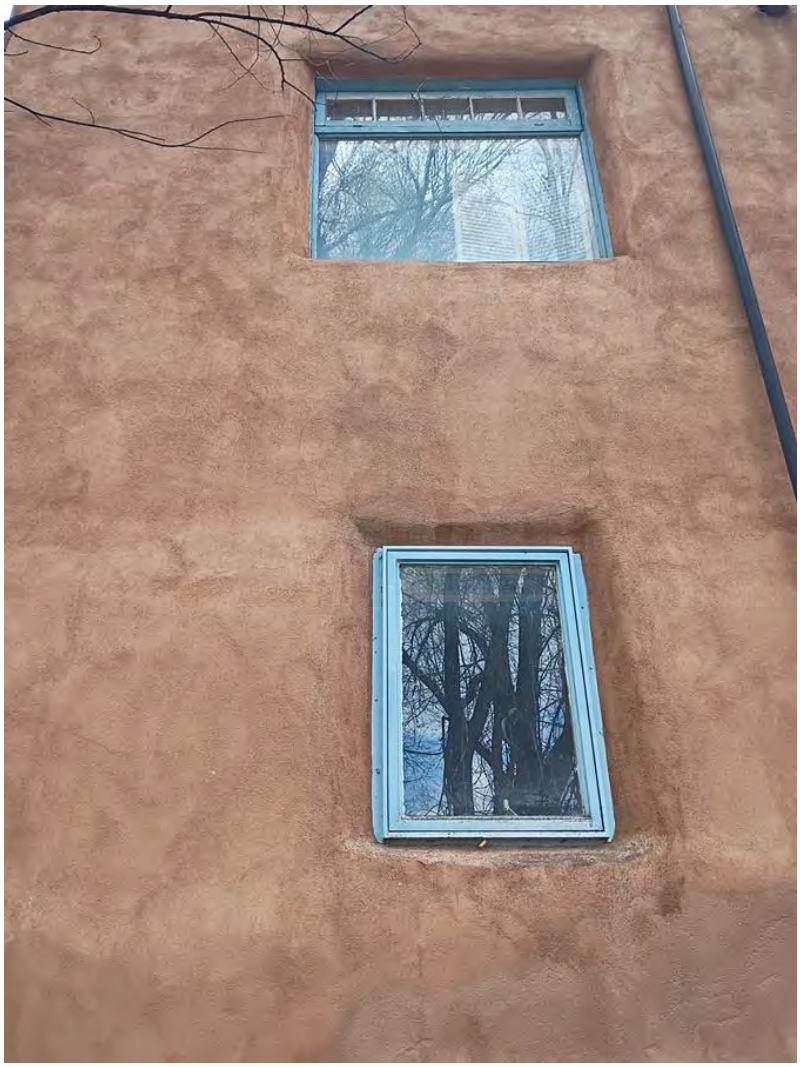


Photo 19: North elevation, east end. Camera facing up.

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:

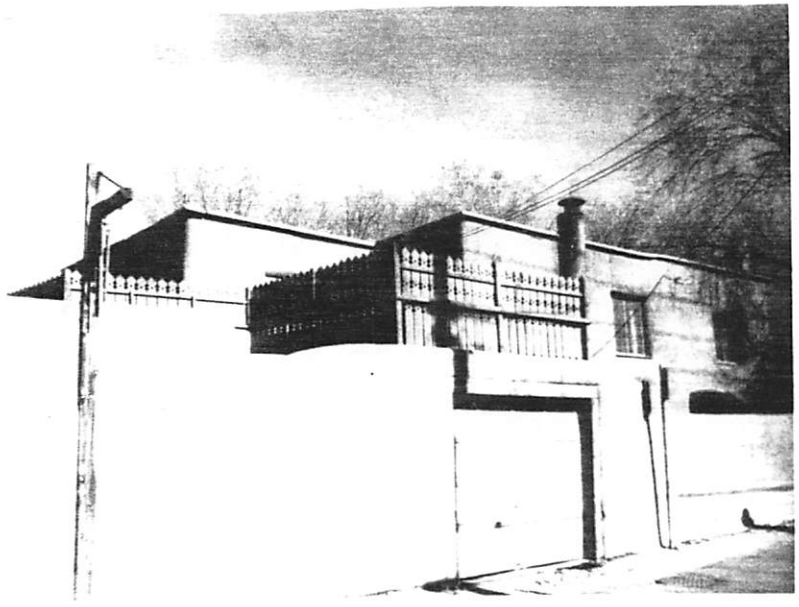
building name:

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

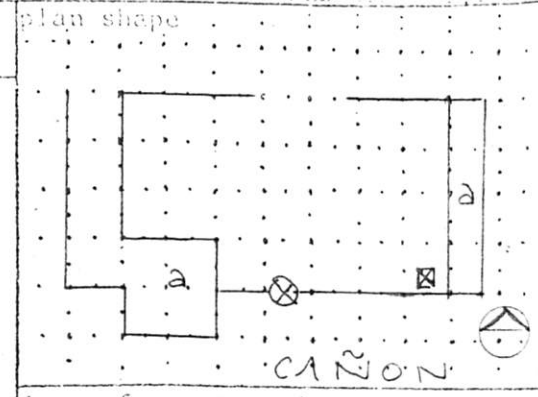
film roll by MB no. 16

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

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

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

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

PROJECT INFORMATION

Date 4-3-26	Property Owner of Record GypHills, LLC		
Applicant/Agent Contact	Thomas Gifford Architect, LLC		
Site Address	1103 Canyon Road		
Suite or Space #	Subdivision Name		
Lot #	Block #	Total Roof Area (square feet) 1546	
Lot Coverage % 40	Lot Size (square feet) 3831		
Proposed Construction Description	A complete building renovation interior and exterior. New exterior door and windows, new roof, new stucco, ne		
The following documents are required for review as applicable:	✓ Legal Lot of Record ✓ Building Plans ✓ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations ☐ Development Plan		
Zoning District RAC	Overlay Districts ☐ Escarpment ☐ Flood Plain ☐ Other		
Proposed Setbacks	Front 0'0	Rear 4'0	Left Side 0'0/8'0	Right Side 10'0
Required Setbacks	Front 7'0	Rear 9'0	Left Side 5'0/10'0	Right Side 10'0
Proposed Height 25'0	Max Height 25'0	Parking Required 2	Provided 0	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.

Tom Gifford ☐ Owner ☐ Applicant ✓ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

X Preliminarily Reviewed	☐ Reviewed w/ conditions	☐ Denied
Comments/Conditions		
Preliminary Zoning Review completed by **Benjamin Pfeifer** Benjamin Pfeifer		Date **04/30/2026**
Preliminary Zoning Review # **20226-012350-PAR**		

8 May 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 HDRB SUBMITTAL

Dear Lani,

With this letter, we are formally submitting the residence located at 1103 Canyon Road for review and consideration by the Historic District Review Board during the June 9, 2026 meeting. Attached are the following documents:

- Application form
- Preliminary Zoning Review
- Photographs
- Exterior finishes
- Existing and proposed site plan
- Existing and proposed floor plans
- Existing and proposed exterior elevations with exterior finishes
- Window survey

Please let me know if you need any additional information.

Thank you,

Tom Gifford, AIA

THOMAS GIFFORD ARCHITECT
ARCHITECTURE | URBAN DESIGN
1709 Paseo de Perlta
Santa Fe, New Mexico 87501
tel 505.982.7878
email tom@thomasgifford.com

8 May 2026

Historic Preservation Division
City of Santa Fe
100 Lincoln Avenue
Santa Fe, NM 87501

RE: 1103 CANYON ROAD RESIDENCE RENOVATION

The residence is located at1103 Canyon Road, Santa Fe, NM 87501 bounded by Canyon Road on the south and Patrick Smith Park on the north. It's an existing two-story single family residence. Following is an:

Existing condition residence summary

- residence total 2368 heated square feet
    - ground floor 1268 heated square feet
    - second floor 1100 heated square feet.
- ground floor portal 158 square feet
- ground floor wood deck 75 square feet
- ground floor brick paved patio 1085 square feet
- second floor second floor decks -east 107 square feet and west (including stairs) 201 square feet
- The site is 3831 square feet or 0.088 acres.

Residence renovation summary

A complete interior and exterior renovation of the existing building. The exterior renovation will consist of new windows and exterior doors, new stucco with 2" spray foam insulation, new roofing, re-work of portal, covered parking and enlarged wooded deck. The existing courtyards drainage will be re-worked (area lowered) for building code required head heights. Exterior masonry yard walls repaired. Existing site utilities (water, sewer and electrical) will be replaced. Interior renovation will consist of new room configuration, new finishes, new cabinets, lighting, plumbing.

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Residence heights

No proposed changes

North Elevation- 20'4" (measured to finish grade at top of acequia) If measured to bottom of acequia the height is 24'4.

South Elevation- 17'7"

East Elevations-17'7"

West Elevations- 17'7"

Materials, Colors and Finishes, Window and Door styles

The residence will have new 2" of spray foam insulation and exterior stucco on all surfaces and walls. The stucco color will be El Rey/ La Habra "La Luz ". The concrete parapet cap will be remain and be repaired. The new windows and doors will be wood painted-Sherwin Williams "Manitou Blue" #SW6501. The doors will be re-built to match the existing east and west existing doors. The garage door will be replaced with a wood garage door. There will no changes other than structural repairs and new stucco to the yard walls. The eastern yard wall gate to be increased in width and height and swing direction to meet 2021 IFC entry requirements. Yard wall height will be increased over this area to match previous elevation.

Architectural History

Please see attached, HPI.

Please let me know if you need any additional information.

Thank you,

Tom Gifford, AIA

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1103 Canyon Road

Exception to 14-4.6(E)(4)(II): The applicant requests an exception for placing exterior insulation on a primary façade.

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

Applicant Response:

We do not believe the exterior spray foam installation will damage the character of the district. The existing residence character is an adobe Spanish Pueblo Revival style and we believe the "hand" sprayed exterior closed-cell foam insulation will "loosely" follow the exterior contours of the existing adobe exterior wall recreating the adobe character of the existing walls after the traditional cementitious stucco is installed. There are no window or door locations or details that installation of the insulation would seem out-of-character.

Per the 2021 New Mexico Energy Conservation Code (2021 IECC amended by State of NM), the proposed level of renovation requires continuous exterior insulation but per IECC Section C501.5 Historic Buildings...*or the historic preservation authority having jurisdiction, demonstrating that the compliance with that provision would threaten, degrade or destroy the historic for, fabric or function of the building. The insulation is required by building code unless the HDRB invokes section C501.5*.

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

Applicant Response:

There would be one small hardship if the spray foam insulation is not permitted by HDRB and it would be that the residence would meet the 2021 IECC through an exception and the residence would be less energy efficient, producing more green-house gasses and increasing the carbon footprint.

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

Applicant Response:

We believe the existing residence character adobe-Spanish Pueblo Revival style will be maintained with the installation of "hand" sprayed exterior closed-cell foam insulation. The residence will maintain the unique heterogeneous character of the City.

Exception to section 14-4.6(E)(4)(I)(a): The applicant requests an exception to replacing windows on a primary façade.

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

Replacing the existing residence windows would not damage the character of the district. The new wood double casement windows would restore the primary façade to a more original condition. All replacement windows would closely replicate the remaining historic windows- wood double casement windows. We believe this would not damage the character.

Applicant Response:

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

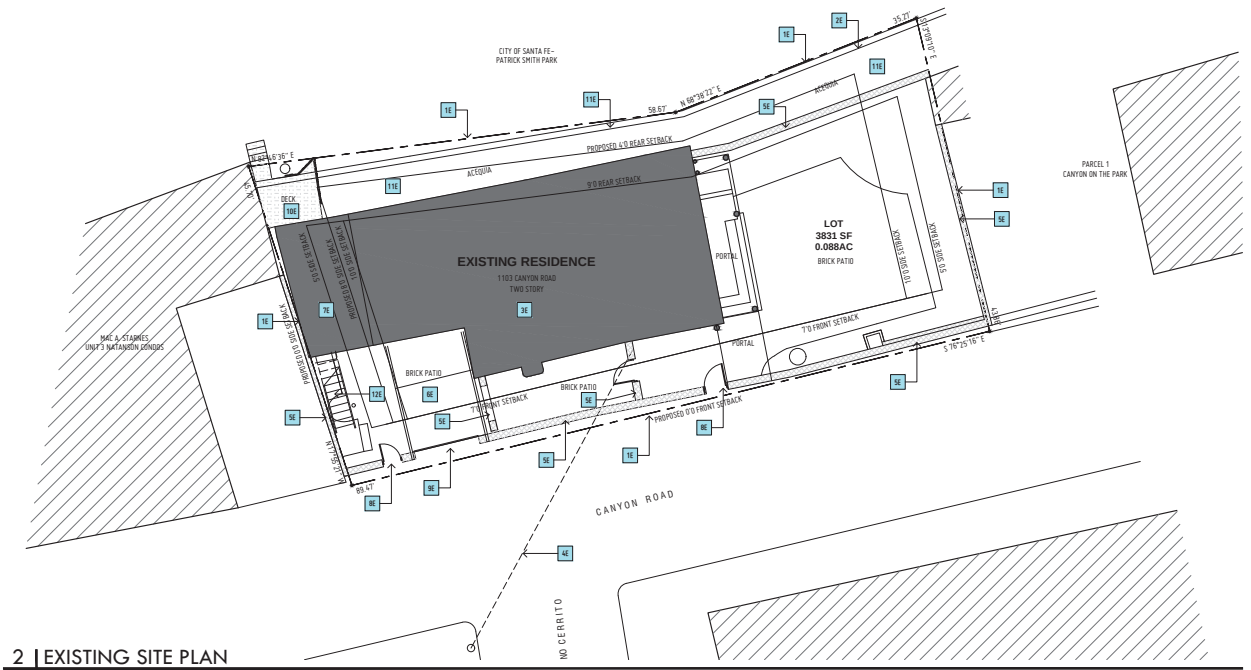
Applicant Response:

If the replacement of primary window is not allowed, there would be one potential hardship. Per the 3rd party window inventory, which has been provided in our submittal, and my Building Code review, there windows that do not meet Building Code requirements for Emergency Escape and Egress requirement due to non-operation and/ or configuration which would be a hazard to the health, safety and welfare of the occupants.

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

Applicant Response:

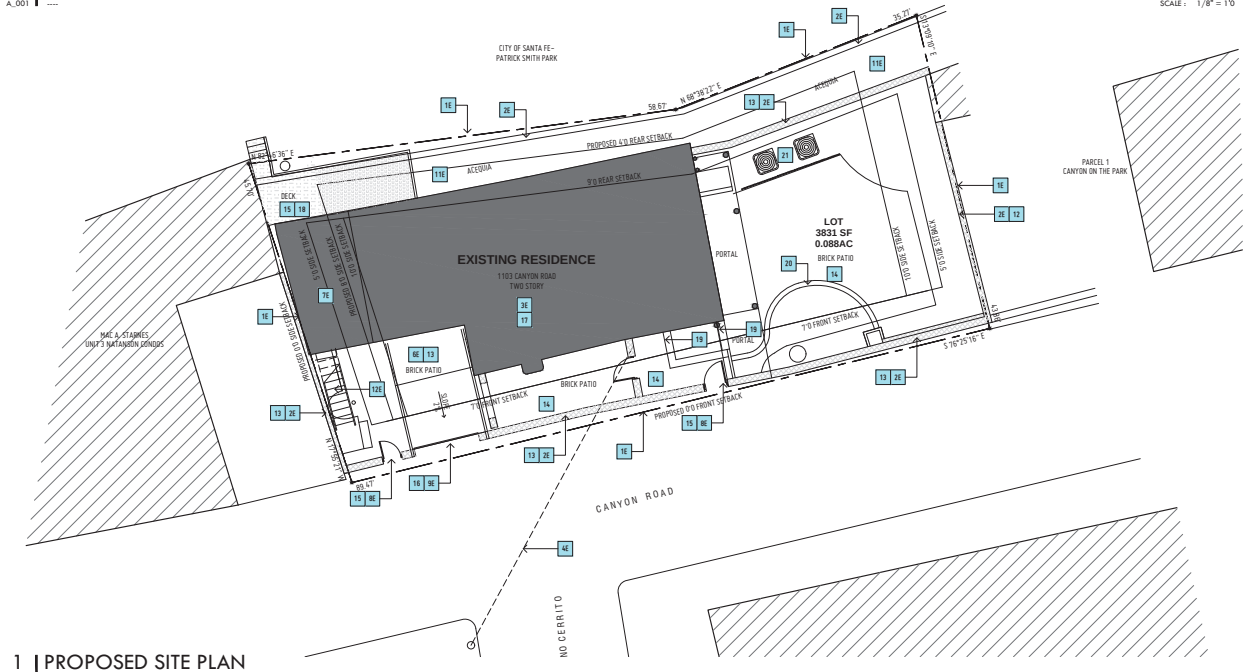
Replacing the existing residence windows would strengthen the unique heterogeneous character of the district. The new wood double casement windows would restore the primary façade to a more “as-originally constructed” condition.



2 | EXISTING SITE PLAN

A_001 ----

SCALE : 1/8" = 1'0



1 | PROPOSED SITE PLAN

A_001 ----

SCALE : 1/8" = 1'0

SITE KEY:

- EXISTING BUILDING, RENOVATION
- EXISTING BUILDING, ADJOINING PROPERTY
- EXISTING WOOD DECK
- NEW WOOD DECK,
- EXISTING CMU YARDWALL, STUCCO

SITE KEY NOTES:

1E	PROPERTY LINE
2E	EXISTING GARAGE AND GUEST
3E	EXISTING RESIDENCE
4E	EXISTING UTILITY OHP
5E	EXISTING YARDWALL, STUCCO
6E	EXISTING PARKING, BRICK
7E	EXISTING ROOF DECK
8E	EXISTING PEDESTRIAN GATE
9E	EXISTING OVERHEAD GARAGE DOOR
10E	EXISTING WOOD DECK W/ STAIRS
11E	EXISTING ACEQUIA MADRE - RUBBLE AND MORTAR AND CIP CONCRETE CHANNEL WALLS
12E	EXISTING METAL STAIR
13	REPAIR MASONRY CRACKS, RECONSTRUCT YARD WALL, AS NECESSARY AND NEW STUCCO
14	REMOVE BRICK, ADJUST GRADES FOR ACCESS, DRAINAGE AND RE-INSTALL BRICKS, CONCRETE AND TILE OR STONE
15	REPAIR, PEDESTRIAN GATES, RE-PAINT
16	NEW GARAGE DOOR
17	NEW BUILDING- STUCCO, EXTERIOR WINDOWS AND DOORS, GUARDRAILS AND ROOF
18	REPAIR EXISTING WOOD DECK, AND ENLARGE, ADD GUARDRAIL, RE-PAINT
19	NEW STAIR, STONE, BRICK OR TILE, 6" RISER, 12" TREADS
20	NEW RETAINING WALL
21	NEW CONDENSING UNITS, GROUND MOUNT W/ COYOTE FENCE FENCE, 42" H.

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004507
REGISTERED ARCHITECT
5.8.26

DATE: 8 MAY 2026
REVISION: - - -

SHEET TITLE:
SITE PLAN

SITE GENERAL NOTES

A. REFER TO ALL SHEET FOR ALL REQUIREMENTS
B. SITE PLAN BASED ON PLAT OF BOUNDARY SURVEY FOR GYPHILLS, LLC, A TRACT OF LAND SITUATE AT 1103 CANYON ROAD, CITY OF SANTA FE, SANTA FE COUNTRY, NEW MEXICO BY DEL RIO SURVEYS, INC, PROJECT #25040198, DATED 4-7-25.

N 0 8'0 16'0

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1103 CANYON ROAD, SANTA FE, NEW MEXICO 87501

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A_001

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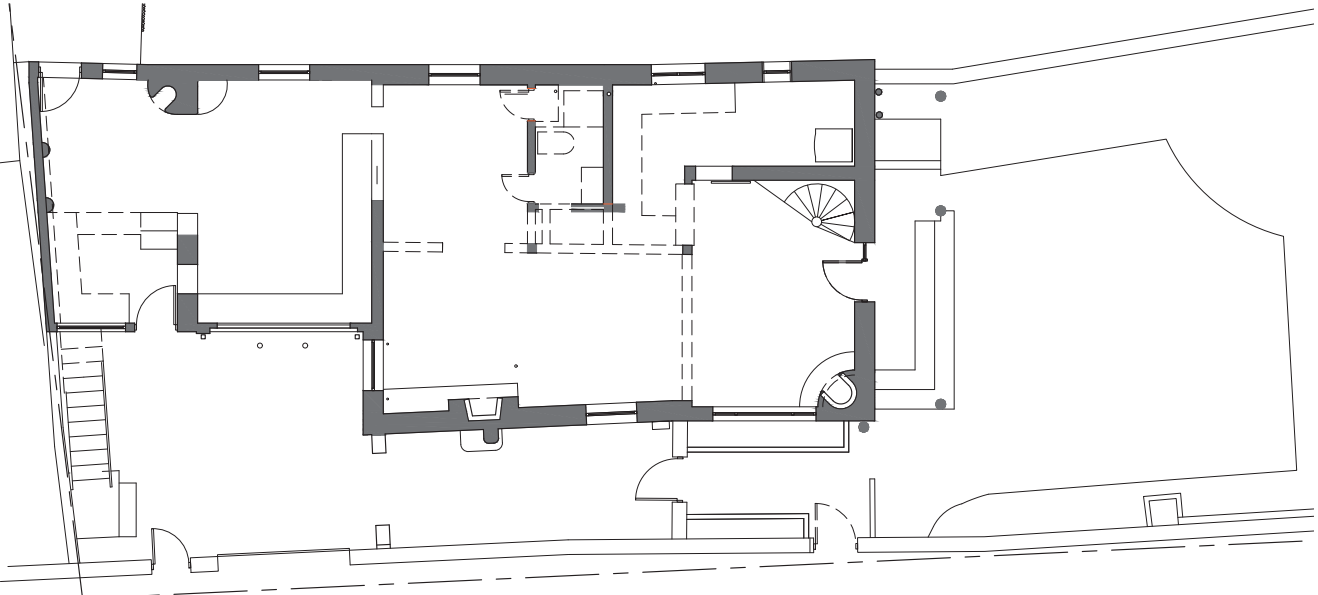
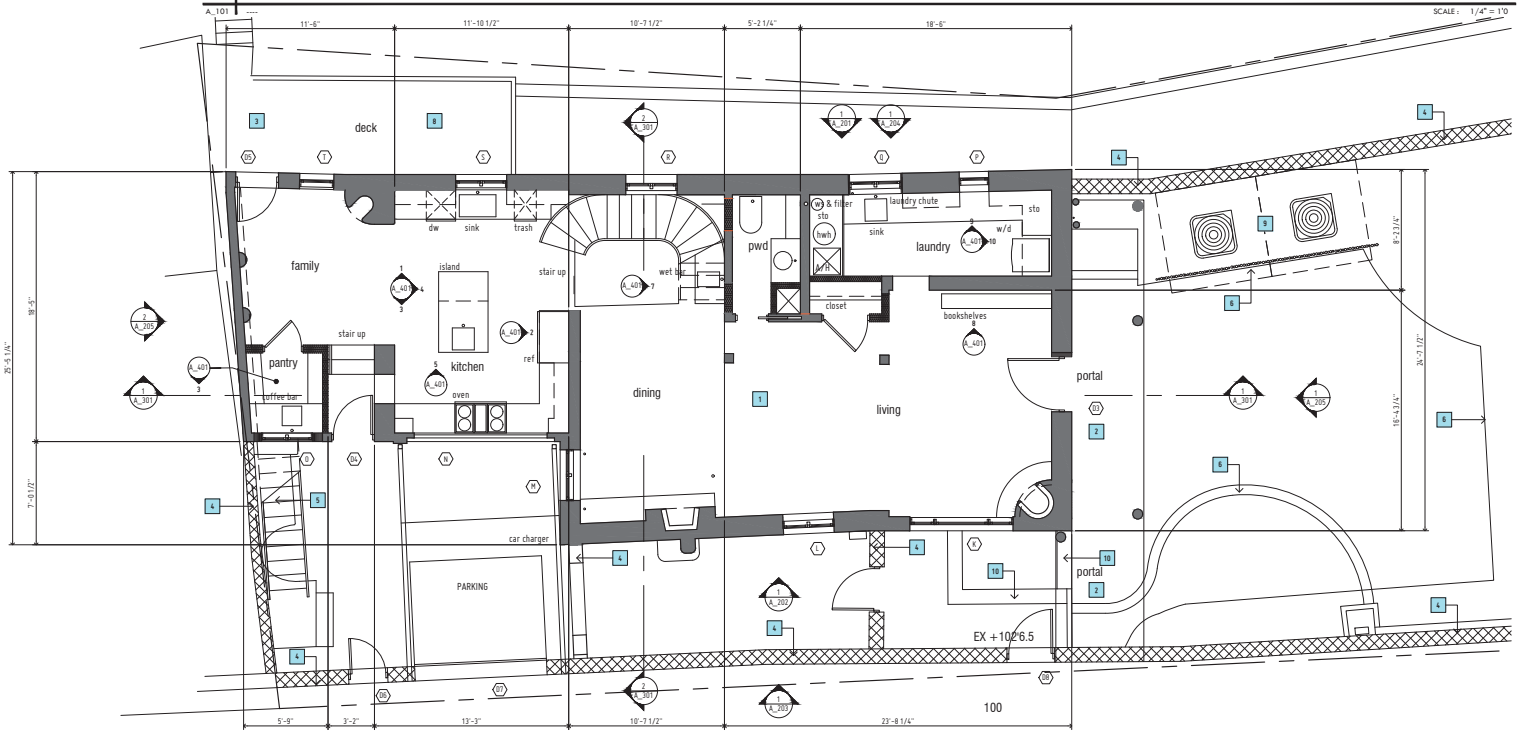


2 | EXISTING GROUND FLOOR PLAN

A_101 ----

SCALE: 1/4" = 1'0



1 | PROPOSED GROUND FLOOR PLAN

A_101 ----

SCALE: 1/4" = 1'0

FLOOR PLAN KEY

- EXISTING EXTERIOR AND INTERIOR WALLS, NEW STUCCO SYSTEM
- NEW EXTERIOR WALL, ABOBE, STUCCO SYSTEM
- EXISTING EXTERIOR YARD WALL, NEW STUCCO SYSTEM
- NEW INTERIOR WALL, 2X4 FRAMING @ 16" O.C. R-13 F.G. SOUND BATT, 1/2" GYP.BD. BOTH SIDES

FLOOR KEY NOTES

1. EXISTING RESIDENCE
2. EXISTING PORTAL
3. EXISTING DECK
4. EXISTING YARD WALL
5. EXISTING STAR, METAL
6. RETAINING YARD WALL, 30" H.
7. COYOTE FENCE, 48" H.
8. ENLARGED WOOD DECK, 37" H. GUARDRAIL
9. CONDENSING UNIT
10. (2)RISERS @ 6" H., TREADS 12"
11. ENLARGED DECK, 37" H. GUARDRAIL
12.

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004507
REGISTERED ARCHITECT
5.8.26

DATE: 8 MAY 2026
REVISION: △ - △ - △ -

SHEET TITLE:
FLOOR PLAN

FLOOR PLAN GENERAL NOTES

A. REFER TO ALL SHEET FOR ALL REQUIREMENTS AND REFERENCE SHEETS FOR ALL REQUIREMENTS AND ADDITIONAL INFORMATION

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A_101

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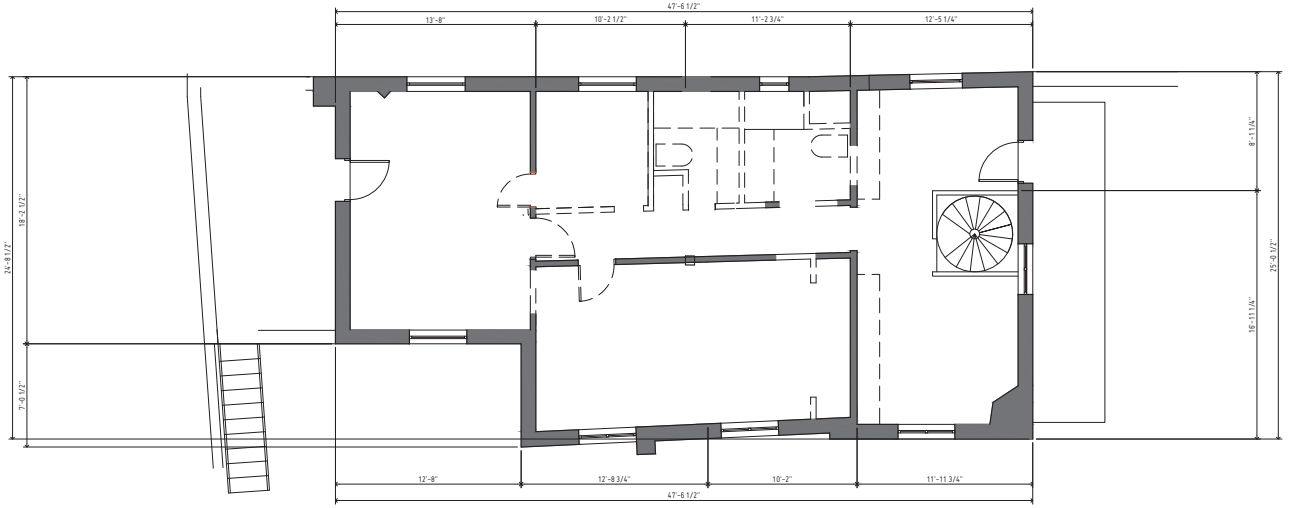
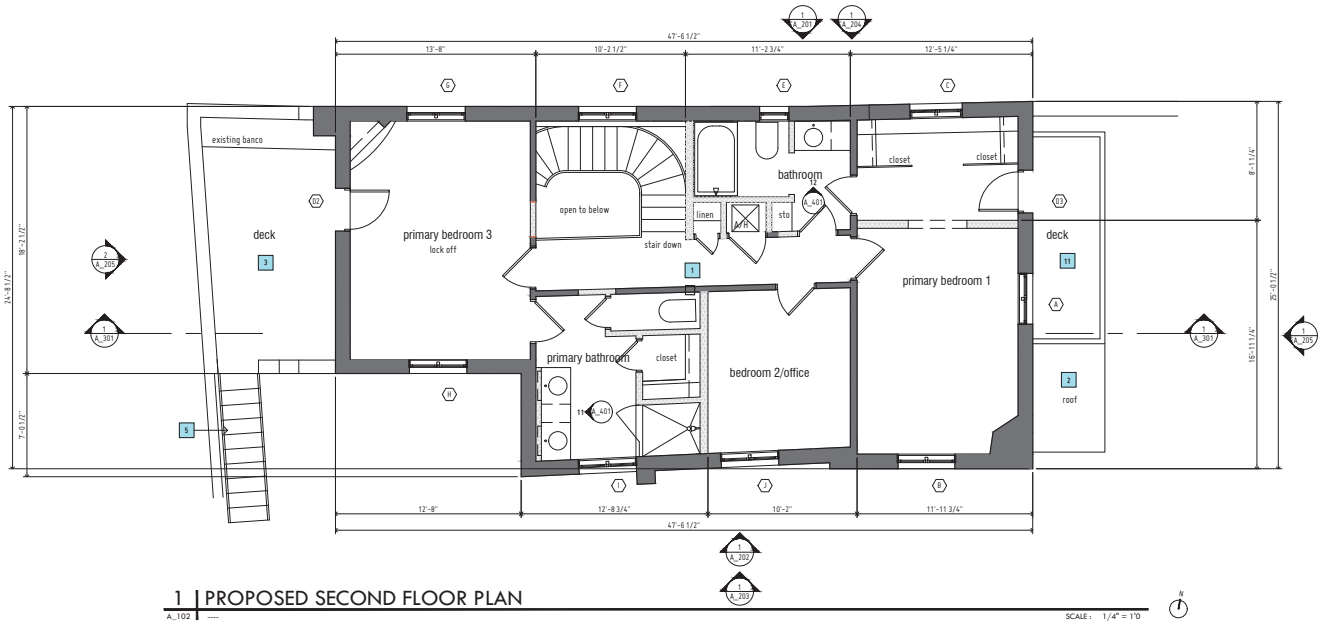


2 | EXISTING SECOND FLOOR PLAN

A_102 | ----

SCALE : 1/4" = 1'0



1 | PROPOSED SECOND FLOOR PLAN

A_102 | ----

SCALE : 1/4" = 1'0

FLOOR PLAN KEY

- EXISTING EXTERIOR AND INTERIOR WALLS, NEW STUCCO SYSTEM
- NEW EXTERIOR WALL, ADOBE, STUCCO SYSTEM
- EXISTING EXTERIOR YARD WALL, NEW STUCCO SYSTEM
- NEW INTERIOR WALL, 2X4 FRAMING @ 16" O.C. R-13 F.G. SOUND BATT, 1/2" GYP.BD. BOTH SIDES

FLOOR KEY NOTES

1. EXISTING RESIDENCE
2. EXISTING PORTAL
3. EXISTING DECK
4. EXISTING YARD WALL
5. EXISTING STAIR, METAL
6. RETAINING YARD WALL, 30" H.
7. COYOTE FENCE, 48" H.
8. ENLARGED WOOD DECK, 37" H. GUARDRAIL
9. CONDENSING UNIT
10. (2)RISERS @ 6" H., TREADS 12"
11. ENLARGED DECK, 37" H. GUARDRAIL
12.

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004507
REGISTERED ARCHITECT
5.8.26

DATE: 8MAY 2026
REVISION:

SHEET TITLE:
FLOOR PLAN

FLOOR PLAN GENERAL NOTES

A. REFER TO ALL SHEET FOR ALL REQUIREMENTS AND REFERENCE SHEETS FOR ALL REQUIREMENTS AND ADDITIONAL INFORMATION

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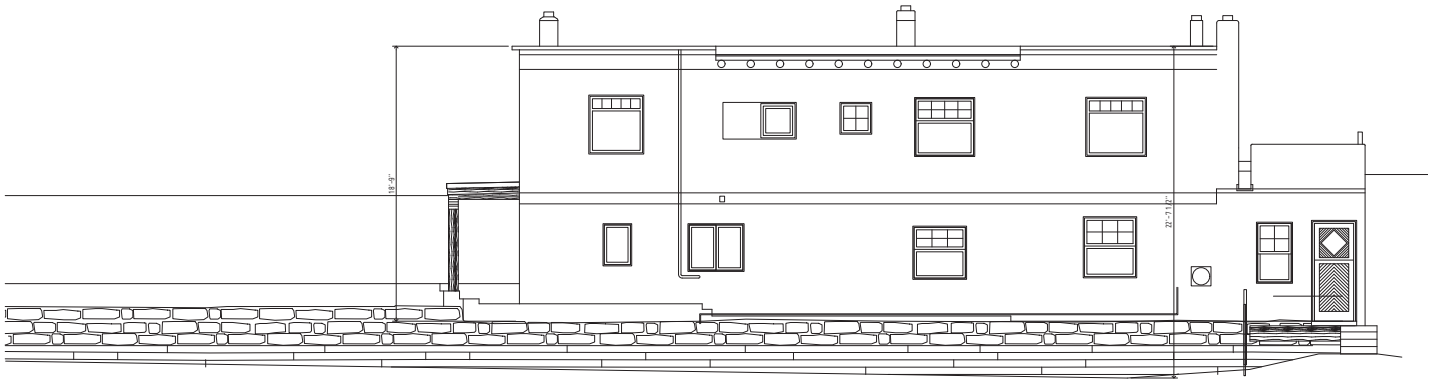
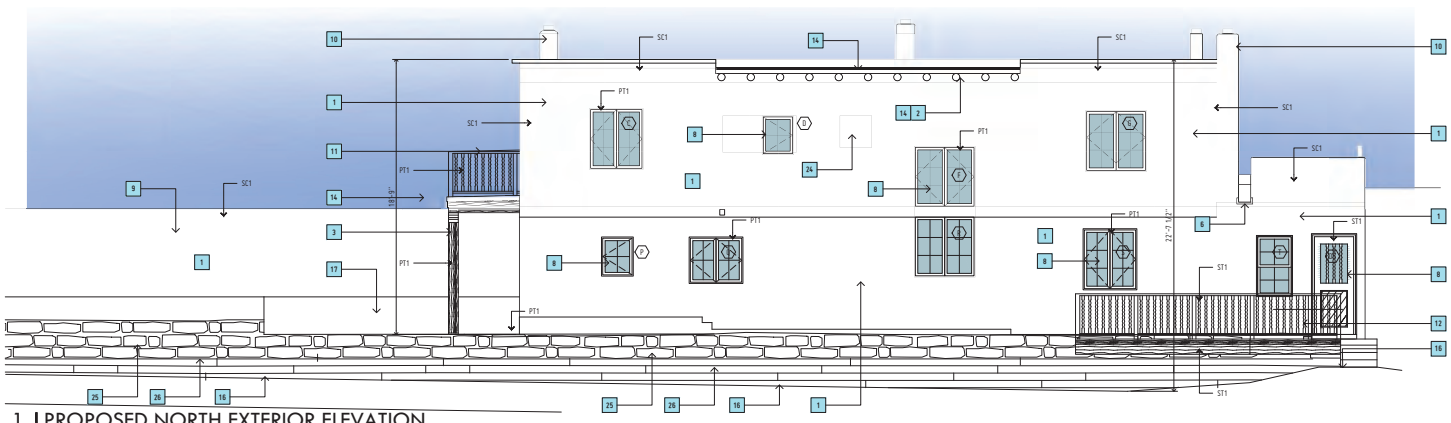


2 | EXISTING NORTH EXTERIOR ELEVATION

A_201 ----

SCALE : 1/4" = 1'0



1 | PROPOSED NORTH EXTERIOR ELEVATION

A_201 ----

SCALE : 1/4" = 1'0

ELEVATION KEY NOTES

1. STUCCO SYSTEM, CEMENTITIOUS OVER 2" OF CLOSED CELL FOAM EXTERIOR INSULATION, EXISTING STUCCO REFER TO NOTES AND COLORS (INSULATION @ RESIDENCE ONLY)
2. NEW AND EX. WOOD VIGAS, NEW TPO ROOFING DRIP EDGE, STAIN ALL WOOD.
3. NEW AND EX. WOOD PORTAL POST, BEAM AND CORBEL, STAIN ALL WOOD.
4. NEW WD. GATE, PAINT
5. EX. WD. GATE TO REMAIN, PAINT
6. EX. WOOD CANALE, METAL LINED, REPAIR AND STAIN
7. EX. WINDOW OR DOOR TO REMAIN
8. WINDOW OR DOOR AS SCHEDULED
9. EX. MASONRY YARDWALL, STUCCO
10. EX. CHIMNEY, STUCCO
11. 37" H. MIN. WOOD GUARDRAIL, PRIME AND PAINT
12. 37" H. MIN. COYOTE FENCE GUARDRAIL
13. WOOD DECK AND STAIRS, REPAIR, PAINT
14. NEW METAL TPO ROOFING DRIP EDGE, PRE-FINSHED OR PAINT
15. BRICK OR STONE STEPS
16. FINISH GRADE
17. FINISH PATIO, BRICK OR STONE
18. EX. ACEQUIA, ROCK LINED
19. REPAINT ALL EXTERIOR WOOD
20. WOOD GARAGE DOOR, STAIN
21. NEW METAL PICKETS AND RAISE HEIGHT TO 37" AFF, PAINT
22. NEW 37" H. METAL GUARDRAIL, MATCH EXISTING
23. ELECTRICAL SERVICE AND METER LOCATION
24. INFILL WINDOW, STUCCO
25. EX. STONE RUBBLE AND MORTAR FOUNDATION, EXPOSED
26. EX. C.I.P CONCRETE RETAINING WALL, EXPOSED
27. RAISE DECK WALL TO 36" AFF, MIN, STUCCO
28. RAISE YARDWALL OVER GATE, STUCCO

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004507
LP
REGISTERED ARCHITECT
5.8.26

DATE: 8MAY 2026
REVISION: △ - △ - △ -

SHEET TITLE:
EXT. ELEVATIONS

ELEVATION GENERAL NOTES

A. REFER TO ALL SHEET FOR ALL REQUIREMENTS
B. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF SHEATHING
C. NEW STUCCO SYSTEM @ EXISTING EXTERIOR WALLS- PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, NEW TRADITIONAL COLOR COAT
D. STUCCO COLORS - "SC1" LA HABRA-LA LUZ- ALLEXTERIOR STUCCO

ELEVATION COLORS

STUCCO COLOR - "SC1" LA HABRA-LA LUZ

PAINT COLOR - "PT1" SHERWIN EDWARDS COLOR- SW6501 MANITOU BLUE

STAIN COLOR - "ST1" OLD MASTERS GRAIN STAIN, COLOR- PROVINCIAL



EXTERIOR LIGHT FIXTURES- MARKET SQUARE LARGE LANTERN, OIL RUBBED BRONZE, SIZE 9" W X 25" TALL

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A_201

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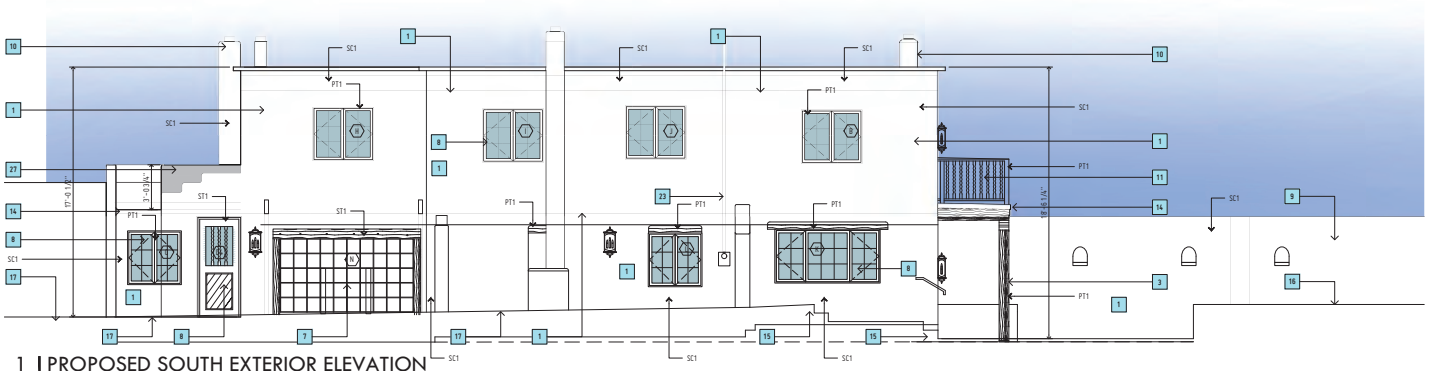
2 | EXISTING SOUTH EXTERIOR ELEVATION

A_202 | ----

SCALE : 1/4" = 1'0



1 | PROPOSED SOUTH EXTERIOR ELEVATION

A_202 | ----

SCALE : 1/4" = 1'0

ELEVATION KEY NOTES

1. STUCCO SYSTEM, CEMENTITIOUS OVER 2" OF CLOSED CELL FOAM EXTERIOR INSULATION, EXISTING STUCCO REFER TO NOTES AND COLORS (INSULATION @ RESIDENCE ONLY)
2. NEW AND EX. WOOD VIGAS, NEW TPO ROOFING DRIP EDGE, STAIN ALL WOOD.
3. NEW AND EX. WOOD PORTAL POST, BEAM AND CORBEL, STAIN ALL WOOD.
4. NEW WD. GATE, PAINT
5. EX. WD. GATE TO REMAIN, PAINT
6. EX. WOOD CANALE, METAL LINED, REPAIR AND STAIN
7. EX. WINDOW OR DOOR TO REMAIN
8. WINDOW OR DOOR AS SCHEDULED
9. EX. MASONRY YARDWALL, STUCCO
10. EX. CHIMNEY, STUCCO
11. 37" H. MIN. WOOD GUARDRAIL, PRIME AND PAINT
12. 37" H. MIN. COYOTE FENCE GUARDRAIL
13. WOOD DECK AND STAIRS, REPAIR, PAINT
14. NEW METAL TPO ROOFING DRIP EDGE, PRE-FINSHED OR PAINT
15. BRICK OR STONE STEPS
16. FINISH GRADE
17. FINISH PATIO, BRICK OR STONE
18. EX. ACEQUIA, ROCK LINED
19. REPAINT ALL EXTERIOR WOOD
20. WOOD GARAGE DOOR, STAIN
21. NEW METAL PICKETS AND RAISE HEIGHT TO 37" AFF, PAINT
22. NEW 37" H. METAL GUARDRAIL, MATCH EXISTING
23. ELECTRICAL SERVICE AND METER LOCATION
24. INFILL WINDOW, STUCCO
25. EX. STONE RUBBLE AND MORTAR FOUNDATION, EXPOSED
26. EX. C.I.P CONCRETE RETAINING WALL, EXPOSED
27. RAISE DECK WALL TO 36" AFF. MIN, STUCCO
28. RAISE YARDWALL OVER GATE, STUCCO

ELEVATION GENERAL NOTES

A. REFER TO ALL SHEET FOR ALL REQUIREMENTS
B. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF SHEATHING
C. NEW STUCCO SYSTEM @ EXISTING EXTERIOR WALLS- PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, NEW TRADITIONAL COLOR COAT
D. STUCCO COLORS - "SC1" LA HABRA-LA LUZ- ALLEXTERIOR STUCCO

ELEVATION COLORS

STUCCO COLOR - "SC1" LA HABRA-LA LUZ

PAINT COLOR - "PT1" SHERWIN EDWARDS COLOR- SW6501 MANITOU BLUE

STAIN COLOR - "ST1" OLD MASTERS GRAIN STAIN, COLOR- PROVINCIAL



EXTERIOR LIGHT FIXTURES- MARKET SQUARE LARGE LANTERN, OIL RUBBED BRONZE, SIZE 9" W X 25" TALL

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004507
PROFESSIONAL
5.8.26

DATE: 8MAY 2026
REVISION:

SHEET TITLE:
EXT. ELEVATIONS

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1103 CANYON ROAD, SANTA FE, NEW MEXICO 87501

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A_202

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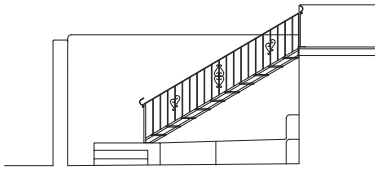
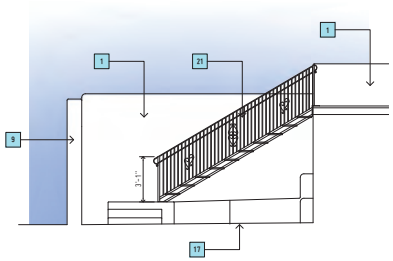


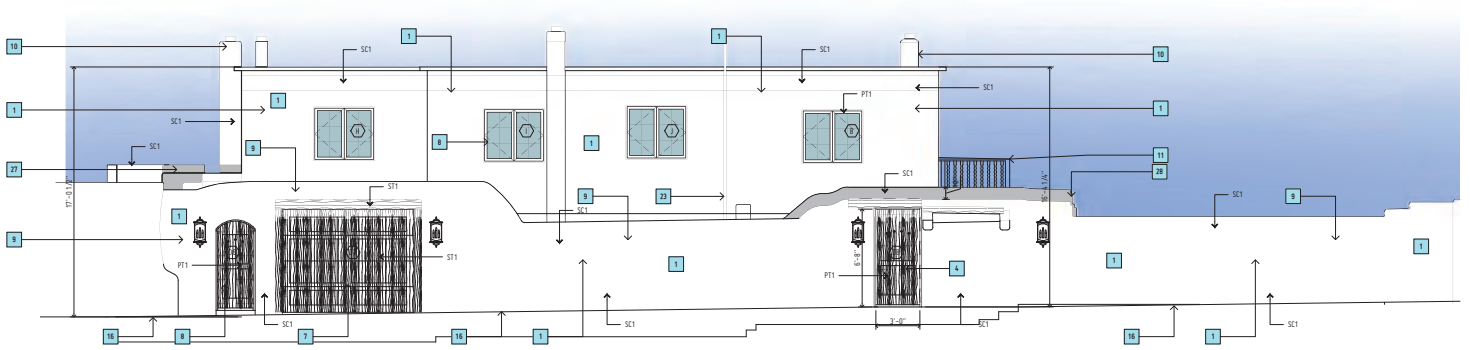
3 | EXISTING STAIR EXTERIOR ELEVATION
A_203 ---- SCALE: 1/4" = 1'0



4 | PROPOSED STAIR EXTERIOR ELEVATION
A_203 ---- SCALE: 1/4" = 1'0



2 | EXISTING SOUTH STREET (CANYON ROAD) EXTERIOR ELEVATION W/ YARDWALL
A_203 ---- SCALE: 1/4" = 1'0



1 | PROPOSED SOUTH STREET (CANYON ROAD) EXTERIOR ELEVATION W/ YARDWALL
A_203 ---- SCALE: 1/4" = 1'0

0 4' 8'

ELEVATION KEY NOTES

1. STUCCO SYSTEM, CEMEMTITIOUS OVER 2" OF CLOSED CELL FOAM EXTERIOR INSULATION, EXISTING STUCCO REFER TO NOTES AND COLORS (INSULATION @ RESIDENCE ONLY)
2. NEW AND EX. WOOD VIGAS, NEW TPO ROOFING DRIP EDGE, STAIN ALL WOOD.
3. NEW AND EX. WOOD PORTAL POST, BEAM AND CORBEL, STAIN ALL WOOD.
4. NEW WD. GATE, PAINT
5. EX. WD. GATE TO REMAIN, PAINT
6. EX. WOOD CANALE, METAL LINED, REPAIR AND STAIN
7. EX. WINDOW OR DOOR TO REMAIN
8. WINDOW OR DOOR AS SCHEDULED
9. EX. MASONRY YARDWALL, STUCCO
10. EX. CHIMNEY, STUCCO
11. 37" H. MIN. WOOD GUARDRAIL, PRIME AND PAINT
12. 37" H. MIN. COYOTE FENCE GUARDRAIL
13. WOOD DECK AND STAIRS, REPAIR, PAINT
14. NEW METAL TPO ROOFING DRIP EDGE, PRE-FINSHED OR PAINT
15. BRICK OR STONE STEPS
16. FINISH GRADE
17. FINISH PATIO, BRICK OR STONE
18. EX. ACEQUIA, ROCK LINED
19. REPAINT ALL EXTERIOR WOOD
20. WOOD GARAGE DOOR, STAIN
21. NEW METAL PICKETS AND RAISE HEIGHT TO 37" AFF, PAINT
22. NEW 37" H. METAL GUARDRAIL, MATCH EXISTING
23. ELECTRICAL SERVICE AND METER LOCATION
24. INFILL WINDOW, STUCCO
25. EX. STONE RUBBLE AND MORTAR FOUNDATION, EXPOSED
26. EX. C.I.P CONCRETE RETAINING WALL, EXPOSED
27. RAISE DECK WALL TO 36" AFF, MIN, STUCCO
28. RAISE YARDWALL OVER GATE, STUCCO

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004507
REGISTERED ARCHITECT
5.8.26

DATE: 8 MAY 2026
REVISION: △ - △ - △ -

SHEET TITLE:
EXT. ELEVATIONS

ELEVATION GENERAL NOTES

A. REFER TO ALL SHEET FOR ALL REQUIREMENTS
B. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF SHEATHING
C. NEW STUCCO SYSTEM @ EXISTING EXTERIOR WALLS- PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, NEW TRADITIONAL COLOR COAT
D. STUCCO COLORS - "SC1" LA HABRA-LA LUZ- ALLEXTERIOR STUCCO

ELEVATION COLORS

STUCCO COLOR - "SC1" LA HABRA-LA LUZ

PAINT COLOR - "PT1" SHERWIN EDWARDS COLOR- SW6501 MANITOU BLUE

STAIN COLOR - "ST1" OLD MASTERS GRAIN STAIN, COLOR- PROVINCIAL



EXTERIOR LIGHT FIXTURES- MARKET SQUARE LARGE LANTERN, OIL RUBBED BRONZE, SIZE 9" W X 25" TALL

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tel 505.690.5090 email TOM@THOMASGIFFORD.COM

A_203

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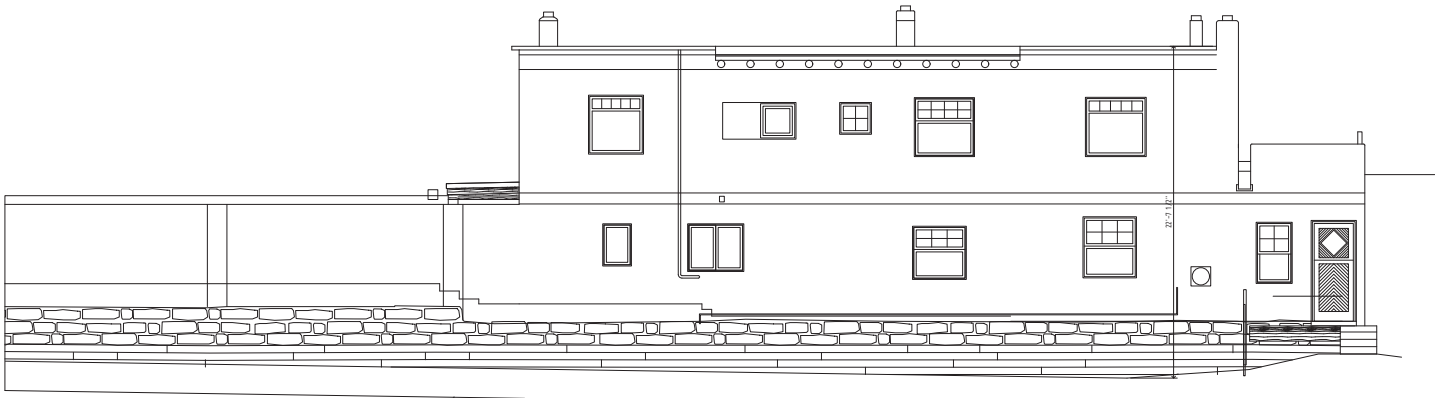
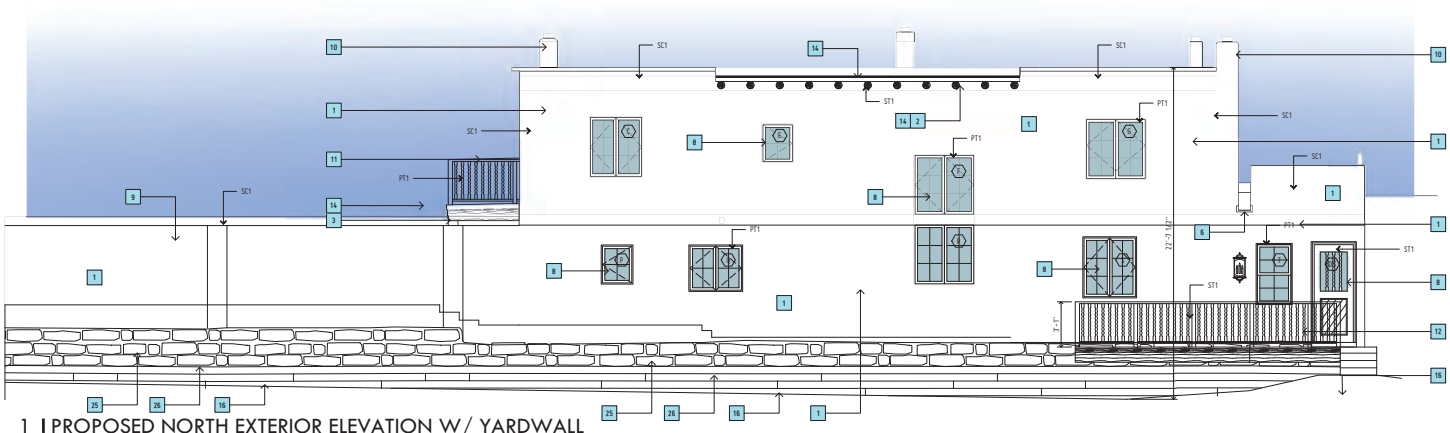


2 | EXISTING NORTH EXTERIOR ELEVATION W/ YARD WALL

A_204 | ----

SCALE: 1/4" = 1'0



1 | PROPOSED NORTH EXTERIOR ELEVATION W/ YARDWALL

A_204 | ----

SCALE: 1/4" = 1'0

0 4' 8'

ELEVATION KEY NOTES

1. STUCCO SYSTEM, CEMENTITIOUS OVER 2" OF CLOSED CELL FOAM EXTERIOR INSULATION, EXISTING STUCCO REFER TO NOTES AND COLORS (INSULATION @ RESIDENCE ONLY)
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15. BRICK OR STONE STEPS
16. FINISH GRADE
17. FINISH PATIO, BRICK OR STONE
18. EX. ACEQUIA, ROCK LINED
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20. WOOD GARAGE DOOR, STAIN
21. NEW METAL PICKETS AND RAISE HEIGHT TO 37" AFF, PAINT
22. NEW 37" H. METAL GUARDRAIL, MATCH EXISTING
23. ELECTRICAL SERVICE AND METER LOCATION
24. INFILL WINDOW, STUCCO
25. EX. STONE RUBBLE AND MORTAR FOUNDATION, EXPOSED
26. EX. C.I.P CONCRETE RETAINING WALL, EXPOSED
27. RAISE DECK WALL TO 36" AFF. MIN, STUCCO
28. RAISE YARDWALL OVER GATE, STUCCO

ELEVATION GENERAL NOTES

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B. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF SHEATHING
C. NEW STUCCO SYSTEM @ EXISTING EXTERIOR WALLS- PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, NEW TRADITIONAL COLOR COAT
D. STUCCO COLORS - "SC1" LA HABRA-LA LUZ- ALLEXTERIOR STUCCO

ELEVATION COLORS

STUCCO COLOR - "SC1" LA HABRA-LA LUZ

PAINT COLOR - "PT1" SHERWIN EDWARDS COLOR- SW6501 MANITOU BLUE

STAIN COLOR - "ST1" OLD MASTERS GRAIN STAIN, COLOR- PROVINCIAL



EXTERIOR LIGHT FIXTURES- MARKET SQUARE LARGE LANTERN, OIL RUBBED BRONZE, SIZE 9" W X 25" TALL

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004507
REGISTERED
5.8.26

8MAY 2026

DATE
REVISION:

SHEET TITLE:
EXT. ELEVATIONS

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A_204

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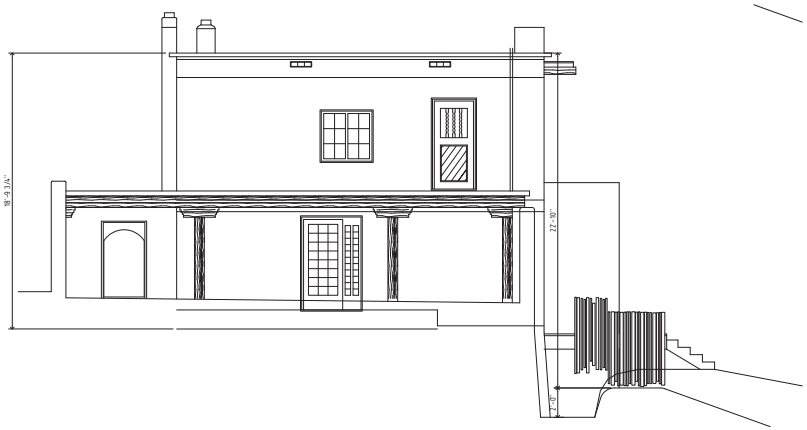
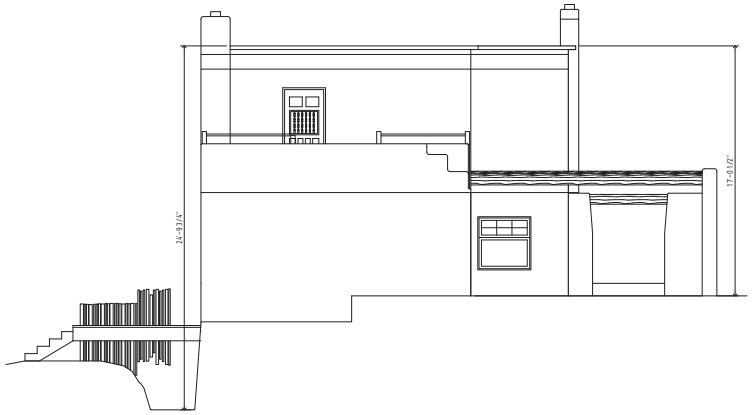


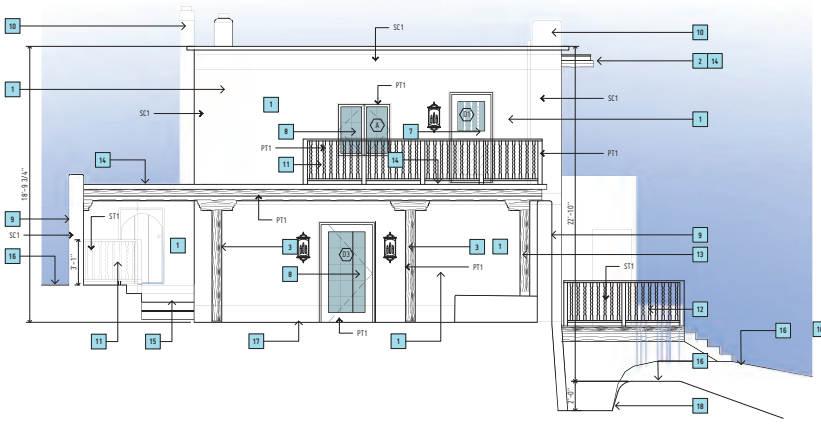
3 | EXISTING EAST EXTERIOR ELEVATION

A_205 ---- SCALE: 1/4" = 1'0



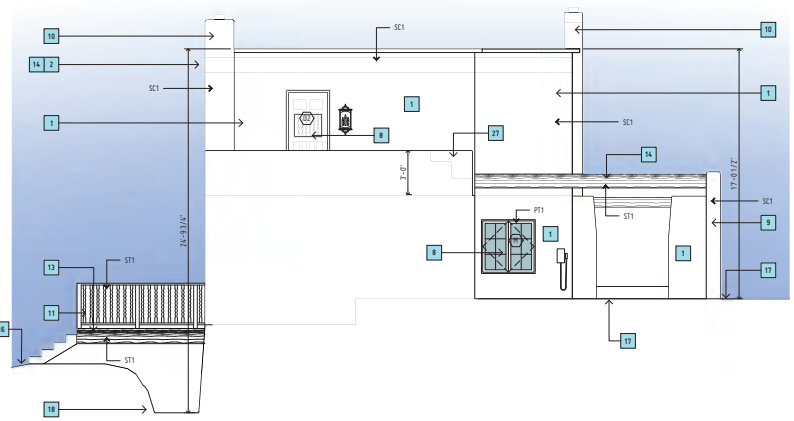
4 | EXISTING WEST EXTERIOR ELEVATION

A_205 ---- SCALE: 1/4" = 1'0



1 | PROPOSED EAST EXTERIOR ELEVATION

A_205 ---- SCALE: 1/4" = 1'0



2 | PROPOSED WEST EXTERIOR ELEVATION

A_205 ---- SCALE: 1/4" = 1'0

ELEVATION KEY NOTES

1. STUCCO SYSTEM, CEMEMTITIOUS OVER 2" OF CLOSED CELL FOAM EXTERIOR INSULATION, EXISTING STUCCO REFER TO NOTES AND COLORS (INSULATION @ RESIDENCE ONLY)
2. NEW AND EX. WOOD VIGAS, NEW TPO ROOFING DRIP EDGE, STAIN ALL WOOD.
3. NEW AND EX. WOOD PORTAL POST, BEAM AND CORBEL, STAIN ALL WOOD.
4. NEW WD. GATE, PAINT
5. EX. WD. GATE TO REMAIN, PAINT
6. EX. WOOD CANALE, METAL LINED, REPAIR AND STAIN
7. EX. WINDOW OR DOOR TO REMAIN
8. WINDOW OR DOOR AS SCHEDULED
9. EX. MASONRY YARDWALL, STUCCO
10. EX. CHIMNEY, STUCCO
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14. NEW METAL TPO ROOFING DRIP EDGE, PRE-FINSHED OR PAINT
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18. EX. ACEQUIA, ROCK LINED
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20. WOOD GARAGE DOOR, STAIN
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22. NEW 37" H. METAL GUARDRAIL, MATCH EXISTING
23. ELECTRICAL SERVICE AND METER LOCATION
24. INFILL WINDOW, STUCCO
25. EX. STONE RUBBLE AND MORTAR FOUNDATION, EXPOSED
26. EX. C.I.P CONCRETE RETAINING WALL, EXPOSED
27. RAISE DECK WALL TO 36" AFF, MIN, STUCCO
28. RAISE YARDWALL OVER GATE, STUCCO

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004507
L.P.
REGISTERED ARCHITECT
5.8.26

DATE: 8MAY 2026
REVISION: △ - △ - △ -

SHEET TITLE:
EXT. ELEVATIONS

ELEVATION GENERAL NOTES

A. REFER TO ALL SHEET FOR ALL REQUIREMENTS
B. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF SHEATHING
C. NEW STUCCO SYSTEM @ EXISTING EXTERIOR WALLS- PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, NEW TRADITIONAL COLOR COAT
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STAIN COLOR - "ST1" OLD MASTERS GRAIN STAIN, COLOR- PROVINCIAL



EXTERIOR LIGHT FIXTURES- MARKET SQUARE LARGE LANTERN, OIL RUBBED BRONZE, SIZE 9" W X 25" TALL

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tel 505.950.5090 email TOM@THOMASGIFFORD.COM

A_205

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WINDOW SCHEDULE

FLOOR	RM NAME	MARK	TYPE	HEAD HEIGHT	WIDTH	HEIGHT	HEAD	JAMB	SILL	FRAME MAT.	MANUF.	HARDWARE + NOTES
1ST	LIVING	K	CSMT/FX/CSMT	6'-8"	7'-0"	3'-6"	-	-	-	WOOD, PAINT	-	LOCKING, I.G., LOW-E W/ SCREEN
1ST	LIVING	L	CSMT/CSMT	6'-8"	2(1'-9")	3'-6"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
1ST	DINING	M	CSMT/CSMT	6'-8"	2(1'-9")	3'-6"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
1ST	KITCHEN	N	EX. GLASS BLOCK	5'-4"	9'-0"	5'-0"						
1ST	PANTRY	O	CSMT/CSMT	6'-8"	2(1'-9")	3'-6"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
1ST	FAMILY	T	DH	6'-8"	2'-6"	4'-0"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
1ST	KITCHEN	S	CSMT/CSMT	6'-8"	2(1'-9")	3'-6"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
1ST	STAIR	R	FX/FX	8'-0"	2(2'-0")	4'-0"	-	-	-	WOOD, PAINT	-	LOCKING, TEMPERED, I.G. LOW-E W/ SCREEN
1ST	LAUNDRY	Q	CSMT/CSMT	6'-8"	2(1'-9")	3'-0"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
1ST	LAUNDRY	P	CSMT	6'-8"	2'-0"	2'-6"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
2ND	BEDROOM 1	A	CSMT/CSMT	6'-8"	2(1'-9")	3'-6"	-	-	-	WOOD, PAINT	-	MANUFACTURER CONFIRM EMERGENCY EGRESS, LOCKING, I.G. LOW-E W/ SCREEN
2ND	BEDROOM1	B	CSMT/CSMT	6'-8"	2(2'-0")	3'-6"	-	-	-	WOOD, PAINT	-	MANUFACTURER CONFIRM EMERGENCY EGRESS, LOCKING, I.G. LOW-E W/ SCREEN
2ND	BEDROOM 2	J	CSMT/CSMT	6'-8"	2(2'-0")	3'-6"	-	-	-	WOOD, PAINT	-	MANUFACTURER CONFIRM EMERGENCY EGRESS, LOCKING, I.G. LOW-E W/ SCREEN
2ND	BEDROOM 3	H	CSMT/CSMT	6'-8"	2(2'-0")	3'-6"	-	-	-	WOOD, PAINT	-	MANUFACTURER CONFIRM EMERGENCY EGRESS, LOCKING, I.G. LOW-E W/ SCREEN
2ND	BATHROOM	I	CSMT/CSMT	6'-8"	2(2'-0")	3'-6"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
2ND	BEDROOM 3	G	CSMT/CSMT	4'-0"	2(2'-0")	4'-0"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
2ND	STAIR	F	FX/FX	8'-0"	2(2'-0")	4'-0"	-	-	-	WOOD, PAINT	-	LOCKING, TEMPERED, I.G. LOW-E W/ SCREEN
2ND	BATHROOM	E	CSMT	6'-8"	2'-0"	2'-6"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
2ND	BEDROOM	C	CSMT/CSMT	6'-8"	2(1'-9")	3'-6"	-	-	-	WOOD, PAINT	-	MANUFACTURER CONFIRM EMERGENCY EGRESS, LOCKING, I.G. LOW-E W/ SCREEN

WINDOW NOTES
1. FENESTRATION MUST HAVE A MAXIMUM U-FACTOR OF 0.3 OR THE WEIGHTED AVERAGE U-FACTOR OF ALL FENESTRATION MUST NOT EXCEED 0.3. PROJECT REQUIREMENTS- U =0.3 SHGC = 0.35
2. ALL WINDOWS TO BE WEATHERPROOFED PER 3/A608
3. ALL WINDOWS REQUIRED TO HAVE TEMPERED GLASS PER 2021 IBC
4. ALL OPERABLE WINDOWS TO HAVE HARDWARE WITH LOCKING MECHANISM AND SCREEN
5. AIR LEAKAGE MANUFACTURED FENESTRATION AND EXTERIOR DOORS MUST LIMIT AIR LEAKAGE TO BE 0.3 CFM PER SQUARE FOOT OR LESS WHEN TESTED PER NFRC-400, ASTM E283 OR AAMA/WDMA/CSA 101/I.S.2/A440-2011
6. ALL WINDOWS TO BE MADE WEATHER TIGHT PER DETAILS ON SHEET A608
7. ALL WINDOWS TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS
8. ALL EGRESS WINDOW SILL NO HIGHER THAN 44"

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004507
REGISTERED ARCHITECT
5.8.26

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SHEET TITLE:
INT. ELEV

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1103 CANYON ROAD, SANTA FE, NEW MEXICO 87501

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A_601

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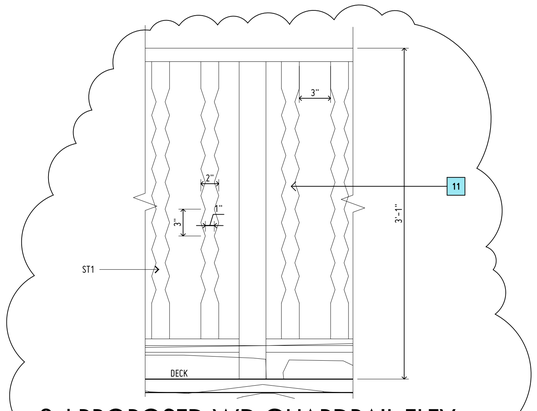
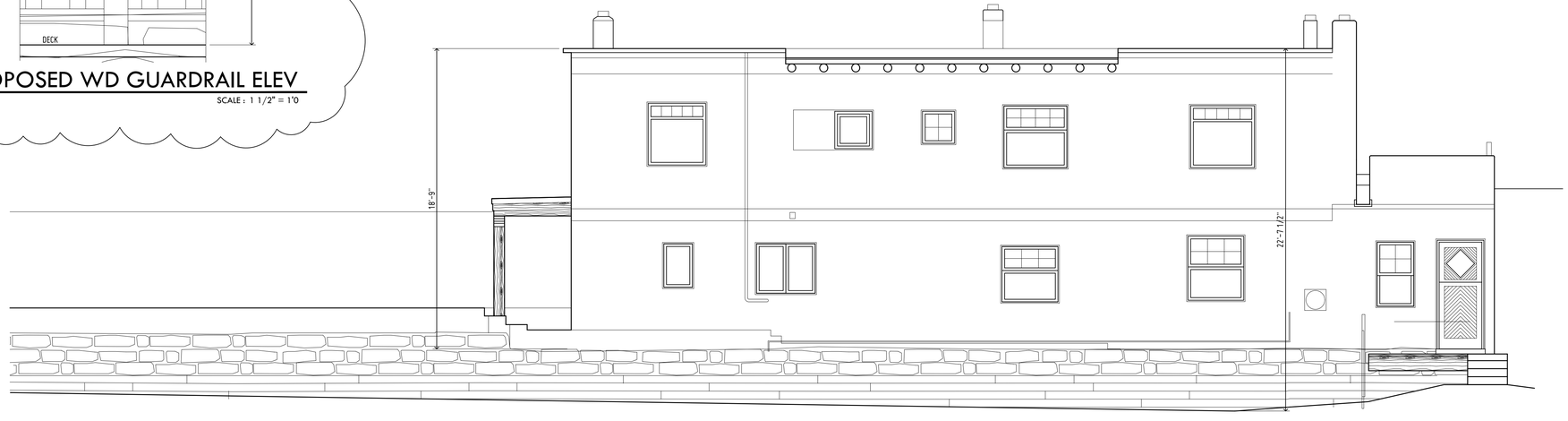


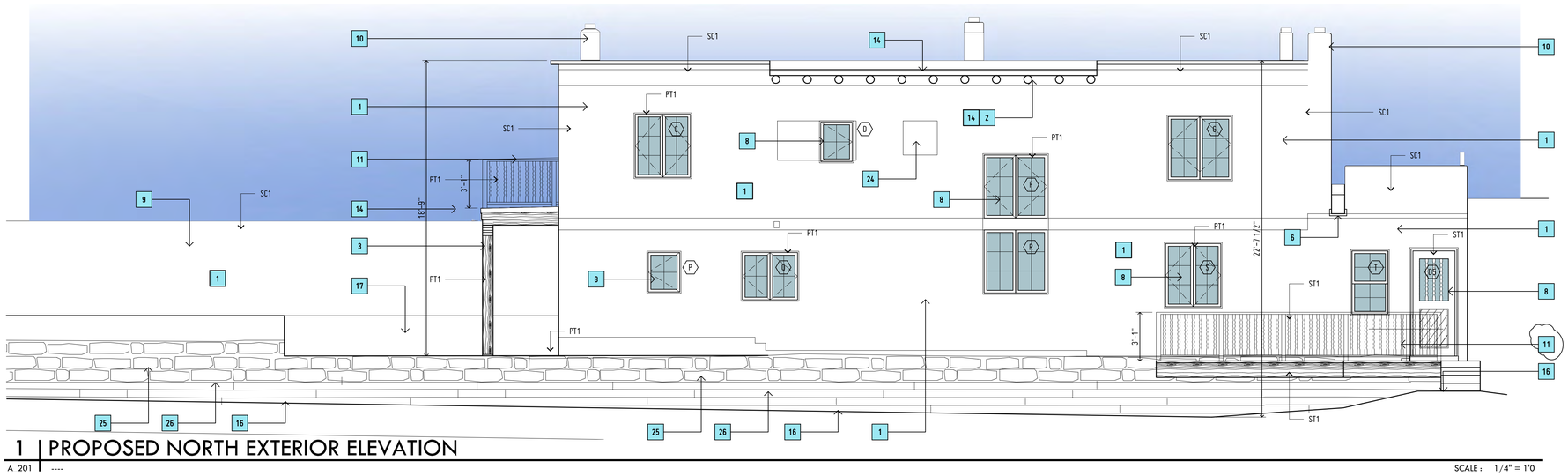
3 | PROPOSED WD GUARDRAIL ELEV

A_201 ---- SCALE : 1 1/2" = 1'0



2 | EXISTING NORTH EXTERIOR ELEVATION

A_201 ---- SCALE : 1/4" = 1'0



1 | PROPOSED NORTH EXTERIOR ELEVATION

A_201 ---- SCALE : 1/4" = 1'0

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8. WINDOW OR DOOR AS SCHEDULED
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19. REPAINT ALL EXTERIOR WOOD
20. WOOD GARAGE DOOR, STAIN
21. NEW METAL PICKETS AND RAISE HEIGHT TO 37" AFF, PRIME AND PAINT. ADDED TO EXISTING METAL GUARDRAIL
22. NEW 37" H. METAL GUARDRAIL, MATCH EXISTING
23. ELECTRICAL SERVICE AND METER LOCATION
24. INFILL WINDOW, STUCCO
25. EX. STONE RUBBLE AND MORTAR FOUNDATION, EXPOSED
26. EX. C.I.P CONCRETE RETAINING WALL, EXPOSED
27. RAISE DECK WALL TO 36" AFF, MIN, STUCCO
28. RAISE YARDWALL OVER GATE, STUCCO
29. EXISTING WROUGHT IRON GUARD RAIL

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004507
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SHEET TITLE:
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EXTERIOR LIGHT FIXTURES- MARKET SQUARE LARGE LANTERN, OIL RUBBED BRONZE, SIZE 9" W X 25" TALL

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tel 505.690.5898 email TOM@THOMASGIFFORD.COM

0 4' 8'

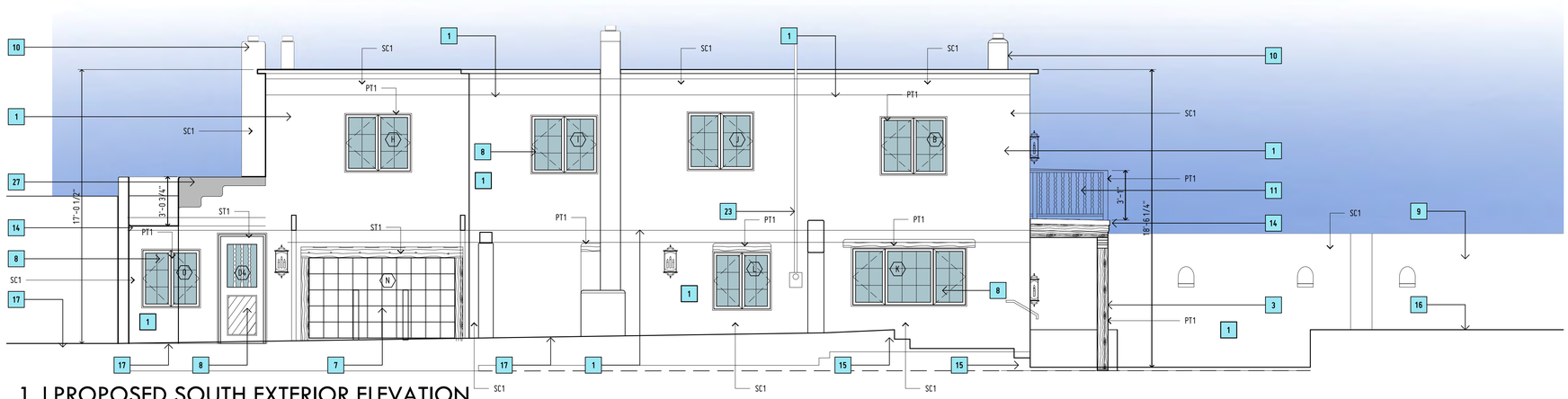
A_201



2 | EXISTING SOUTH EXTERIOR ELEVATION

A_202 ----

SCALE : 1/4" = 1'0



1 | PROPOSED SOUTH EXTERIOR ELEVATION

A_202 ----

SCALE : 1/4" = 1'0

ELEVATION KEY NOTES

1. STUCCO SYSTEM, CEMEMTITIOUS OVER 2" OF CLOSED CELL FOAM EXTERIOR INSULATION, EXISTING STUCCO REFER TO NOTES AND COLORS (INSULATION @ RESIDENCE ONLY)
2. NEW AND EX. WOOD VIGAS, NEW TPO ROOFING DRIP EDGE, STAIN ALL WOOD.
3. NEW AND EX. WOOD PORTAL POST, BEAM AND CORBEL, STAIN ALL WOOD.
4. NEW WD. GATE, PAINT
5. EX. WD. GATE TO REMAIN, PAINT
6. EX. WOOD CANALE, METAL LINED, REPAIR AND STAIN
7. EX. WINDOW OR DOOR TO REMAIN
8. WINDOW OR DOOR AS SCHEDULED
9. EX. MASONRY YARDWALL, STUCCO
10. EX. CHIMNEY, STUCCO
11. 37" H. MIN. WOOD GUARDRAIL, PRIME AND PAINT
12. 37" H. MIN. COYOTE FENCE GUARDRAIL
13. WOOD DECK AND STAIRS, REPAIR, PAINT
14. NEW METAL TPO ROOFING DRIP EDGE, PRE-FINSHED OR PAINT
15. BRICK OR STONE STEPS
16. FINISH GRADE
17. FINISH PATIO, BRICK OR STONE
18. EX. ACEQUIA, ROCK LINED
19. REPAINT ALL EXTERIOR WOOD
20. WOOD GARAGE DOOR, STAIN
21. NEW METAL PICKETS AND RAISE HEIGHT TO 37" AFF, PRIME AND PAINT. ADDED TO EXISTING METAL GUARDRAIL
22. NEW 37" H. METAL GUARDRAIL, MATCH EXISTING
23. ELECTRICAL SERVICE AND METER LOCATION
24. INFILL WINDOW, STUCCO
25. EX. STONE RUBBLE AND MORTAR FOUNDATION, EXPOSED
26. EX. C.I.P CONCRETE RETAINING WALL, EXPOSED
27. RAISE DECK WALL TO 36" AFF, MIN, STUCCO
28. RAISE YARDWALL OVER GATE, STUCCO
29. EXISTING WROUGHT IRON GUARD RAIL

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004507
REGISTERED ARCHITECT
5.8.26

DATE: 8 MAY 2026
REVISION: - - -

SHEET TITLE:
EXT. ELEVATIONS

ELEVATION GENERAL NOTES

A. REFER TO ALL SHEET FOR ALL REQUIREMENTS
B. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF SHEATHING
C. NEW STUCCO SYSTEM @ EXISTING EXTERIOR WALLS- PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, NEW TRADITIONAL COLOR COAT
D. STUCCO COLORS - "SC1" LA HABRA-LA LUZ- ALLEXTERIOR STUCCO

ELEVATION COLORS

STUCCO COLOR - "SC1" LA HABRA-LA LUZ

PAINT COLOR - "PT1" SHERWIN EDWARDS COLOR- SW6501 MANITOU BLUE

STAIN COLOR - "ST1" OLD MASTERS GRAIN STAIN, COLOR- PROVINCIAL



EXTERIOR LIGHT FIXTURES- MARKET SQUARE LARGE LANTERN, OIL RUBBED BRONZE, SIZE 9" W X 25" TALL

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ARCHITECTURE URBAN DESIGN
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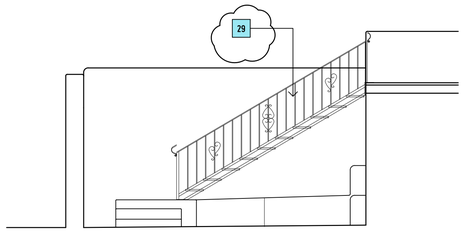
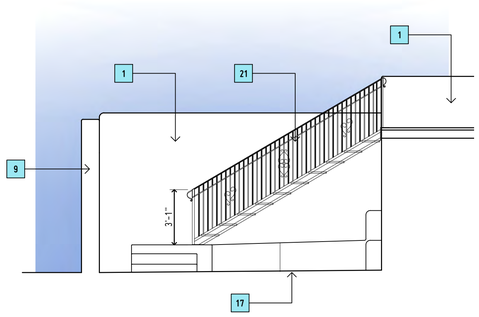
tel 505.690.5898 email TOM@THOMASGIFFORD.COM

A_202



3 | EXISTING STAIR EXTERIOR ELEVATION

A_203 ---- SCALE : 1/4" = 1'0



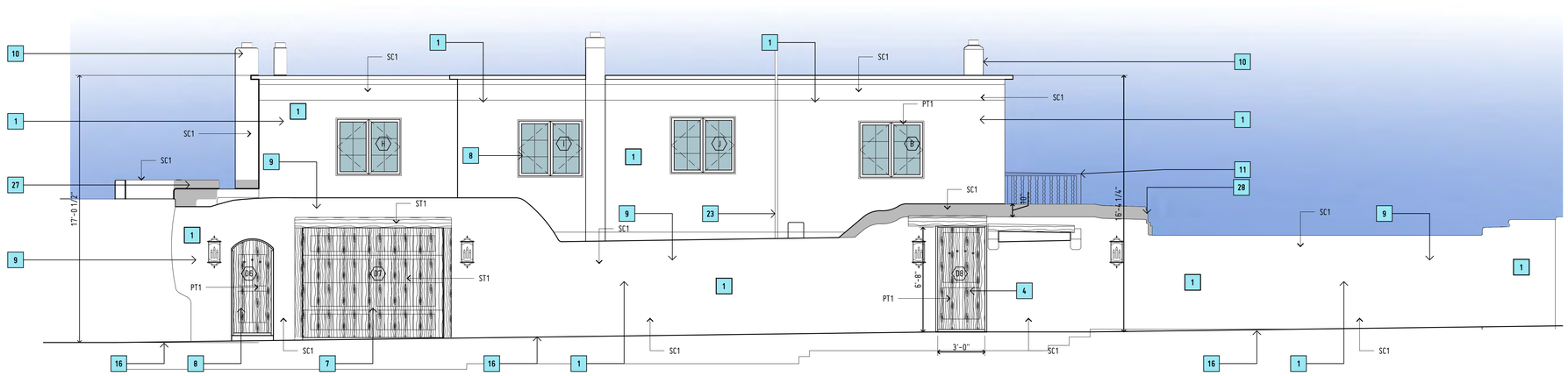
4 | PROPOSED STAIR EXTERIOR ELEVATION

A_203 ---- SCALE : 1/4" = 1'0



2 | EXISTING SOUTH STREET (CANYON ROAD) EXTERIOR ELEVATION W/ YARDWALL

A_203 ---- SCALE : 1/4" = 1'0



1 | PROPOSED SOUTH STREET (CANYON ROAD) EXTERIOR ELEVATION W/ YARDWALL

A_203 ---- SCALE : 1/4" = 1'0

0 4' 8'

ELEVATION KEY NOTES

1. STUCCO SYSTEM, CEMEMTITIOUS OVER 2" OF CLOSED CELL FOAM EXTERIOR INSULATION, EXISTING STUCCO REFER TO NOTES AND COLORS (INSULATION @ RESIDENCE ONLY)
2. NEW AND EX. WOOD VIGAS, NEW TPO ROOFING DRIP EDGE, STAIN ALL WOOD.
3. NEW AND EX. WOOD PORTAL POST, BEAM AND CORBEL, STAIN ALL WOOD.
4. NEW WD. GATE, PAINT
5. EX. WD. GATE TO REMAIN, PAINT
6. EX. WOOD CANALE, METAL LINED, REPAIR AND STAIN
7. EX. WINDOW OR DOOR TO REMAIN
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9. EX. MASONRY YARDWALL, STUCCO
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23. ELECTRICAL SERVICE AND METER LOCATION
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STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004507
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DATE: 8 MAY 2026
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SHEET TITLE:
EXT. ELEVATIONS

ELEVATION GENERAL NOTES

A. REFER TO ALL SHEET FOR ALL REQUIREMENTS
B. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF SHEATHING
C. NEW STUCCO SYSTEM @ EXISTING EXTERIOR WALLS- PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, NEW TRADITIONAL COLOR COAT
D. STUCCO COLORS - "SC1" LA HABRA-LA LUZ- ALLEXTERIOR STUCCO

ELEVATION COLORS

STUCCO COLOR - "SC1" LA HABRA-LA LUZ

PAINT COLOR - "PT1" SHERWIN EDWARDS COLOR- SW6501 MANITOU BLUE

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EXTERIOR LIGHT FIXTURES- MARKET SQUARE LARGE LANTERN, OIL RUBBED BRONZE, SIZE 9" W X 25" TALL

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A_203

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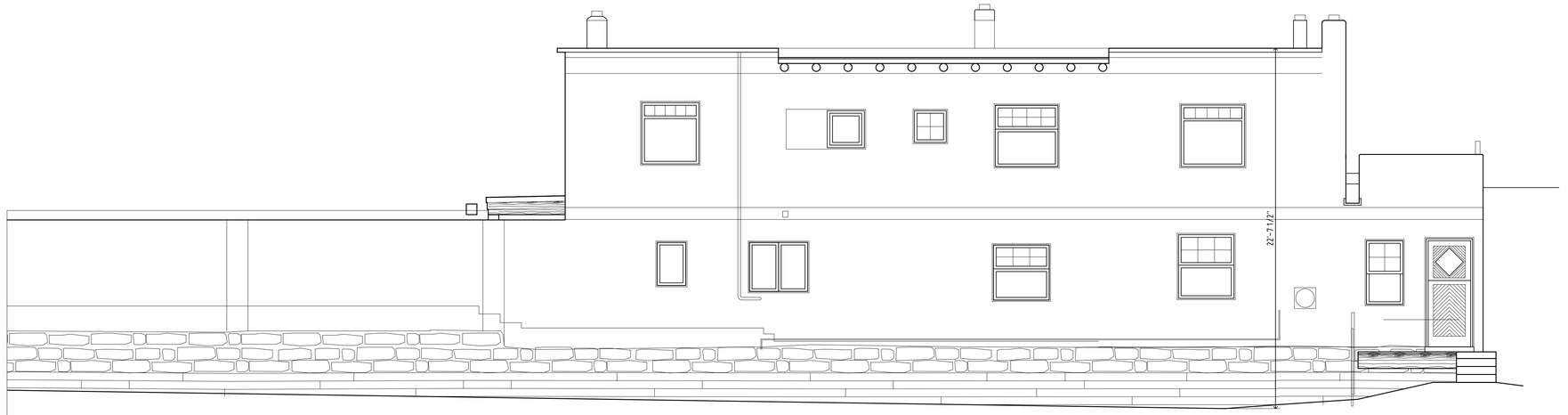
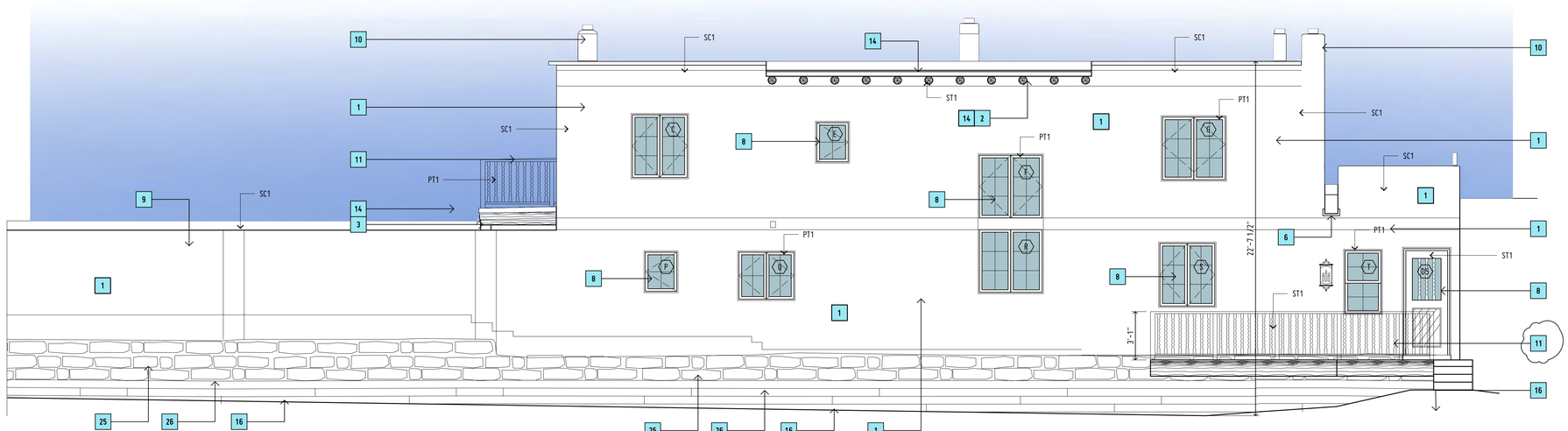


2 | EXISTING NORTH EXTERIOR ELEVATION W/ YARD WALL

A_204 ----

SCALE : 1/4" = 1'0



1 | PROPOSED NORTH EXTERIOR ELEVATION W/ YARDWALL

A_204 ----

SCALE : 1/4" = 1'0

ELEVATION KEY NOTES

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STATE OF NEW MEXICO
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SHEET TITLE:
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EXTERIOR LIGHT FIXTURES- MARKET SQUARE LARGE LANTERN, OIL RUBBED BRONZE, SIZE 9" W X 25" TALL

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A_204

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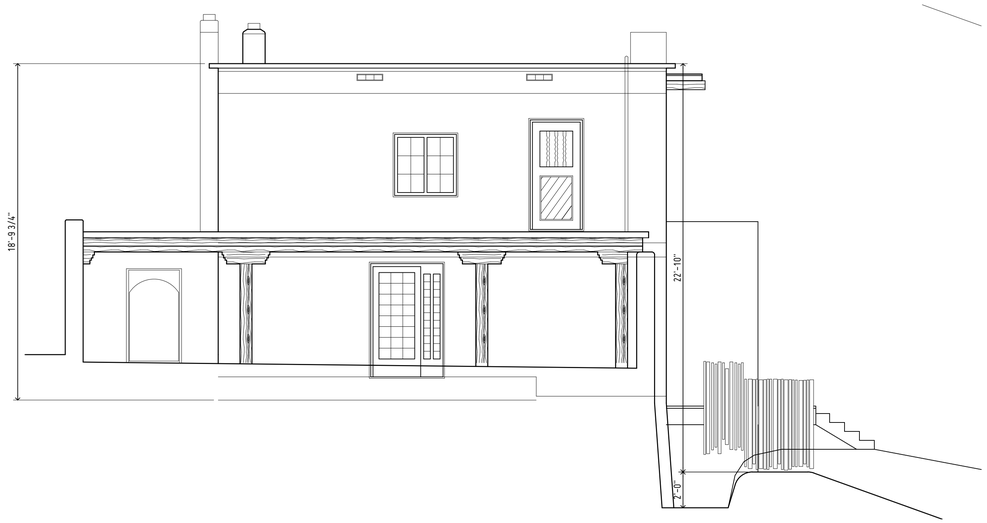
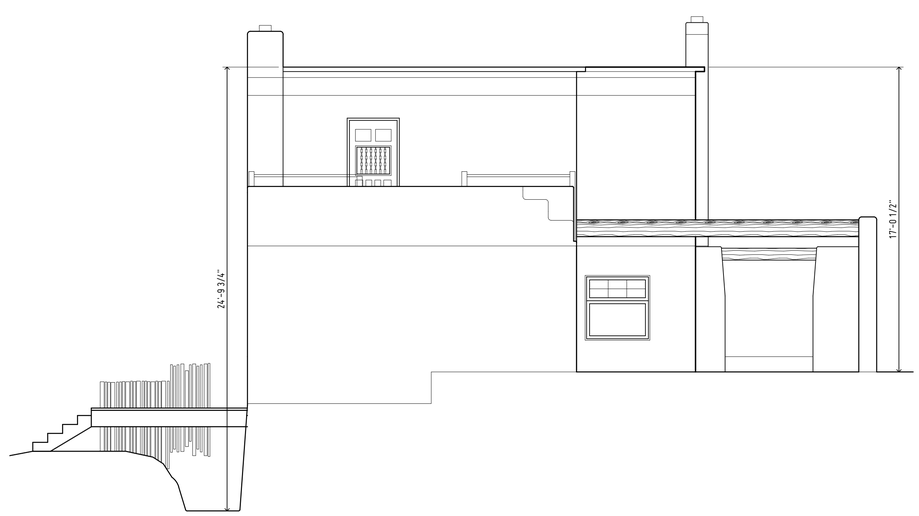
Page 784 of 1332



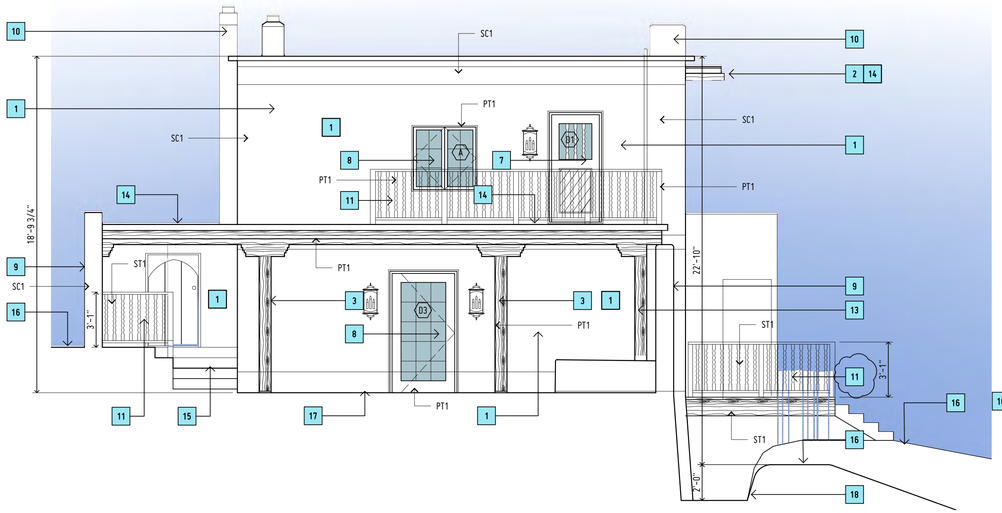
3 | EXISTING EAST EXTERIOR ELEVATION

A_205 ---- SCALE : 1/4" = 1'0



4 | EXISTING WEST EXTERIOR ELEVATION

A_205 ---- SCALE : 1/4" = 1'0



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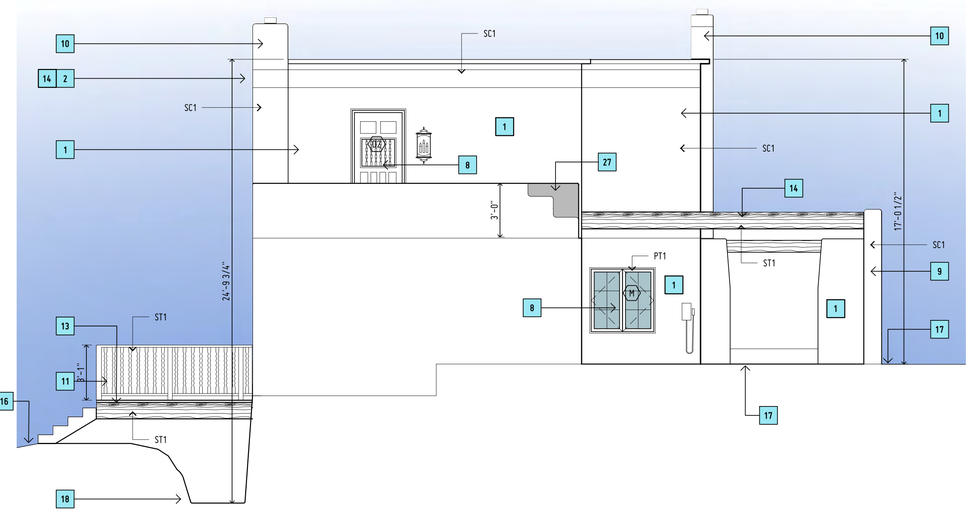

2 | PROPOSED WEST EXTERIOR ELEVATION

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ELEVATION KEY NOTES

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NO. 004507
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D. STUCCO COLORS - "SC1" LA HABRA-LA LUZ- ALLEXTERIOR STUCCO

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EXTERIOR LIGHT FIXTURES- MARKET SQUARE LARGE LANTERN, OIL RUBBED BRONZE, SIZE 9" W X 25" TALL

0 4' 8'

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A_205

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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 Thomas Gifford
1709 Paseo del Peralta
Santa Fe, NM 87501
thomasgifford@comcast.net

JOB	DATE
1103 Canyon Road, Santa Fe, NM 87501	05/05/2026

LOCATION	DESCRIPTION
EAST	
A	42" x 41" TWIN (2-21") LR INSWING CASEMENT ALL WOOD 2W3H/2W3H
SOUTH	
B	48" x 41" TWIN (2-24") LR INSWING CASEMENT ALL WOOD 2W3H/2W3H
EAST	
DR #1	32" x 73" LH INSWING DOOR ALL WOOD 1-LT OVER 1-PANEL W/T&G DIAGONAL W/VERTICAL SCALLOPED BAR
NORTH	
C	48" x 12" HOPPER ALL WOOD 5W1H STACKED ABOVE 48" x 36" FIXED 1-LT (OA 48" x 48")
D	28" x 26" AWNING PUSH-OUT 1-LT MARVIN
E	20" x 24" L INSWING CASEMENT ALL WOOD 2W2H
F	48" x 16" HOPPER ALL WOOD 3W2H STACKED ABOVE 48" x 30" FIXED 1-LT (OA 48" x 46")
G	48" x 16" HOPPER ALL WOOD 3W2H STACKED ABOVE 48" x 30" FIXED 1-LT (OA 48" x 46")
WEST	
DR #2	32" x 77" LH INSWING DOOR ALL WOOD 12-PANEL/1-LT
SOUTH	
H	47" x 21" HOPPER ALL WOOD 4W2H STACKED ABOVE 47" x 21" FIXED 1-LT (OA 47" x 42")
I	47" x 42" – 2 LR TWIN INSWING CASEMENT ALL WOOD 2W3H/2W3H (2-23 ½")
J	47" x 42" – 2 LR TWIN INSWING CASEMENT ALL WOOD 2W3H/2W3H (2-23 ½")
EAST	
DR #3	46" x 73" DOOR & SIDELITE 3W8H/2W1H 32 DOOR/16" SIDELITE

JOB	DATE
1103 Canyon Road, Santa Fe, NM 87501	05/05/2026

LOCATION	DESCRIPTION
SOUTH	
K	84" x 42" LSSR INSWING CASEMENT 2W3H (21" - 4 WIDE)
L	43" x 20" HOPPER ALL WOOD 3W2H STACKED ABOVE 43" x 25" FIXED 1-LT (43" x 45" OA)
WEST	
M	43" x 20" HOPPER ALL WOOD 4W2H STACKED ABOVE 43" x 25" FIXED 1-LT (43" x 45" OA)
SOUTH	
N	109" x 61" GLASS BLOCK 12" x 12" 9W5H
DR #4	31" x 78" RH INSWING ALL WOOD HERRING BONE W/DIAMOND LIGHT ON TOP DUTCH DOOR
O	31" x 26" HORIZONTAL SLIDER 1-LT MARVIN W/54" x 7 TRANSOM 1-LT IN GLASS W/6 PIECE GLASS BLOCKS 8" x 8"
NORTH	
P	24" x 34" R 1-LT VINYL CLAD CASEMENT ANDERSEN
Q	47" x 40" LR TWIN 1-LT VINYL CLAD CASEMENT (2-23 ½") ANDERSEN
R	42" x 18" HOPPER ALL WOOD 3W2H STACKED ABOVE 42" x 24" FIXED 1-LT (42" x 42" OA)
S	42" x 24" HOPPER ALL WOOD 3W2H STACKED ABOVE 42" x 24" FIXED 1-LT (42" x 48" OA)
T	28" x 45" DOUBLE HUNG ALL WOOD 2W2H/1-LT INSULATED GLASS WEATHERSHIELD
DR #5	32" x 80" RH INSWING HERRING BONE W/DIAMOND LIGHT IN THE TOP HALF OF DUTCH DOOR
DR #6	28" x 72" LH INSWING GATE ARCH TOP ALL WOOD 1' x 6' T&G
DR #7	9' x 7' ALL METAL EMBOSSED TEXTURED PANELS OVERHEAD ROLL UP GARAGE DOOR
DR #8	32" x 72" LH GATE ALL WOOD 2' x 6' W/CROSS RAILS & BOLTS

In closing, my professional opinion is as follows:

Windows E, I, J, and K have historic jambs however the sashes are non-historic. The jambs are rotted beyond 40% and are non-restorable.

Windows A, B, C, D, F, G, H, L, M, N, O, P, Q, R, S, and T are non-historic.

Doors #1 - #8 are non-historic.

The windows and doors should be in “like and kind” to that of that era, casements with divided lites, either wood/wood or clad/wood such as Kolbe, Marvin, or Weathershield.

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
EAST			
A	42" x 41" TWIN (2-21") LR INSWING CASEMENT ALL WOOD 2W3H/2W3H	U	**NON-HISTORIC** – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001)
SOUTH			
B	48" x 41" TWIN (2-24") LR INSWING CASEMENT ALL WOOD 2W3H/2W3H	U	**NON-HISTORIC** – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001)
EAST			
DR #1	32" x 73" LH INSWING DOOR ALL WOOD 1-LT OVER 1-PANEL W/T&G DIAGONAL W/3-VERTICAL SCALLOPED BARS	F	**NON-HISTORIC** – SHOP MADE DOOR, AIR GUN NAILS & SHAPER MADE PIECES (2001)
NORTH			
C	48" x 12" HOPPER ALL WOOD 5W1H STACKED ABOVE 48" x 36" FIXED 1-LT (OA 48" x 48")	F	**NON-HISTORIC** – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001)
D	28" x 26" AWNING PUSH-OUT ALL WOOD 1-LT MARVIN	S	**NON-HISTORIC** – MARVIN MANUFACTURED (2001)
E	20" x 24" L INSWING CASEMENT ALL WOOD 2W2H	U	**HISTORIC** – FRAME **NON-HISTORIC** – SASHES HAVE BEEN REPLACED WITH 1988 BARN SASHES

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
NORTH			
F	48" x 16" HOPPER ALL WOOD 3W2H STACKED ABOVE 48" x 30" FIXED 1-LT (OA 48" x 46")	F	**NON-HISTORIC** – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001)
G	48" x 16" HOPPER ALL WOOD 3W2H STACKED ABOVE 48" x 30" FIXED 1-LT (OA 48" x 46")	F	**NON-HISTORIC** – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001)
WEST			
DR #2	32" x 77" LH INSWING ALL WOOD DOOR 12-PANEL/1-LT	F	**NON-HISTORIC** – AIR GUN NAILS SIMPSON DOOR (1988)
SOUTH			
H	47" x 21" HOPPER ALL WOOD 4W2H STACKED ABOVE 47" x 21" FIXED 1-LT (OA 47" x 42")	F	**NON-HISTORIC** – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001)
I	47" x 42" – 2 LR INSWING CASEMENT ALL WOOD 2W3H/2W3H (2-23 ½")	F	**HISTORIC** – JAMB **NON-HISTORIC** – SASHES REPLACED WITH 1988 BARN SASHES
J	47" x 47" -2 LR INSWING CASEMENT ALL WOOD 2W2H/2W2H (2-23 ½")	F	**HISTORIC** – JAMB **NON-HISTORIC** – SASHES REPLACED WITH 1988 BARN SASHES

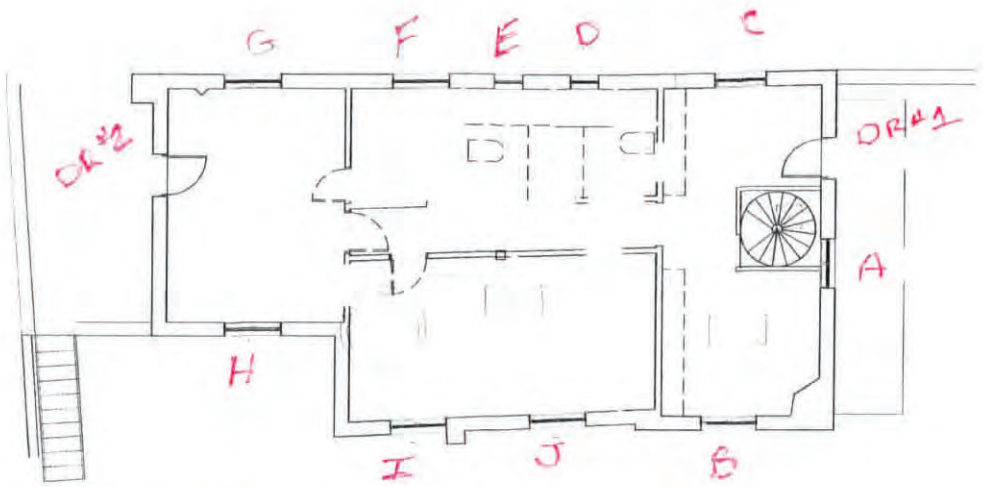
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
EAST			
DR #3	46" x 73" DOOR & SIDELITE 3W8H/2W1H 32 DOOR/16" SIDELITE	F	**NON-HISTORIC** – WOOD BEAD DOOR, AIR GUN NAILS (2001)
SOUTH			
K	84" x 42" LSSR INSWING CASEMENT 2W3H (21" – 4 WIDE)	U	**HISTORIC** – JAMB **NON-HISTORIC** – SASHES, REPLACED WITH 1988 BARN SASHES, ROTTED BEYOND 40%
L	43" x 20" HOPPER ALL WOOD 3W2H STACKED ABOVE 43" x 25" FIXED 1-LT (43" x 45" OA)	U	**NON-HISTORIC** – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001) FRAMES ROTTED BEYOND 40%
WEST			
M	43" x 20" HOPPER ALL WOOD 4W2H STACKED ABOVE 43" x 25" FIXED 1-LT (OA 43" x 45")	U	**NON-HISTORIC** – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001) FRAMES ROTTED BEYOND 40%
SOUTH			
N	109" x 61" GLASS BLOCK 12" x 12" 9W5H	S	**NON-HISTORIC** – BLOCK & PATTERN IS FROM 2002
DR #4	31" x 78" RH INSWING ALL WOOD HERRING BONE W/DIAMOND LIGHT ON TOP OF DUTCH DOOR	F	**NON-HISTORIC** – SHOP MADE DOOR (2000) AIR GUN NAILS & KERFED JAMB (1995)
O	31" x 26" HORIZONTAL SLIDER 1-LT W/54" x 7' TRANSOM W/1-LT STOPPED IN GLASS W/6 PIECE GLASS BLOCK 8" x 8"	U	**NON-HISTORIC** – MARVIN (1995) WITH VINYL TRACKS ROTTED BEYOND 40%

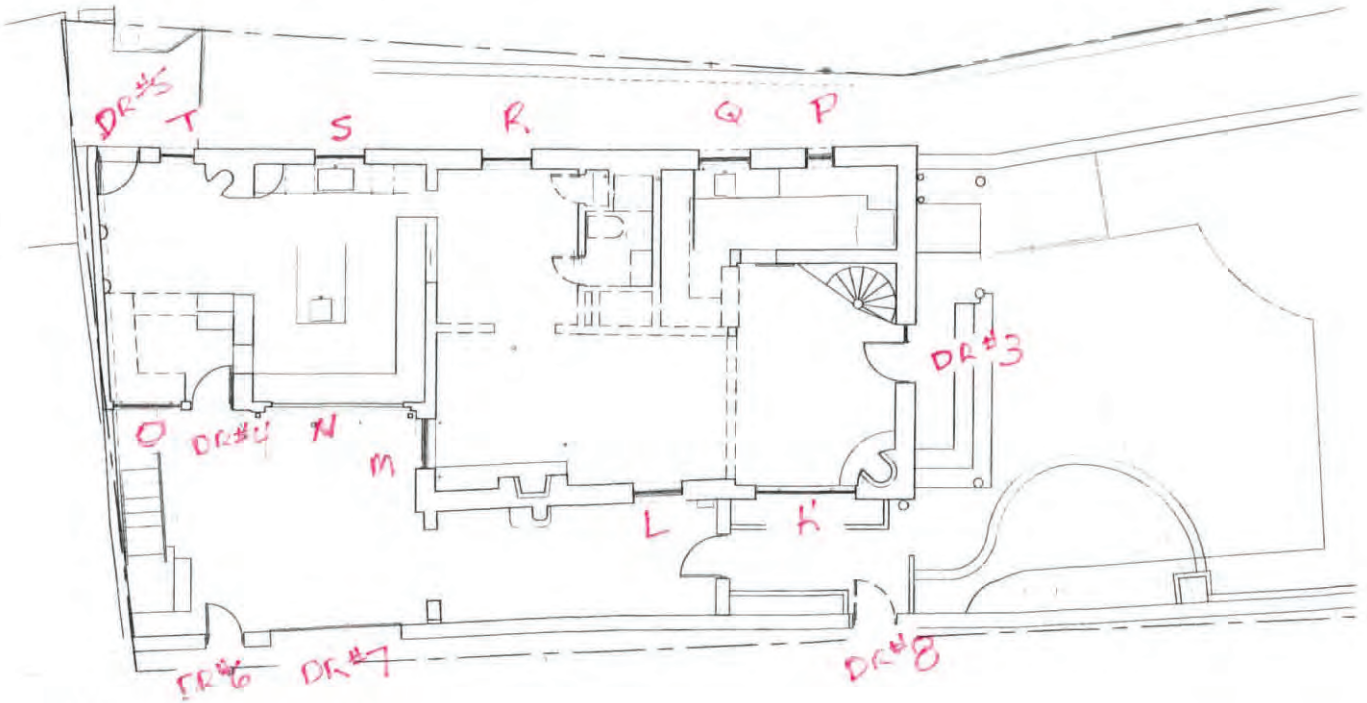
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
NORTH			
P	24" x 34" R 1-LT VINYL CLAD CASEMENT	F	**NON-HISTORIC** – VINYL CLAD ANDERSEN (1995)
Q	47" x 40" LR TWIN 1-LT VINYL CLAD CASEMENT (2-23")	F	**NON-HISTORIC** – VINYL CLAD ANDERSEN (1995)
R	42" x 18" HOPPER ALL WOOD 3W2H STACKED ABOVE 42" x 24" FIXED 1-LT (42" x 42" OA)	U	**NON-HISTORIC** – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001) FRAMES ROTTED BEYOND 40%
S	42" x 24" HOPPER ALL WOOD 3W2H STACKED ABOVE 42" x 24" FIXED 1-LT (42" x 48" OA)	F	**NON-HISTORIC** – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001) FRAMES ROTTED BEYOND 40%
T	28" x 45" DOUBLE HUNG ALL WOOD 2W2H/1-LT INSULATED GLASS	F	**NON-HISTORIC** – WEATHERSHIELD (1993)
DR #5	32" x 80" RH INSWING HERRING BONE W/DIAMOND LIGHT IN TOP HALF OF DUTCH DOOR	F	**NON-HISTORIC** – SHOP MADE DOOR (2000) AIR GUN NAILS & KERFED JAMB (1995)
DR #6	28" x 72" LH INSWING GATE ARCH TOP ALL WOOD	F	**NON-HISTORIC** – DIMENSIONAL LUMBER (1988)
DR #7	9' x 7' ALL METAL EMBOSSED TEXTURED PANELS OVERHEAD ROLL UP DOOR	F	**NON-HISTORIC** – TAYLOR MANUFACTURED HINGES (1999)
DR #8	32" x 72" LH GATE ALL WOOD 2' x 6' CROSS RAILS & BOLTS	F	**NON-HISTORIC** – DIMENSIONAL LUMBER (2000) PHILLIPS HEAD SCREWS, AIR GUN NAILS

NOTES:



2 | EXISTING SECOND FLOOR PLAN

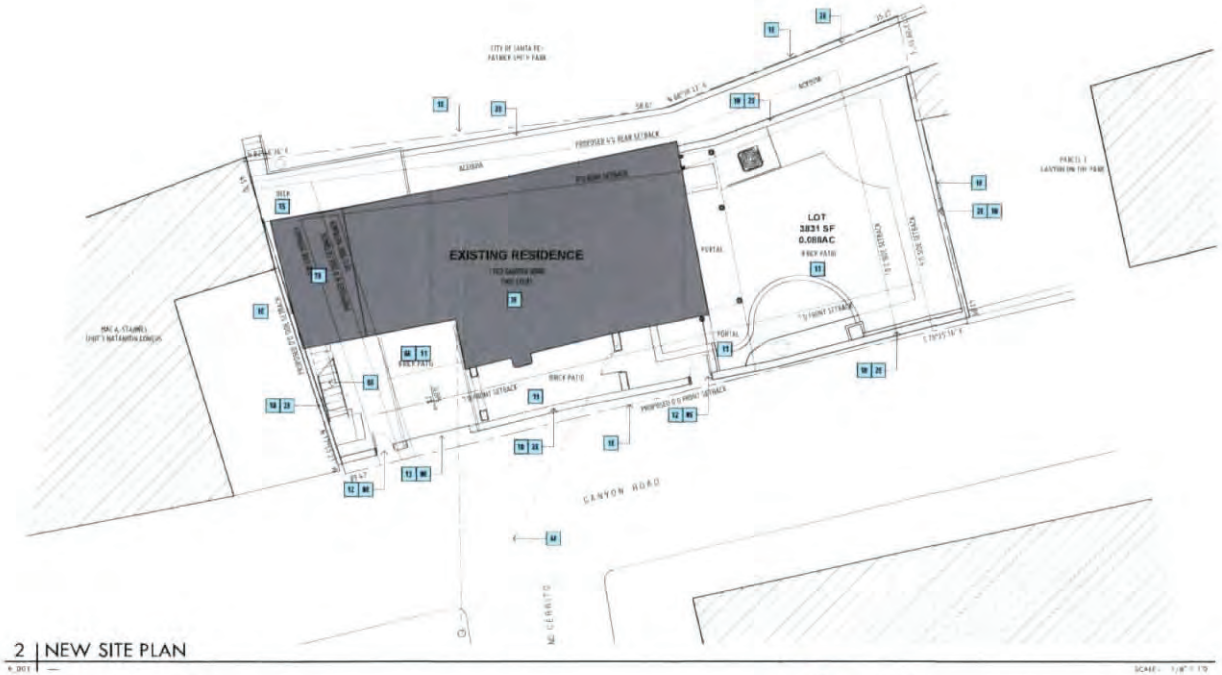


1 | EXISTING GROUND FLOOR PLAN

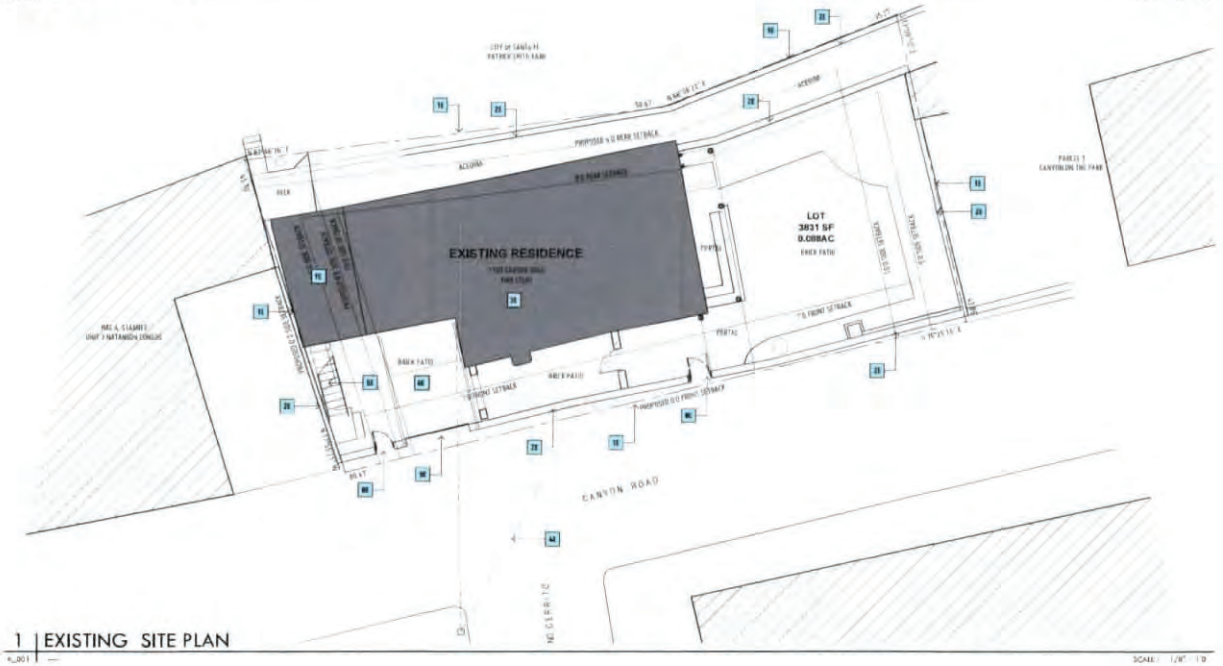
	HEATED SF	DECK/PORTAL	DECK
GROUND FLOOR	1168	223	
SECOND FLOOR	1190		701
TOTAL	2358		

KOVACH_RESIDENCE RENOVATION

A_100



2 | NEW SITE PLAN



1 | EXISTING SITE PLAN

SITE KEY:

SITE KEY NOTES:

SHEET TITLE: SITE PLAN

KOVACH_RESIDENCE RENOVATION

A_001

KOVACH RESIDENCE RENOVATION

17 APRIL 2026

PROJECT
2101 CANYON ROAD
SANTA FE, NM 87501

ARCHITECT
THOMAS GUBBER ARCHITECT
ARCHITECTURE + URBAN DESIGN
1708 PACIFIC DR PERALTA
SANTA FE, NM 87501
TEL 505.690.1588

CONTRACTOR
MAJOR VISION MASTERWORKS
1111 SEASIDE WAY
SANTA FE, NM 87501
TEL 505.867.5309

Sheet List Table

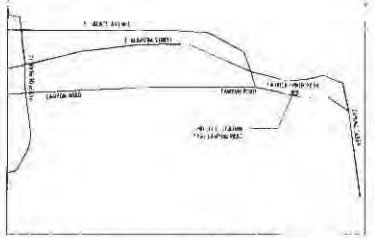
Sheet Number	Sheet Title
G_000	TITLE SHEET
G_001	PROJECT NOTES, SYMBOLS AND ABBREVIATIONS
A_001	EXISTING AND NEW SITE PLAN
A_1.X	EXISTING FIRST AND SECOND FLOOR PLANS
A_101	DEMOLITION FLOOR PLAN
A_102	SECOND FLOOR PLAN
A_103	PROPOSED SECOND FLOOR AND ROOF PLAN
A_104	ROOF PLAN
A_201	EXTERIOR ELEVATIONS
A_202	EXTERIOR ELEVATIONS
A_203	EXTERIOR ELEVATIONS
A_204	EXTERIOR ELEVATIONS
A_301	BUILDING SECTION
A_401	INTERIOR ELEVATIONS
M_101	MECHANICAL PLANS

SHEET TITLE	DATE	REVISION
TITLE	17 APR 2026	1

BUILDING INFORMATION

	HEATED SF	DECK/PORTAL	DECK
GROUND FLOOR	1968	232	
SECOND FLOOR	1900		231
TOTAL	2268		

VICINITY PLAN



DESIGN DEVELOPMENT SET

KOVACH RESIDENCE RENOVATION
2101 CANYON ROAD, SANTA FE, NEW MEXICO 87501

THOMAS GUBBER ARCHITECT
ARCHITECTURE + URBAN DESIGN
1708 PACIFIC DR PERALTA
SANTA FE, NM 87501
TEL 505.690.1588

G_000

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East Elevation
2nd Floor
Window A

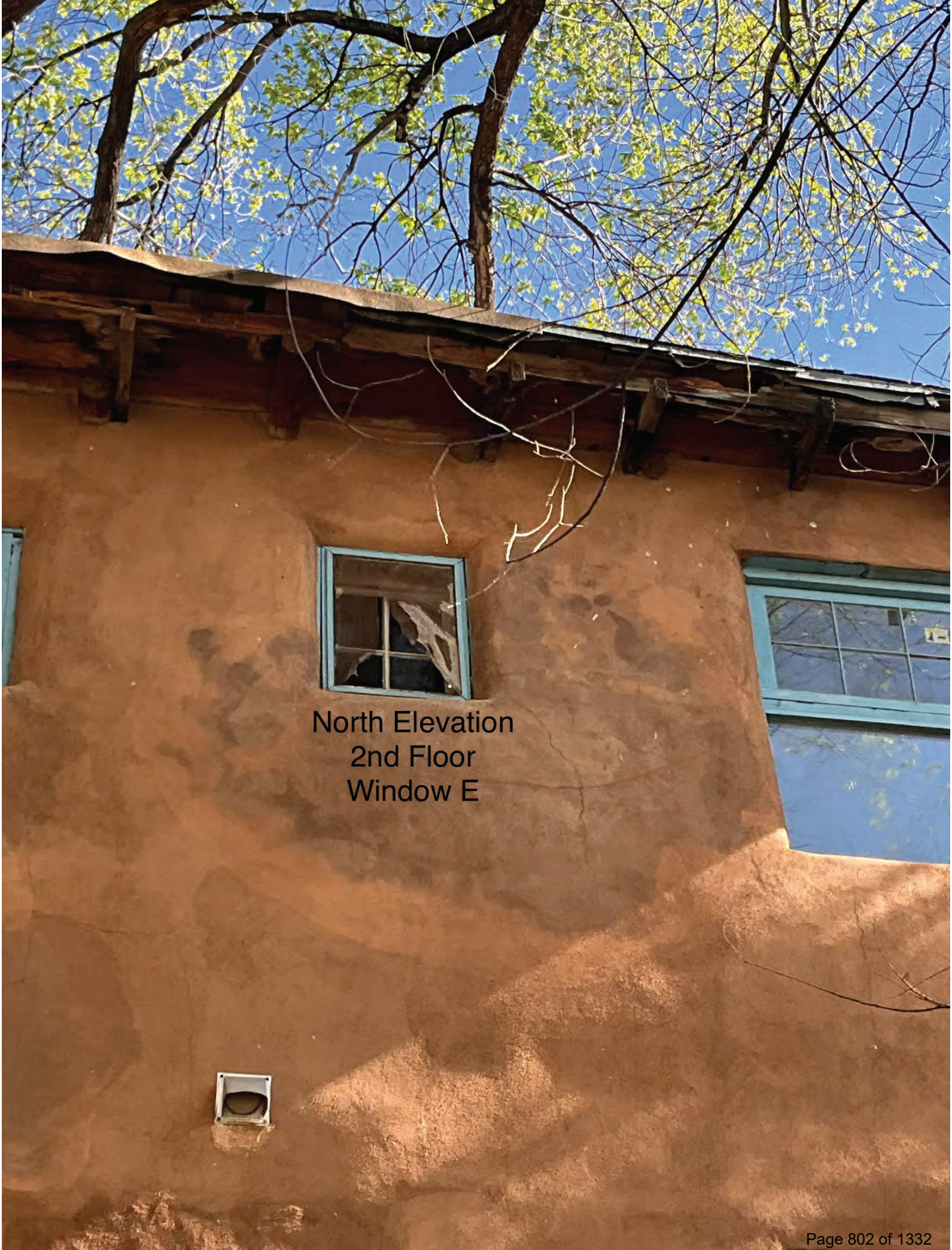



South Elevation
2nd Floor
Window B


East Elevation
2nd Floor
Door #1


North Elevation
2nd Floor
Window C


North Elevation
2nd Floor
Window D


North Elevation
2nd Floor
Window E

North Elevation
2nd Floor
Window F

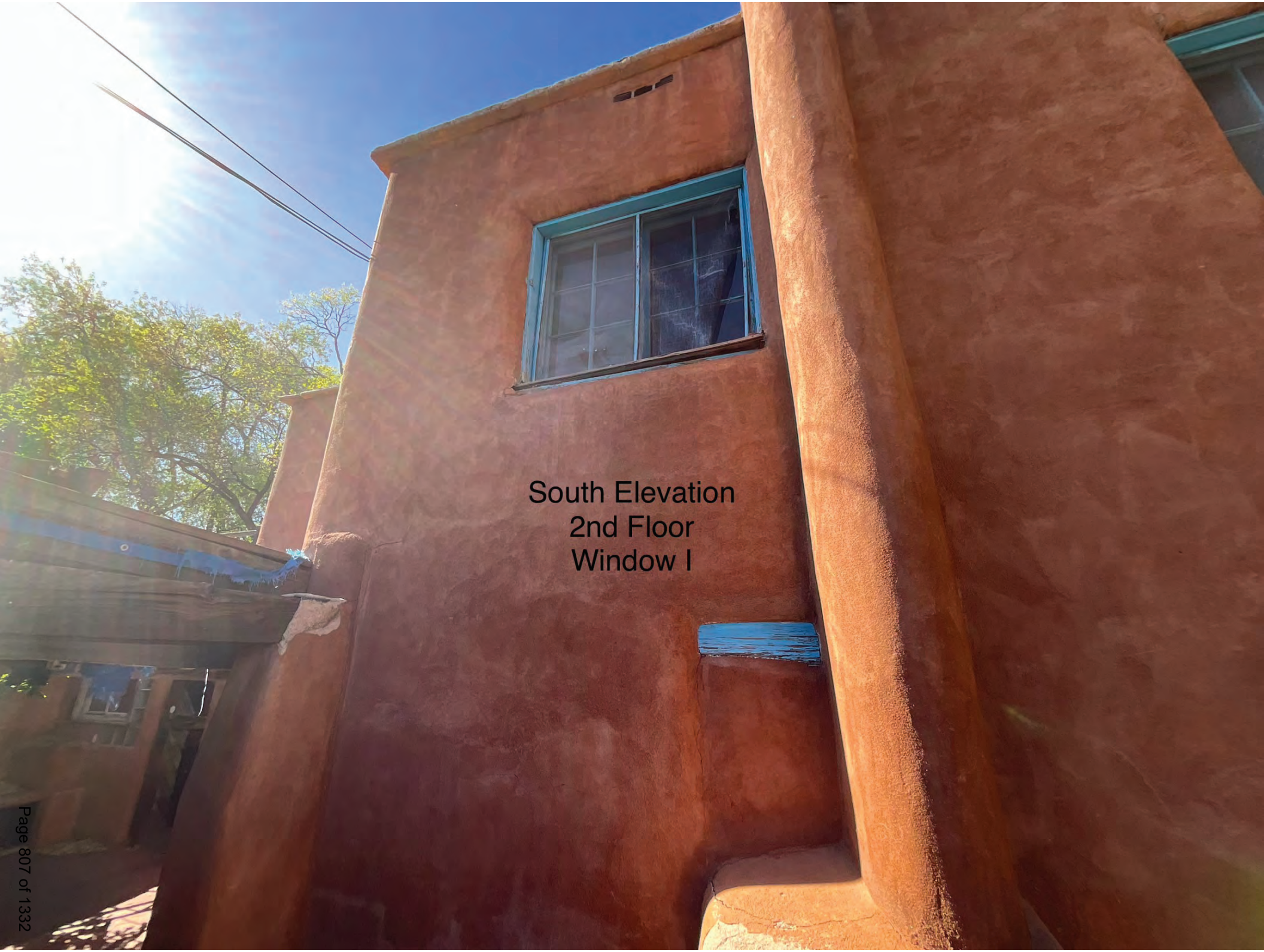




North Elevation
2nd Floor
Window G


West Elevation
2nd Floor
Door #2


South Elevation
Window H


South Elevation
2nd Floor
Window I


South Elevation
2nd Floor
Window J

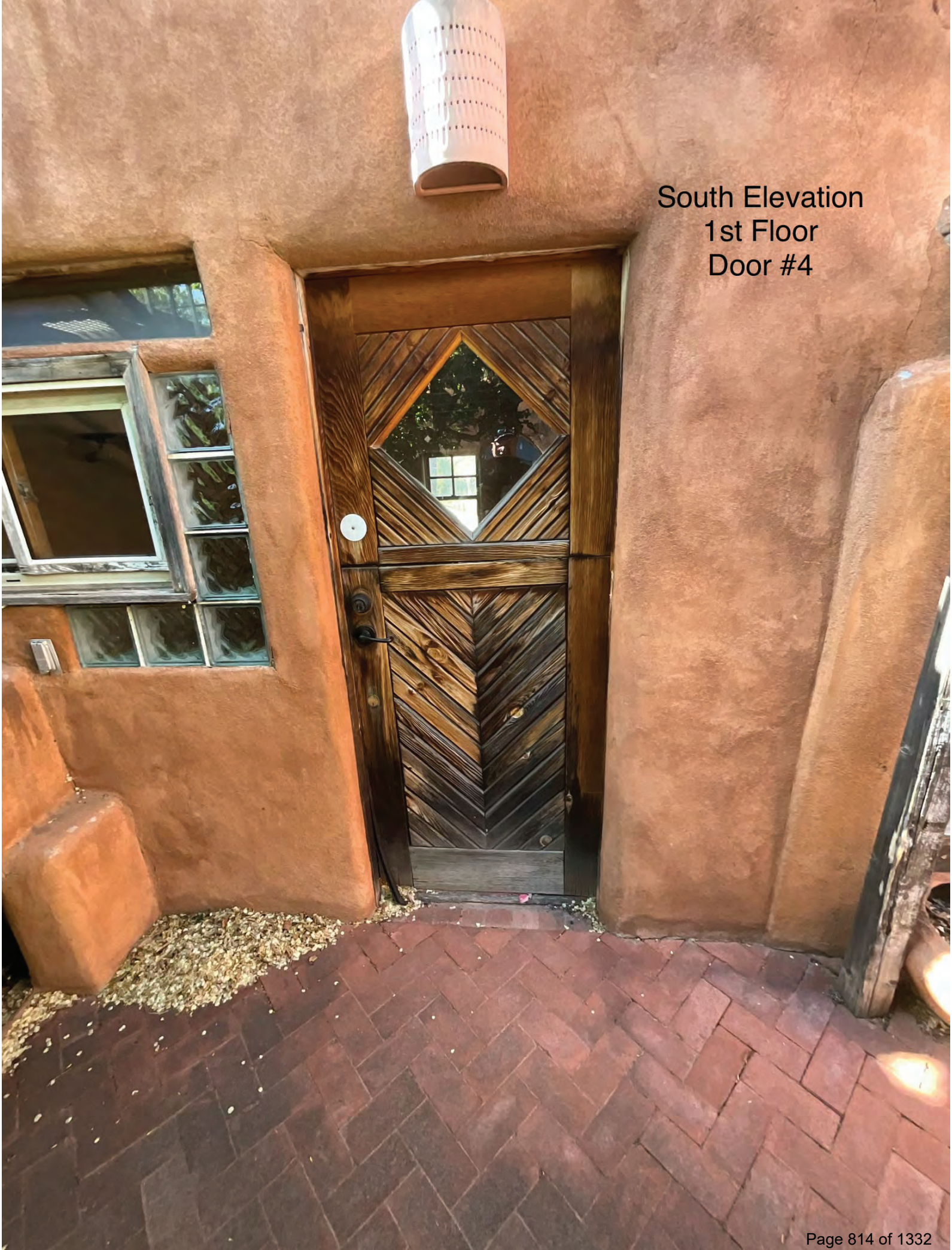

East Elevation
1st Floor
Door #3


South Elevation
1st Floor
Window K


South Elevation
1st Floor
Window L


Southwest Elevation
1st Floor
Window M


South Elevation
1st Floor
Window N


South Elevation
1st Floor
Door #4


South Elevation
1st Floor
Window O



North Elevation
1st Floor
Window P



North Elevation
1st Floor
Window Q



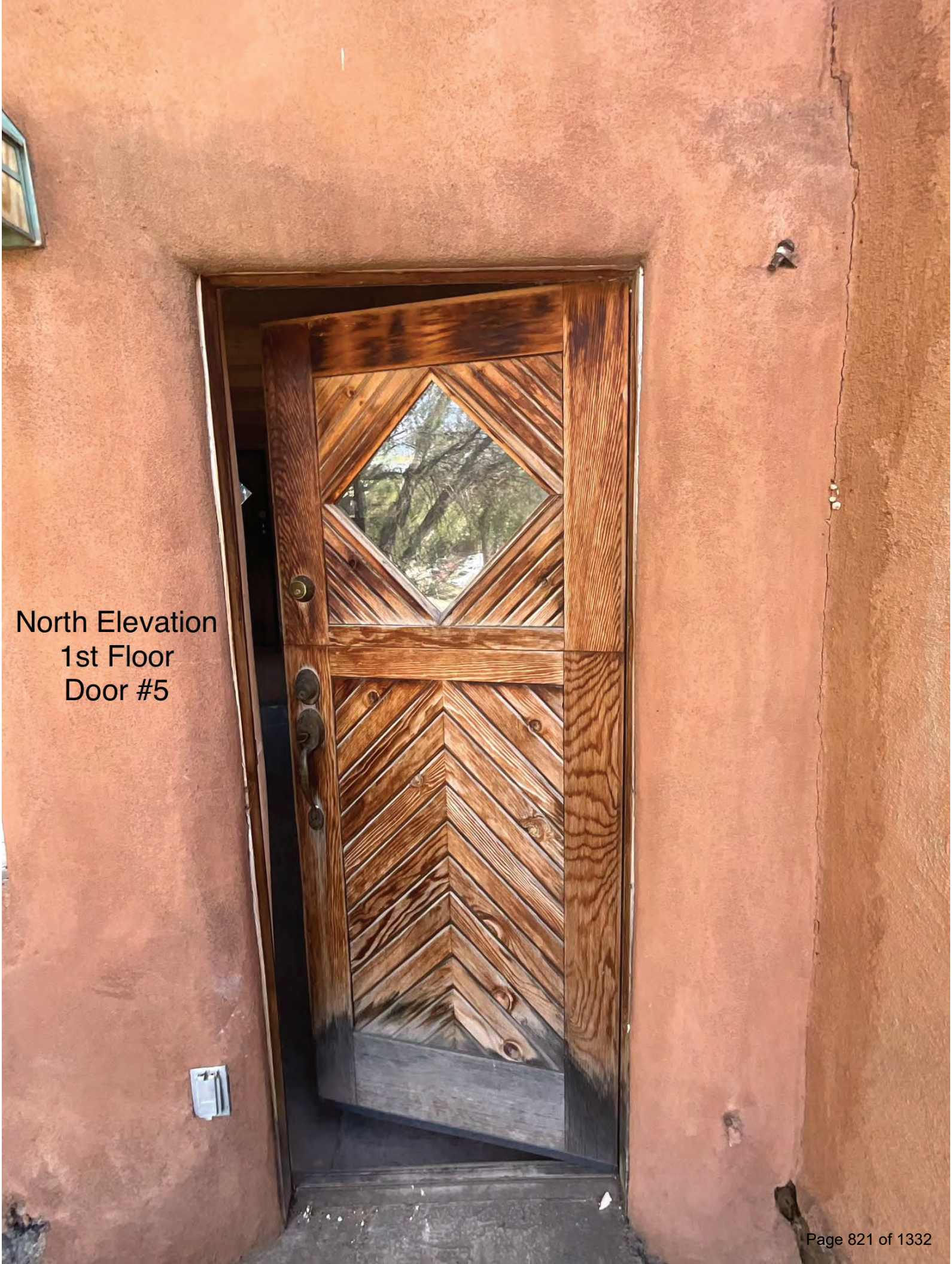
North Elevation
1st Floor
Window R



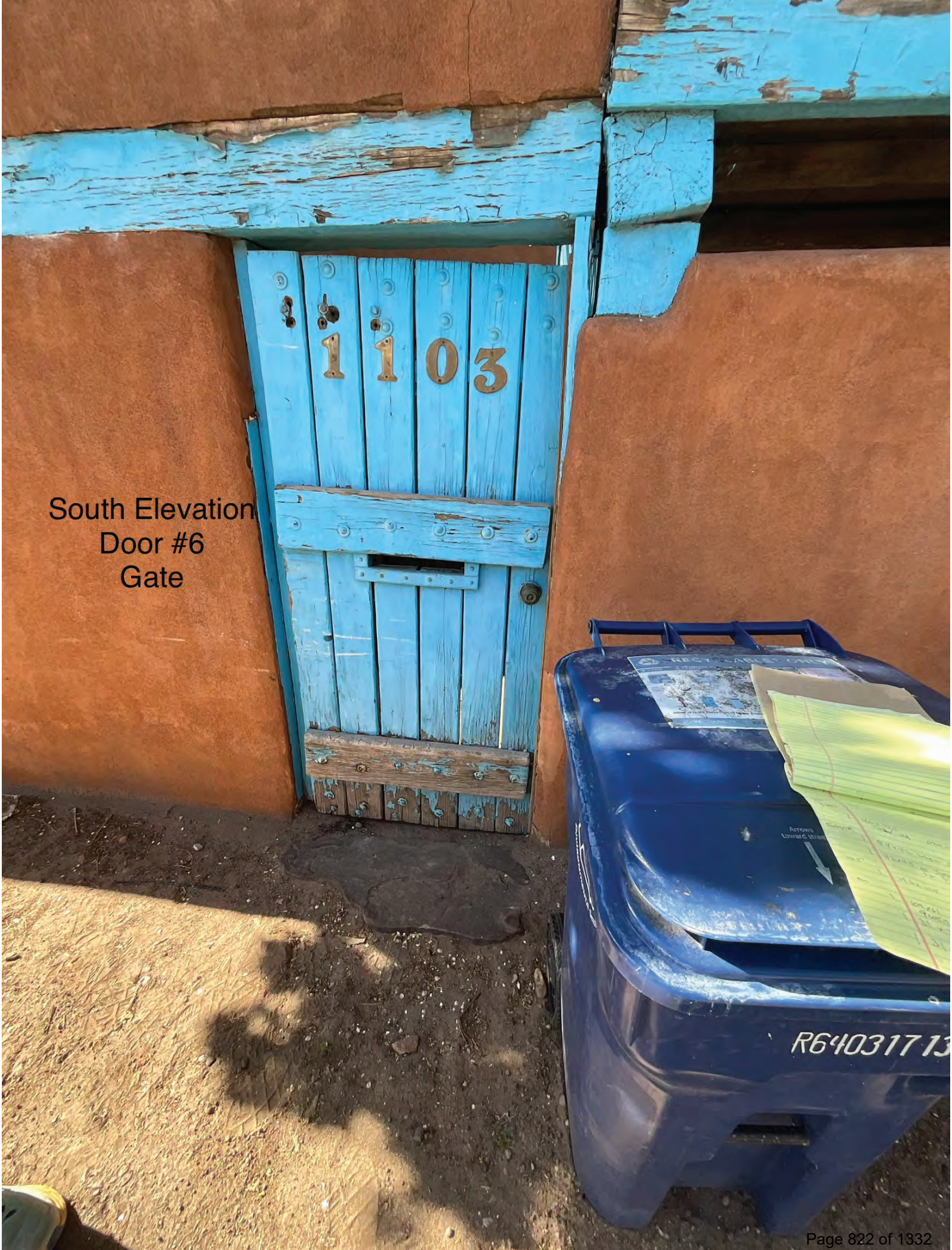
North Elevation
1st Floor
Window S



North Elevation
1st Floor
Window T



North Elevation
1st Floor
Door #5


1103
South Elevation
Door #6
Gate



South Elevation
Door #7


South Elevation
Door #8
Gate


1103 Canyon Rd
South Elevation
NOTICE
FX4


1103 Canyon Rd
South Elevation


1103 Canyon Rd
West Elevation


1103 Canyon Rd
Southwest
Elevation


1103 Canyon Rd
North Elevation
1st and 2nd Flood


1103 Canyon Rd
Southwest Elevation


1103 Canyon Rd
East Elevation

5 PRESERVATION BRIEFS

Preservation of Historic Adobe Buildings



U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

Whether built in the 17th century or in the 20th century, adobe buildings share common problems of maintenance and deterioration. This brief discusses the traditional materials and construction of adobe buildings and the causes of adobe deterioration. It also makes recommendations for preserving historic adobe buildings. By its composition, adobe construction is inclined to deteriorate; however, the buildings can be made durable and renewable when properly maintained.

What is Adobe?

The adobe, or sun-dried brick, is one of the oldest and most common building materials known to man. Traditionally, adobe bricks were never kiln fired. Unbaked adobe bricks consisted of sand, sometimes gravel, clay, water, and often straw or grass mixed together by hand, formed in wooden molds, and dried by the sun. Today some commercially available adobe-like bricks are fired. These are similar in size to unbaked bricks, but have a different texture, color, and strength. Similarly some adobe bricks have been stabilized, containing cement, asphalt, and/or bituminous materials, but these also differ from traditional adobe in their appearance and strength.

Traditional adobe construction techniques in North America have not varied widely for over $3^1/_2$ centuries. Adobe building methods employed in the Southwest in the 16th century are still used today. Because adobe bricks are not fired in a kiln as are clay bricks, they do not permanently harden, but remain unstable—they shrink and swell constantly with their changing water content. Their strength also fluctuates with their water content: the higher the water content, the lower the strength.



SAN XAVIER DEL BAC, TUCSON VICINITY, ARIZONA. *Built entirely of adobe construction (1783–1797), this is one of the finest Spanish Colonial churches in the United States, having an elaborate frontispiece of molded, carved, and painted brick imitating stone. (National Park Service)*

Adobe will not permanently bond with metal, wood, or stone because it exhibits much greater movement than these other materials, either separating, cracking, or twisting where they interface. Yet, many of these more stable building materials such as fired brick, wood, and lime and cement mortars are nonetheless used in adobe construction. For example, stone may be used for a building's foundation, and wood may be used for its roof or its lintels and doorways. In the adobe building, these materials are generally held in place by their own weight or by the compressive weight of the wall above them. Adobe construction possibilities and variations in design have therefore been somewhat limited by the physical constraints of the material.

Preserving and rehabilitating a deteriorated adobe building is most successful when the techniques and methods used for restoration and repairs are as similar as possible to the techniques used in the original construction.

Adobe Construction Techniques

The Brick: The adobe brick is molded from sand and clay mixed with water to a plastic consistency. Commonly, straw or grass is included as a binder. Although they do not help reinforce the bricks or give them added long-term strength, straw and grass do help the bricks shrink more uniformly while they dry. More important for durability, however, is the inherent clay-to-sand ratio found in native soil. The prepared mud is placed in wooden forms, tamped, and leveled by hand. The bricks are then "turned-out" of the mold to dry on a level surface covered with straw or grass so that the bricks will not stick. After several days of drying, the adobe bricks are ready for air-curing. This consists of standing the bricks on end for a period of 4 weeks or longer.

Mortar: Historically, most adobe walls were composed of adobe bricks laid with mud mortar. Such mortar exhibited the same properties as the bricks: relatively weak and susceptible to the same rate of hygroscopic (moisture absorptive) swelling and shrinking, thermal expansion and contrac-

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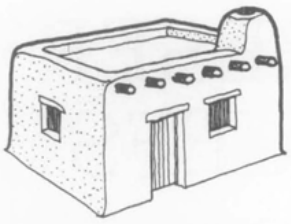
tion, and deterioration. Consequently, no other material has been as successful in bonding adobe bricks. Today, cement and lime mortars are commonly used with stabilized adobe bricks, but cement mortars are incompatible with unstabilized adobe because the two have different thermal expansion and contraction rates. Cement mortars thereby accelerate the deterioration of adobe bricks since the mortars are stronger than the adobe.

Building Foundations: Early adobe building foundations varied because of the difference in local building practices and availability of materials. Many foundations were large and substantially constructed, but others were almost nonexistent. Most often, adobe building foundations were constructed of bricks, fieldstones, or cavity walls (double) infilled with rubble stone, tile fragments, or seashells. Adobe buildings were rarely constructed over basements or crawlspaces.

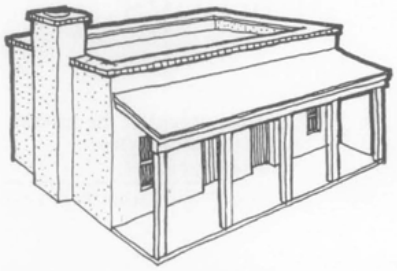
Walls: Since adobe construction was load-bearing with low structural strength, adobe walls tended to be massive, and seldom rose over 2 stories. In fact, the maximum height of adobe mission churches in the Southwest was approximately 35 feet. Often buttresses braced exterior walls for added stability.

In some parts of the Southwest, it was common to place a long wooden timber within the last courses of adobe bricks. This timber provided a long horizontal bearing plate for the roof thereby distributing the weight of the roof along the wall.

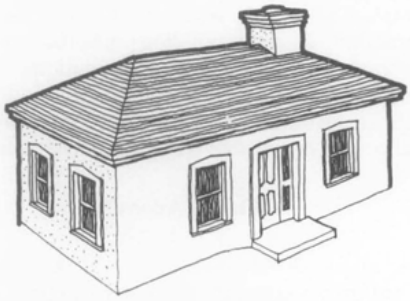
Roofs: Early Southwest adobe roofs (17th–mid–19th centuries) tended to be flat with low parapet walls. These roofs consisted of logs which supported wooden poles, and which in turn supported wooden lathing or layers of twigs covered with packed adobe earth. The wood was aspen, mesquite, cedar, or whatever was available. Roughly dressed logs (called "*vigas*") or shaped squared timbers were spaced on close (2–3 feet or less) centers resting either on the horizontal wooden member which topped the adobe wall, or on decorated cantilevered blocks, called "corbels," which were set into the adobe wall. Traditionally, these *vigas* often projected through the wall facades creating the typical adobe



flat roof, small openings

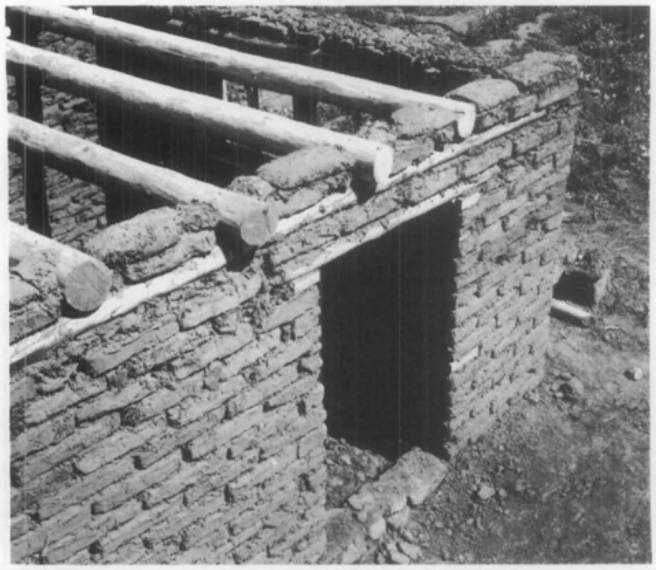


brick coping, wood porch

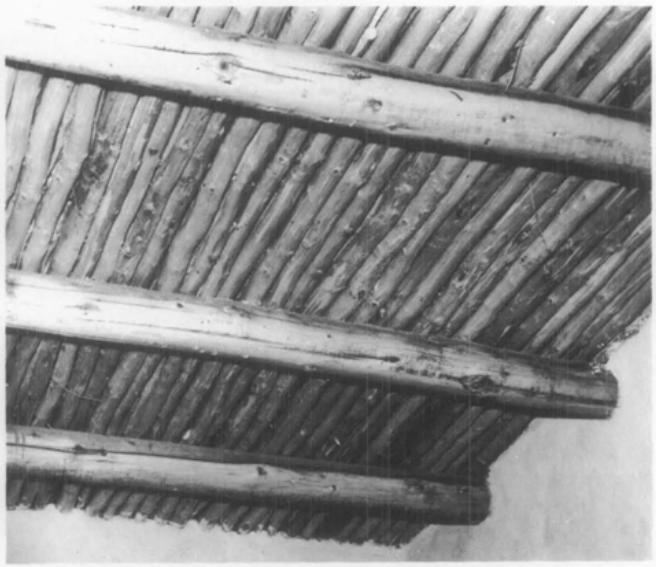


hip roof, wood trim

Evolution of Roof Forms. *The roofs of early adobe buildings were flat, made with mud, with low parapets. Later, brick copings were placed on top of parapets and chimneys to protect them from erosion, and shed roof porches were added to shelter doors and windows. After the railroad reached the Southwest, hip roofs and wooden trim began to appear as sawn lumber, shingles, tile, and sheet metal became available. (Drawing by Albert N. Hopper)*



Roof Bearing. *A roof bearing timber placed within the adobe walls provides even support for the weight of the roof. (Farm Security Administration Collection, Library of Congress)*



Roof Framing. *Viga logs and savinos are seen in the interior of the adobe building. Often the wooden materials that compose the traditional flat adobe roof create interesting and pleasing patterns on the ceilings of the interior rooms. (Photo by Russell Lee, Farm Security Administration Collection, Library of Congress)*

construction detail copied in the 20th-century revival styles. Wooden poles about 2 inches in diameter (called "*latias*") were then laid across the top of the *vigas*. Handsplit planks (called "*cedros*" if cedar and "*savinos*" if cypress) instead of poles were used when available. In some areas, these were laid in a herringbone pattern. In the west Texas and Tucson areas, *saguaro* (cactus) ribs were used to span between *vigas*. After railroad transportation arrived in most areas, sawn boards and planks, much like roof sheathing, became available and was often used in late-19th- and early-20th-century buildings or for repairs to earlier ones.

Next cedar twigs, plant fibers, or fabric were placed on top of the poles or planks. These served as a lathing on which the 6 or more inches of adobe earth was compacted. If planks were used, twigs were not necessary. A coating of adobe mud was then applied overall. The flat roofs were sloped somewhat toward drains of hollowed logs (called "*canales*," or "*gargolas*"), tile, or sheet metal that projected through the parapet walls.

Gable and hipped roofs became increasingly popular in adobe buildings in the 19th and 20th centuries. "Territorial" styles and preferences for certain materials developed. For example, roof tiles were widely used in southern California. Although the railroad brought in some wooden shingles and some terra-cotta, sheet metal roofing was the prevalent material for roofs in New Mexico.

Floors: Historically, flooring materials were placed directly on the ground with little or no subflooring preparation. Flooring materials in adobe buildings have varied from earth to adobe brick, fired brick, tile, or flagstone (called "*lajas*"), to conventional wooden floors.

Traditional Surface Coatings

Adobe surfaces are notoriously fragile and need frequent maintenance. To protect the exterior and interior surfaces of new adobe walls, surface coatings such as mud plaster, lime plaster, whitewash, and stucco have been used. Such coatings applied to the exterior of adobe construction have retarded surface deterioration by offering a renewable surface to the adobe wall. In the past, these methods have been inexpensive and readily available to the adobe owner as a solution to periodic maintenance and visual improvement. However, recent increases in labor costs and changes in cultural and socio-economic values have caused many adobe building owners to seek more lasting materials as alternatives to these traditional and once-inexpensive surface coatings.

Mud Plaster: Mud plaster has long been used as a surface coating. Like adobe, mud plaster is composed of clay, sand, water, and straw or grass, and therefore exhibits sympathetic properties to those of the original adobe. The mud plaster bonds to the adobe because the two are made of the same materials. Although applying mud plaster requires little skill, it is a time-consuming and laborious process. Once in place, the mud plaster must be smoothed. This is done by hand; sometimes deerskins, sheepskins, and small, slightly rounded stones are used to smooth the plaster to create a "polished" surface. In some areas, pink or ochre pigments are mixed into the final layer and "polished."

Whitewash: Whitewash has been used on earthen buildings since before recorded history. Consisting of ground gypsum rock, water, and clay, whitewash acts as a sealer, which can be either brushed on the adobe wall or applied with large pieces of coarse fabric such as burlap.

Initially, whitewash was considered inexpensive and easy to apply. But its impermanence and the cost of annually renewing it has made it less popular as a surface coating in recent years.

Lime Plaster: Lime plaster, widely used in the 19th century as both an exterior and interior coating, is much harder than mud plaster. It is, however, less flexible and cracks easily. It consists of lime, sand, and water and is applied in heavy coats with trowels or brushes. To make the lime plaster adhere to adobe, walls are often scored diagonally with hatchets, making grooves about $1^1/_2$ inches deep. The grooves are filled with a mixture of lime mortar and small chips of stone or broken roof tiles. The wall is then covered heavily with the lime plaster.

Cement Stucco: In the United States, cement stucco came into use as an adobe surface coating in the early 20th century for the revival styles of Southwest adobe architecture. Cement stucco consists of cement, sand, and water and it is applied with a trowel in from 1 to 3 coats over a wire mesh nailed to the adobe surface. This material has been very popular because it requires little maintenance when applied over fired or stabilized adobe brick, and because it can be easily painted.

It should be noted however, that the cement stucco does not create a bond with unfired or unstabilized adobe; it relies on the wire mesh and nails to hold it in place. Since nails cannot bond with the adobe, a firm surface cannot be guaranteed. Even when very long nails are used, moisture within the adobe may cause the nails and the wire to rust, thus, losing contact with the adobe.

Other Traditional Surface Coatings: These have included items such as paints (oil base, resin, or emulsion), portland cement washes, coatings of plant extracts, and even coatings of fresh animal blood (mainly for adobe floors). Some of these coatings are inexpensive and easy to apply, provide temporary surface protection, and are still available to the adobe owner.

Adobe Deterioration

When preservation or rehabilitation is contemplated for a historic adobe building, it is generally because the walls or roof of the building have deteriorated in some fashion—walls may be cracked, eroded, pitted, bulging, or the roof may be sagging. In planning the stabilization and repair of an adobe building, it is necessary:

- To determine the nature of the deterioration
- To identify and correct the source of the problem causing the deterioration
- To develop rehabilitation and restoration plans that are sensitive to the integrity of the historic adobe building
- To develop a maintenance program once the rehabilitation or restoration is completed.

General Advice: There are several principles that when followed generally result in a relatively stable and permanent adobe resource.

1. Whenever possible, secure the services or advice of a professional architect or other preservationist proficient in adobe preservation and stabilization. Although this may be more costly than to "do-it-yourself," it will probably be less expensive in the long run. Working with a deteriorated adobe building is a complex and difficult process. Irreversible damage may be done by well-meaning but inexperienced "restorationists." Moreover, professional assistance may be required to interpret local code requirements.
2. Never begin restoration or repairs until the problems that



Deteriorated Adobe Building. *By virtue of its fragile nature, the adobe building must be restored by thorough, systematic, and professional measures that will insure its future survival. (Technical Preservation Services Division)*



Structural Damage and Cracking. *Sagging, bulging, and cracking of walls and roofs are signs of serious problems in the adobe building. It is always advisable to secure professional services in the repair of such problems. (National Park Service)*

have been causing the deterioration of the adobe have been found, analyzed, and solved. For instance, sagging or bulging walls may be the result of a problem called "rising damp" and/or excessive roof loads. Because adobe deterioration is almost always the end product of a combination of problems, it takes a trained professional to analyze the deterioration, identify the source or sources of deterioration, and halt the deterioration before full restoration begins.

3. Repair or replace adobe building materials with the same types of materials used originally and use the same construction techniques. Usually the best and the safest procedure is to use traditional building materials. Repair or replace deteriorated adobe bricks with similar adobe bricks. Repair or replace rotted wooden lintels with similar wooden lintels. The problems created by introducing dissimilar replacement materials may cause problems far exceeding those which deteriorated the adobe in the first place.

Sources of Deterioration

The following are some common signs and sources of adobe deterioration and some common solutions. It should be cautioned again, however, that adobe deterioration is often the end-product of more than one of these problems. The remedying of only one of these will not necessarily arrest deterioration if others are left untreated.

Structural Damage: There are several common structural problems in adobe buildings, and while the results of these problems are easy to see, their causes are not. Many of these problems originate from improper design or construction, insufficient foundations, weak or inadequate materials, or the effects of external forces such as wind, water, snow, or earthquakes. In any case the services of a soils engineer and/or structural engineer knowledgeable in adobe construction may be necessary to evaluate these problems. Solutions may involve repairing foundations, realigning leaning and bulging walls, buttressing walls, inserting new window and door lintels, and repairing or replacing badly deteriorated roof structures.

There are many tell-tale signs of structural problems in adobe buildings, the most common being cracks in walls, foundations, and roofs. In adobe, cracks are generally quite visible, but their causes may be difficult to diagnose. Some cracking is normal, such as the short hairline cracks that are caused as the adobe shrinks and continues to dry out. More extensive cracking, however, usually indicates serious structural problems. In any case, cracks, like all structural problems, should be examined by a professional who can make recommendations for their repair.

Water Related Problems: Generally, adobe buildings deteriorate because of moisture, either excessive rainwater or ground water. Successful stabilization, restoration, and the ultimate survival of an adobe building depends upon how effectively a structure sheds water. The importance in keeping an adobe building free from excessive moisture cannot be overestimated. The erosive action of rainwater and the subsequent drying out of adobe roofs, parapet walls, and wall surfaces can cause furrows, cracks, deep fissures, and pitted surfaces to form. Rain saturated adobe loses its cohesive strength and sloughs off forming rounded corners and parapets. If left unattended, rainwater damage can eventually destroy adobe walls and roofs, causing their continued deterioration and ultimate collapse. Standing rainwater that accumulates at foundation level and rain splash may cause "coving" (the hollowing-out of the wall just above grade level).

Ground water (water below ground level) might be present because of a spring, a high water table, improper drainage, seasonal water fluctuations, excessive plant watering, or changes in grade on either side of the wall. Ground water rises through capillary action into the wall and causes the adobe to erode, bulge, and cove. Coving is also caused by spalling during the freeze-thaw cycles. As water rises from the ground into the wall, the bond between the clay particles in the adobe brick breaks down. In addition, dissolved minerals or salts brought up from the soil by the water can be deposited on or near the surface of the wall as the moisture evaporates. If these deposits become heavily concentrated, they too can deteriorate the adobe fabric. As the adobe dries out, shrinkage cracks usually appear; loose sections of adobe bricks and mud plaster may crumble.

A water-tight roof with proper drainage is the best protection against rainfall erosion. Adobe wall and roof surfaces properly maintained with traditional tiles or surface coatings generally resist the destructive effects of rainwater. Roof drains should be in good repair and sufficient to carry rainwater run-off from the roof. In an effort to halt the destructive effects of rainwater, 19th-century builders often capped parapet walls with fired bricks. These bricks were harder and better suited to weather the erosive action of rainwater; however, the addition of a brick cap to an existing parapet wall creates a drastic change in a structure's appearance and fabric. The use of traditional lime mortar

with the fired brick is advised because it is more water-tight and compatible with the harder brick.

Rainwater that has accumulated at adobe foundations should be diverted away from the building. This may be done by regrading, by building gravel-filled trenches or brick, tile, or stone drip gutters, or by any technique that will effectively remove the standing rainwater. Regrading is perhaps the best solution because defective gutters and trenches may in effect collect and hold water at the base of the wall or foundation.

In repairing "coving," the damage caused by rain splash, adobe bricks stabilized with soil cement might be considered. On the other hand, concrete patches, cement stucco, and curb-like buttresses against the coving usually have a negative effect because moisture may be attracted and trapped behind the concrete.

Cement stucco and cement patches have the potential for specific kinds of water related adobe deterioration. The thermal expansion coefficient of cement stucco is 3 to 10 times greater than that of adobe resulting in cracking of the stucco. Cracks allow both liquid water and vapor to penetrate the adobe beneath, and the stucco prevents the wall from drying.

As the moisture content of the adobe increases, there is a point at which the adobe will become soft like putty. When the wall becomes totally saturated, the adobe mud will flow as a liquid. This varies with the sand, clay, and silt content of the adobe.

If the adobe becomes so wet that the clay reaches its plastic limit, or if the adobe is exposed to a freeze-thaw action, serious damage can result. Under the weight of the roof, the wet adobe may deform or bulge. Since the deterioration is hidden from view by the cement stucco, damage may go undetected for some time. Traditional adobe construction techniques and materials should therefore, be used to repair or rebuild parts of the walls.

The destructive effects of moisture on adobe buildings may be substantially halted by several remedies.

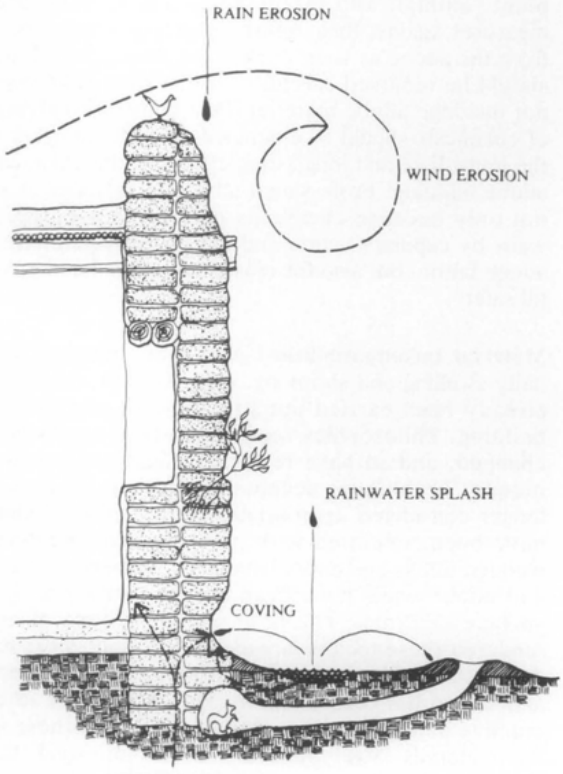
1. Shrubs, trees, and other foundation plantings may be causing physical damage. Their roots may be growing into the adobe, and/or they may be trapping excessive moisture in their roots and conducting it into walls. Their removal might be considered to halt this process.
2. Level ground immediately adjacent to the walls may be causing poor drainage. Regrading could be considered so that the ground slopes away from the building, eliminating rainwater pools.
3. The installation of footing drains may be considered. Trenches about 2 to 2½ feet wide and several feet deep are dug around the adobe building at the base of the walls or at the foundation if there is any. If the soil is weak, it may be necessary to slope the sides of the trench to prevent cave-in of the trench and subsequent damage to the wall. The walls and bottom of the trench should be lined with a polyethylene vapor barrier to prevent the collected water from saturating the surrounding soil and adobe wall. Clay tile, or plastic pipe, which drain to a sump or to an open gutter, are then laid in the bottom of the trench. The trench is filled with gravel to within 6 inches of grade. The remaining excavation is then filled to grade with porous soil.

A Word of Caution: *Plant removal, regrading, or trenching may be potentially destructive to archeological remains associated with historic adobe building sites. Any disturbance of the ground should, therefore, be undertaken with prudence and careful planning.*

Once any one or all of these solutions has effectively minimized the problems of rising ground water, the coving and deterioration of the walls can be corrected by patching the area with new adobe mud and by applying traditional surface coatings. It should be remembered, however, that unless the capillary action is stopped effectively, this erosive condition will certainly continue. Most important, surface coatings and patching only repair the effects of ground water and wind erosion, they cannot cure the cause.



Coving. *Salts deposited by rising ground water can evaporate and cause spalling of the adobe bricks at the base of the wall, a serious condition called "coving." Coving can also be caused and/or exacerbated by the erosion of rain splash. (National Park Service)*



Water, Wind, Animal, Insect, and Vegetation Damage. *Most deterioration of adobe buildings can be directly correlated with the presence of either excessive rainwater, groundwater, or both. Successful adobe stabilization and restoration depends upon keeping the adobe building moisture free, repaired, and well maintained. (Drawing by David W. Look, AIA, based on sketches by Albert N. Hopper)*

Wind Erosion: Wind-blown sand has often been cited as a factor in adobe fabric erosion. Evidence of wind erosion is often difficult to isolate because the results are similar to water erosion; however, furrowing caused by wind is usually more obvious at the upper half of the wall and at the corners, while coving from rainsplash and ground water is usually at the lower third of the wall.

Maintenance is the key to mitigating the destructive effects of wind erosion. Wind damage on adobe walls and roof surfaces should be repaired with new adobe mud. Any traditional surface coating may be applied to protect against any possible future destructive effects. If high wind is a continuing problem, a wind screen or breaker might be built, using fencing or trees. Care should be taken to plant trees far enough away from the structure so that the roots will not destroy the foundation or trap moisture.

Vegetation, Insects, and Vermin: Vegetation and pests are natural phenomena that can accelerate adobe deterioration. Seeds deposited by the wind or by animals may germinate in adobe walls or roofs as they would in any soil. The action of roots may break down adobe bricks or cause moisture retention which will harm the structure. Animals, birds, and insects often live in adobe structures, burrowing and nesting in walls or in foundations. These pests undermine and destroy the structural soundness of the adobe building. The possibility of termite infestation should not be overlooked since termites can travel through adobe walls as they do through natural soil. Wood members (lintels, floors, window and door shutters, and roof members) are all vulnerable to termite attack and destruction.

It is important to rid adobe structures immediately of all plant, animal, and insect pests and to take preventive measures against their return. Seedlings should be removed from the adobe as soon as they are discovered. Large plants should be removed carefully so that their root systems will not dislodge adobe material. Pest control involving the use of chemicals should be examined carefully in order to assess the immediate and longlasting effects of the chemicals on the adobe building. Professional advice in this area is important not only because chemicals may be transported into the walls by capillary action and have a damaging effect on the adobe fabric, but also for reasons of human and environmental safety.

Material Incompatibilities: As adobe buildings are continually swelling and shrinking, it is likely that repair work has already been carried out sometime during the life of the building. Philosophies regarding adobe preservation have changed, and so have restoration and rehabilitation techniques. Techniques acceptable only 10 years ago are no longer considered appropriate. Until recently, adobe bricks have been repointed with portland cement; deteriorated wooden lintels and doors have been replaced with steel ones; and adobe walls have been sprayed with plastic or latex surface coatings. The hygroscopic nature of adobe has rendered these techniques ineffective and, most important, destructive. The high strength of portland cement mortar and stucco has caused the weaker adobe brick to crack and crumble during the differential expansion of these incompatible materials. Steel lintels are much more rigid than adobe. When the building expands, the adobe walls twist because they are more flexible than the steel. Plastic and latex wall coatings have been used to seal the surface, keeping it from expanding with the rest of the brick. Portions of the wall have consequently broken off. In some instances, incompatible materials can be removed from the building without subsequently damaging the structure. Other times, this is not possible. Professional advice is therefore recommended.

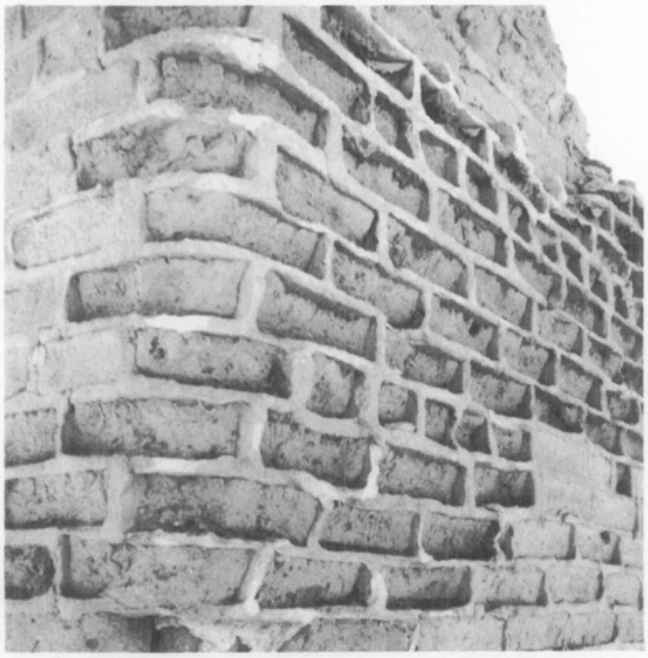
Repairing and Maintaining the Historic Adobe Building

Once the adobe deterioration and any resulting structural damage is repaired, the restoration of the adobe building can proceed. Careful attention should be given to replace, repair, and/or reproduce all damaged materials with traditional or original materials.

Patching and Repairing Adobe Brick: In patching and replacing adobe brick, every reasonable effort should be made to find clay with a texture and color similar to the original fabric. When an individual adobe brick has partially disintegrated, it may be patched in place. The deteriorated material may be scraped out and replaced with appropriate adobe mud. Often fragments of the original adobe brick have been ground up, mixed with water, and reused to patch the eroded area. However, some professionals advise against the reuse of material which has spalled off because it frequently contains a high concentration of salts.

If a substantial amount of the brick has been destroyed or spalled, commercially made adobe bricks and half-bricks can be obtained, or they may be made at the site or nearby. Generally these are 3 or 4 inches thick, and ideally they are composed of unstabilized adobe (that is, without any chemical additives). The deteriorated adobe bricks should be scraped out to insert the new bricks. If most of the brick is not deteriorated, then the deteriorated portion may be replaced with a half-brick. It may be necessary to cut back into undeteriorated portions of the brick to achieve a flush fit of the new or half-bricks. Spray (do not soak) the new brick and surrounding area lightly with water to facilitate a better bond. Too much moisture can cause swelling. Always use traditional adobe mud mortar.

When entire bricks or sections of the brick walls have to be replaced, caution should be exercised when buying ready-made bricks. Many are now manufactured using stabilizing agents (portland cement, lime, or emulsified asphalt) in their composition. While the inclusion of these agents in new adobe bricks is a technical advancement in their durability, they will prove incompatible with the fabric of the historic



Cement Mortar Incompatibility. *The stronger and less flexible cement mortar has caused the softer adobe bricks to crumble thus leaving a "honeycomb" of cement mortar joints. (National Park Service)*

adobe building. Concrete blocks and cinderblocks are likewise tempting solutions to extensive adobe brick replacement; but, like commercially stabilized adobe bricks, they are not compatible with older and more unstable adobe bricks. However, concrete blocks have been used for interior partitions successfully.

Patching and Replacing Mortar: In repairing loose and deteriorated adobe mortar, care should also be taken to match the original material, color, and texture. Most important, never replace adobe mud mortar with lime mortar or portland cement mortar. It is a common error to assume that mortar hardness or strength is a measure of its suitability in adobe repair or reconstruction. Mortars composed of portland cement or lime do not have the same thermal expansion rate as adobe brick. With the continual thermal expansion and contraction of adobe bricks, portland cement or lime mortars will cause the bricks—the weaker material—to crack, crumble, and eventually disintegrate.

It is recognized, however, that some late historic adobe buildings have always had portland cement or lime mortars used in their initial construction. The removal and replacement of these mortars with mud mortar is not advised because their removal is usually destructive to the adobe bricks.

In repairing adobe cracks, a procedure similar to repointing masonry joints may be used. It is necessary to rake out the cracks to a depth of 2 or 3 times the width of a mortar joint to obtain a good "key" (mechanical bond) of the mortar to the adobe bricks. The bricks should be sprayed lightly with water to increase the cohesive bond. A trowel or a large grout gun with new adobe mud mortar may then be used to fill the cracks.

Repairing and Replacing Wooden Members: Rotted or termite infested wood members such as *vigas, savinos,* lintels, wall braces, or flooring should be repaired or replaced. Wood should always be replaced with wood. For carved corbels, however, specially formulated low-strength epoxy consolidants and patching compounds may be used to make repairs, thus saving original craftsmanship. Tests, however, should be made prior to repairs to check on desired results since they usually are not reversible. This is an area of building repair that ought not be attempted by the amateur. For further information, see *Epoxies for Wood Repairs in Historic Buildings*, cited in the reading list of this brief.

Patching and Replacing Surface Coatings: Historically, almost every adobe building surface was coated. When these coatings deteriorate, they need to be replaced. Every effort should be made to recoat the surface with the same material that originally coated the surface.

When the coating has been mud plaster, the process requires that the deteriorated mud plaster be scraped off and replaced with like materials and similar techniques, attempting in all cases to match the repair work as closely as possible to the original. It is always better to cover adobe with mud plaster even though the mud plaster must be renewed more frequently.

The process is not so simple where lime plaster and portland cement stuccos are involved. As much of the deteriorated surface coating as possible should be removed without damaging the adobe brick fabric underneath. Never put another coat of lime plaster or portland cement stucco over a deteriorated surface coating. If serious deterioration does exist on the surface, then it is likely that far greater deterioration exists below. Generally this problem is related to water, in which case it is advisable to consult a professional.

If extensive recoatings in lime plaster or portland cement stucco are necessary, the owner of an adobe building might consider furring out the walls with lathing, then plastering over, thus creating a moisture barrier. Always patch with the same material that is being replaced. Although lime plaster and portland cement stucco are less satisfactory as a surface coating, many adobe buildings have always had them as a surface coating. Their complete removal is inadvisable as the process may prove to be more damaging than the natural deterioration.

Roofs: Flat adobe roofs should be restored and maintained with their original form and materials; however, it may not be feasible or prudent to restore or reconstruct a flat adobe roof on a building if the roof has previously been modified to a gable roof with sheet metal, tiles, or wood shingles.

If an existing flat adobe roof is restored with a fresh layer of adobe mud over an existing mud roof, care should be taken to temporarily support the roof during the work because adobe mud is heavier wet than after it has cured. If not supported, the roof may collapse or deflect. If the wooden roof supports are allowed to sag during such work, the wood may take a permanent deflection, resulting in inadequate drainage and/or "ponding" at low points. Ponding is especially damaging to adobe roofs since standing water will eventually soak through the mud and cause the wooden roof members to rot.

On an adobe building, it is not advisable to construct a new roof that is heavier than the roof it is replacing. If the walls below have uncorrected moisture problems, the added weight of a new roof may cause the walls to bulge (a deformation caused while the adobe mud is in a plastic state). If the walls are dry but severely deteriorated, the added weight may cause the walls to crack or crumble (compression failure).

Floors, Windows, Doors, Etc.: Windows, doors, floors, and other original details of the older adobe building should be retained whenever feasible. It is, however, understandable when the demands of modern living make it necessary to change some of these features: thermal windows and doors, easily maintained floors, etc. But every reasonable effort should be made to retain original interior and exterior details.

Maintenance

Cyclical maintenance has always been the key to successful adobe building survival. As soon as rehabilitation or restoration has been completed, some program of continuing maintenance should be initiated. Changes in the building should particularly be noted. The early stages of cracking, sagging, or bulging in adobe walls should be monitored regularly. All water damage should be noted and remedied at its earliest possible stages. Plant, animal, and insect damage should be halted before it becomes substantial. The roof should be inspected periodically. Surface coatings must be inspected frequently and repaired or replaced as the need indicates.

Mechanical systems should be monitored for break-down. For instance, leaking water pipes and condensation can be potentially more damaging to the adobe building than to a brick, stone, or frame structure. Observing adobe buildings for subtle changes and performing maintenance on a regular basis is a policy which cannot be over emphasized. It is the nature of adobe buildings to deteriorate, but cyclical maintenance can substantially deter this process, thus producing a relatively stable historic adobe building.

Summary

In conclusion, to attempt the preservation of an adobe building is almost a contradiction. Adobe is a formed-earth material, a little stronger perhaps than the soil itself, but a material whose nature is to deteriorate. The preservation of historic adobe buildings, then, is a broader and more complex problem than most people realize. The propensity of adobe to deteriorate is a natural, on-going process. While it would be desirable to arrest that process in order to safeguard the building, no satisfactory method has yet been developed. Competent preservation and maintenance of historic adobe buildings in the American Southwest must (1) accept the adobe material and its natural deterioration, (2) understand the building as a system, and (3) understand the forces of nature which seek to return the building to its original state.

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This publication was prepared pursuant to Executive Order 11593, "Protection and Enhancement of the Cultural Environment," which directs the Secretary of the Interior to "develop and make available to Federal agencies and State and local governments information concerning professional methods and techniques for preserving, improving, restoring and maintaining historic properties." The Brief has been developed under the technical editorship of Lee H. Nelson, AIA, Chief, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. Comments on the usefulness of this information are welcome and can be sent to Mr. Nelson at the above address. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the author and the National Park Service are appreciated. **August 1978.**



Renewing the Surface Coating. *Traditionally, adobe surface coatings that protected the fragile adobe building fabric were renewed every few years. Recently however, high labor costs have made this a relatively expensive process. Women are seen here recoating an adobe wall with mud plaster mixed with straw at Chamisal, New Mexico. (Photo by Russell Lee, Farm Security Administration Collection, Library of Congress)*

3 PRESERVATION BRIEFS

Improving Energy Efficiency in Historic Buildings

Jo Ellen Hensley and Antonio Aguilar

National Park Service
U.S. Department of the Interior

Technical Preservation Services



The concept of energy conservation in buildings is not new. Throughout history building owners have dealt with changing fuel supplies and the need for efficient use of these fuels. Gone are the days of the cheap and abundant energy of the 1950's. Today with energy resources being depleted and the concern over the effect of greenhouse gases on climate change, owners of historic buildings are seeking ways to make their buildings more energy efficient. These concerns are key components of sustainability — a term that generally refers to the ability to maintain the environmental, social, and economic needs for human existence. The topic of sustainable or "green" building practices is too broad to cover in this brief. Rather, this preservation brief is intended to help property owners, preservation professionals, and stewards of historic buildings make informed decisions when considering energy efficiency improvements to historic buildings.

Sound energy improvement measures must take into consideration not only potential energy savings, but also the protection of the historic property's materials and features. This guidance is provided in accordance with the Secretary of the Interior's Standards for Rehabilitation to ensure that the architectural integrity of the historic property is preserved. Achieving a successful retrofit project must balance the goals of energy efficiency with the least impact to the historic building. Planning must entail a holistic approach that considers the entire building envelope, its systems and components, its site and environment, and a careful evaluation of the effects of the measures undertaken. Treatments common to new construction need to be evaluated carefully before implementing them in historic buildings in order to avoid inappropriate alteration of important architectural features and irreparable damage to historic building materials. This brief targets primarily small-to medium-size historic buildings, both residential and commercial. However, the general decision-making principles outlined here apply to buildings of any size and complexity.

Inherent Energy Efficient Features of Historic Buildings

Before implementing any energy conservation measures, the existing energy-efficient characteristics of a historic building should be assessed. Buildings are more than the sum of their individual components. The design, materials, type of construction, size, shape, site orientation, surrounding landscape, and climate all play a role in how buildings perform. Historic building construction methods and materials often maximized natural sources of heat, light and ventilation to respond to local climatic conditions. The key to a successful rehabilitation project is to understand and identify the existing energy-efficient aspects of the historic building and how they function, as well as to understand and identify its character-defining features to ensure they are preserved. Whether rehabilitated for a new or continuing use, it is important to utilize the historic building's inherent sustainable qualities as they were intended to ensure that they function effectively together with any new treatments added to further improve energy efficiency.

Windows, courtyards, and light wells
Operable windows, interior courtyards, clerestories, skylights, rooftop ventilators, cupolas, and other features that provide natural ventilation and light can reduce energy consumption. Whenever these devices can be used to provide natural ventilation and light, they save energy by reducing the need to use mechanical systems and interior artificial lighting.

Historically, builders dealt with the potential heat loss and gain from windows in a variety of ways depending on the climate. In cold climates where winter heat loss from buildings was the primary consideration before mechanical systems were introduced, windows were limited to those necessary for adequate light and ventilation. In historic buildings where the ratio of glass

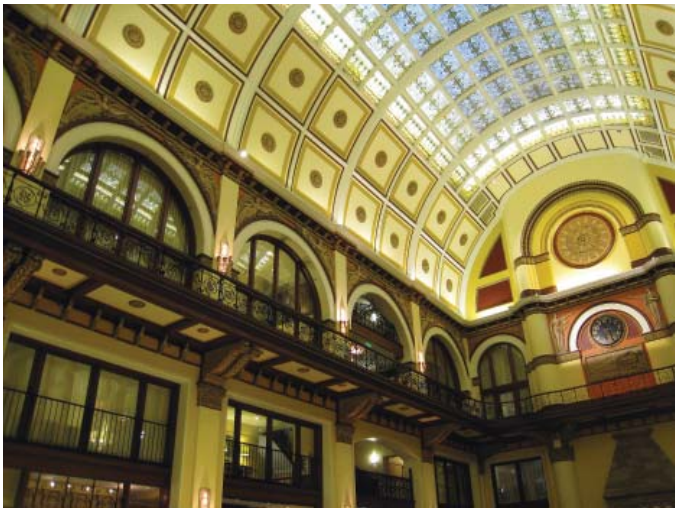


Fig. 1. A decorative, stained glass skylight allows natural daylight into the interior.

to wall is less than 20%, the potential heat loss through the windows is likely minimal; consequently, they are more energy efficient than most recent construction. In hot climates, numerous windows provided valuable ventilation, while features such as wide roof overhangs, awnings, interior or exterior shutters, venetian blinds, shades, curtains and drapes significantly reduced heat gain through the windows. Historic windows can play an important role in the efficient operation of a building and should be retained.



Fig. 2. Upper and lower shutters control daylight and provide privacy.

New architectural styles, beginning with the International Style of the 1920's, brought about an increase in the percentage of glazing in the total building envelope. By the 1950's, with the advent of the glass curtain wall, glazing constituted nearly 100% of a building's exterior walls in many buildings. While many early modern buildings continued to use operable windows as a way to provide natural ventilation, greater reliance on mechanical heating and air conditioning systems eventually reduced the function of exterior glazing to providing light only, particularly in commercial, office, and institutional buildings.



Fig. 3. Stone walls with substantial mass have high thermal inertia.

Walls

Thick masonry walls typical of the late-nineteenth and early-twentieth centuries have inherent thermal characteristics that keep the buildings cooler in the summer and warmer in the winter. Walls with substantial mass have the advantage of high thermal inertia, which reduces the rate of heat transfer through the wall. For instance, a wall with high thermal inertia, subjected to solar radiation for an hour, will absorb the heat at its outside surface, but slowly transfer it to the interior over a period as long as six hours. Conversely, a wall having the equivalent thermal resistance (R-value), but a substantially lower thermal inertia, will transfer the heat in perhaps as little as two hours. Heavy masonry walls also reduce the need for summer cooling. High thermal inertia is the reason many older public and commercial buildings without air conditioning still feel cool during the summer. The heat from the midday sun does not penetrate the buildings until late afternoon and evening, when it is less likely to be occupied or when exterior temperatures have fallen. Heavy masonry walls are also effective in moderating internal temperatures in the winter by dampening the overall peaks of heat gain and loss resulting in a flatter and more tolerable daily cycle. In areas that require cooling during the day and heating at night, masonry walls can help spread out excess heat gain from the day to cover some of the needed heating for the evening and night hours.

Roofs

Roof construction and design in historic buildings, particularly vernacular buildings, are strongly

influenced by the conditions of the local climate. Wide overhangs that sometimes extend to create porches minimize the heat gain from the sun in warmer climates, while steep, sloping roofs with minimal or no overhang prevail in colder climates to allow for shedding snow and increasing beneficial solar heat gain through the windows. Materials and color also influence the thermal performance of roofs. Metal and light colored roofs, for example, reflect sunlight and thereby reduce the heat gain from solar radiation.



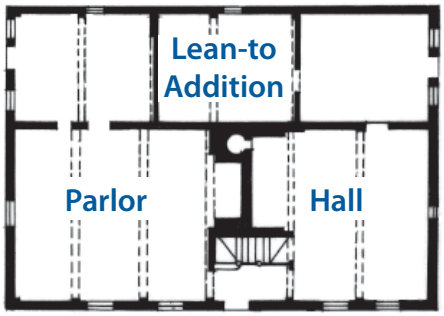


Fig. 4. A typical New England saltbox features a steeply sloping roof to shed snow and a floor plan organized around a central chimney to conserve heat.

Floor Plans
The floor plan of many historic buildings, particularly traditional vernacular ones, was also designed to respond to the local climate. In cold climates, rooms with low ceilings were clustered around central chimneys to share the heat, while small windows with interior shutters reduced drafts and heat loss. In warmer climates, wide central halls with tall ceilings, breezeways, and large porches all maximized air circulation.

Landscape
Site orientation was another factor considered especially in the location of a historic building on its property. In cold climates, buildings were oriented against northern winds while buildings in warm climates were sited to take advantage of prevailing breezes. Evergreen trees planted on the north side of buildings shielded from winter winds; deciduous trees planted to the south provided summer shade and maximum sun in the winter.



Fig. 5. The side porches of this house in Charleston, SC, shade the large windows and provide outdoor living spaces that take advantage of sea breezes.

Energy Audit

Before implementing any measures to improve the thermal performance of a historic building, an energy audit should be undertaken to evaluate the current energy use of the building and identify deficiencies in the building envelope or mechanical systems. In some areas, the local utility company may offer a free simple audit, however a more in-depth audit should be obtained from a professional energy auditor. The goal of the audit is to establish a baseline of building performance data to serve as a reference point when evaluating the effectiveness of future energy improvements. It is important to hire an independent auditor who does not have financial interests in the results, such as a product vendor.

An energy auditor first documents the current energy use patterns in the building to establish an energy use history. This initial step includes obtaining the billing history from the local utility company over a one- or two-year period, as well as documenting the number of building occupants, how the building is used, and the type of fuel consumed. The location of any existing insulation is recorded and the approximate R-value of various components of the building envelope including walls, ceilings, floors, doors, windows and skylights is calculated. The building envelope is inspected to identify areas of air infiltration and air loss. The type and age of mechanical systems and major appliances are also recorded.

Tools such as a blower door test or infrared thermography are useful to identify specific areas of infiltration, lack of insulation and thermal bridging. Mechanical depressurization along with infrared thermography is extremely useful in identifying locations of air leakage and heat loss followed by the use of tracer smoke to isolate specific air leaks. These tests are often challenging to perform on buildings and must be undertaken by experienced professionals to avoid

misleading or inaccurate results. There are professional standards for audits, those of the Building Performance Institute (BPI) being the most widely used.

The energy auditor then produces a detailed report that documents the findings of the audit and includes specific recommendations for upgrades such as air sealing, adding insulation, general repairs, lighting, and improvements to or replacement of mechanical systems or major appliances. Cost estimates are provided for each of the improvements including the cost of implementation, potential operating cost savings, and, importantly, the anticipated payback period. Armed with this information, historic building owners can start to make informed decisions on how to improve the performance of their buildings. Usually the auditor finds a few locations where there is major air leakage; large "holes" that are unique to a particular building and require equipment to find them. These anomalies are often invisible to the people who use the building on a regular basis. It is important to retest the performance of the building following the implementation of any upgrades undertaken as a result of an energy audit to ensure that the upgrades are performing as expected.

Prioritizing Energy Upgrades

When implementing energy upgrades, efforts should be concentrated on improvements that will provide the most payback for the money expended and the least compromise to the historic character of the building. Some upgrades recommended in energy audits may not be introduced into a historic building feasibly without damaging historic fabric or altering the appearance of significant features. Removing historic siding and replacing it with new siding to introduce insulation into the wall cavity of a frame building or replacing repairable historic windows are examples of treatments that should not be undertaken on historic buildings.

A common misconception is that replacing windows alone will result in major energy savings. This argument, often used to sell replacement windows, is simply not true. Although it varies from building to building, the U.S. Department of Energy (DOE) has documented that air loss attributable to windows in most buildings is only about 10% of the total air loss. Studies have shown that window replacement does not pay for itself in energy savings in a reasonable length of time. Moreover, there are ways to improve the performance of historic windows that do not require their replacement. In addition, historic windows can usually be repaired and are, thus, sustainable, while most new windows cannot be repaired, or even recycled, and may wind up in landfills.

When considering energy upgrades, it is imperative to get a clear picture of what an improvement will cost initially and how long it will take to pay back the cost in energy savings. Therefore, the life cycle cost of the improvement must be considered as well as its impact on historic fabric. Reducing infiltration around existing windows and doors, sealing penetrations in the building envelope, and adding insulation — particularly in the attic where it has little impact on historic fabric — can result in significant improvements at relatively little cost. Updating mechanical systems or changing the way in which they are operated can also be cost-effective interventions. For example, installing a more efficient mechanical system alone may pay for itself in ten years.





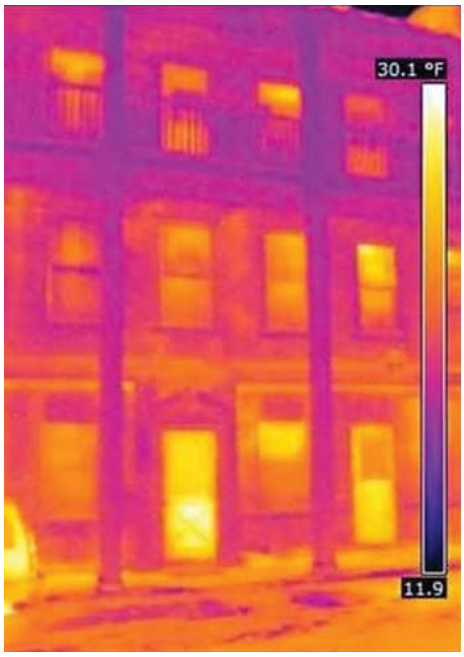


Fig. 6. (left) A blower door is used to depressurize a building by exhausting air at a rate that allows pressure gages and tracer smoke to measure the amount and location of air leakage. Photo: Robert Cagnetta, Heritage Restoration, Inc.

Fig. 7. (center and right) The left thermal image shows the walls of this building before insulating. After insulation was added, the cooler and, thus darker exterior walls evidence how much the heat loss has been reduced. Photos: EYP Architecture & Engineering.

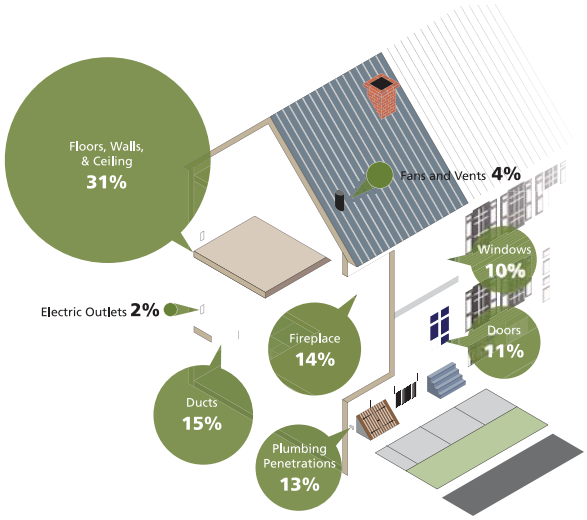


Fig. 8. Where Air Escapes From a House (by percentage) – Image based on data from Energy Savers, U.S. Department of Energy. Illustration: Blank Space LLC.

Actions to Improve Energy Efficiency

Reducing energy demands for heating and cooling may be accomplished in two steps. First, implement operational changes and upgrades to mechanical systems and major appliances — measures that do not require making alterations or adding new materials — to ensure that a building functions as efficiently as possible. After all these measures have been implemented, corrective work or treatments, such as weatherization, that require other alterations to the building may be considered.

Residential Energy Use Intensity by Age

Year Built	KBtu/sq ft/yr
Prior to 1950	74.5
1950 to 1969	66.0
1970 to 1979	59.4
1980 to 1989	51.9
1990 to 1999	48.2
2000 to 2005	44.7

Source: Residential Energy Consumption Survey, 2005

Establishing Realistic Goals
Energy consumption data gathered by the U.S. Energy Information Administration (see chart) shows that residential buildings built before 1950 (the largest percentage of historic building stock) are about 30 to 40 percent less energy efficient than buildings built after 2000. Using this as a baseline, a 30 to 40 percent upgrade of a historic building's energy performance can be a realistic goal. A 40 percent increase in energy efficiency would of course be a more achievable goal for buildings that have had minimal upgrades since their original construction, i.e., added insulation, tightening of the exterior envelope, or more efficient mechanical equipment. On the other hand, achieving "net zero" energy goals as it is currently done with some new construction can be a much more difficult challenge to achieve in a historic retrofit. Attempting to reach such a goal with a historic building would most likely result in significant alterations and loss of historic materials. [The data for commercial buildings documents that buildings in 2003 used approximately the same energy as they did before 1920, after reaching their peak in the 1980's.]

Operational Changes
One of the greatest effects on energy use is user behavior. Once an energy audit has established a baseline for the current energy use in a building, operational changes should be identified to control how and when the building is used to minimize the use of energy-consuming equipment. These changes can range from simple measures such as regular cleaning and maintenance of mechanical equipment to installing sophisticated controls that cycle equipment on and off in specified intervals for maximum performance. The following changes are recommended to reduce heating and cooling costs.

- Install programmable thermostats.
- Close off rooms that are not in use and adjust the temperature in those rooms.
- Do not condition rooms that do not need to be conditioned, thereby reducing the thermal envelope.
- Use insulated shades and curtains to control heat gain and loss through windows.
- Use operable windows, shutters, awnings and vents as originally intended to control temperature and ventilation.
- Take advantage of natural light.
- Install compact fluorescent lights (CFL) and light-emitting diode (LED) lights.
- Install motion sensors and timers for lighting and local ventilation, such as bathroom exhaust fans.
- Reduce "phantom" electricity loads by turning equipment off when not in use.
- Clean and service mechanical equipment regularly.

These measures should be undertaken first to save energy in any existing building and are particularly appropriate for historic buildings because they do not require alterations to historic materials.

Upgrading Equipment and Appliances
In addition to maximizing the energy efficiency of existing building systems, substantial savings can be achieved through upgrading equipment and appliances. One should still weigh the operational savings against the initial cost of the new equipment, particularly if the existing equipment is not near the end of its life.

Calculator aids that take into account the efficiency of both the existing and new equipment are available



Fig. 9. An energy auditor tests the efficiency of a boiler.

online to assist in determining the payback. Advance planning will allow time to find the most efficient unit, as well as to investigate the availability of any state and federal energy credits. As energy prices continue to rise and technology advances, options such as the installation of a solar hot water heater or geothermal ground source or water source heat pumps are becoming more economically feasible. Recommendations for upgrading equipment and appliances include:

• Upgrade the heating system. It is important to install new furnaces that utilize outside combustion air to reduce air drawn into the building through uncontrolled infiltration. [All furnaces and boilers are now measured by their annual fuel utilization efficiency or AFUE.] Heating equipment is now more efficient and gas furnaces that used to have a 60% (AFUE) rating can now operate at as much as 90 to 97% efficiency.
• Upgrade the air conditioning system.
• Replace the water heater. High-efficiency water heaters use far less energy than earlier models, and high-efficiency tankless water heaters heat water on demand and offer even greater savings. Point of use water heat can also reduce costs and water consumption by reducing the time it takes to draw hot water.
• Upgrade appliances. Energy Star appliances, particularly refrigerators, washing machines and dishwashers can all reduce electricity use and additional indoor heating loads.

Upgrading Building Components

In addition to operational and mechanical upgrades, it can be possible to upgrade many building components in a manner that will not jeopardize the historic character of the building and can be accomplished at a reasonable cost. The goal of these upgrades is to improve the thermal performance of the building, resulting in even greater energy savings. Retrofit measures to historic buildings should be limited to those that achieve at least reasonable energy savings, at reasonable costs, with the least impact on the character of the building.

The following list includes the most common measures proposed to improve the thermal performance of an existing building; some measures are highly recommended for historic buildings, but others are less beneficial, and can even be harmful to a historic building.

Requires Minimal Alteration
• Reduce air leakage.
• Add attic insulation.
• Install storm windows.
• Insulate basements and crawlspaces.
• Seal and insulate ducts and pipes.
• Weather strip doors and add storm doors.
• Add awnings and shading devices where appropriate.

Requires More Alteration
• Add interior vestibules.
• Replace windows.
• Add insulation to wood-frame walls.
• Add insulation to masonry walls.
• Install cool roofs and green roofs.

The treatments listed first have less potential to negatively impact the historic fabric of a building. They tend to be less intrusive, are often reversible, and offer the highest potential for energy savings. Undertaking any of the treatments in the second group, however, may pose technical problems and damage to historic building materials and architectural features. Their installation costs may also outweigh the anticipated energy savings and must be evaluated on a case-by-case basis with advice from professionals experienced in historic preservation and building performance.

Requires Minimal Alteration

Reduce air leakage. Reducing air leakage (infiltration and exfiltration) should be the first priority of a preservation retrofit plan. Leakage of air into a building can account for 5 to 40 percent of space-conditioning costs, which can be one of the largest operational costs for buildings.[1] In addition, unwanted air leakage into and out of the building can lead to occupant comfort issues resulting from drafts. Air infiltration can be especially problematic in historic buildings because it is closely linked to increased moisture movement into building systems.

Air flow into and out of buildings is driven by three primary forces: wind pressure, mechanical pressure and the stack effect. Cold outside air that infiltrates the building through big holes, as well as through loose windows, doors, and cracks in the outer shell of the building, causes the heating system to work harder and consume more energy. In a multi-story building, cold air that enters the building at lower levels, including the basement or crawlspace, will travel up through the building and exit out leaky windows, gaps around windows and the attic as a result of temperature and pressure differential. This pattern of air movement

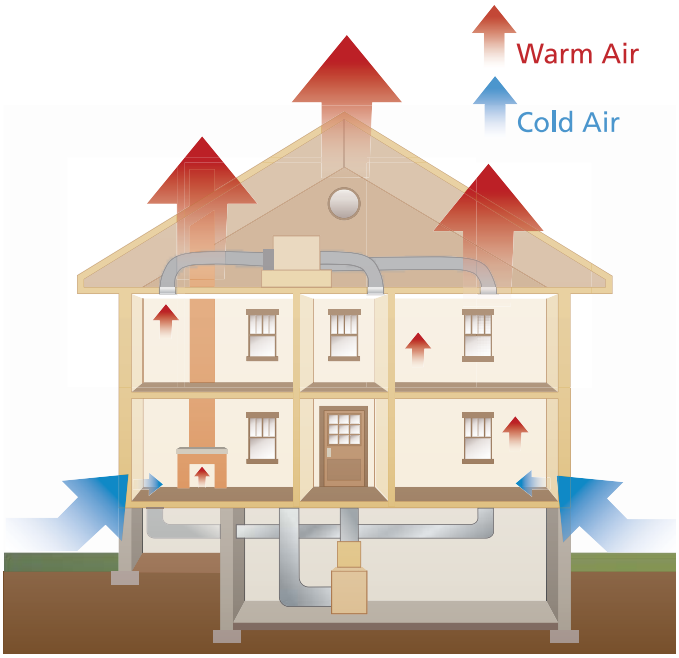


Fig. 10. The pattern of air movement referred to as the "stack effect". Illustration: Blank Space LLC.

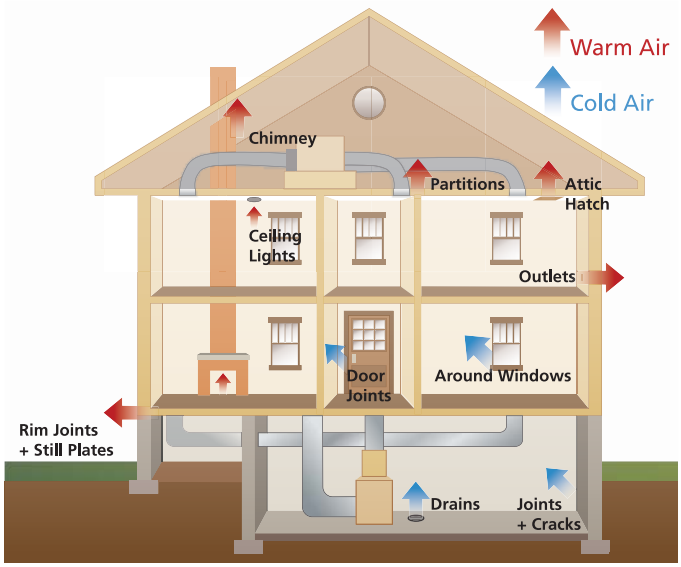


Fig. 11. Air infiltration and exfiltration. Illustration: Blank Space LLC.

is called the "stack effect." Not only is valuable conditioned air lost, but damaging moisture may also enter the wall cavities and attic spaces. To stop the stack effect, the top and bottom of the exterior walls, inter-floor bypasses, and any existing chases or shafts must be sealed, or "draft proofed." The use of spray foam sealants in basement and attic cracks is a particularly useful technique for reducing air infiltration.

Adding weatherstripping to doors and windows, sealing open cracks and joints at the base of walls and around windows and doors, sealing off recessed lighting fixtures from above, and sealing the intersection of walls and attic, will substantially reduce air leakage. When using exterior caulk to seal the intersection of siding and doors or windows, do not caulk the underside of clapboards or below windows to allow any liquid water to escape. When infiltration and, consequently, exfiltration are reduced, mechanical ventilation may be necessary to meet occupants' requirements for fresh air.

Add attic or roof insulation. Heat loss and gain caused by increased interior/exterior temperature differentials primarily due to the stack effect and solar radiation are greatest at the top of a building. Therefore, reducing heat transfer through the roof or attic should be one of the highest priorities in reducing energy consumption. Adding insulation in unoccupied, unfinished attics is not only very effective from an energy-savings perspective, but it is also generally simple to install and causes minimal disruption to historic materials. The U.S. Department of Energy (DOE) provides a recommended R-value chart based on climate zones to help determine the optimal amount of insulation that should be installed in a particular project. Local codes may also have specific insulation requirements. Insulating trap or access doors should not be overlooked. Even though they may be small, attic doors can be responsible for substantial heat loss and should be addressed as part of any attic insulation project.

DOE Climate Zone Map

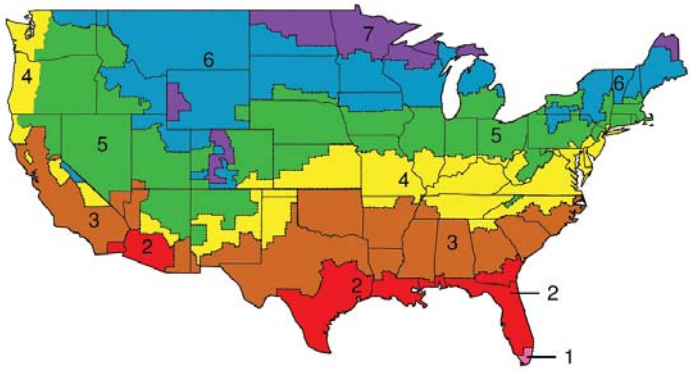


Fig. 12. Recommended energy improvements vary widely based on climate. The information contained in this document is based primarily on the available data for the Northeast and Mid-Atlantic regions.

In unfinished and unheated attics, the insulation material is typically placed between the floor joists using blown-in, batt, or rigid foam insulation. When using fiberglass batts faced with a vapor retarder, the vapor retarder should be face down towards the heated interior. However, the use of a vapor retarder is not necessary in attic applications. If additional batt insulation is being added over existing insulation that is near or above the top of the joists, new un-faced batts should be placed perpendicular to the old ones to cover the top of the joists and reduce thermal bridging through the frame members. In low-pitched roofs, or where installing batt insulation is difficult, a more complete coverage of the attic floor may be achieved by using blown-in insulation. Unfinished attics must be properly ventilated to allow excess heat to escape.

Radiant barriers may be used in attics to reduce thermal radiation across the air space between the roof deck and the attic floor in order to reduce summer heat gain. They are most beneficial in reducing cooling loads in hot climates and consist of a highly reflective sheet or coating, usually aluminum, applied to one or both sides of a flexible material. They are effective only when the foil surface faces an air space, and as long as the surface remains shiny – that is, free from dirt, dust, condensation and oxidation. Radiant barriers should not be installed directly over insulation on the attic floor, as they can act as vapor retarders and trap moisture in the insulation unless they are perforated. Their placement should be ventilated on both sides.

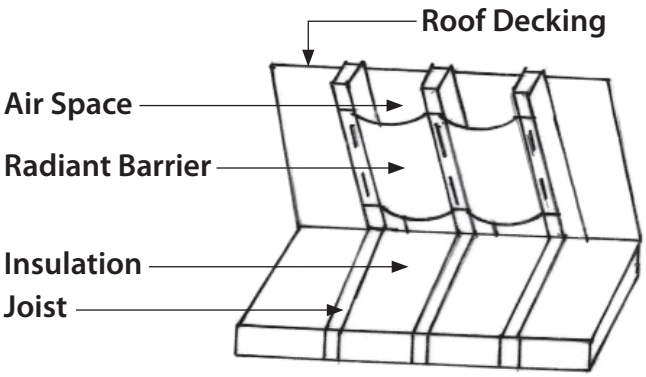


Fig. 13. Sample installation of a radiant barrier.

Insulating the underside of the roof rather than the attic floor increases the volume of the thermal envelope of the building, thus making this treatment inherently less energy efficient. However, when mechanical equipment and/or ductwork are housed in an attic space, placing the insulation under the roof and treating the attic as a conditioned space is strongly recommended. This treatment allows the equipment to operate more efficiently and can prevent moisture-related problems caused by condensation on the mechanical equipment.

When insulation is placed under the roof, all vents in the attic and the intersection between the walls and roof rafters must be sealed. Rigid foam or batt insulation placed between the roof rafters is a common method of insulating the underside of a roof. Open cell spray foam (.5lb/cuft) may sometimes be applied under the roof deck only when there are no gaps in the sheathing which could allow the foam to expand under slates or shingles, preventing the re-use of the roofing material. Also, if roof leaks do occur, they may go undetected until after major damage occurs. Consideration must also be given to the irreversibility of this procedure because the foam enters the pores of the wood. It may be more advisable to install a breathable layer of material that will allow for future removal without leaving a residue.

When total roof replacement is required because of deterioration, installing rigid foam insulation on top of the roof deck before laying the new roofing material can be simple and effective, particularly on low-pitched or flat roofs. However, the added thickness of the roof caused by installing rigid foam can alter the appearance of projecting eaves, dormers, and other features. If this application would significantly alter the appearance of these features, consider other methods.

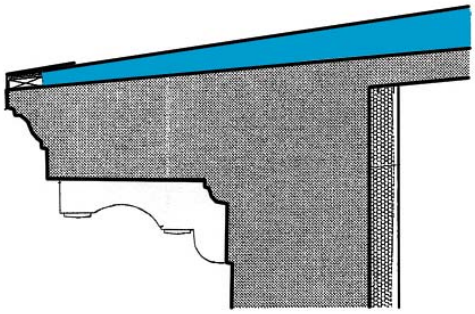


Fig. 14. Sample installation of rigid foam insulation, tapered at the edge to avoid altering the appearance of the roof.

Install storm windows. The addition of metal or wood exterior or interior storm windows may be advisable to increase the thermal performance of the windows in ways that weatherstripping and caulking cannot address. A single-glazed storm window may only increase a single-pane window's thermal resistance to R2, however, that is twice as good as a single-glazed window alone. It will make a noticeable contribution to the comfort level of the building occupant, with the added benefit of protecting the historic window from weathering. Using clear, non-tinted, low-e glass in the storm window can further increase the thermal performance of the window assembly without the loss of historic fabric. Studies have shown that the performance of a traditional wood window with the addition of a storm window can approach that of a double-glazed replacement window.[2] Some storm windows are available with insulated low-e glass, offering even higher thermal performance without the loss of the historic window. Furthermore, a storm window avoids the problem of irreparable seal failure on insulated glass units (IGUs) used in modern replacement windows. While the lifespan of the IGU depends both on the quality of the seal and other factors, it is unreasonable to expect more than 25 years. Once the seal fails, the sash itself will usually need to be entirely replaced.

By providing an additional insulating air space and adding a barrier to infiltration, storm windows improve comfort and reduce the potential for condensation on the glass. To be effective and compatible, storm windows must be tight fitting; include a sealing gasket around the glass; align with the meeting rail of the primary sash; match the color of the sash; and be caulked around the frame to reduce infiltration without interfering with any weep holes.

Whether a storm window or the historic window itself, the interior window must be the tighter of the two units to avoid condensation between the windows that can

occur in a cold climate that requires indoor heating. Condensation is a particular concern if it collects on the historic window, as can easily happen with a loose-fitting, storm window. While interior storm windows can be as thermally effective as exterior storm windows, appropriate gaskets must be used to ensure that damage-causing condensation does not form on the inside face of the historic window. Opening or removing the interior storm windows during non-heating months also helps to avoid the negative effects of moisture build-up.





Fig. 15. Original steel windows were retained and made operable during the rehabilitation of this historic mill complex. Insulated sliding windows were added on the interior to improve energy efficiency.

For large, steel industrial windows, the addition of interior, insulated sliding glass windows that align with the primary vertical mullions has proven to be a successful treatment that allows the primary window to remain operable.

Insulate basements and crawlspaces. The first step in addressing the insulation of basements and crawl spaces is to decide if they are to be part of the conditioned space and, therefore, within the thermal envelope of the building. If these areas are kept outside the thermal envelope of the building and treated as unconditioned areas, insulating between the floor joists on the underside of the subfloor is generally recommended. Alternatively, rigid foam insulation installed over the bottom of the floor joists on the basement or crawlspace side may also be used. All gaps between the unconditioned and conditioned areas of the building, including the band joists, should be air sealed to prevent air infiltration into the upper levels of the building.

If the crawlspace contains mechanical equipment, or if high levels of moist air enter the crawlspace through vents during the summer months, it is advisable to include the crawlspace within the thermal boundary of the building. As in attics, water vapor can condense on ducts and other equipment located in unconditioned basements and crawlspaces. In the past, building codes routinely required that crawlspaces be treated as non-conditioned spaces and be ventilated. However, this has not proven to be a best practice in all cases. Ventilation through crawlspace vents does not keep the space dry during humid summers. All vents should be sealed and access doors weather-stripped. Rigid foam insulation installed on the interior face of the wall is recommended for basement and crawlspace foundation walls, only after all drainage issues have been addressed. Special attention should be given to ensure that all the joints between the insulation boards are sealed.

A moisture barrier on exposed dirt in a crawlspace is strongly recommended to prevent ground moisture from entering the building envelope. Whenever feasible, pouring a concrete slab over a moisture barrier in crawlspaces or basements with exposed dirt floors should be considered.

Seal and insulate ducts and pipes. A surprisingly enormous amount of energy is wasted when heated or cooled air escapes from supply ducts or when hot attic air leaks into air conditioning return ducts. Based on data collected in energy audits, as much as 35 percent of the conditioned air in an average central air conditioning system may escape from the ducts.[3] Care must be taken to completely seal all connections in the duct system and adequately insulate the ducts, especially in unconditioned spaces. This loss of energy is another reason to treat attics, basements and crawlspaces as conditioned spaces. Ducts located in unconditioned spaces should be insulated based on the recommendations for the appropriate climate zone. Hot water pipes and water heaters should be insulated in unconditioned spaces to retain heat, and all water pipes insulated to prevent freezing in cold climates.

Weather strip doors and add storm doors. Historic wood doors are often significant features and should always be retained, rather than replaced. While an insulated replacement door may have a higher R-value, doors represent a small area of the total building envelope, and the difference in energy savings after replacement would be insignificant. The doors and frames should, however, have proper maintenance including regular painting, and the addition or renewal of weatherstripping. Storm doors can improve the thermal performance of the historic door in cold climates and may be especially recommended for a door with glazing. The design of the storm door should be compatible with the character of the historic door. A fully glazed storm door with a frame that matches the color of a historic door is often an appropriate choice because it allows for the historic door to remain visible. Storm doors are recommended primarily for residential buildings. They are not appropriate for commercial or industrial buildings. These buildings never had storm doors, because the doors were opened frequently or remained open for long periods. It may also not be appropriate to install a storm door on a highly significant entrance door. In some instances,

the addition of a storm door could add significant heat gain on certain exposures or in hot climates, which could degrade the material or finish of the historic door.

Add awnings and shading devices. Awnings and other shading devices can provide a considerable reduction of heat gain through windows and storefronts. Keeping existing awnings, or replacing them if previously removed, is a relatively easy way to enhance the energy performance of a building. Awnings should only be installed when they are compatible with the building type and character. In building types that did not have awnings historically, interior shades, blinds or shutters should be considered instead.

A wide range of shades, blinds and shutters is available for use in all types of buildings to control heat gain or loss through windows, as well as lighting levels. When properly installed, shades are a simple and cost-effective means of saving energy. Some shade fabrics block only a portion of the light coming in — allowing the use of natural light — while others block all or most of the light. The light-colored or reflective side of the shades should face the window to reduce heat gain. Quilted roller shades feature several layers of fiber batting and sealed edges, and these shades act as both insulation and an air barrier. They control air infiltration more effectively than other soft window treatments. Pleated or cellular shades provide dead air spaces within the cells to add insulation value. These shades, however, do not measurably control air infiltration.



Fig. 16. Historic vestibules retain conditioned air in the living spaces.

Retractable awnings and interior shades should be kept lowered during the summer to prevent unwanted heat gain, but raised in the winter to take advantage of the heat gain. Interior shades, especially those that have some insulation value, should be lowered at night during the winter months.

Light shelves are architectural devices designed to maximize daylight coming through windows by reflecting it deeper into the building. These horizontal elements are usually mounted on the interior above head height in buildings with high ceilings. Although they can provide energy savings, they are not compatible with most historic buildings. In general, light shelves are most likely to be appropriate in some industrial or modernist-style buildings, or where the historic integrity of interior spaces has been lost and they can be installed without being visible from the exterior.

Requires More Alteration

Add interior vestibules. Vestibules that create a secondary air space or "air lock" are effective in reducing air infiltration when the exterior door is open. Exterior and interior vestibules are common architectural features of many historic buildings and should be retained wherever they exist. Adding an interior vestibule may also be appropriate in some historic buildings. For example, new glazed interior vestibules may be compatible changes to historic commercial and industrial buildings. New exterior vestibules will usually result in too great a change to the character of primary entrances, but may be acceptable in very limited instances, such as at rear entrances. Even in such instances, new vestibules should be compatible with the architectural character of the historic building.

Replace windows. Windows are character-defining features of most historic buildings. As discussed previously, the replacement of a historic window with a modern insulated unit is not usually a cost-effective choice. Historic wood windows have a much longer service life than replacement insulated windows, which cannot be easily repaired. Therefore, the sustainable choice is to repair historic windows and upgrade their thermal performance. However, if the historic windows are deteriorated beyond repair, if repair is impractical because of poor design or material performance, or if repair is economically infeasible, then replacement windows may be installed that match the historic windows in size, design, number of panes, muntin profile, color, reflective qualities of the glass, and the same relationship to the window opening.

Other options should also be considered before undertaking complete window replacement. If only the sash is severely deteriorated and the frame is repairable, then only the sash may need to be replaced. If the limited lifespan of insulated glass is not a concern, the new sash can be made to accommodate double glazing.

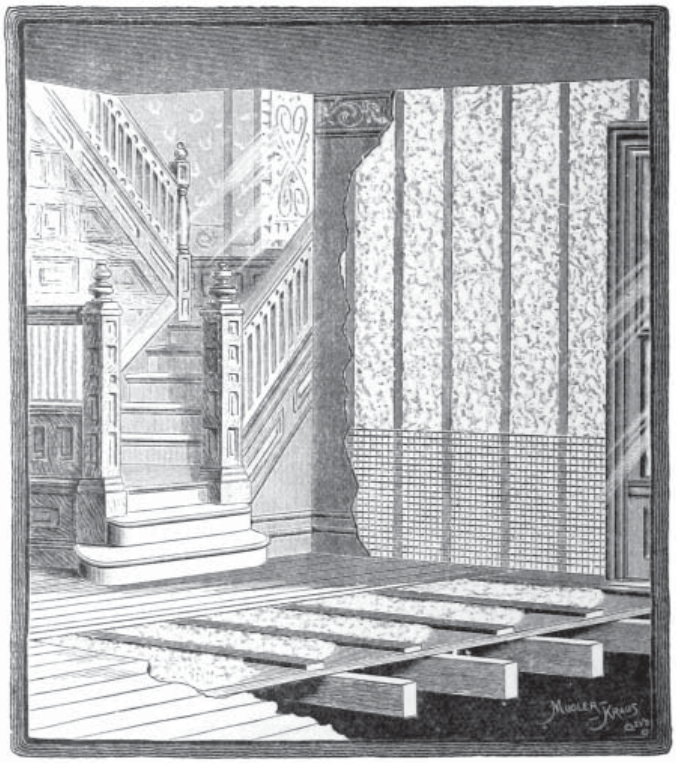
Where the sashes are sound, but improved thermal performance without the use of a storm window is desired, some windows may be retrofitted with insulated glass. If the existing sash is of sufficient thickness, it may be routed to accept insulated, clear low-e glass without extensive loss of historic material or historic character. When insulated glass is added in a new or retrofitted sash, any weights will have to be modified to accommodate the significant extra weight.

Wall Insulation
Adding wall insulation must be evaluated as part of the overall goal to improve the thermal efficiency of a building and should only be considered after the installation of attic and basement insulation. Can this goal be achieved without the use of wall insulation? Can insulation be added without causing significant loss of historic materials or accelerated deterioration of the wall assembly? Will it be cost effective? These are basic questions that must be answered before a decision is made to insulate the walls and may require professional evaluation.

Add insulation to wood-frame walls. Wood is particularly susceptible to damage from high moisture levels; therefore, addressing existing moisture problems before the addition of insulation is essential. Un-insulated historic wood buildings have a higher rate of air infiltration than modern buildings; while this makes older buildings less efficient thermally, it helps dissipate the unwanted moisture and thus keeps building assemblies dry. Climate, building geometry, the condition of the building materials, construction details, and many other factors make it difficult to assess the impact that adding insulation will have on reducing the air flow and, hence, the drying rate in a particular building. For this reason, predicting the impact of adding insulation to wood-frame walls is difficult.

Insulation Installed in the Wall Cavity: When sheathing is part of the wall assembly, and after any moisture-related problems have been addressed, adding insulation to the interior cavity of a wood-frame wall may be considered. Adding insulation in a wall where there is no sheathing between the siding and studs is more problematic, however, because moisture entering the wall cavity through cracks and joints by wind-driven rain or capillary action will wet the insulation in contact with the back of the siding.

Installing **blown-in insulation**, either dense-packed cellulose or fiberglass, into the wall cavity causes the least amount of damage to historic materials and finishes when there is access to the cavity walls, and it is therefore a common method of insulating wood-frame walls in existing buildings. In most cases, blowing insulation material into the wall cavity requires access through the exterior or interior wall surfaces. When historic plaster, wood paneling, or other interior historic decorative elements are present, accessing the



AN INTERIOR

Showing Mineral Wool in Floor, and Walls behind Wire Lath.

Fig. 17. Illustration of insulation from the 1889 trade catalog "The Uses of Mineral Wool in Architecture, Car Building and Steam Engineering". Collection Centre Canadien d'Architecture/Canadian Centre for Architecture, Montreal, Canada.

cavity from the exterior is recommended by removing individual siding boards at the top of each wall cavity. In this manner the boards can be reinstalled without unsightly drill holes on the exterior. If the plaster is deteriorated and will require repair, then the wall cavity may be accessed from the interior through holes drilled through non-decorative plaster.

Of the materials available, dense-packed cellulose fiber is most commonly used. Its R-value, ability to absorb and diffuse moisture, impediment to air flow, relatively simple installation, and low cost make it a popular choice. Cellulose insulation from most manufacturers is available in at least two grades that are characterized by the type of fire retardant added to the insulation. The fire retardants are usually: (1) a mix of ammonium sulfate and boric acid or (2) boric acid only (termed "borate only"). The recommended type of cellulose insulation for historic buildings is the "borate only" grade, as cellulose treated with sulfates reacts with moisture in the air and forms sulfuric acid which corrodes many metals.

Optimum conditions for installing insulation inside the wall cavity occur in buildings where either the exterior materials or interior finishes have been lost, or where the materials are deteriorated beyond repair and total replacement is necessary. However, wholesale removal of historic materials either on the exterior or interior face of a historic wall to facilitate insulation is

not recommended. Even when the exterior materials, such as wood siding, could potentially be reinstalled, this method, no matter how carefully executed, usually results in damage to, and loss of historic materials.



Fig. 18. Dense-packed cellulose insulation is being blown in through holes drilled in the sheathing. Once the operation has been completed, the shingles will be reinstalled. Photo: Edward Minch.

If the wall cavity is open, the opportunity to properly install **batt insulation** is available. A tight fit between the insulation and the adjacent building components is critical to the performance of the insulation. Batt insulation must be cut to the exact length of the cavity. A batt that is too short creates air spaces above and beneath the batt, allowing convection. A batt that is too long will bunch up, creating air pockets. Air pockets and convection currents significantly reduce the thermal performance of insulation. Each wall cavity should be completely filled. Unfaced, friction-fit batt insulation fluffed to fill the entire wall cavity is recommended. Any air gaps between the insulation and the framing or other assembly components must be avoided. Batts should be split around wiring, pipes, ducts and other elements in the wall rather than be pushed or compressed around obstacles.

When adding insulation to the sidewalls, the band joist area between floors in multi-story, platform-framed buildings should be included in the sidewall insulation retrofit. The R-value of the insulation installed in the band joist area should be at least equal to the R-value of the insulation in the adjacent wall cavities. In balloon-framed buildings, the wall cavity is continuous between floors except where fire stops have been inserted.

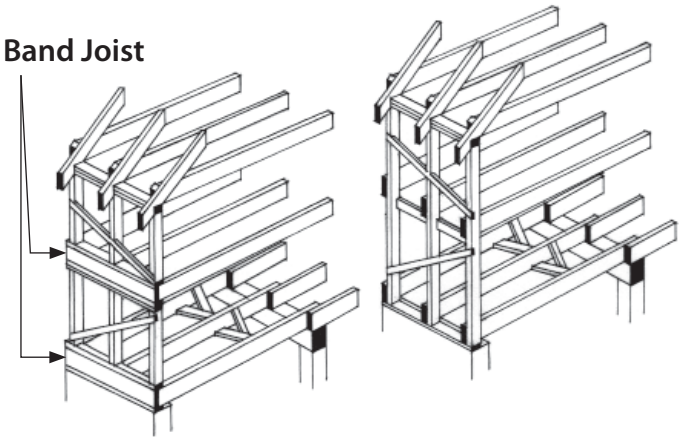


Fig. 19. Platform framing (left) and Balloon framing (right).

The use of **spray foam or foamed-in-place insulation** would appear to have great potential for application in historic wood-frame buildings due to their ability to flow into wall cavities and around irregular obstacles. Their high R-value and function as an air barrier make them a tempting choice. However, their use presents several problems. The injected material bonds tightly to historic materials making its removal difficult, especially if it is encased in an existing wall. The pressure caused by the expansion rate of these foams within a wall can also damage historic material, including breaking the plaster keys or cracking existing plaster finishes.

Insulation Installed on Either Side of the Wall: Batt, rigid foam board, and spray foam insulation are commonly added to the interior face of walls in existing buildings by furring-out the walls to accommodate the additional thickness. However, this often requires the destruction or alteration of important architectural features, such as cornices, base boards, and window trim, and the removal or covering of plaster or other historic wall finishes. Insulation installed in this manner is only recommended in buildings where interior spaces and features lack architectural distinction or have lost significance due to previous alterations.



Fig. 20. The walls have been furred out inappropriately around the historic window trim creating an appearance the interior never had historically.

Adding rigid foam insulation to the exterior face of wood-frame buildings, while common practice in new construction, is never an appropriate treatment for historic buildings. Exterior installation of the foam boards requires removal of the existing siding and trim to install one or more layers of polyisocyanurate or polystyrene foam panels. Depending on the amount of insulation added for the particular climate, the wall thickness may be dramatically increased by moving

What about moisture?

The issue of moisture in insulated assemblies is the subject of much debate. While there is no conclusive way to predict all moisture problems, especially in historic buildings, experts seem to agree on a few basic tenants. Exterior materials in insulated buildings become colder in the winter and stay wet longer following a rain event. While the wetness may not pose a problem for robust materials, it may speed the deterioration of some building materials, and lead to more frequent maintenance such as repainting of wood or repointing of masonry. Summer moisture problems are most commonly associated with excessive indoor cooling and the use of interior wall finishes that act as vapor retarders (paint buildup or vinyl wall coverings). Good air-sealing at the ceiling plane usually controls moisture in insulated attics.

Most problems are caused by poor moisture management, poor detailing which does not allow the building to shed water, or inadequate drainage. Therefore, a thorough assessment of the building's ability to keep out unwanted moisture must be done before adding new insulation materials. Refer to Preservation Brief #39: *Holding the Line: Controlling Unwanted Moisture in Historic Buildings* for more information. Because of all the uncertainties associated with insulating walls, brick walls in particular, it may be advisable to hire a professional consultant who specializes in the many factors that affect the behavior of moisture in a building and can apply this expertise to the unique characteristics of a particular structure. Sophisticated tools such as computer modeling are useful to predict the performance of building assemblies, but they require interpretation by a skilled practitioner and the results are only as good as the data entered. It is important to remember, there are no reliable prescriptive measures to prevent moisture problems.[4]

Vapor Retarders (Barriers): Vapor retardants are commonly used in modern construction to manage the diffusion of moisture into wall cavities and attics. For vapor retardants to work properly, however, they must be continuous, which makes their installation difficult in existing buildings, and therefore generally not recommended. Even in new construction, installation of vapor retardants is not always indicated. Formerly, the recommended treatment was to install a vapor retardant toward the heated side of the wall (toward the interior space in cold climates and toward the exterior in hot climates). DOE now recommends that if moisture moves both to the interior and exterior of a building for significant parts of the year, it is better not to use a vapor retarder at all.[5]

the siding as much as 4 inches out from the sheathing. Even if the historic siding and trim could be removed and reapplied without significant damage, the historic relationship of windows to walls, walls to eaves, and eaves to roof would be altered, which would compromise the architectural integrity and appearance of the historic building.

Solid Masonry Walls: As with frame buildings, installing insulation on the interior walls of a historic masonry structure should be avoided when it would involve covering or removing important architectural features and finishes, or when the added thickness would significantly alter the historic character of the interior. The addition of insulation on solid masonry walls in cold climates results in a decreased drying rate, an increased frequency of freeze-thaw cycles, and prolonged periods of warmer and colder temperatures of the masonry. These changes can have a direct effect on the durability of materials.



Fig. 21. The interior face of a brick masonry wall shows damage that resulted from the installation of a vapor retardant (foil facing) and thermal insulation. Photo: Simpson Gumpertz & Heger.

Depending on the type of masonry, exterior masonry walls can absorb a significant amount of water when it rains. Masonry walls dry both toward the exterior and the interior. When insulation is added to the interior side of a masonry wall, the insulation material reduces the drying rate of the wall toward the interior, causing the wall to stay wet for longer periods of time. Depending on the local climate, this could result in damage to the historic masonry, damage to interior finishes, and deterioration of wood or steel structural components

imbedded in the wall. Masonry walls of buildings that are heated during the winter benefit from the transfer of heat from the inside to the outside face of the walls. This thermal transfer protects the exterior face of the wall by reducing the possibility of water freezing in the outer layers of the wall, particularly in cold and wet climates. The addition of insulation on the interior of the wall not only prolongs the drying rate of the exterior masonry wall, but keeps it colder as well, thereby increasing the potential for damage due to freeze-thaw cycles.[6]

Extreme swings in temperature may also have negative effects on a historic masonry wall. The addition of insulation materials to a historic masonry wall decreases its ability to transfer heat; thus, walls tend to stay warm or cold for longer periods of time. In addition, walls exposed to prolonged solar radiation during winter months can also be subject to higher swings in surface temperature during the day. Deleterious effects due to stress caused by expansion and contraction of the building assembly components can result.

Buildings with masonry materials of higher porosity, such as those built with low-fired brick, or certain soft stones, are particularly susceptible to freeze-thaw cycles and must be carefully evaluated prior to adding insulation. Inspection of the masonry in areas that are not heated such as parapets, exposed wing walls, or other parts of the building is particularly important. A noticeable difference in the amount of spalling or sanding of the masonry in these areas could predict that the same type of deterioration will occur throughout the building after the walls are insulated. Brick that was fired at lower temperatures was often used on the inside face of the wall or on secondary elevations. Even masonry walls faced with more robust materials such as granite may have brick, rubble, mortar or other less durable materials as backing.

Spray foams are being used for insulation in many masonry buildings. Their ability to be applied over irregular surfaces, provide good air tightness, and continuity at intersections between, walls, ceilings, floors and window perimeters makes them well suited for use in existing buildings. However, the long-term effects of adding either open- or closed-cell foams to insulate historic masonry walls as well as performance of these products have not been adequately documented. Use of foam insulation in buildings with poor quality masonry or uncontrolled rising damp problems should be avoided.

Periodic monitoring of the condition of insulated masonry walls is strongly recommended regardless of the insulation material added.

Install cool roofs and green roofs: Cool roofs and vegetated "green roofs" help to reduce the heat gain from the roof, thereby cooling the building and its environment. Cool roofs include reflective metal roofs, light-colored or white roofs, and fiberglass shingles that have a coating of reflective crystals. All of these roofing materials reflect the sun's radiation away from the building, which lessens heat gain, resulting in a reduction of the cooling load. Cool roofs are generally not practical in northern climates where buildings benefit from the added heat gain of a dark-colored roof during colder months. Cool and green roofs are appropriate for use on historic buildings only when they are compatible with their architectural character, such as flat roofs with no visibility. A white-colored roof that is readily visible is not appropriate for historic metal roofs that were traditionally painted a dark color, such as green or iron oxide red. A white reflective roof is most suitable on flat roofed historic buildings. If a historic building has a slate roof, for example, removing the slate to install a metal roof is not a compatible treatment. It is never appropriate to remove a historic roof if the material is in good or repairable condition to install a cool roof. However, if the roof has previously been changed to an asphalt shingle roof, fiberglass shingles with special reflective granules may be an appropriate replacement.



Fig. 22. Installation of both cool and green roofs in an urban environment.

A green roof consists of a thin layer of vegetation planted over a waterproofing system or in trays installed on top of an existing flat or slightly sloped roof. Green roofs are primarily beneficial in urban contexts to reduce the heat island effect in cities and to control storm water run-off. A green roof also reduces the cooling load of the building and helps cool the surrounding urban environment, filters air, collects and filters storm water, and can provide urban amenities, including vegetable gardens, for building occupants. The impact of increased

structural loads, added moisture, and potential for leaks must be considered before installing a green roof. A green roof is compatible on a historic building only if the plantings are not visible above the roofline as seen from below.

Alternative Energy Sources

Although not the focus of this publication, alternative energy sources are dealt with in more detail in *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* and other NPS publications. Devices that utilize solar, geothermal, wind and other sources of energy to help reduce consumption of fossil fuel-generated energy can often be successfully incorporated in historic building retrofits. However, if the alterations or costs required to install these devices do not make their installation economically feasible, buying power generated off site from renewable sources may also be a good alternative. The use of most alternative energy strategies should be pursued only after all other upgrades have been implemented to make the building more energy efficient because their initial installation cost is usually high.

Solar Energy: Man has sought to harness the power of solar energy to heat, cool, and illuminate buildings throughout history. Construction techniques and design strategies that utilize building materials and components to collect, store, and release heat from the sun are described as "passive solar design." As previously discussed, many historic buildings include passive solar features that should be retained and may be enhanced. Compatible additions to historic buildings also offer opportunities to incorporate passive solar features. Active solar devices, such as solar heat collectors and photovoltaic systems, can be added to historic buildings to decrease reliance on grid-source fossil-fuel powered electricity. Incorporating active solar devices in existing buildings is becoming more common as solar collector technology advances. Adding this technology to historic buildings, however, must be done in a manner that has a minimal impact on historic roofing materials and preserves their character by placing them in locations with limited or no visibility, i.e., on flat roofs at a low angle or on a secondary roof slope.

Solar collectors used to heat water can be relatively simple. More complex solar collectors heat a fluid or air that is then pumped through the system to heat or cool interior spaces. Photovoltaic panels (PV) transform solar radiation into electricity. The greatest potential for the use of PV panels in historic buildings is on buildings with large flat roofs, high parapets, or roof configurations that allow solar panels to be installed without being prominently visible. The feasibility of installing solar devices in small commercial and residential buildings will depend on installation costs, conventional energy rates, and available incentives, all of which will vary with time and location. The same factors apply to the use of solar collectors for heating water, but smaller installations may meet a building's need and the technology has a considerable track record.





Fig. 23. Solar collectors installed in a compatible manner on low sloping sawtooth monitors. Top Photo: Neil Mishalov, Berkeley, CA.

Geothermal Energy: The use of the earth's heat is another source of readily-accessible clean energy. The most common systems that utilize this form of energy are geothermal heat pumps, also known as geo-exchange, earth-coupled, ground-source, or water-source heat pumps. Introduced in the late 1940s, geothermal heat pumps rely on heat from the constant temperature of the earth, unlike most other heat pumps which use the outside air temperature as the exchange medium. This makes geothermal heat pumps more efficient than conventional heat pumps because they do not require an electric back-up heat source during prolonged periods of cold weather.

There are many reasons that geothermal heat pumps are well suited for use in historic buildings. They can reduce the amount of energy consumption and emissions considerably, compared to the air exchange systems or electric resistance heating of conventional HVAC systems. They require less equipment space, have fewer moving parts, provide better zone space conditioning, and maintain better internal humidity levels. Geothermal heat pumps are also quieter because they do not require external air compressors. Despite higher installation costs, geothermal systems offer long-term operational savings and adaptability that may make them a worthwhile investment in some historic buildings.

Wind Energy: For historic properties in rural areas, where wind power has been utilized historically, installation of a wind mill or turbine may be suitable to the historic setting and cost effective. Before choosing to install wind-powered equipment, the potential benefit and the impact on the historic character of the building, the site and surrounding historic district must be analyzed. In order for the turbines to work effectively, average wind speeds of 10 mph or higher are necessary. This technology may not be practical in more densely-populated areas sheltered from winds or regions where winds are not consistent. In cities with tall buildings, there is potential for installing relatively small rooftop turbines that are not visible from the ground. However, because of the initial cost and size of some turbines, it is generally more practical to purchase wind power from an off-site wind farm through the local utility company.

Summary

With careful planning, the energy efficiency of historic buildings can be optimized without negatively impacting their historic character and integrity. Measuring the energy performance of buildings after improvements are completed must not be overlooked, as it is the only way to verify that the treatments have had the intended effect. Ongoing monitoring of buildings and their components after alterations to historic building assemblies are completed can prevent irreparable damage to historic materials. This, along with regular maintenance, can ensure the long-term preservation of our historic built environment and the sustainable use of our resources.

End Notes

[1] John Krigger and Chris Dorsi, "Air Leakage," in *Residential Energy: Cost Savings and Comfort for Existing Buildings.* Helena, Montana: Saturn Resource Management, 2004, p. 73.

[2] *Measured Winter Performance of Storm Windows.* A 2002 study done by Lawrence Berkeley National Labs.

[3] *Midwest Weatherization Best Practices Field Guide.* Prepared for the U.S. Department of Energy Weatherization Assistance Program, May 2007, p. 157.

[4] Adapted from comments provided by William B. Rose, Research Architect, University of Illinois, April 2011.

[5] U.S. Department of Energy, *Insulation Fact Sheet,* DOE/CE-0180, 2008, p.14.

[6] Bradford S. Carpenter, P.E., LEED AP et al., *The Designer's Dilemma: Modern Performance Expectations and Historic Masonry Walls* (paper presented at the RCI 2010 Symposium on Building Envelope Technology, San Antonio, Texas).

Acknowledgements

Jo Ellen Hensley, Senior Architectural Historian, LEED Green Associate, and Antonio Aguilar, Senior Historical Architect, Technical Preservation Services Branch, National Park Service, revised *Preservation Brief 3: Conserving Energy in Historic Buildings,* written by Baird M. Smith, FAIA and published in 1978. The revised Brief contains expanded and updated information on the subject of energy efficiency in historic buildings. A number of individuals and organizations have contributed their time and expertise in the development of this Brief, beginning with the participants of the "Improving Energy Efficiency in Historic Buildings—A Round Table Symposium," Washington, DC, 2002. Special thanks go to Mike Jackson, FAIA, Illinois Historic Preservation Agency; Edward Minch, Energy Services Group; William B. Rose, Research Architect, University of Illinois; Bradford S. Carpenter, P.E., LEED AP; and Mark Thaler, AIA, for their technical advice. The Advisory Council on Historic Preservation's Sustainability Task Force, the General Services Administration's Center for Historic Buildings, and our colleagues at the National Center for Preservation Technology and Training commented on the manuscript. In addition, the Technical Preservation Services professional staff, in particular Anne Grimmer, Michael J. Auer and John Sandor, provided critical and constructive review of the publication.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Additional information about the programs of Technical Preservation Services is available on the website at **www.nps.gov/tps.** Comments about this publication should be addressed to: Charles E. Fisher, Technical Preservation Publications Program Manager, Technical Preservation Services, National Park Service, 1201 Eye Street, NW, 6th Floor, Washington, DC 20005. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the authors and the National Park Service are appreciated. The photographs used in this publication may not be used to illustrate other publications without permission of the owners. *Cover photograph: Farmhouse with energy efficient historic storm windows.*

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December 2011

City of Santa Fe, New Mexico

memo

DATE: **June 9, 2026**

TO: **Historic Districts Review Board Members**

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

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

2026-012490-HDRB. 507 Paseo de Peralta. Downtown & Eastside Historic District. Marisol Ortiz, agent for Peralta's Walk LLC, owner, proposes to construct a 4,235 sq. ft. multi-family residence to a height of 24'-0" where the maximum allowable height is 25'-0" 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**: [previous case documentation]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [elevation comparisons]

STAFF RECOMMENDATION:
Staff recommends approval of the proposed project 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 2026-012490-HDRB, for 507 Paseo de Peralta, approve or deny the application as submitted.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-14-4.2(D). Archaeological clearance has been issued on this property.



Figure 1: Property Location

BACKGROUND & SUMMARY:
Background:
The project came forward for review by the HDRB in 2014 under case H-14-034. The project included the development of the lot at 507 Paseo de Peralta as well as 511 Paseo de Peralta. The Development Plan was delayed, so the applicant received three one-year time extensions to keep the historic approval while the Development Plan was being approved. The Development Plan was approved in 2023. However, the applicant no longer had the financial guarantee for the project, so the project was delayed. The Development Plan has been extended and is now on file. The applicant is asking that the project, with a few minor changes, be approved so that the project can proceed with the new financial guarantee.

Site Description:
The property is located at the northeast corner of Paseo de Peralta and Magdalena Road. The subject property is a vacant asphalt parking lot. There are existing retaining walls along the north and east property lines and short retaining walls on the southwest property.



Figure 2: 507 Paseo de Peralta

PREVIOUS CASE SUMMARIES:

ARC:
ARC clearance is issued for 507 Paseo de Peralta under case 2023-006873-ARC.

HDRB:
2014 appeal of 511 Paseo de Peralta for the decision made by the Historic Districts Review Board to deny a request to remove the stone wall, stating that the approved partial removal did not allow for sufficient sight triangle to be provided for vehicles wanting to exit the development as required to comply with AASHTO standards according to the Public Works Division. The City Council upheld the HDRB decision to deny removal of the wall.

H-14-034 Request for revised plans to construct four residential units in two above-grade structures totaling 11,476 sq. ft. and a 4,340 sq. ft. sub-grade parking structure was heard on July 22, 2014. The board decided to approve with the conditions that there be no publicly visible rooftop appurtenances, any stone veneer shall be real stone veneer rather than concrete, the metal caps shall be removed from all parapets, exterior lighting shall be brought to staff for approval, the applicant shall return to traffic engineering Division to reduce the amount of wall tapering need on the stone wall and all tapering of the stone wall be done by hand.

ADMINISTRATIVE:
2022-005196-ADMIN Third extension of case H-14-034 to June 12, 2023.

2022-005103-ADMIN extend approval of case H-14-034 that was approved in the 2018 case to June 12, 2022.

2023-007125-HDRB alterations to HDRB approval H-14-034 for windows and doors

8/22/2016 Slight alteration to the HDRB approval H-14-034 for light fixtures, massing dimensions, doors, windows, utility court gates, and stairs.

PLANNING COMMISSION:
Under case 2026-012157-PLBD, the development plan time extension was approved.

Under case 2023-006271-PLBD, the development Plan for both 507 and 511 Paseo de Peralta was approved.

Under case 2014-000045, the Paseo North Development Plan for 507 and 511 Paseo de Peralta was approved.

APPLICANT'S REQUEST:
The applicant proposes to:

1) Construct a 4,235 sq. ft. multi-family residence to a height of 24'-0" where the maximum allowable height is 25'-0" on a vacant lot. All buildings are of Pueblo Revival design with earth-toned stucco finishes designed with flat roofs and parapets. Each building uses a variety of setbacks and offsets to break up the massing. The proposed project includes 4 condominiums in a two-story building. The tract is zoned BCD Marcy, which allows for greater lot coverage than residentially zoned lots. The tract has an approved 2023 Development Plan with the city, which matches this request. Detail finishes include stone caps on chimneys and metal fascia, columns, roofing, and railing. Windows are wood-clad. Yardwalls to a height of 4'-0," which is the maximum in this BCD district, will define the parameter of the tract. The existing historic stone wall will remain with no modifications.

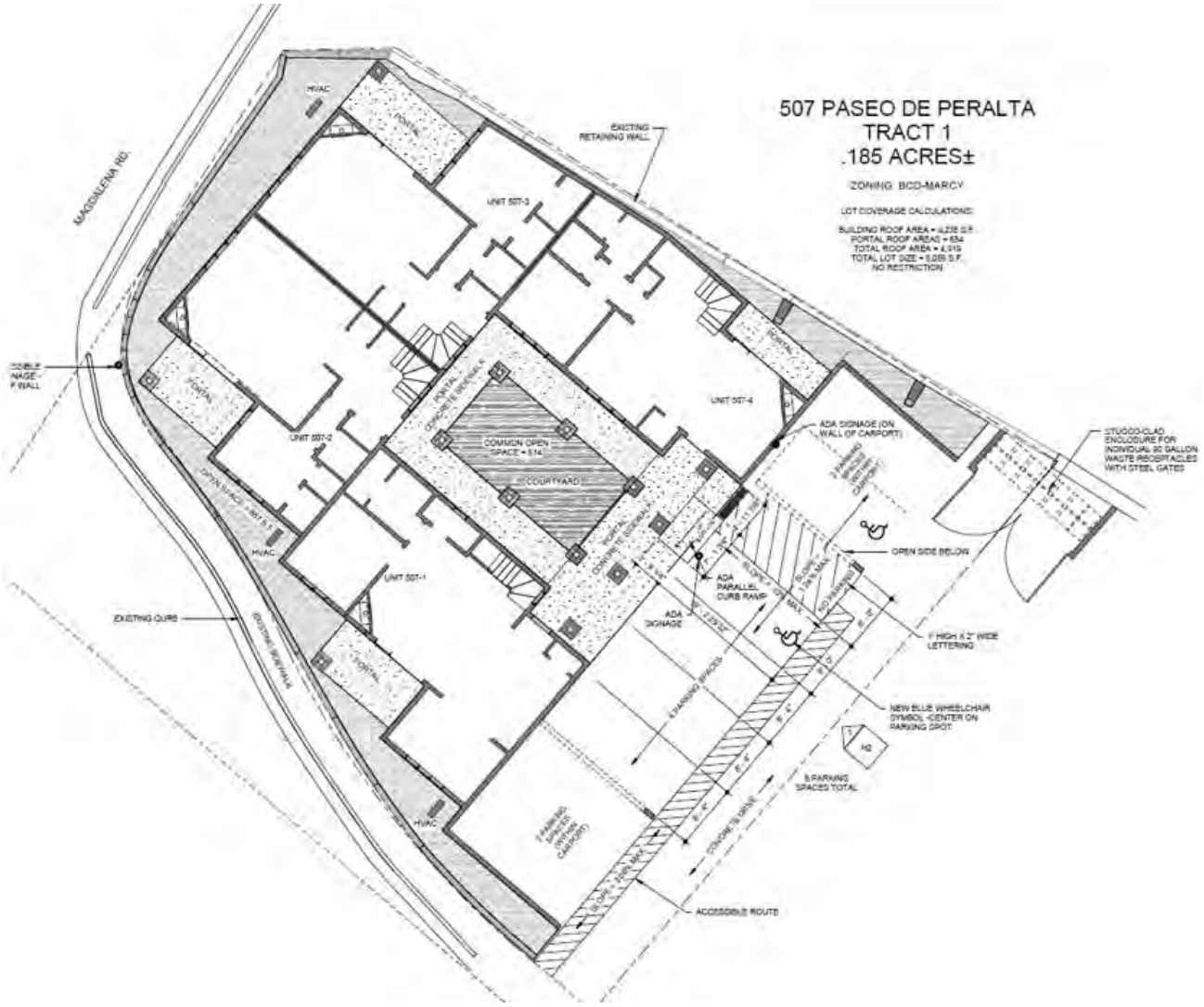


Figure 3: Proposed Site Plan

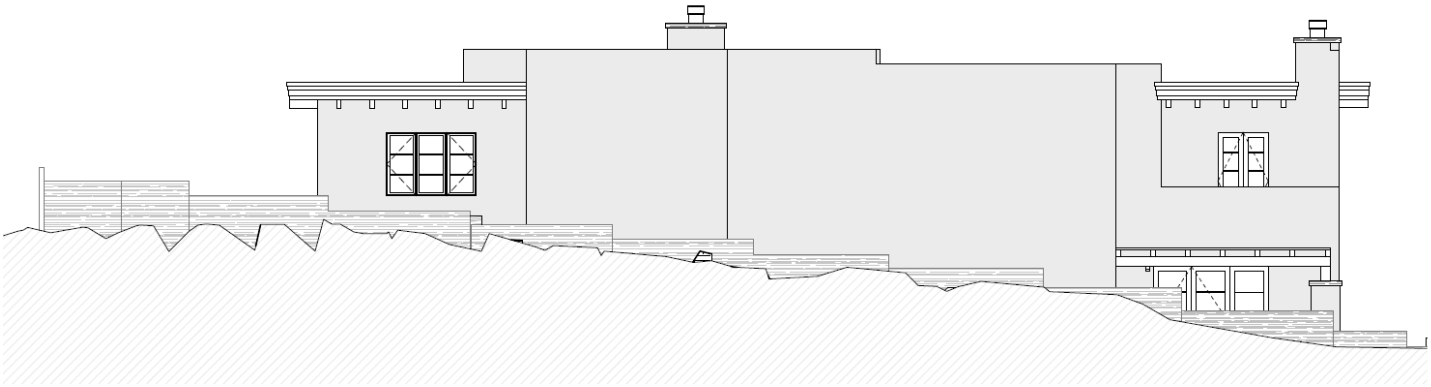


Figure 4: Proposed North Elevation



Figure 5: Proposed East Elevation



Figure 6: Proposed South Elevation



Figure 7: Proposed West Elevation

Differences Between Previously Approved and Current:

First Floor:

1. Unit 1, change from a single door and double window to a double door and single window under the portal.
2. Unit 2, change from a single door and double window to a double door and single window under the portal.
3. Unit 3, change from a single door and double window to a double door and single window under the portal.
4. Unit 4, change from a single door and double window to a double door and single window under the portal.

Second Floor:

1. Unit 3, change the single window and single door to double doors with no windows on the deck.
2. In Unit 3, in Bed 1, install two single windows instead of the double window.

This project works in unison with the project planned at 511 Paseo de Peralta. The overall project with both addresses roofed area will be 10,447 sq. ft. The full project will have a single driveway entrance to the shared parking area.

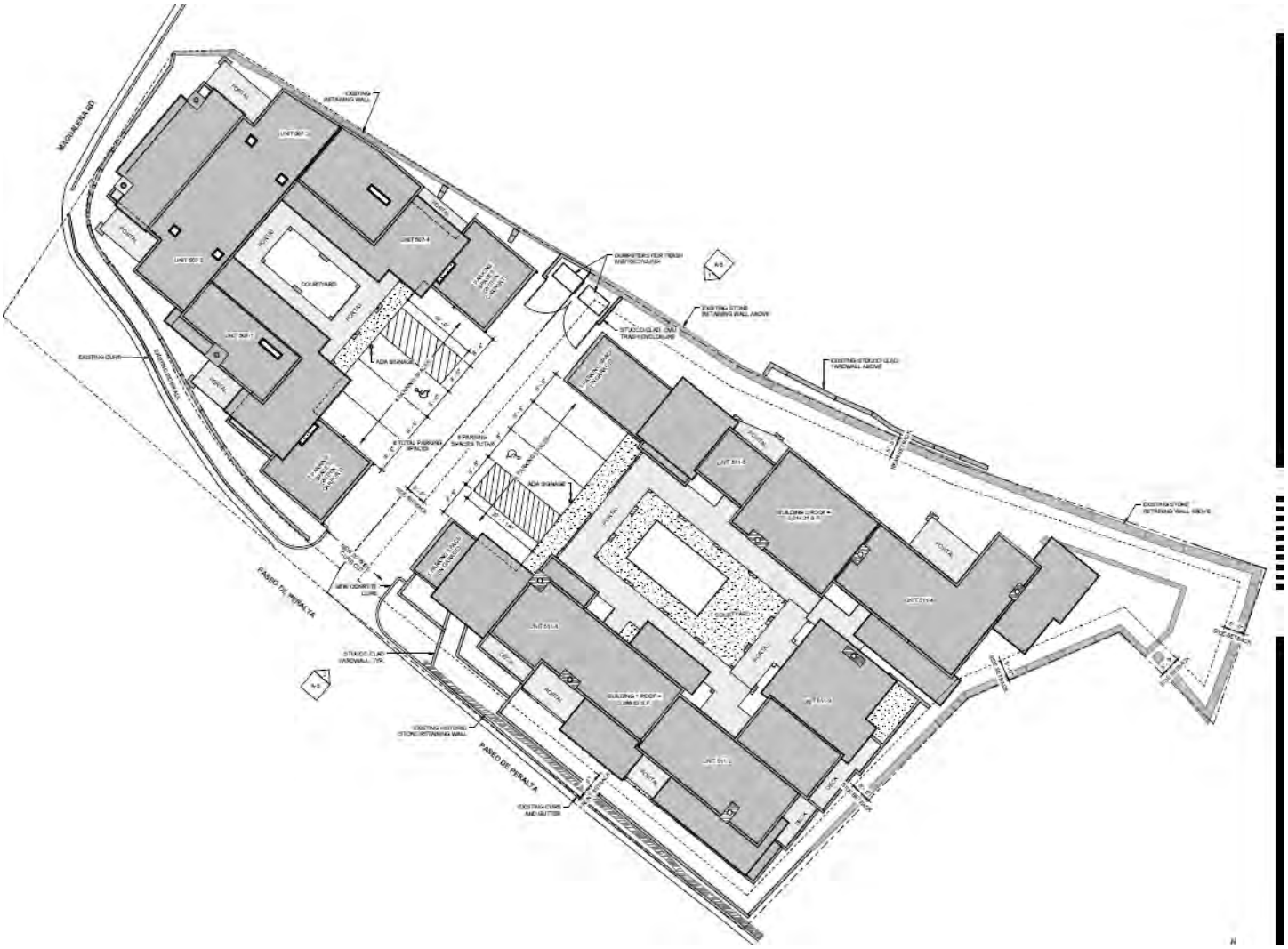


Figure 8: Full Project Site Plan

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

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

Ill. 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

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;

Ill. 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

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.

Ill. 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-

4.6(E), *General Design Standards for All Historic Districts*, as well as any applicable specific development standards set forth in Section 14-4.6(G), *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 14-4.6(G).

l. General

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

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

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

2. Building Additions

I. Design

a. Building additions that meet the standards of Section 14-4.6(G)(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 façade.

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

Ill. Height

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

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

IV. Remodeling to Increase Height

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

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

V. Rooftop Equipment

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

3. Porches and Portals

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

4. Windows, Doors, and Other Architectural Features

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

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

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

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

d. No historic opening shall be closed.

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

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

b. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities.

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

5. Roofs

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

6. Surface Cleaning

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

7. Archaeological Resources

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

8. Signs
9. Murals
10. Pedestrian-Oriented Areas

F. 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 elsewhere within this chapter.

l. 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.

   II. Streetscape Standards

   Ill. Project Location

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

2. Height

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

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.

Ill. 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.

lV. Pitch

If the determined streetscape includes over 50 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.

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, yard wall, fence, or proposed step back of upper floor levels is in harmony with the massing of the applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The HDRB shall also require that the publicly visible facades 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;

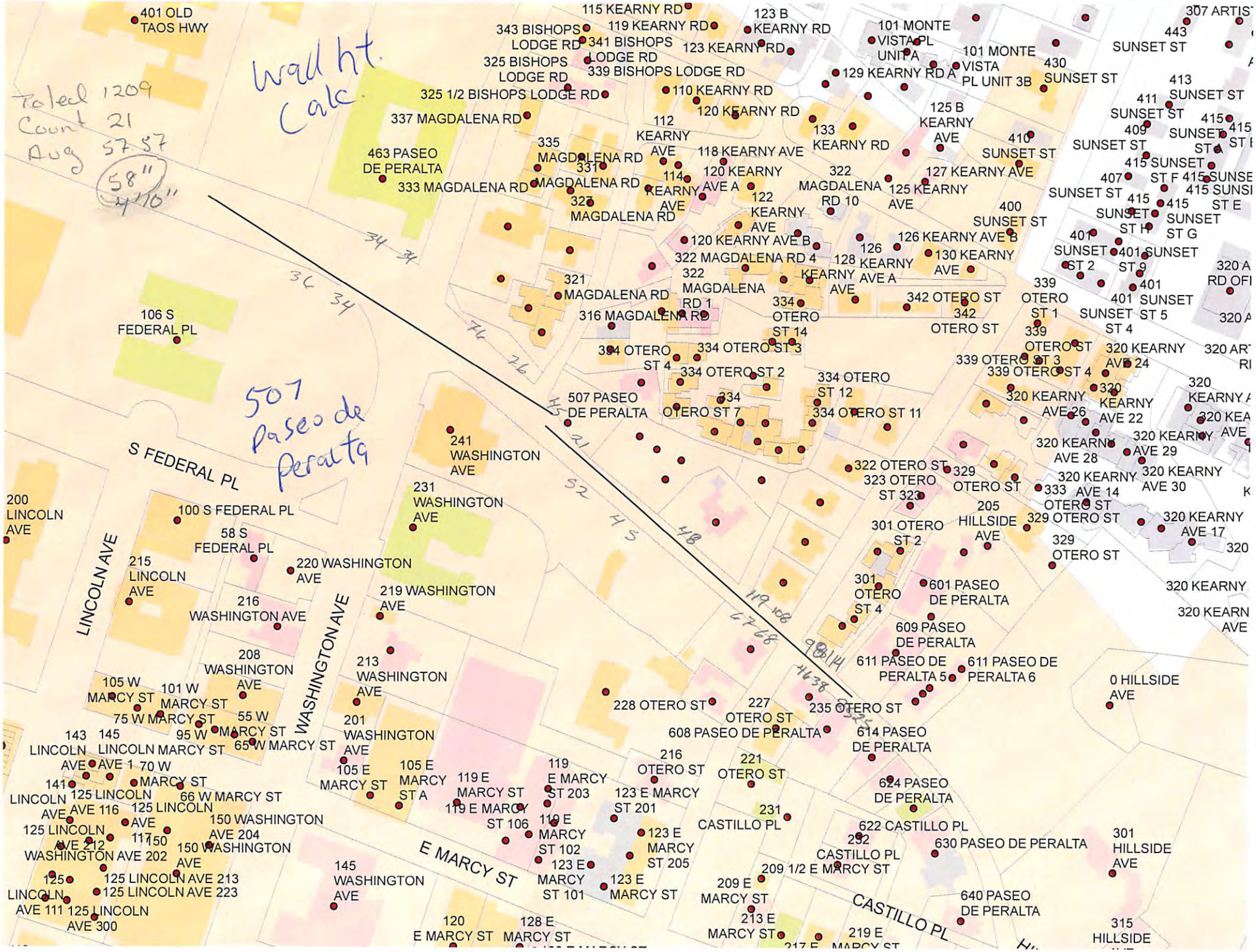
c. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

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 no more than thirty (30) inches of overhang.


Wall ht. Calc.
Total 1209
Count 21
Avg 57.57
58"
4'10"
507 Paseo de Peralta
401 OLD TAOS HWY
106 S FEDERAL PL
S FEDERAL PL
100 S FEDERAL PL
58 S FEDERAL PL
200 LINCOLN AVE
215 LINCOLN AVE
216 WASHINGTON AVE
220 WASHINGTON AVE
219 WASHINGTON AVE
231 WASHINGTON AVE
241 WASHINGTON AVE
208 WASHINGTON AVE
213 WASHINGTON AVE
201 WASHINGTON AVE
145 WASHINGTON AVE
LINCOLN AVE
WASHINGTON AVE
E MARCY ST
CASTILLO PL
105 W MARCY ST
101 W MARCY ST
75 W MARCY ST
55 W MARCY ST
95 W MARCY ST
65 W MARCY ST
70 W MARCY ST
66 W MARCY ST
105 E MARCY ST
105 E MARCY ST A
119 E MARCY ST
119 E MARCY ST 106
119 E MARCY ST 203
123 E MARCY ST 201
110 E MARCY ST 102
123 E MARCY ST 205
123 E MARCY ST 101
123 E MARCY ST
128 E MARCY ST
120 E MARCY ST
209 E MARCY ST
209 1/2 E MARCY ST
213 E MARCY ST
219 E
143 LINCOLN AVE
145 LINCOLN AVE 1
141 LINCOLN AVE
125 LINCOLN AVE 116
125 LINCOLN AVE 117
125 LINCOLN AVE 212
125 LINCOLN AVE 202
125 LINCOLN AVE 213
125 LINCOLN AVE 223
125 LINCOLN AVE 111
125 LINCOLN AVE 300
150 WASHINGTON AVE 204
150 WASHINGTON AVE
463 PASEO DE PERALTA
337 MAGDALENA RD
333 MAGDALENA RD
325 1/2 BISHOPS LODGE RD
325 BISHOPS LODGE RD
343 BISHOPS LODGE RD
339 BISHOPS LODGE RD
341 BISHOPS LODGE RD
115 KEARNY RD
119 KEARNY RD
123 KEARNY RD
123 B KEARNY RD
110 KEARNY RD
120 KEARNY RD
129 KEARNY RD A
335 MAGDALENA RD
331 MAGDALENA RD
327 MAGDALENA RD
321 MAGDALENA RD
316 MAGDALENA RD
322 MAGDALENA RD 1
322 MAGDALENA RD 4
112 KEARNY AVE
114 KEARNY AVE
118 KEARNY AVE
120 KEARNY AVE A
120 KEARNY AVE B
122 KEARNY AVE
126 KEARNY AVE A
128 KEARNY AVE
130 KEARNY AVE
133 KEARNY RD
125 B KEARNY AVE
125 KEARNY AVE
127 KEARNY AVE
126 KEARNY AVE B
334 OTERO ST 14
334 OTERO ST 3
334 OTERO ST 2
334 OTERO ST 12
334 OTERO ST 11
334 OTERO ST 7
394 OTERO ST 4
342 OTERO ST
342 OTERO ST
322 OTERO ST
323 OTERO ST 323
301 OTERO ST 2
301 OTERO ST 4
228 OTERO ST
227 OTERO ST
235 OTERO ST
216 OTERO ST
221 OTERO ST
608 PASEO DE PERALTA
614 PASEO DE PERALTA
624 PASEO DE PERALTA
622 CASTILLO PL
630 PASEO DE PERALTA
640 PASEO DE PERALTA
231 CASTILLO PL
232 CASTILLO PL
507 PASEO DE PERALTA
601 PASEO DE PERALTA
609 PASEO DE PERALTA
611 PASEO DE PERALTA 5
611 PASEO DE PERALTA 6
205 HILLSIDE AVE
0 HILLSIDE AVE
301 HILLSIDE AVE
315 HILLSIDE
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339 OTERO ST 3
339 OTERO ST 4
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320 KEARNY AVE 24
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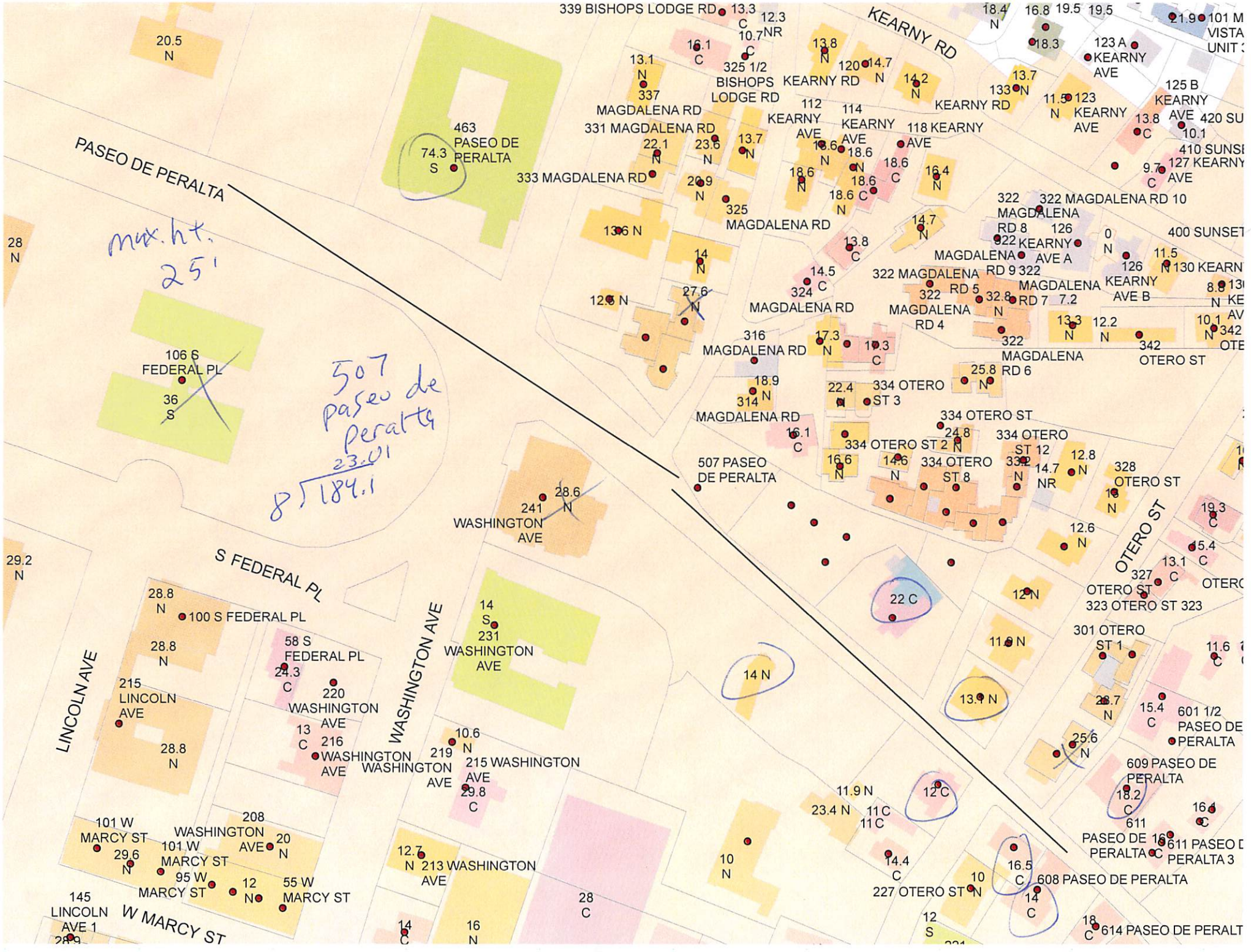
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337 MAGDALENA RD
331 MAGDALENA RD
333 MAGDALENA RD
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316 MAGDALENA RD
314 MAGDALENA RD
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MAGDALENA RD 7
MAGDALENA RD 4
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334 OTERO ST 2
334 OTERO ST 8
334 OTERO ST 12
342 OTERO ST
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323 OTERO ST 323
301 OTERO ST 1
507 PASEO DE PERALTA
463 PASEO DE PERALTA
106 S FEDERAL PL
241 WASHINGTON AVE
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220 WASHINGTON AVE
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215 WASHINGTON AVE
213 WASHINGTON AVE
208 WASHINGTON AVE
215 LINCOLN AVE
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101 W MARCY ST
95 W MARCY ST
55 W MARCY ST
227 OTERO ST
608 PASEO DE PERALTA
609 PASEO DE PERALTA
611 PASEO DE PERALTA
614 PASEO DE PERALT
601 1/2 PASEO DE PERALTA
123 A KEARNY AVE
123 KEARNY AVE
125 B KEARNY AVE
126 KEARNY AVE A
126 KEARNY AVE B
127 KEARNY AVE
130 KEARN
400 SUNSET
410 SUNSE
420 SU
101 M VISTA UNIT
max. ht. 25'
507 paseo de peralta
23.01
8 | 184.1

May 4, 2026

Lani McCulley
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Paseo North Development
507 & 511 Paseo de Peralta
Case Number: H-14-034

Dear Lani,

We are requesting modifications to the previously approved designs for new buildings at 507 & 511 Paseo de Peralta. The initial approval was issued on May 22, 2018 with the latest extension dated May 24, 2022. Please refer to the attached drawings for the modifications. The following is a list of the modifications for each project.

507 Paseo de Peralta:

First Floor:

- Unit 1, change from a single door and double window to a double door and single window under the portal.
- Unit 2, change from a single door and double window to a double door and single window under the portal.
- Unit 3, change from a single door and double window to a double door and single window under the portal.
- Unit 4, change from a single door and double window to a double door and single window under the portal.

Second Floor:

- Unit 3, change the single window and single door to double doors with no windows at the deck.
- In Unit 3, in Bed 1, install two single windows in lieu of the double window.
- Unit 4,

511 Paseo de Peralta:
First Floor:

- Unit 1, remove the window in the Office looking directly to the portal.
- Unit 2, remove the door under the portal that directly accesses the Kitchen.
- Unit 3, under the portal, change the single door and double window to a double door and a single window.
- Unit 4, under the portal, change the single door and single window to a single door.
- Unit 5, at the Dining room, decrease the window from size from three windows to a double window.

Second Floor:

- Unit 1, at Bed 1, change the single door and double windows to double doors on the north and south elevation accessing the decks.
- Unit 2, in Bed, change from triple windows to double doors accessing the deck.
- Unit 4, Bed 2, remove the door on the north elevation to the non-existent overhang.

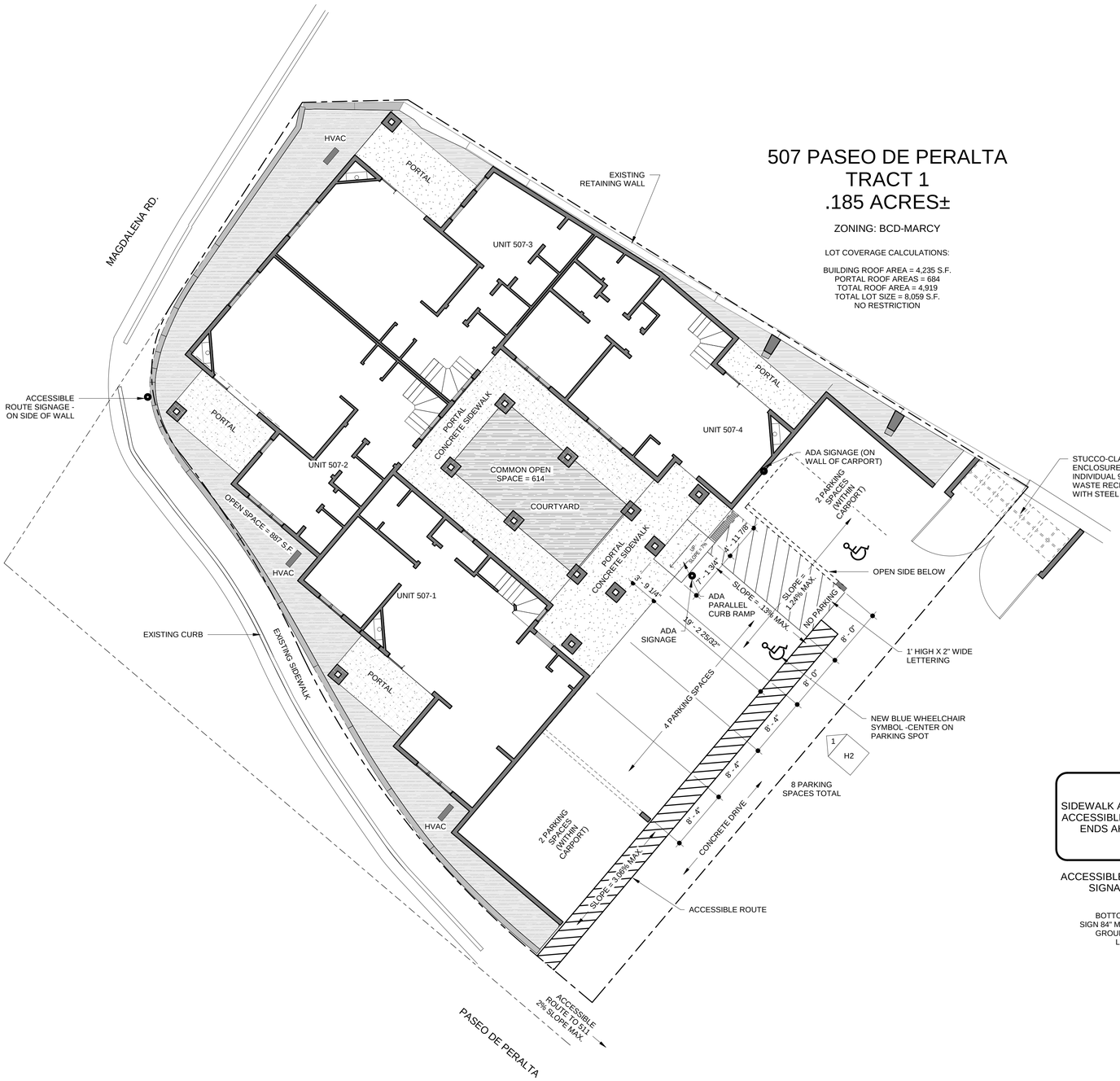
Please let me know if you have any questions or need further information.

Sincerely,



Bradyn Furry
505-709-0306

Attachments:



507 PASEO DE PERALTA
TRACT 1
.185 ACRES±

ZONING: BCD-MARCY

LOT COVERAGE CALCULATIONS:

BUILDING ROOF AREA = 4,235 S.F.
PORTAL ROOF AREAS = 684
TOTAL ROOF AREA = 4,919
TOTAL LOT SIZE = 8,059 S.F.
NO RESTRICTION

PARKING REQUIREMENTS

CITY OF SANTA FE CODES, TABLE 14-8.6, C.2

BCD
1 SPACE PER DWELLING UNIT
TOTAL REQUIRED = 4

PARKING SPACES PROVIDED = 4

PARKING STRIPE DETAIL

2" WIDE

BLUE STRIPING ON CONCRETE AT PARKING SPACES, ACCESSIBLE AISLE AND ACCESSIBLE PATH DIAGONAL STRIPING

CONCRETE

SOFTSCAPE

SIDEWALK ACCESS / ACCESSIBLE ROUTE ENDS AHEAD

ACCESSIBLE ROUTE SIGNAGE

ACCESSIBLE PARKING
PLATE or PLACARD REQUIRED
VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING

SIGN TYPE R7-8 (12"X18")
-WHITE SIGN FIELD
-GREEN BORDER AND LETTERING
-WHITE ON BLUE BACKGROUND
INTERNATIONAL SYMBOL OF ACCESSIBILITY

OPTIONAL LANGUAGE

REQUIRED LANGUAGE PER NMSA 197866-7-352.4C

VAN ACCESSIBLE

SIGN TYPE R7-8A (6"X12")
-WHITE SIGN FIELD
-GREEN BORDER AND LETTERING

REQUIRED LANGUAGE (VAN ACCESSIBLE SPACE)
ANSI 502.7

BOTTOM OF LOWEST SIGN 84" MIN. ABOVE THE GROUND IN PARKING LOT - ANSI 502.7

PARKING SIGNAGE

SPACE by Brooklyn

PERALTA'S WALK, LLC.

507 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

FOR REVIEW

SITE PLAN

N

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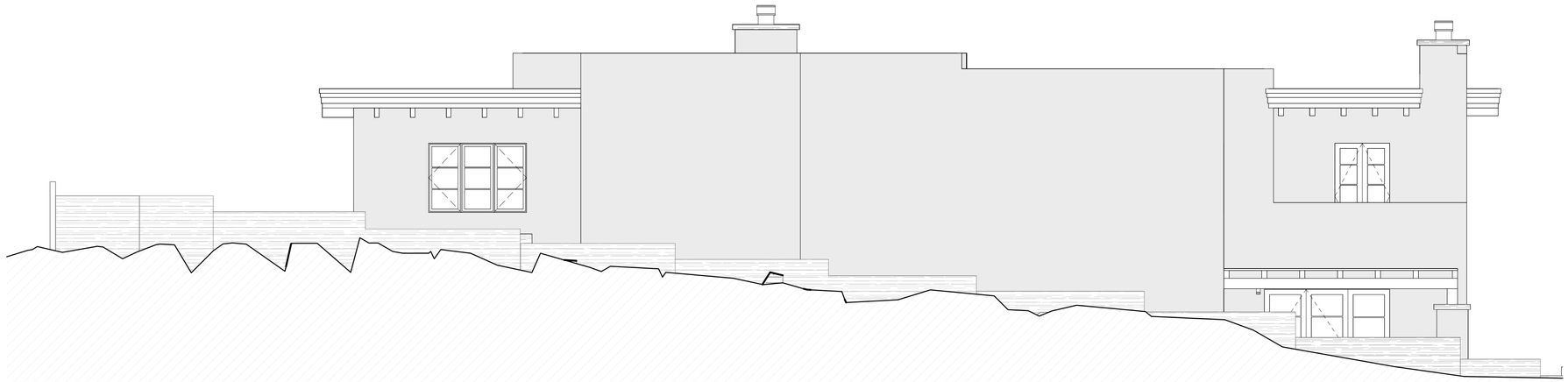
drawing scale: 1/8" = 1'-0"

A1



09/11/2024

PERALTA'S WALK, LLC.

507 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

FOR REVIEW

NORTH ELEVATION

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drawing scale: 1/4" = 1'-0"

H1



6/12/2023

PERALTA'S WALK, LLC.

507 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

FOR REVIEW

EAST ELEVATION

5/16/2026 12:33:01 PM
drawing scale: 1/4" = 1'-0"

H2



6/12/2023

PERALTA'S WALK, LLC.

507 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

FOR REVIEW

SOUTH ELEVATION

5/17/2026 3:38:02 PM
drawing scale: 1/4" = 1'-0"

H3



SPACE by Bradyn

PERALTA'S WALK, LLC.

507 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

FOR REVIEW

WEST ELEVATION

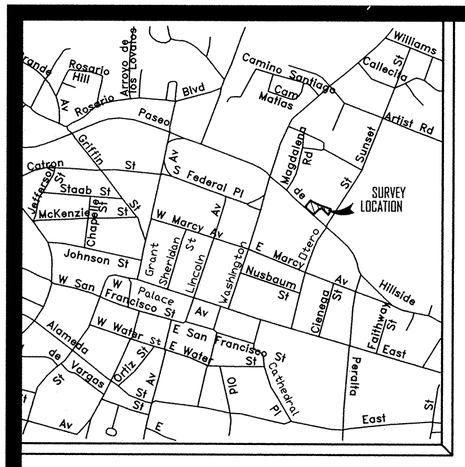
5/16/2026 12:33:02 PM
drawing scale: 1/4" = 1'-0"

H4

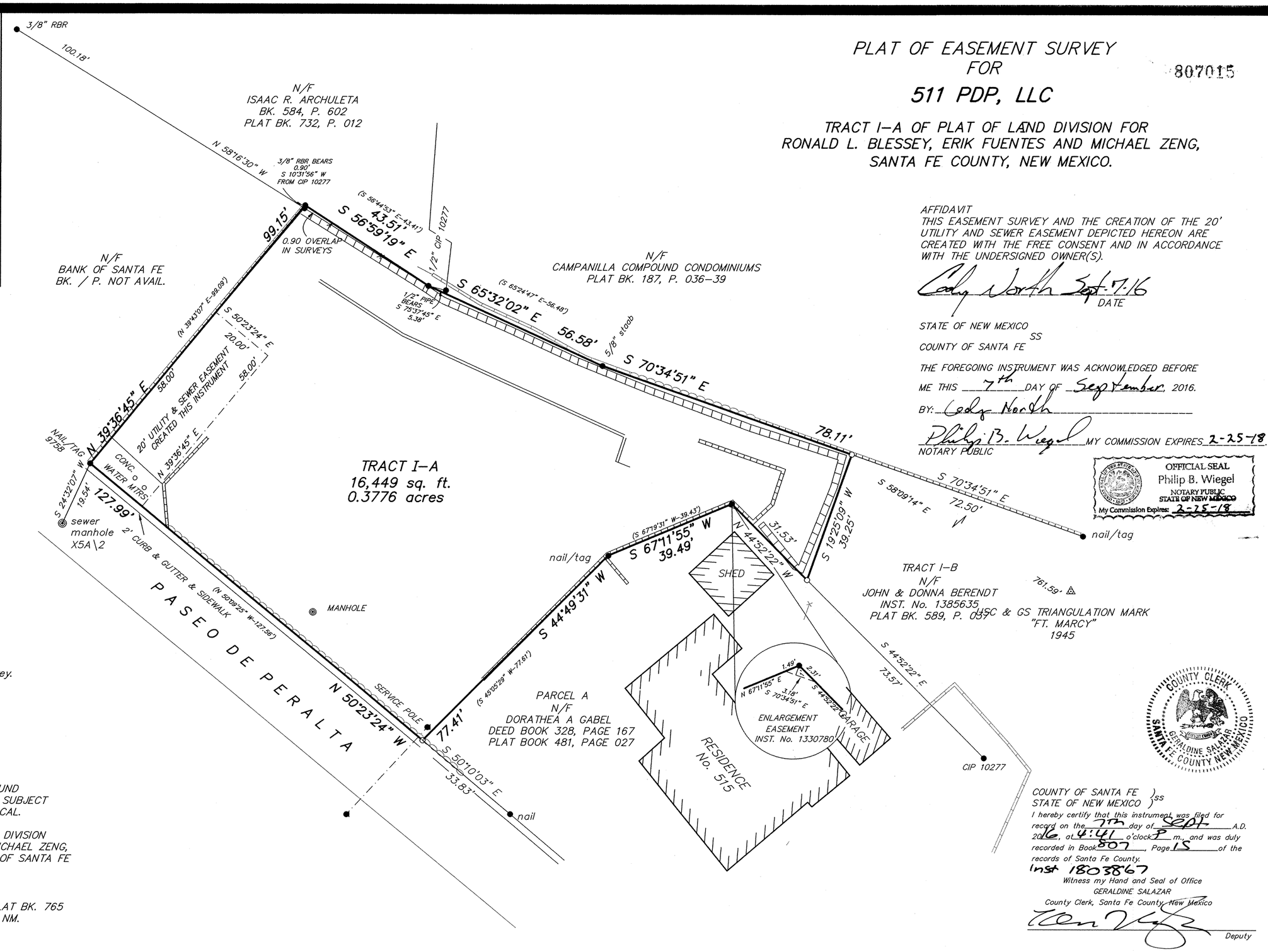
PLAT OF EASEMENT SURVEY
FOR
511 PDP, LLC

807015

TRACT I-A OF PLAT OF LAND DIVISION FOR
RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG,
SANTA FE COUNTY, NEW MEXICO.



VICINITY MAP



N

SCALE: 1"=20'

0 20 40 60

LEGEND

- Sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.
- Utility box.

NOTES

1. BASE OF BEARING: GPS OBSERVATION OF FOUND MONUMENTS ON THE SOUTHERLY BOUNDARY OF SUBJECT TRACT, (N 50°23'24" W), WGS 84, GEODETIC, LOCAL.

2. THIS SURVEY IS BASED ON A PLAT OF LAND DIVISION FOR RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG, RECORDED IN PLAT BK. 589, P. 037, RECORDS OF SANTA FE COUNTY, NM.
REFERENCE DEED: INSTR. No. 1667768.

3. THIS SURVEY IS PREVIOUSLY RECORDED IN PLAT BK. 765 AT PAGE 003, 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.

Philip B. Wiegel

Philip B. Wiegel
P.O. Box 22773

DATE OF FIELD WORK
7 SEPTEMBER, 2016

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

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

AFFIDAVIT
THIS EASEMENT SURVEY AND THE CREATION OF THE 20' UTILITY AND SEWER EASEMENT DEPICTED HEREON ARE CREATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER(S).

Cody North Sept. 7. 16
DATE

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF September, 2016.

BY: Cody North

Philip B. Wiegel
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-25-18

OFFICIAL SEAL
Philip B. Wiegel
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2-25-18

COUNTY CLERK
GERALDINE SALAZAR
SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE)ss
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 7th day of Sept A.D. 2016, at 4:41 o'clock P m., and was duly recorded in Book 807, Page 15 of the records of Santa Fe County.
Inst 1803867
Witness my Hand and Seal of Office
GERALDINE SALAZAR
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: 511 PDP,LLC
LOCATION: 511 PASEO DE PERALTA
SECTION 24, T 17 N, R 9 E, N.MP.M.
PROJECTED INTO THE SANTA FE GRANT

SANTA FE COUNTY, NM.
UPC No.:1-054-099-356-303

DEL RIO SURVEYS, INC.

P.O. BOX 22773	SANTA FE, NM	820-9200
PROJECT No. 16080611	Dwg. PW	Ckd. DV
	Date: 9/07/16	REV: 1

Exterior Clad Finish

Choose from 50 finishes in four design collections with custom color matching available and powder coating technology that leads the industry in color retention, durability and environmental safety.

Although more expensive to manufacture, all our collections are AAMA 2604 or AAMA 2605 powder coated for greater surface hardness, scratch resistance and color retention than ordinary liquid paint.

					Linen 032	Colonial White 313	Sandstone 003	Beige 335
					Tan 043	Gull Grey 002	French Linen 112	Morning Dove Gray 113	Seawolf 044
Fashion Gray 111	Aqua Mist 115	Light Blue 046	Slate Blue 008	Black Sable 060	Indigo 402	Green 004	Forest Green 049	Patina Green 051	Hemlock Green 048
Fashion Gray 111	Aqua Mist 115	Light Blue 046	Slate Blue 008	Black Sable 060	Bahama Brown 309	Brown 002	TW Brown 058	Antique Bronze 057	Bronze 024
Greek Olive 081	Hartford Green 050	Clay 026 Ore	Harvest Cranberry 010	Colonial Red 054	Battleship Gray 321	Modern Onyx 118	Dark Bronze 401	Black 023	White 001
Metallics Collection	Alpine Silver 062	Light Bronze Pearl 069	Medium Bronze Pearl 070	Dark Bronze Pearl 071	Classic Copper 088	Matte Textured Collection	The Perfect White 404	Gray With Envy 403	Graphite 406
Blended Collection	Cocoa 105	Café Royale 104	Rust 076	Dark 034		Black Shadow 405	Peppered Steel 110	Sift Espresso 097	Mocha 098


Marble White
80 01008
Tijeras
68 1685
Desert Lace
59 01009
Paloma
54
San Antonio
37 1465
Nambe
48 01012
San Juan
54 2088
Torreon
55
Adobe Brown
25 01004
Pecos
23 01001
Acoma
50 3030
Alamo
50

SDL Options

Grilles Between The Glass

Easy to clean and affordable, our aluminum grilles between the glass achieve the divided lite look with the grille sealed between the panes of glass. This leaves the visual appeal without the interference of the grille.





Grilles between the glass come in your choice of profiles: 11/16" or 1" contour or 5/8" flat. Available in 8 popular color choices.


1" Contemporary


7/8" Contemporary


5/8" Traditional


7/8" Traditional


1" Traditional


2" Traditional


1-1/4" Traditional


5/8" Putty

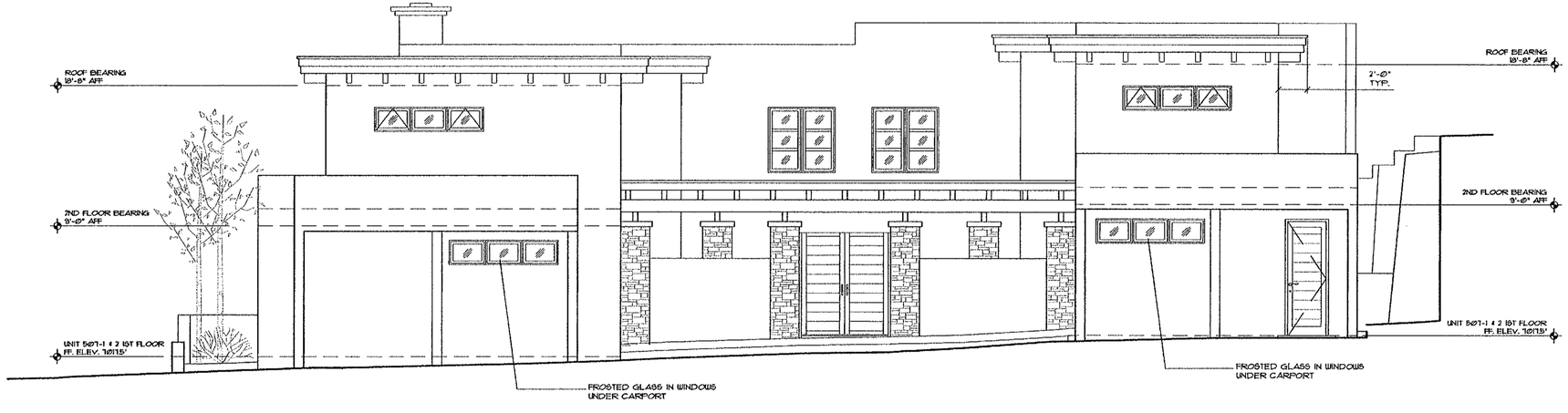

7/8" Putty


1" Putty

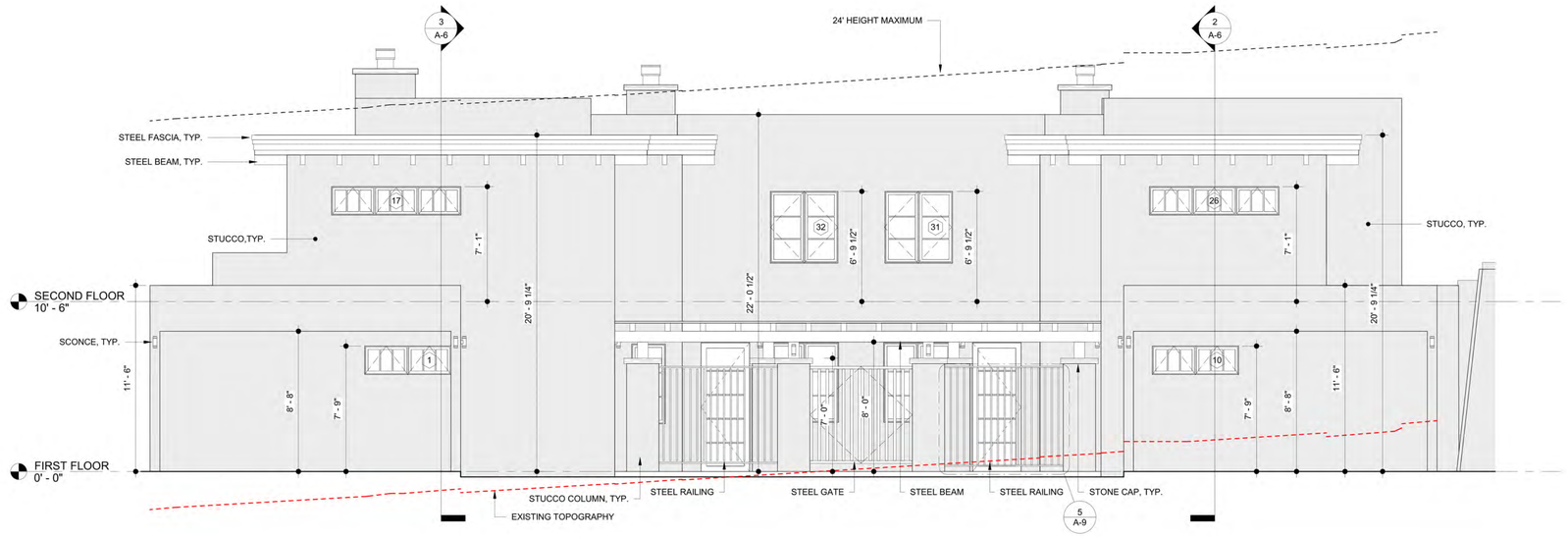

5/8" Contemporary


1-1/4" Contemporary


2" Contemporary



EAST ELEVATION - PREVIOUS



EAST ELEVATION - PROPOSED

TRUE NORTH BUILDERS LLC

SPACE by Brandyn

6/12/2023

PERALTA'S WALK, LLC.

507 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

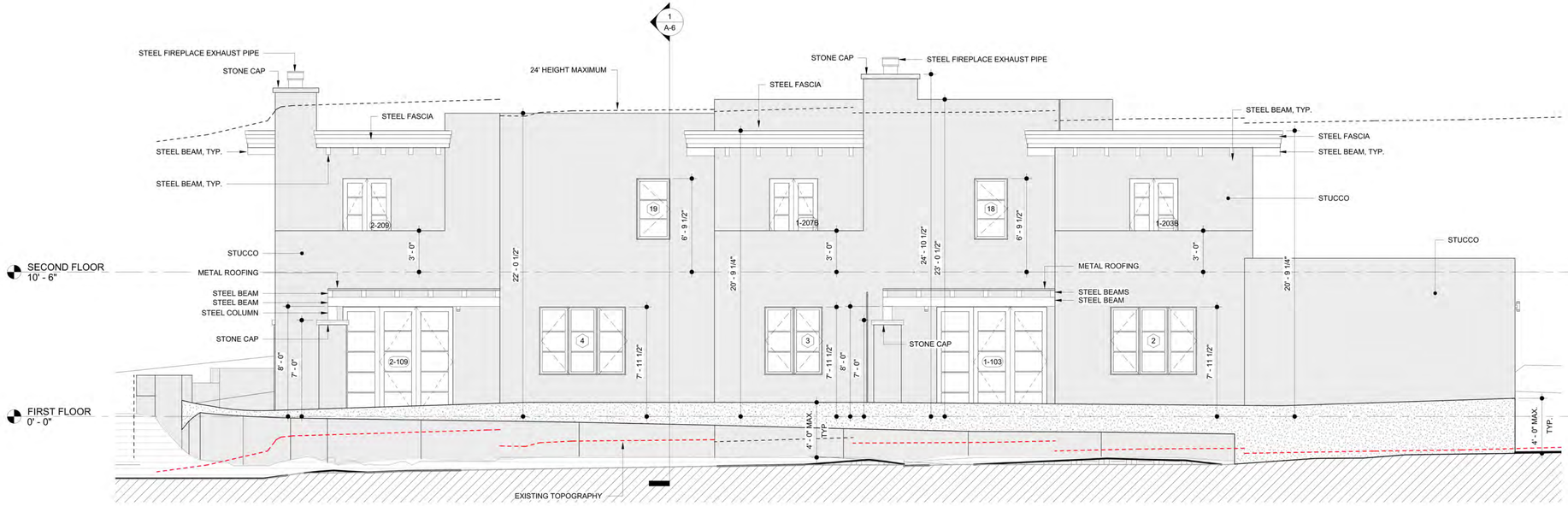
EAST ELEVATION COMPARISON

7/10/2023 8:47:38 AM
drawing scale:

H-1



SOUTH ELEVATION - PREVIOUS



SOUTH ELEVATION - PROPOSED

TRUE NORTH BUILDERS LLC

SPACE by Bradyn

PERALTA'S WALK, LLC.

507 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

SOUTH ELEVATION COMPARISON

7/10/2023 8:47:44 AM
drawing scale:

H-2

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: Submittal of revised plans to construct four residential units in two above grade structures totaling 11,476 square feet and a 4,340 square foot sub-grade parking structure.

Case number: H-14-034
Project Type: HDRB

PROJECT LOCATION (S): **511 Paseo de Peralta**

PROJECT NAMES:

OW – 511 PDP, LLC
Santa Fe, NM 87501

107 East Lupita

AP – Architectural Alliance, Inc.
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 July 22, 2014. The decision of the Board was to approve your application with the following conditions: 1) that there shall be no publicly visible rooftop appurtenances; 2) that any stone veneer shall be real stone veneer rather than cast stone veneer; 3) that the metal caps shall be removed from all parapets; 4) that all exterior lighting shall be brought to staff for approval before a construction permit application is submitted; 5) that the applicant shall return to the Traffic Engineering Division to reduce the amount of wall tapering needed on the stone wall along Paseo de Peralta; and 6) that all tapering of the stone wall on Paseo de Peralta shall be done by hand. For further information please call 955-6605.

Sincerely,

David Rasch
Planner Supervisor, Preservation Division

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

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 4/23/2014	511 Read De Peralta
Property Owner of Record: 511 PDP, LLC	Proposed Construction Description:
Applicant/Agent Name: Architectural Alliance, Eric Enfield	4 Residential Units
Contact Person Phone Number: (505) 988-5269	TOTAL ROOF AREA: 6585 ±

Zoning District: R-21

Overlay:
- ☐ Escarpment _____
- ☐ Flood Zone*
- ☒ Other: Historic Eastside

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

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

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

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

Terrain: ☐ 30% slopes All Altered, All under 30%

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

Lot Coverage : 40 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: 7' Minimum: _____
2nd Front? _____
Proposed Rear: 15' Minimum: 7'
Proposed Sides: L 5' R 0' Minimum: _____

Height: Proposed 23'
Maximum Height: 27' or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 10 Accessible 0
Minimum: 8 Not required.

Bicycle Parking:**
Proposed: NA Minimum: N/A
** 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.

Eric Enfield [☐OWNER ☐APPLICANT ☒AGENT]
PRINT NAME

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

SIGNATURE _____ DATE 4/23/2014

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: EHN was held 4-17-14
Development Plan app will be submitted 4-28-14

REVIEWER: _____ **DATE:** 4/23/14

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

Revised 1-14-13

City of Santa Fe, New Mexico

memo

DATE: July 22, 2014

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-14-034

ADDRESS: 511 Paseo de Peralta
Historic Status: NA
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__x__ Case Synopsis	__x__ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
____ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
__x__ Other: bldg. ht. calc.	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff defers to the Board regarding the measurement of height and architectural style of the building which shall comply with Sections 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

511 Paseo de Peralta is a 16,449 square foot vacant lot in the Downtown & Eastside Historic District. The applicant proposes to construct four residential units in two above-grade structures totaling 11,476 square feet and a 4,340 square foot sub-grade parking structure to the maximum allowable height of 23' on the street-facing elevation. The west elevation of the structure shows a height of 30' from cut grade to top of parapet. The above grade structures overlap the garage which is placed in a lot cut. The two elevator overruns and chimneys are not applicable to the height measurement.

On May 27, 2014, the HDRB postponed action on this application pending redesign that incorporated the Board's concerns.

The applicant states that the architectural design is Recent Santa Fe Style with varied massing, stuccoed and stone facing, flat roof overhangs that do not exceed 30", and metal finish details such as windows, cornices, and gates. The street-facing stone wall will be reduced in height to meet traffic standards instead of relying on signage with flashing lights and a mirror.

ARCHITECTURAL ALLIANCE INC

June 25, 2014 (Revised)

Historic Districts Review Board
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: Paseo North
511 Paseo de Peralta

Dear Board Members and City Staff:

This application is in response to the May 27, 2014 Historic Districts Review Board meeting at which the Board tabled the proposed design. Revised plans and elevations that address the board members' concerns are attached to this application letter.

The applicant is intending to construct a new residential development on a vacant lot at 511 Paseo de Peralta. Two residential buildings are proposed, each with two dwelling units, for a total of 4 dwelling units on the site. Parking will be provided with a proposed underground parking structure.

The site, zoned R-21 Downtown & Eastside Historic District, is 0.3776 acres (16,449 square feet in size). The site is across the street from the Wells Fargo Bank. The site faces Paseo de Peralta to the south, which provides vehicular access. An historic house is on the lot east of the site. A parking lot is on the west adjacent lot. Single family residences and multi-family residences are located on the lots to the north of the site. The primary facades of the new development are the south elevations facing Paseo.

The Historic Preservation Division of the Land Use Department provided a maximum building height of 23'-0" for the site.

The site has been disturbed over the entirety of the site. A historic stone retaining wall fronts Paseo de Peralta at the curb line. The site originally sloped up to the north from this wall but has been leveled to form a plateau six to eight feet above street level. A precast concrete retaining wall was installed in 2007 at the north property line. Additional footings and walls are located parallel to and offset from the north retaining wall. These were constructed in 2007 to act as the rear walls for a 7 unit residential development that was permitted but abandoned prior to any significant work being completed.

The historic retaining wall will be lowered to a maximum of 3'-0" above the level of Paseo de Peralta to provide city required sight lines for residential traffic entering Paseo from the site. The historic rock will be salvaged and installed on the face of the parking structure. The north retaining wall will remain. The existing footings and walls, having been inspected by a structural engineer, will be incorporated into the new design.

A vehicular entrance is located at the southwest corner of the property at an existing curb cut. A 20' wide driveway turns into the underground parking structure which provides 2 spaces per unit and 2 guest parking spaces. The parking structure is approximately 2' below the street level. To avoid mechanically venting the garage, the structure has openings on the west and south facades for natural ventilation. A pedestrian stair

steps down into the garage. Stairs to the plaza above are adjacent to the garage stairs. Two private residential elevators serve each of the residential building.

The parking structure is visible only on the south (street facing) and west facades. The south façade varies in height from 4' down to 0' and will be faced with stone reclaimed from the historic street retaining wall and new stone compatible with the historic stone. The south façade has ventilation wells capped with security grates hidden from view.

The west façade will be faced with stone and stucco. The façade has a 20' wide auto entrance secured with a steel grille and a ventilation opening with a gate to match the auto entrance grille.

Residential Building One is located at the rear of the property. Building Two is located at the east property line and southeast corner of the site. Both buildings face a landscaped plaza above the parking structure located along the south property line. The primary entrances to the residential units are shielded with a courtyard wall and portal. Private outdoor space is located both in the front entry courtyard and behind each unit which have portals and courtyard walls matching the front of the building.

The facades of the residential buildings are designed to meet the criteria of Recent Santa Fe Style outlined in the Santa Fe City Code Chapter XIV Land Development Historic Districts14-5.2 (E) (2) as follows:

- No building shall exceed 2 stories in height on any façade.
- The combined area of doors and windows on publicly facades shall not exceed 40%.
- No less than 80% of the surface finish on a publicly visible façade shall be stucco. The balance may be natural stone, brick, wood, or other materials subject to approval.
- No cantilevers shall be allowed except over projecting vigas, beams, corbels, or as part of the roof treatment. Flat roof overhangs shall not exceed 30".
- Walls shall be of one uniform earthen color, with the exception that walls under portals may be of a different color.
- Windows to be true divided lite with a maximum glazing dimension of 30".
- Height restrictions may be exceeded by up to 4' for elevator over runs and chimneys per 14-7.1 (C) (2) and 14-5.2 (D) (9) (c) (ii) allows up to 4' height increase for sloping site.

The primary material on the residential building facades will be stucco. Stone veneer will accent the elevator over runs and one stair tower on Building Two.

The columns of the portals will be stone veneer. The main beam and post of the portals will be metal and rafter beams of the portals will be wood. The stepped fascia of the flat portal roof will be metal.

Courtyard walls at the front and rear of the buildings will be approximately 48" high and have a stucco finish to match the buildings. Courtyard gates to be steel.

Parapets are treated in two methods. The higher roofs have a true parapet capped with a metal coping. The lower roofs have a flat overhang or metal fascia. The overhang is supported with rectangular wood beam ends with a stacked metal fascia above. Windows on the facades with the true parapet have overhangs similar to the flat roof detail.

The following summarizes the proposed finishes for Paseo North.

Proposed Finishes:	
South street side retaining wall:	Existing stone to remain (lower wall height and reuse stone on garage facade).
UNDERGROUND	

PARKING STRUCTURE	
Stone:	Reuse stone salvaged from historic retaining wall. New stone to be compatible to reclaimed stone in size, color, texture, and pattern.
Stucco:	El Rey 212 Madera
Windows (venting grilles):	Venting openings (vertical on west façade, horizontal on south) to be galvanized steel welded bar grate 1" x 4" openings, painted to match stucco.
Doors (auto access door):	Overhead segmented open steel grilles to match window venting grilles.
BUILDING ONE (North Building)	
Stucco:	El Rey 135 Sahara
Stone:	El Dorado Stone "Shadow Rock – Chesapeake".
Doors:	True divided lite "French" doors with metal exterior finish. Kolbe "Gingersnap"
Windows:	True divided lite with metal exterior finish. Kolbe "Gingersnap"
Portal Columns:	Stone
Portal Structure & Roof:	Metal post and main beam with wood rafter beams. Built up metal clad fascia. All steel to be dark bronze. Exposed wood decking on underside of portals to be Sherwin-Williams SW 3503 "White Birch" semi-transparent stain.
Flat Roof Overhangs:	Wood beam ends. Built up metal clad fascia. All metal to be dark bronze.
Parapet Roofs:	Straight parapets with metal coping flashing. All metal to be dark bronze.
Elevator Over-run:	Stone veneer and flat roof metal fascia.
BUILDING TWO (South Building)	
Stucco:	El Rey 212 Madera
Stone:	El Dorado Stone "Shadow Rock – Chesapeake".
Doors:	True divided lite "French" doors with metal exterior finish. Kolbe "Gingersnap"
Windows:	True divided lite with metal exterior finish. Kolbe "Gingersnap"
Portal Columns:	Stone
Portal Structure & Roof:	Metal post and main beam with wood rafter beams. Built up metal clad fascia. All metal to be dark bronze. Exposed wood decking on underside of portals to be Sherwin-Williams SW 3503 "White Birch" semi-transparent stain.
Flat Roof Overhangs:	Metal beam ends. Built up metal clad fascia. All metal to be dark bronze.
Parapet Roofs:	Straight parapets with metal coping flashing. All metal to be dark bronze.
Elevator Over-run:	Stone veneer and flat roof metal fascia.

Summary of Changes to the May 27th Submittal:

1. The west end of Building 1 has been stepped to break up its massing. A balcony has been added to the second floor off of the Master Bedroom in Unit 1.
2. The width of the elevator over-run on Building 1 has been decreased in size (both width along façade and depth). In addition, the flat roof overhang has been simplified and its height reduced.
3. The southeast corner of Building 2 has been stepped to break up its massing. A balcony has been added to the second floor off of the Master Bedroom in Unit 4.
4. The width of the elevator over-run on Building 4 has been decreased in size (both width along façade and depth). In addition, the flat roof overhang has been simplified and its height reduced.
5. The overhang of the flat roofs has been changed from 30" to 24" measured from the face of the wall to the end of the beams. In addition, the beams have changed from metal to stained wood.

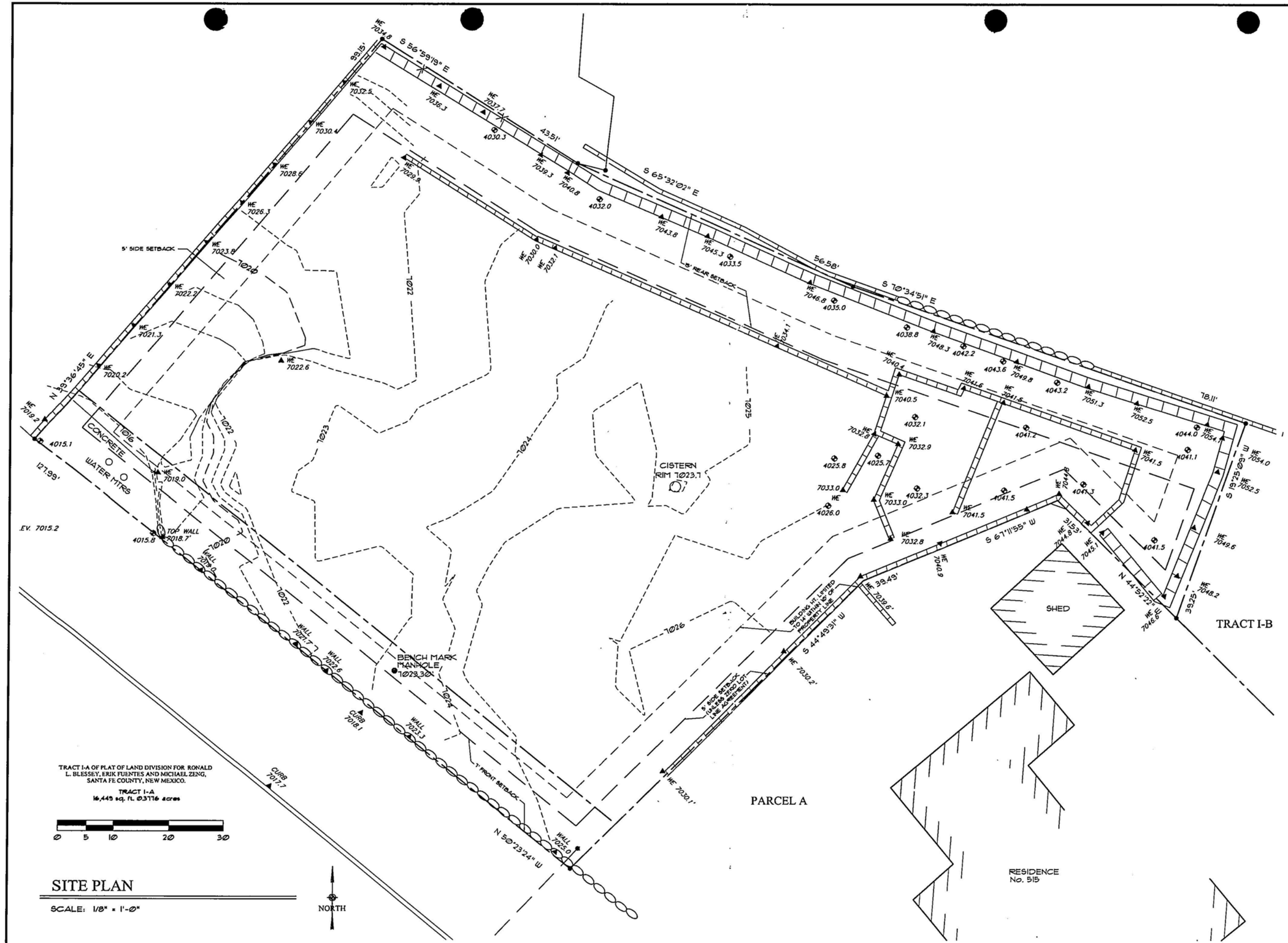
The applicant looks forward to presenting the project to the Historic Districts Review Board at the regular meeting of July 22, 2014. Please contact us with any questions you may have.

Sincerely,

Eric P. Enfield, AIA
President, Architectural Alliance Inc.

Attachments:

1. Revised Drawings



SITE PLAN

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

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

TRUE NORTH BUILDERS LLC
Cody North
505.699.3958

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/SUBMISSIONS	DATE

KEY PLAN

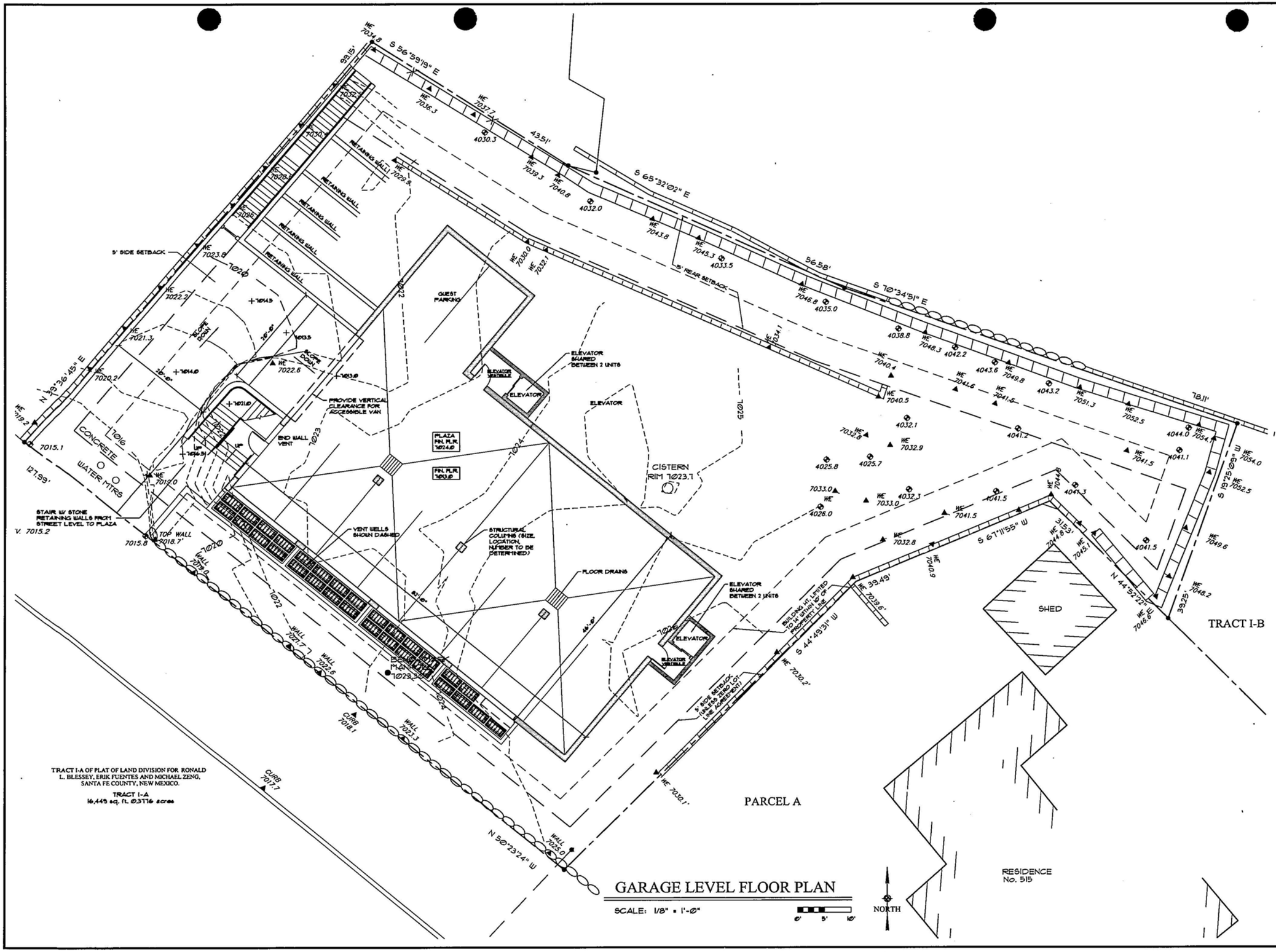
PROJECT TITLE
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	6/16/14
DRAWN BY	RW	DATE	6/16/14

SHEET TITLE
EXISTING SITE PLAN

SHEET NO.
C-1



ARCHITECTURAL ALLIANCE INC
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FAX 505-986-1270
E-MAIL architecturalalliance@archallinc.com
WEBSITE www.archallinc.com

TRUE NORTH BUILDERS LLC
Cody North

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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

PASEO NORTH

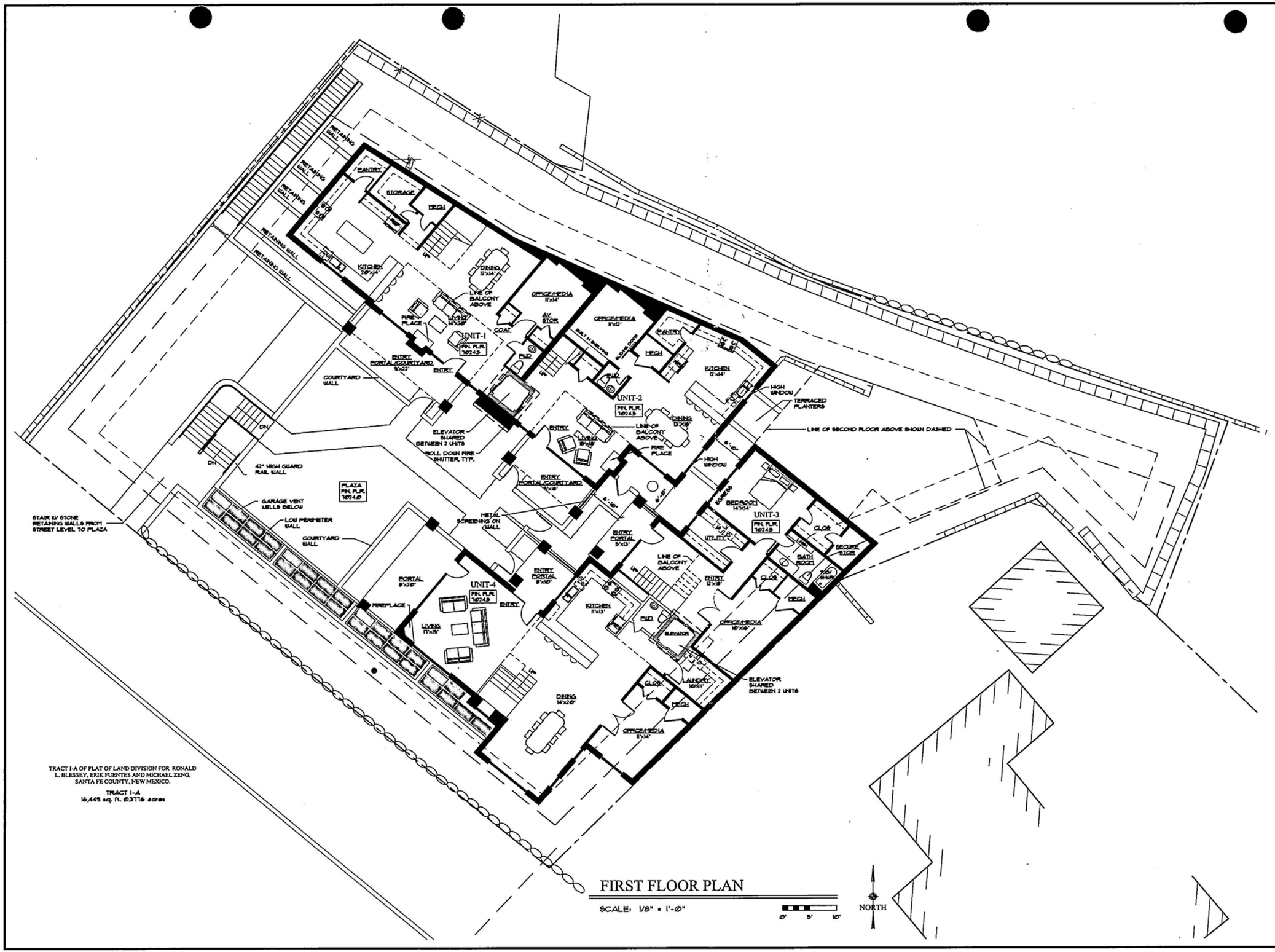
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	6/16/14
DRAWN BY	RW	DATE	6/16/14

SHEET TITLE
PARKING GARAGE PLAN

SHEET NO.
A-1



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-Ø"

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

TRUE NORTH BUILDERS LLC

Cody North

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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	6/16/14
DRAWN BY	RW	DATE	6/16/14

SHEET TITLE

FIRST FLOOR PLAN

SHEET NO.

A-2

CHANGES TO BUILDING AREA:

UNIT 1	1st FLOOR HEATED:	ADD 115 SF
	2nd FLOOR HEATED:	ADD 45 SF
	TOTAL:	TOTAL ADD 160 SF
UNIT 2	NO CHANGES TO UNIT AREA	
UNIT 3	NO CHANGES TO UNIT AREA	
UNIT 4	1st FLOOR HEATED:	ADD 32 SF
	2nd FLOOR HEATED:	DEDUCT 32 SF
	TOTAL:	TOTAL NET ZERO
TOTAL:		TOTAL ADD 160 SF HEATED

TRACT I-A OF PLAT OF LAND DIVISION FOR RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG, SANTA FE COUNTY, NEW MEXICO.

TRACT I-A
16,445 sq. ft. Ø3776 acres

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-Ø"

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

TRUE NORTH BUILDERS LLC
Cody North

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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

PASEO NORTH

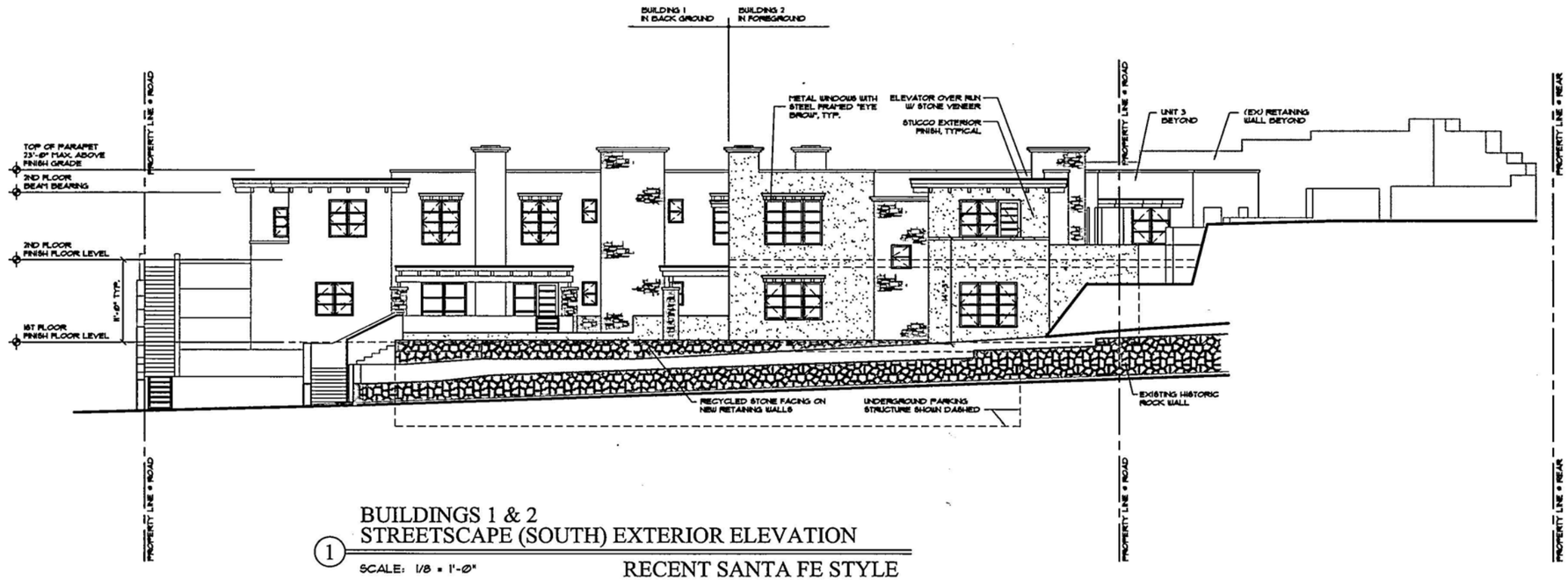
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE 6/16/14
DRAWN BY	RW	DATE 6/16/14

SHEET TITLE
SECOND FLOOR PLAN

SHEET NO.
A-3

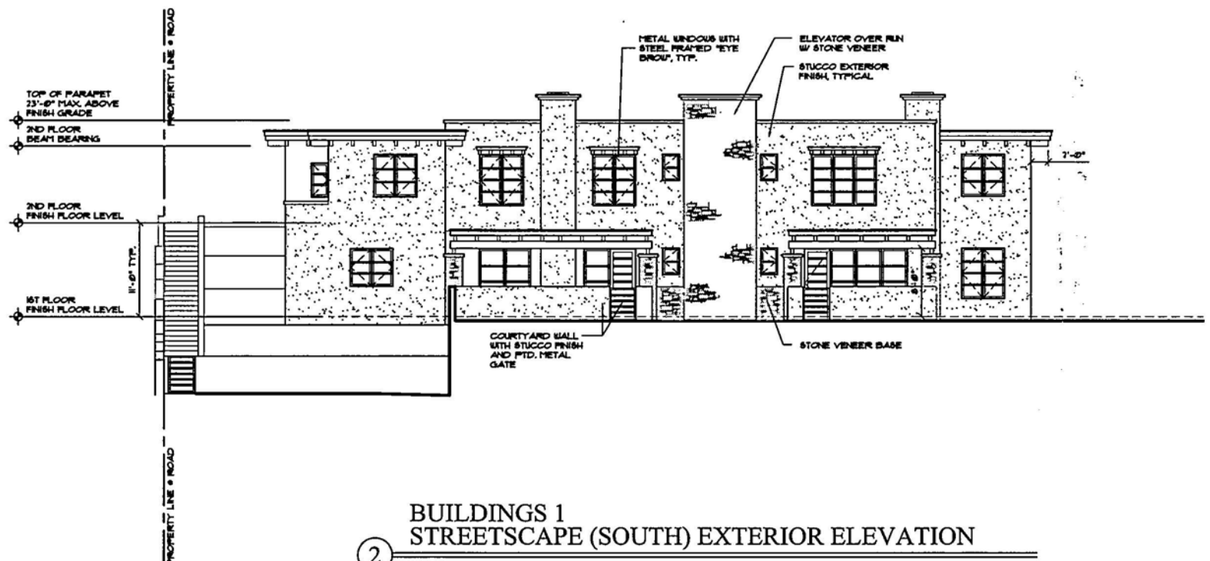


BUILDINGS 1 & 2
STREETSCAPE (SOUTH) EXTERIOR ELEVATION

1

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE

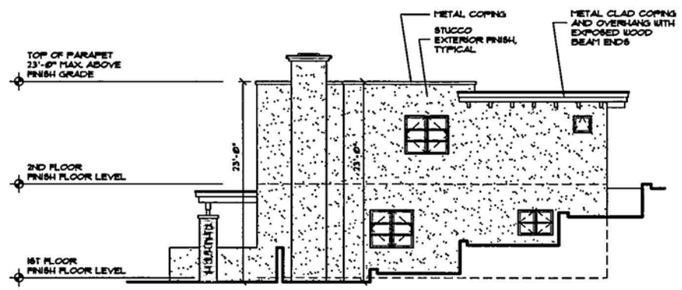


BUILDINGS 1
STREETSCAPE (SOUTH) EXTERIOR ELEVATION

2

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE



BUILDING 1 (EAST) EXTERIOR ELEVATION

3

SCALE: 1/8 = 1'-0"

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KEY PLAN

PROJECT TITLE

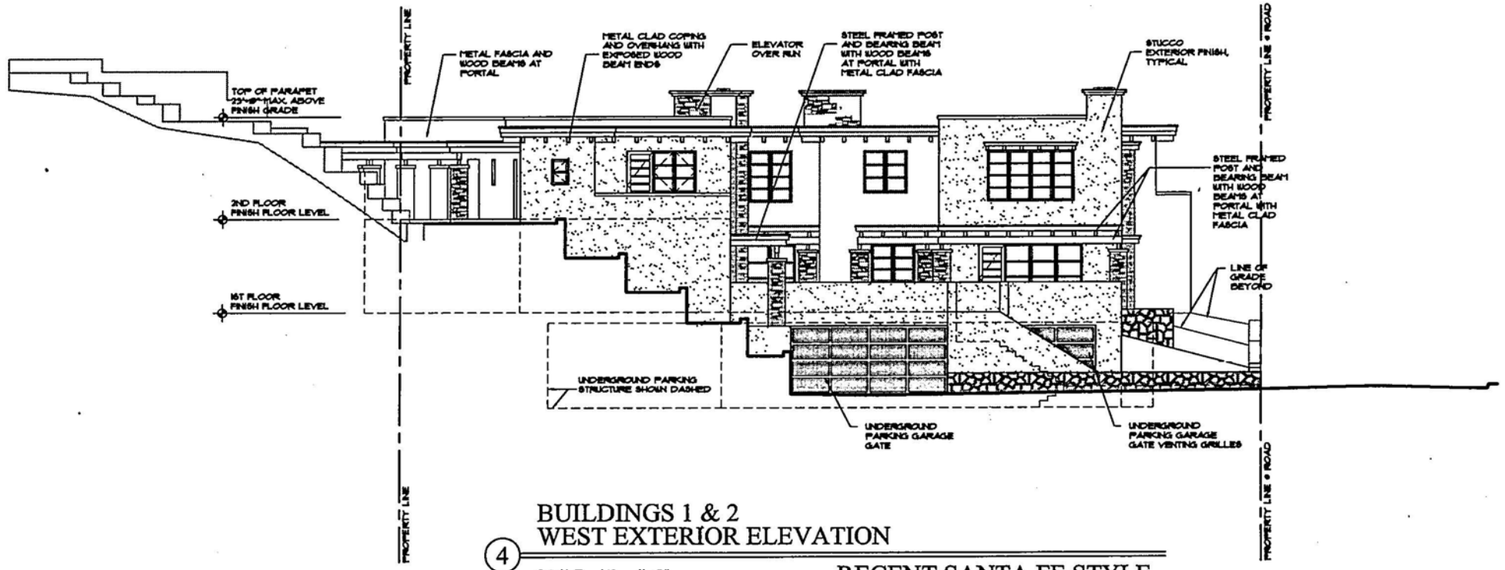
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	6/16/14
DRAWN BY	STAFF	DATE	6/16/14

SHEET TITLE
PROPOSED STREET SCAPE EXTERIOR ELEVATIONS

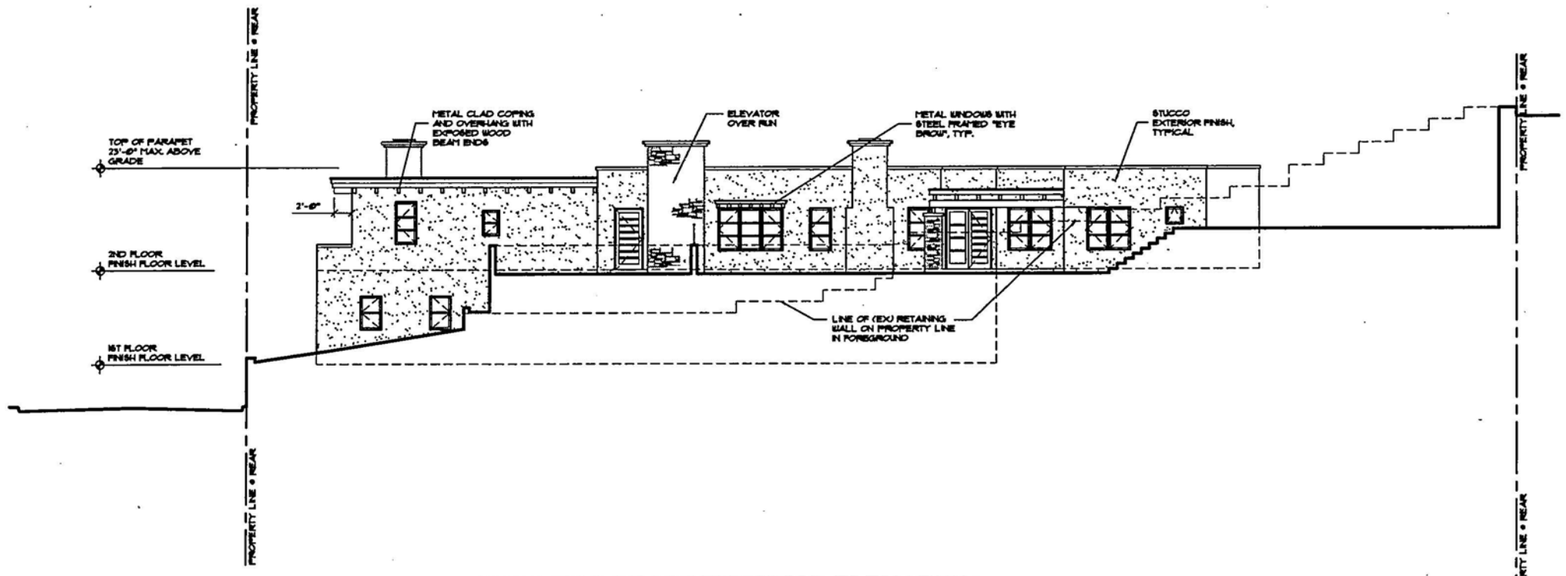
SHEET NO.
A-4



BUILDINGS 1 & 2
WEST EXTERIOR ELEVATION

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

RECENT SANTA FE STYLE



BUILDING 2 EAST EXTERIOR ELEVATION

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

RECENT SANTA FE STYLE

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KEY PLAN

PROJECT TITLE

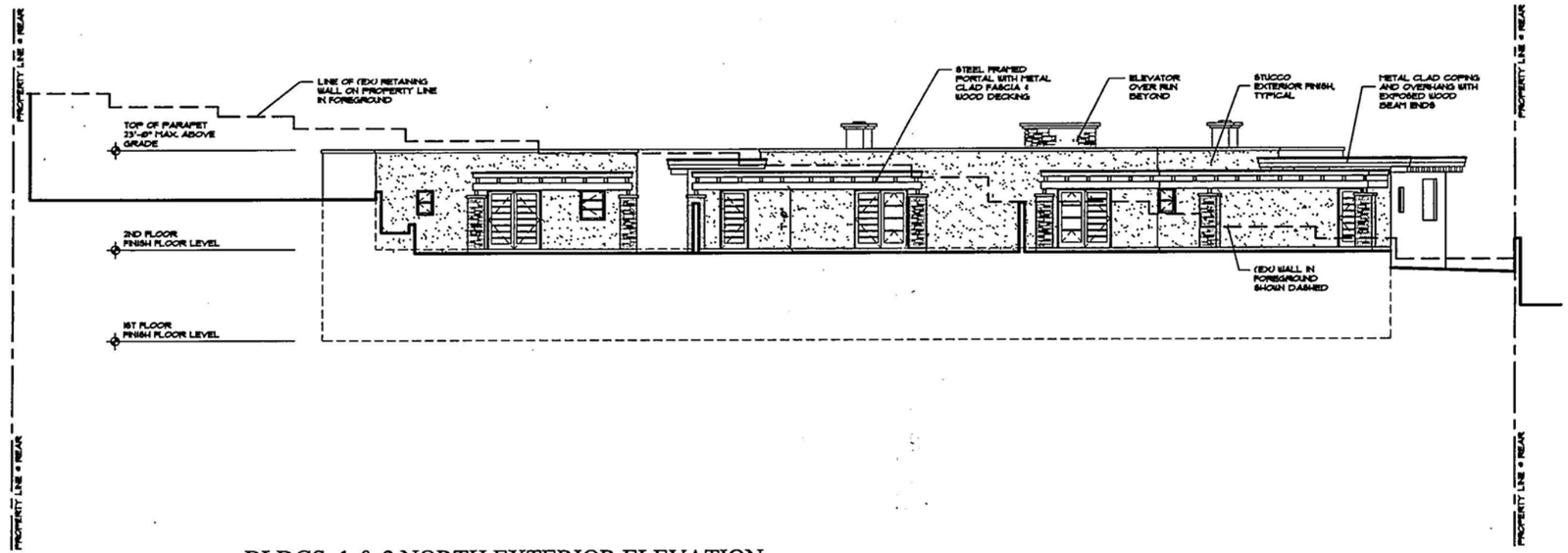
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	6/16/14
DRAWN BY	STAFF	DATE	6/16/14

SHEET TITLE
PROPOSED BUILDINGS 1 & 2 EXTERIOR ELEVATIONS

SHEET NO.
A-5



6 BLDGS. 1 & 2 NORTH EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE



7 BUILDING 2 WEST EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE

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TRUE NORTH BUILDERS LLC
Cody North
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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

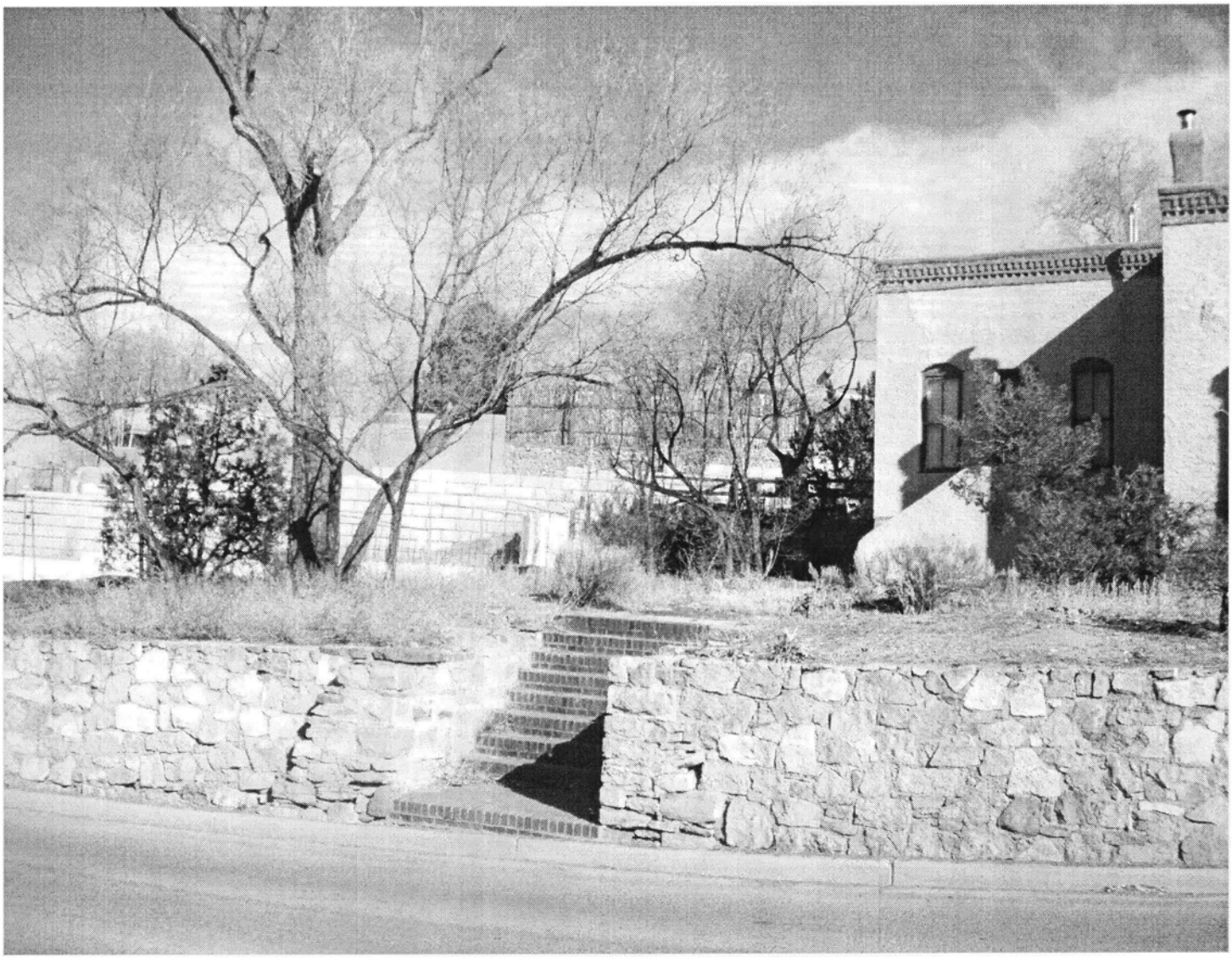
PROJECT NO. 13-38

CHECKED BY	EE	DATE	4/28/14
DRAWN BY	STAFF	DATE	4/28/14

SHEET TITLE
PROPOSED BUILDING 2 EXTERIOR ELEVATIONS

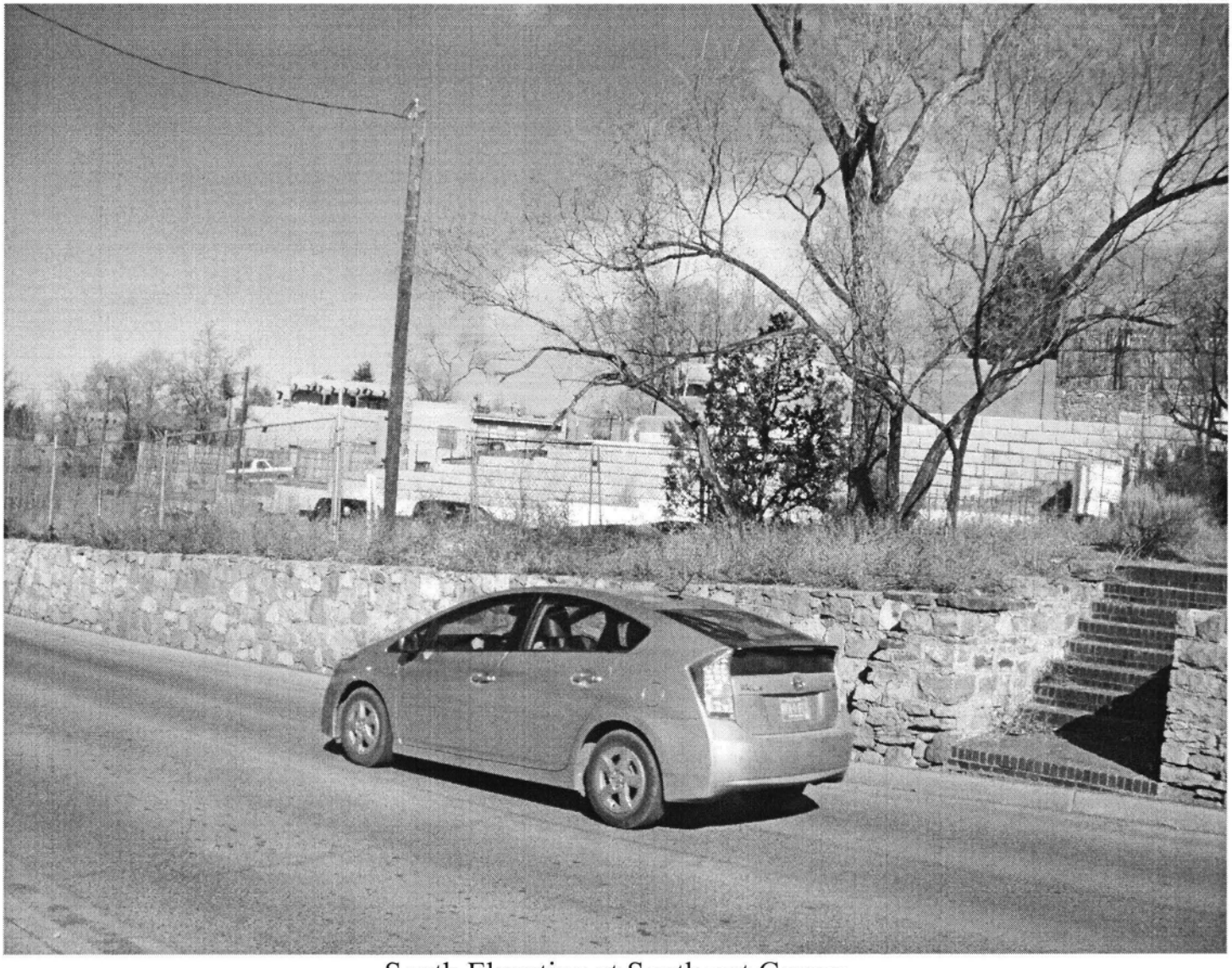
SHEET NO.
A-6

511 Paseo de Peralta Photographs



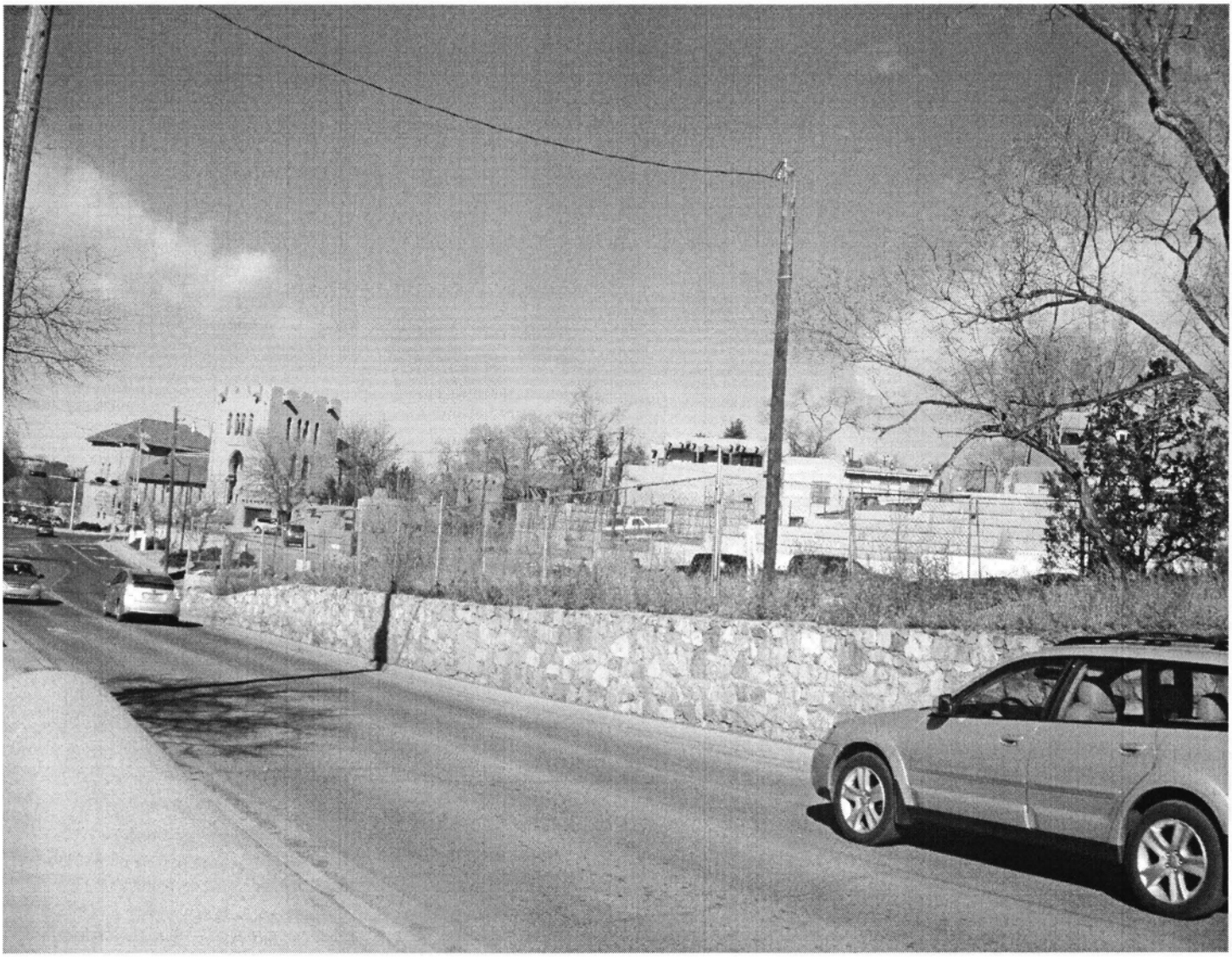
South Elevation at Southeast Corner
(showing adjacent residence to east)

511 Paseo de Peralta Photographs



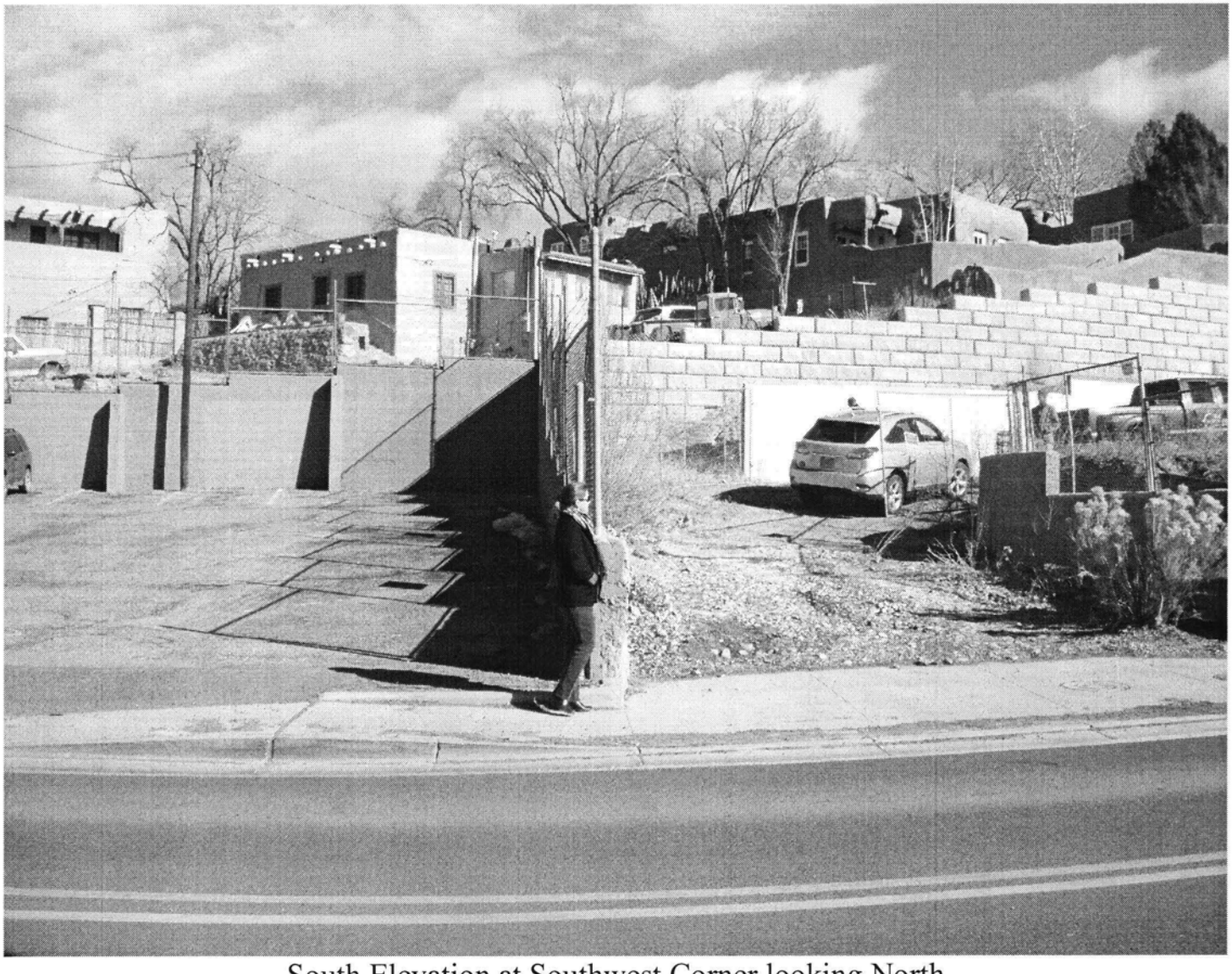
South Elevation at Southeast Corner

511 Paseo de Peralta Photographs



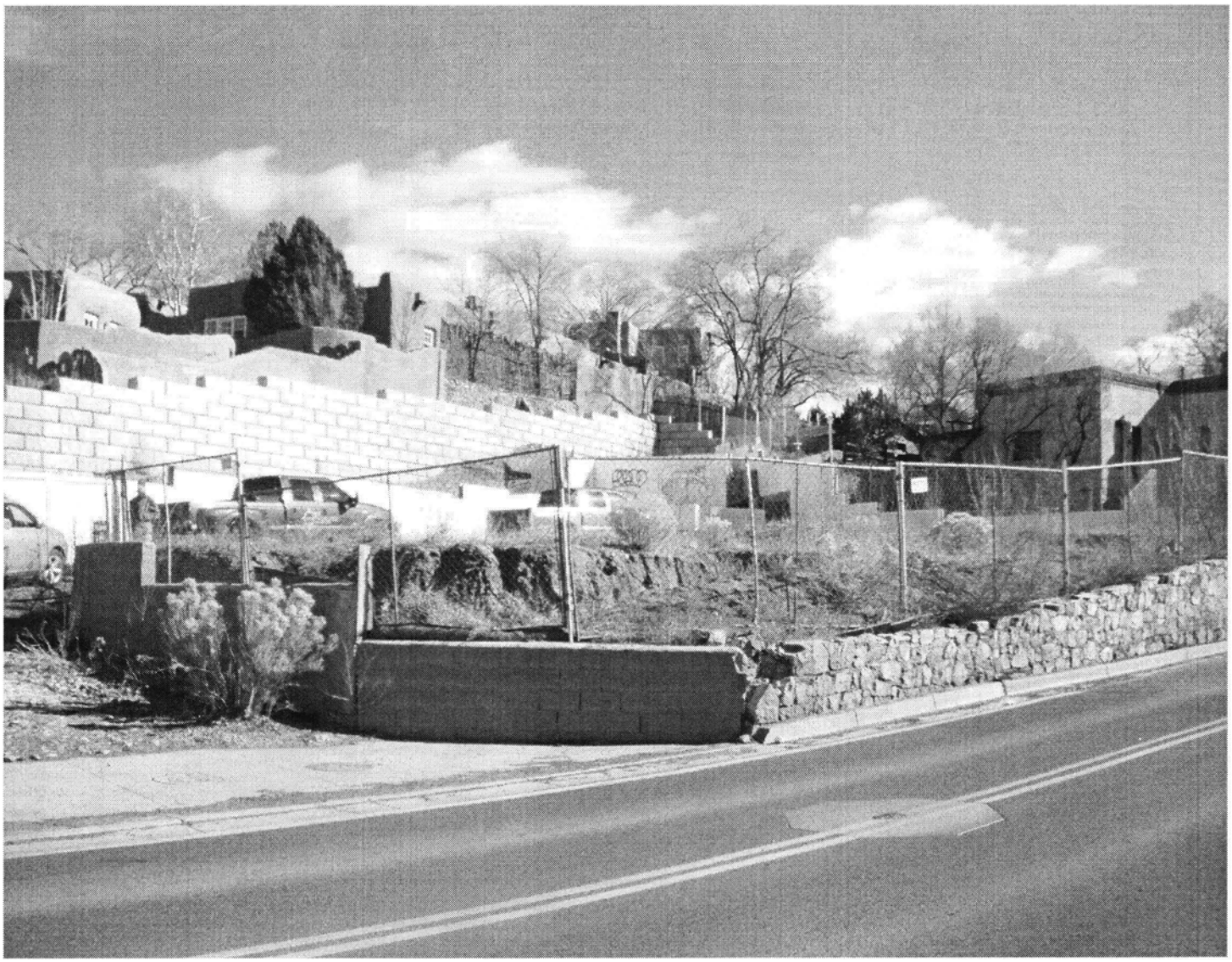
South Elevation at Southeast Corner
(showing entire south property line)

511 Paseo de Peralta Photographs



South Elevation at Southwest Corner looking North

511 Paseo de Peralta Photographs



South Elevation at Southwest Corner looking Northeast

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

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

Project description: Proposes to construct four residential units in two structures totaling 11,476 sq. ft. and a 4,340 sq. ft. sub-grade parking structure to the maximum allowable height of 23" and to reduce the height of the street stone wall to 3' on a vacant property.

Project Number: 14-140034
Case number: H-14-034
Project Type: HDRB

PROJECT LOCATION (S): **511 Paseo de Peralta**

PROJECT NAMES:

OW – 511 PDP LLC
Santa Fe, NM 87505

107 East Lupita
505-988-5269

AP – Architectural Alliance
Santa Fe, NM 87505 505-988-5269

612 Old Santa Fe Trail

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on May 27, 2014, the decision of the Board was to postpone action on your request pending submittal of redesign that incorporates comments from the Board members at the hearing, including the installation of story poles and presentation of a 3-D model. For further information please call 955-6605.

Sincerely,

David Rasch
Planner Supervisor, Preservation Division

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

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 4/23/2014

Property Owner of Record: 511 PDP, LLC

Applicant/Agent Name: Architectural Alliance, Eric Enfield

Contact Person Phone Number: (505) 988-5269

Site Address: 511 Read Rd Peralta

Proposed Construction Description: 4 Residential Units

TOTAL ROOF AREA: 6585 ±

Zoning District: R-21

Overlay:
- ☐ Escarpment
- ☐ Flood Zone*
- ☒ Other: Historic Eastside

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

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

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

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

Terrain: ☐ 30% slopes All Altered, All under 30%

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

Lot Coverage: 40 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: 7' Minimum: _____
2nd Front? _____
Proposed Rear: 15' Minimum: 4'
Proposed Sides: L 5' R 0' Minimum: _____

Height: Proposed 23'
Maximum Height: 27' or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 10 Accessible 0
Minimum: 8 Not required.

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

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

Eric Enfield [☐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

4/23/2014
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: EAR was held 4-17-14
Development Plan app will be submitted 4-28-14

REVIEWER: _____ **DATE:** 4/23/14

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: May 27, 2014

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-14-034

ADDRESS: 511 Paseo de Peralta
Historic Status: NA
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATION:

Staff defers to the Board regarding the measurement of height and architectural style of the building which shall comply with Sections 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

511 Paseo de Peralta is a 16,449 square foot vacant lot in the Downtown & Eastside Historic District. The applicant proposes to construct four residential units in two above-grade structures totaling 11,476 square feet and a 4,340 square foot sub-grade parking structure to the maximum allowable height of 23' on the street-facing elevation. The west elevation of the structure shows a height of 30' from cut grade to top of parapet. The above grade structures overlap the garage which is placed in a lot cut. The two elevator overruns and chimneys are not applicable to the height measurement. However, the more centrally located elevator shaft is much smaller than the tall mass and it is unclear what else is enclosed in this tall space. Windows in this mass are located nearer than 3' to a corner and an exception has not been requested.

The applicant states that the architectural design is Recent Santa Fe Style with varied massing, stuccoed and stone facing, flat roof overhangs that do not exceed 30", metal windows, metal eyebrows over windows and metal portals, and metal gates. The street-facing stone wall will be reduced in height to meet traffic standards instead of relying on signage with flashing lights and a mirror.

ARCHITECTURAL ALLIANCE

April 30, 2014

Historic Districts Review Board
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: Paseo North
511 Paseo de Peralta

Dear Board Members and City Staff:

The applicant is intending to construct a new residential development on a vacant lot at 511 Paseo de Peralta. Two residential buildings are proposed, each with two dwelling units, for a total of 4 dwelling units on the site. Parking will be provided with a proposed underground parking structure.

The site, zoned R-21 Downtown & Eastside Historic District, is 0.3776 acres (16,449 square feet in size). The site is across the street from the Wells Fargo Bank. The site faces Paseo de Peralta to the south, which provides vehicular access. An historic house is on the lot east of the site. A parking lot is on the west adjacent lot. Single family residences and multi-family residences are located on the lots to the north of the site. The primary facades of the new development are the south elevations facing Paseo.

The Historic Preservation Division of the Land Use Department provided a maximum building height of 23'-0" for the site.

The site has been disturbed over the entirety of the site. An historic stone retaining wall fronts Paseo de Peralta at the curb line. The site originally sloped up to the north from this wall but has been leveled to form a plateau six to eight feet above street level. A precast concrete retaining wall was installed in 2007 at the north property line. Additional footings and walls are located parallel to and offset from the north retaining wall. These were constructed in 2007 to act as the rear walls for a 7 unit residential development that were permitted but abandoned prior to any significant work being completed.

The historic retaining wall will be lowered to a maximum of 3'-0" above the level of Paseo de Peralta to provide city required sight lines for residential traffic entering Paseo from the site. The historic rock will be salvaged and installed on the face of the parking structure. The north retaining wall will remain. The existing footings and walls, having been inspected by a structural engineer, will be incorporated into the new design.

A vehicular entrance is located at the southwest corner of the property at an existing curb cut. A 20' wide driveway turns into the underground parking structure which provides 2 spaces per unit and 2 guest parking spaces. The parking structure is approximately 2' below the street level. To avoid mechanically venting the garage, the structure has openings on the west and south facades for natural ventilation. A pedestrian stair steps down into the garage. Stairs to the plaza above are adjacent to the garage stairs. Two private residential elevators serve each of the residential building.

The parking structure is visible only on the south (street facing) and west facades. The south façade varies in height from 4' down to 0' and will be faced with stone reclaimed from the historic street retaining wall and new stone compatible with the historic stone. The south façade has ventilation wells capped with security grates hidden from view.

The west façade will be faced with stone and stucco. The façade has a 20' wide auto entrance secured with a steel grille and a ventilation opening with a grate to match the auto entrance grille.

Residential Building One is located at the rear of the property. Building Two is located at the east property line and southeast corner of the site. Both buildings face a landscaped plaza above the parking structure located along the south property line. The primary entrances to the residential units are shielded with a courtyard wall and portal. Private outdoor space is located behind each unit and have portals and courtyard walls matching the front of the building.

The facades of the residential buildings are designed to meet the criteria of Recent Santa Fe Style outlined in the Santa Fe City Code Chapter XIV Land Development Historic Districts14-5.2 (E) (2) as follows:

- No building shall exceed 2 stories in height on any façade.
- The combined area of doors and windows on publicly facades shall not exceed 40%.
- No less than 80% of the surface finish on a publicly visible façade shall be stucco. The balance may be natural stone, brick, wood, or other materials subject to approval.
- No cantilevers shall be allowed except over projecting vigas, beams, corbels, or as part of the roof treatment. Flat roof overhangs shall not exceed 30".
- Walls shall be of one uniform earthen color, with the exception that walls under portals may be of a different color.
- Windows to be true divided lite with a maximum glazing dimension of 30".
- Height restrictions may be exceeded by up to 4' for elevator over runs and chimneys per 14-7.1 (C) (2) and 14-5.2 (D) (9) (c) (ii) allows up to 4' height increase for sloping site.

The primary material on the residential building facades will be stucco. Stone veneer will accent the elevator over runs and one stair tower on Building Two.

The columns of the portals will be stone veneer. The main beam and rafter beams of the portals will be tube steel. The stepped fascia of the flat portal roof will be metal.

Courtyards at the front and rear of the buildings will be approximately 48" high and have a stucco finish to match the buildings. Courtyard gates to be steel.

Parapets are treated in two methods. The higher roofs have a true parapet capped with a metal coping. The lower roofs have a flat overhang that extends 30" from the face of the building. The overhang is supported with rectangular steel beam ends with a stacked steel fascia above. Windows on the facades with the true parapet have overhangs similar to the flat roof detail.

The following summarizes the proposed finishes for Paseo North.

Proposed Finishes:	
South street side retaining wall:	Existing stone to remain (lower wall height and reuse stone on garage facade).
UNDERGROUND PARKING STRUCTURE	
Stone:	Reuse stone salvaged from historic retaining wall. New stone to be compatible to reclaimed stone in size, color, texture, and pattern.

Stucco:	El Rey 212 Madera
Windows (venting grilles):	Venting openings (vertical on west façade, horizontal on south) to be galvanized steel welded bar grate 1" x 4" openings, painted to match stucco.
Doors (auto access door):	Overhead segmented open steel grilles to match window venting grilles.
BUILDING ONE (North Building)	
Stucco:	El Rey 135 Sahara
Stone:	El Dorado Stone "Shadow Rock – Chesapeake".
Doors:	True divided lite "French" doors with metal exterior finish. Kolbe "Gingersnap"
Windows:	True divided lite with metal exterior finish. Kolbe "Gingersnap"
Portal Columns:	Stone
Portal Structure & Roof:	Tube steel beam and rafter beams. Built up metal clad fascia. All steel to be dark bronze. Exposed wood decking on underside of portals to be Sherwin-Williams SW 3503 "White Birch" semi-transparent stain.
Flat Roof Overhangs:	Steel beam ends. Built up metal clad fascia. All steel to be dark bronze.
Parapet Roofs:	Straight parapets with steel coping flashing. All steel to be dark bronze.
Elevator Over-run:	Stone veneer and flat roof overhangs.
BUILDING TWO (South Building)	
Stucco:	El Rey 212 Madera
Stone:	El Dorado Stone "Shadow Rock – Chesapeake".
Doors:	True divided lite "French" doors with metal exterior finish. Kolbe "Gingersnap"
Windows:	True divided lite with metal exterior finish. Kolbe "Gingersnap"
Portal Columns:	Stone
Portal Structure & Roof:	Tube steel beam and rafter beams. Built up metal clad fascia. All steel to be dark bronze. Exposed wood decking on underside of portals to be Sherwin-Williams SW 3503 "White Birch" semi-transparent stain.
Flat Roof Overhangs:	Steel beam ends. Built up metal clad fascia. All steel to be dark bronze.
Parapet Roofs:	Straight parapets with steel coping flashing. All steel to be dark bronze.
Elevator Over-run:	Stone veneer and flat roof overhangs.

The applicant looks forward to presenting the project to the Historic Districts Review Board at the regular meeting of May 27, 2014. Please contact us with any questions you may have.

Sincerely,

Eric P. Enfield, AIA
President, Architectural Alliance Inc.

Sharon Woods
Chairman, Historic Districts Review Board
Re: Architectural Alliance's project on Paseo de Peralta at Washington Ave.

As president of The Old Santa Fe Association, I think it wise of me to clarify the association's position on the project in question. Mr. Enfield was gracious enough to show Marilyn Bane and me the project as planned. He, then, sent representatives to explain the project to our board, last week, which they did in some detail. All this was much appreciated. However, because of a long and pressing agenda, the board did not long discuss nor did it take a vote on the project. Thereby, although some of our board members expressed doubts concerning the project, the association can take no stance on it, pro or con.

I trust this is clear, if not, please feel free to contact me.

John Pen La Farge

Proposed Multi-Family Development
PASEO NORTH

511 Paseo de Peralta, Santa Fe, New Mexico

Building Criteria

OWNER:	511 PDP, LLC
SITE:	511 Paseo de Peralta, Santa Fe, New Mexico
CONSTRUCTION STYLE:	Recent Santa Fe Style
UTILTIES:	Sewer: City Sewer / Water: City Water / Gas: Natural Gas Service PNM
SOILS:	Owner to provide from prior development studies

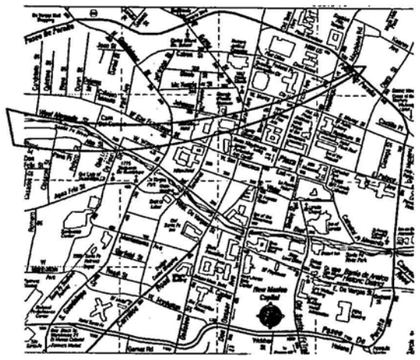
Land Development Criteria Santa Fe City Code

ZONING:	R-21 / Downtown & Eastside Historic District
MAXIMUM GROSS DENSITY:	21 dwelling units per acre
PROPOSED GROSS DENSITY:	4 dwelling units
MINIMUM LOT SIZE:	Multi-family (as required by maximum gross density)
MINIMUM YARD REQUIREMENTS:	Front: 7 feet (20 feet for garage or carport) Side: 5 feet (14' max. bldg. ht. within 10' of property line) (0 with agreement) Rear: 15 feet (0 with agreement)
MAXIMUM LOT COVERAGE:	40% (70% if private open space is provided) Multi-family less than 6 units
EXISTING LOT SIZE:	+/- 0.3776 Acres (16,449 Square Feet)
LOT COVERAGE (PROPOSED):	6,585 sf/16,449 sf = 40.0% (allowed = 40% / 70% with private open space)
ALLOWABLE BUILDING HEIGHT:	23'-0" maximum height (historic districts calculation provided by City) Height Table 14-7.2-1 Note 6: Within 10' of side or rear property line, no point of structure shall be greater than 14' above finish grade; within 15' of side or rear property line, no point of structure shall be 24' above finish grade Per 14-7.1 (C) (2) height limitations may be exceeded by up to 4' for chimneys, elevators, and other non-freestanding structures not intended for human occupancy Per 14-5.2 (D) (9) (c) (ii) (F) the Board may increase the allowable height for proposed buildings on sloping sites (natural grade slope exceeds 2' measured along the proposed foundation) up to 4' in increased height as measured at the streetscape. Building stepbacks from street required.
HEIGHT STANDARDS (14-5.2 (D) (9)):	Height is distance measured between highest part of structure and existing or new grade (whichever is more restrictive) at midpoint of street facing facade
PARKING REQUIREMENTS:	2 spaces / dwelling unit (attached dwelling unit, 2 to 5 units) 8 residential & 2 guest spaces provided
DRIVEWAYS:	14'-0" min. width (private driveways), 11% max. slope 20'-0" wide driveway provided 28'-0" min. inside radius for emergency response access
YARD WALL MAXIMUM HEIGHTS:	6'-0" (confirm with historic wall calculation)
PRIVATE OPEN SPACE:	Provide min. 30% of gross floor area, 12' min. dimension

Building Code Information 2009 IBC/IRC

PROPOSED USE:	Construct 4 dwelling units in two buildings (2 duplexes) with underground parking structure.
OCCUPANCY TYPE:	R-3 Residential (1 to 2 dwelling units) S-2 Parking Structures
OCCUPANCY SEPARATION:	2 hour (non-sprinklered), 1 hour (sprinklered)
SHAFT ENCLOSURES:	1 hour rated (less than 4 floors)
FIRE SPRINKLERS:	Residences to be fully sprinklered with NFPA 13-D system
FIRE RESISTANT CONSTRUCTION:	Townhouses, each town house shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of section 302.
ACCESSIBILITY REQUIREMENTS:	Per IRC Section R320, dwelling units are required to be accessible if there are 4 or more dwelling units in a single structure. NOT APPLICABLE TO PROJECT.
PARKING STRUCTURES:	Open parking structures shall be Type I, II, or IV construction. Provide uniformly distributed openings on 2 or more sides. Opening size to be 20% or more of perimeter wall area. Aggregate length of openings to be 40% of total wall length. Otherwise, provide mechanical ventilation.

SITE



Vicinity Map

NORTH
N.T.S.

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Cody North
505.699.9858
buildnorth@gmail.com
truenorthbuilders.com

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Building Areas

UNIT BUILDING AREAS

UNIT-1	HEATED	NON-HEATED	TOTAL
1ST FLOOR	1,260 SF	140 SF	1,400 SF
2ND FLOOR	1,000 SF	320 SF	1,320 SF
TOTALS	2,260 SF	460 SF	2,720 SF

UNIT-2	HEATED	NON-HEATED	TOTAL
1ST FLOOR	1,205 SF	100 SF	1,305 SF
2ND FLOOR	1,020 SF	230 SF	1,250 SF
TOTALS	2,225 SF	330 SF	2,555 SF

UNIT-3	HEATED	NON-HEATED	TOTAL
1ST FLOOR	1,090 SF	75 SF	1,165 SF
2ND FLOOR	1,540 SF	245 SF	1,785 SF
TOTALS	2,630 SF	320 SF	2,950 SF

UNIT-4	HEATED	NON-HEATED	TOTAL
1ST FLOOR	1,655 SF	265 SF	1,920 SF
2ND FLOOR	1,330 SF	0 SF	1,330 SF
TOTALS	2,985 SF	265 SF	3,250 SF

GROSS FLOOR AREA: (1ST & 2ND FLOORS) 11,475 SF

PARKING STRUCTURE AREA: 4,340 SF

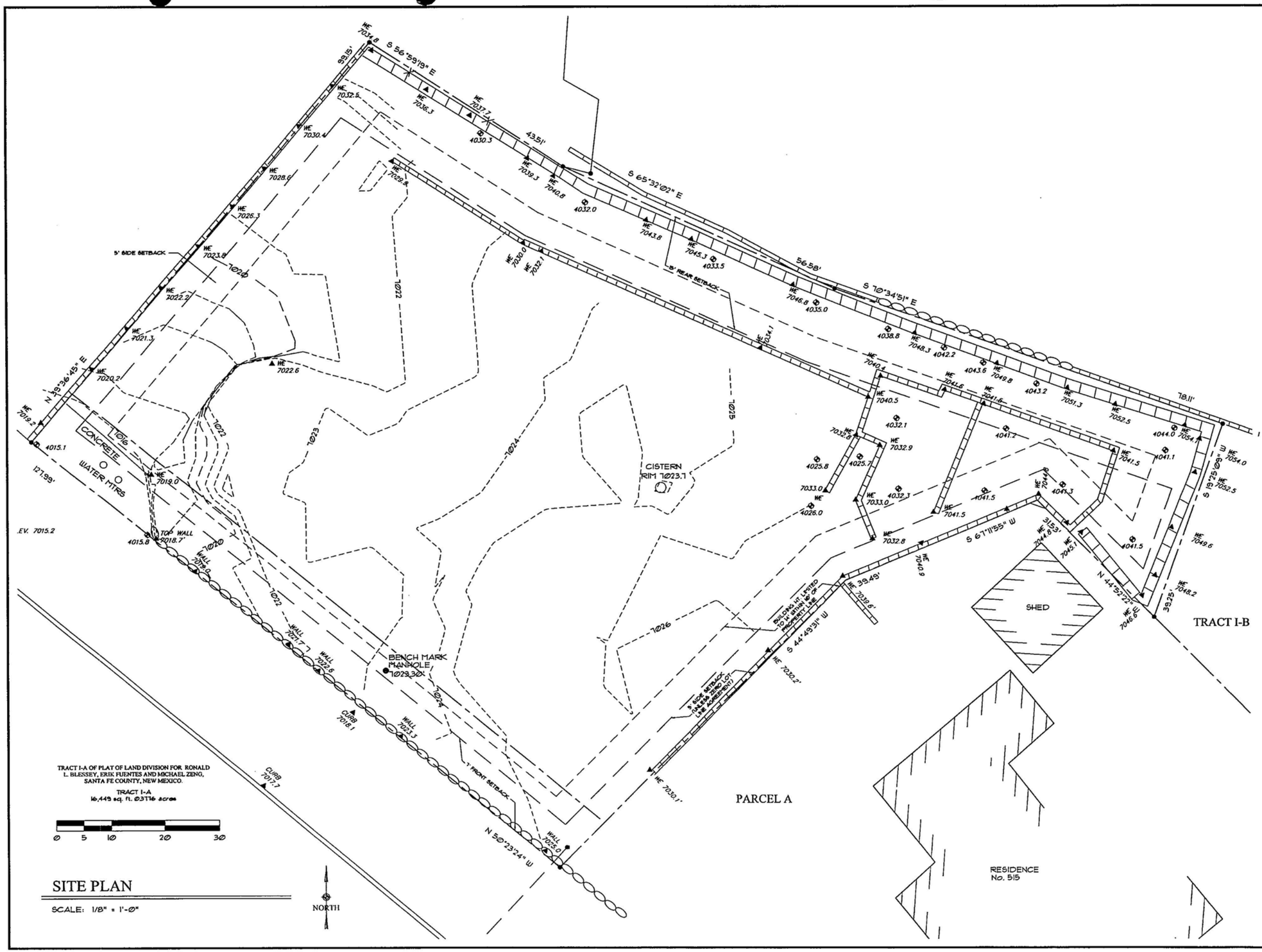
Drawing Index

C-O	COVER SHEET
C-1	EXISTING SITE PLAN
A-1	PARKING GARAGE FLOOR PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	STREET SCAPE EXTERIOR ELEVATIONS
A-5	BUILDINGS 1 & 2 EXTERIOR ELEVATIONS
A-6	BUILDING 2 EXTERIOR ELEVATIONS
A-7	BUILDING 2 EXTERIOR ELEVATIONS
A-8	BUILDING SECTIONS

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

PLANNING COMMISSION & HISTORIC DISTRICTS REVIEW BOARD SUBMITTAL DRAWINGS
DRAWINGS DATED: APRIL 28, 2014
ARCHITECT'S PROJECT NUMBER 13-38

PASEO NORTH 511 PASEO DE PERALTA



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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

PASEO NORTH

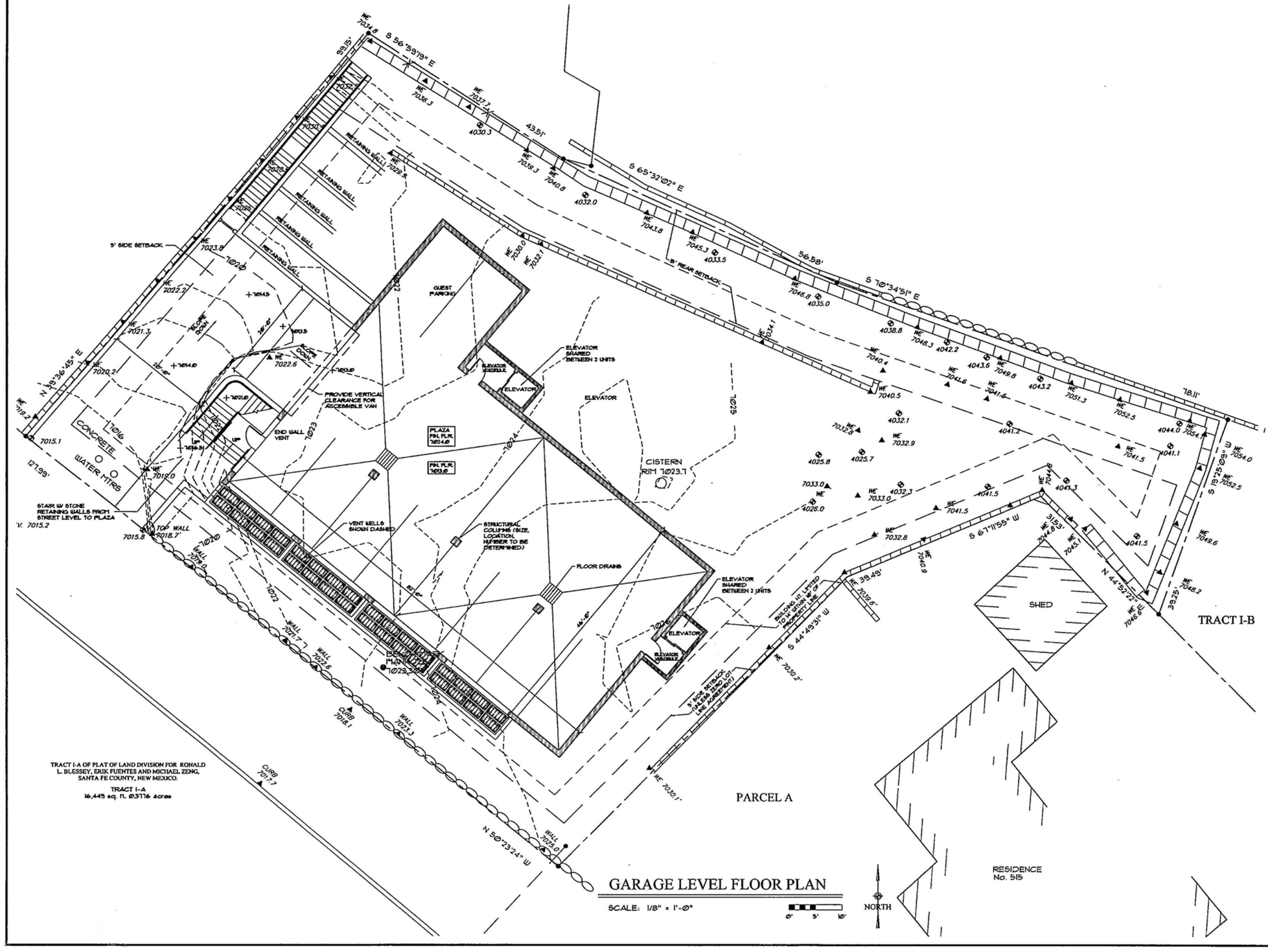
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	4/28/14
DRAWN BY	RW	DATE	4/28/14

SHEET TITLE
EXISTING SITE PLAN

SHEET NO.
C-1



GARAGE LEVEL FLOOR PLAN

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

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511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO.	13-38		
CHECKED BY	EE	DATE	4/28/14
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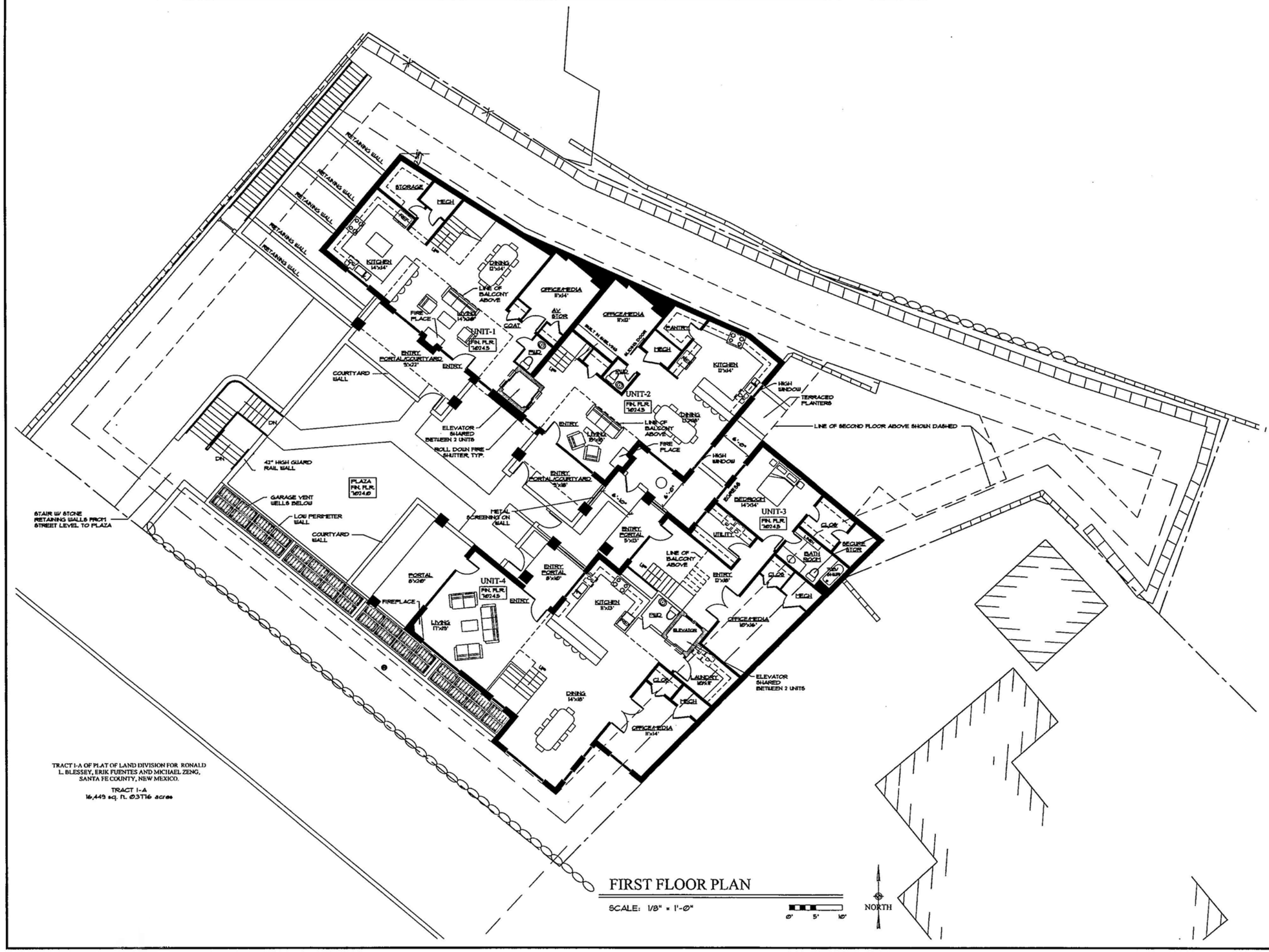
SHEET TITLE
PARKING GARAGE PLAN

SHEET NO.
A-1



FIRST FLOOR PLAN

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

0' 5' 10'

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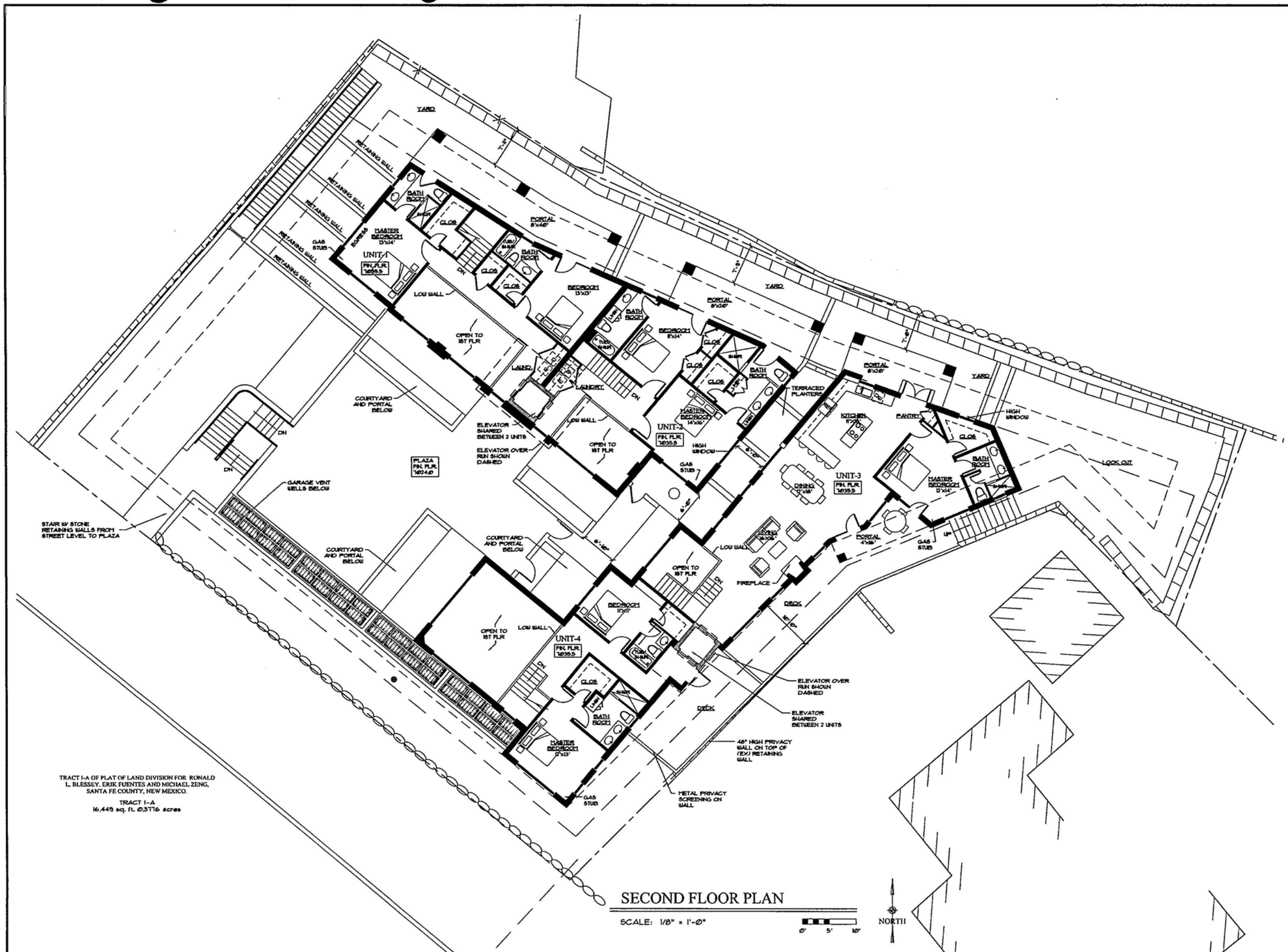
SHEET TITLE

FIRST FLOOR PLAN

SHEET NO.

A-2



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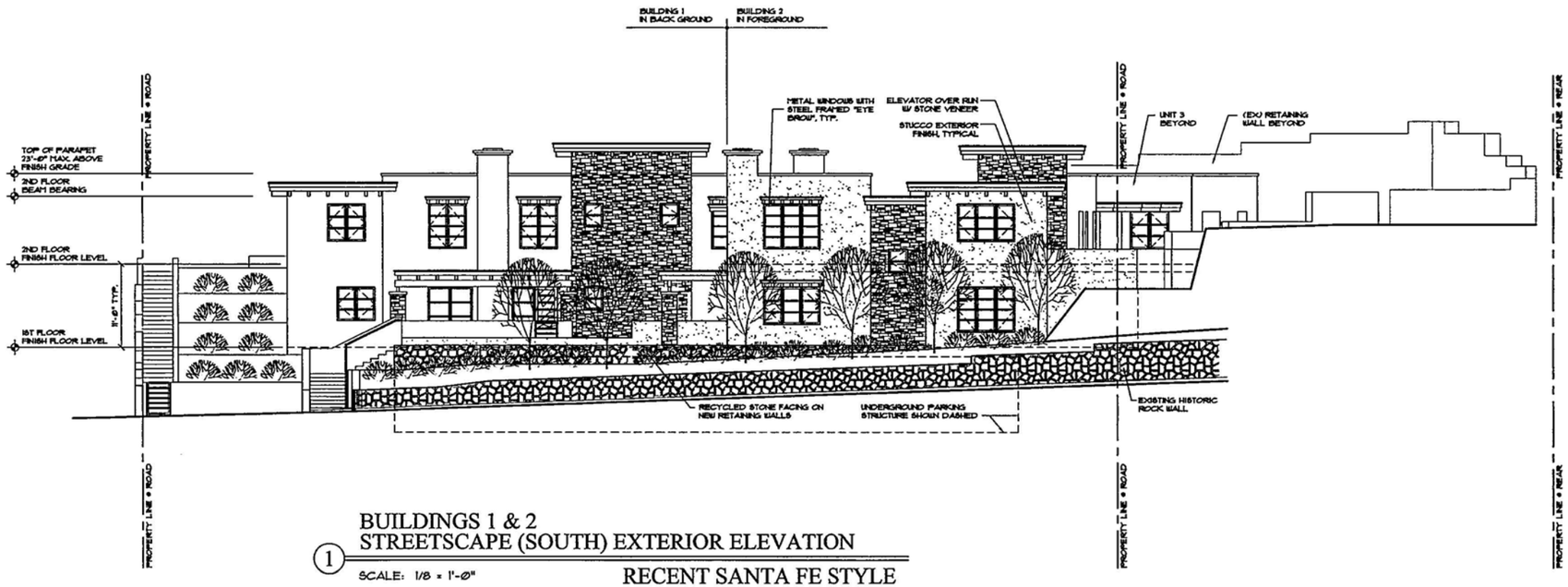
CHECKED BY	EE	DATE	4/28/14
DRAWN BY	RW	DATE	4/28/14

SHEET TITLE
SECOND FLOOR PLAN

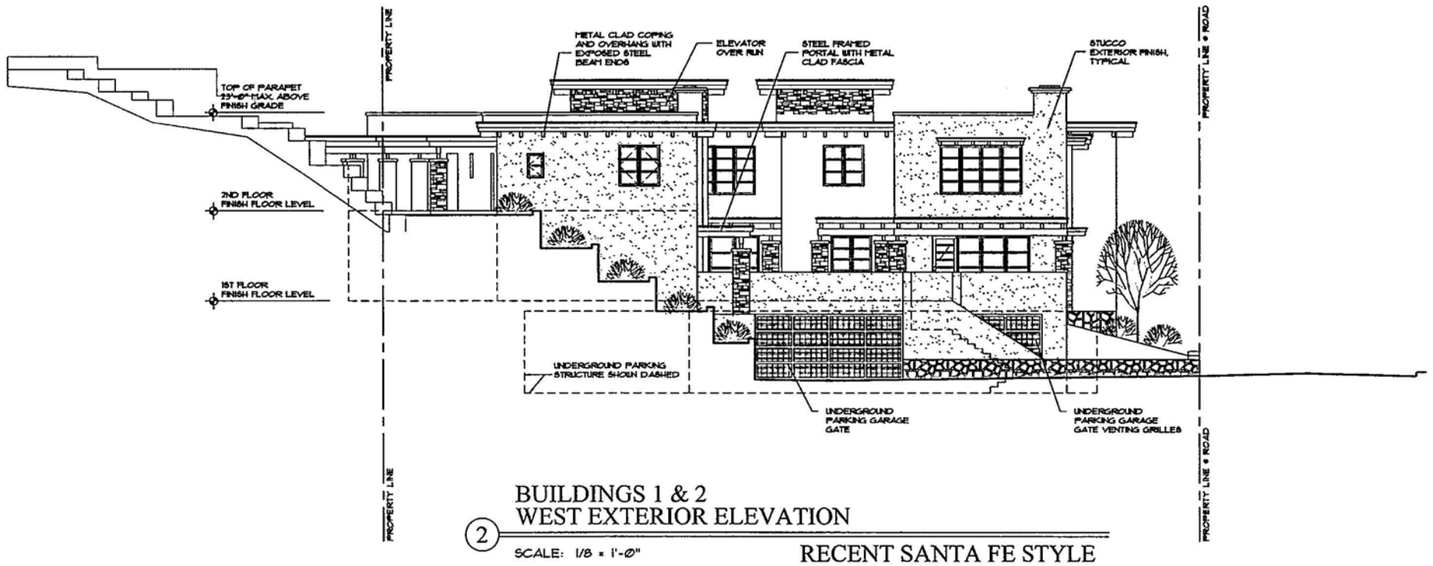
SHEET NO.
A-3



BUILDINGS 1 & 2
STREETSCAPE (SOUTH) EXTERIOR ELEVATION

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

RECENT SANTA FE STYLE



BUILDINGS 1 & 2
WEST EXTERIOR ELEVATION

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

RECENT SANTA FE STYLE

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PROJECT NO. 13-38

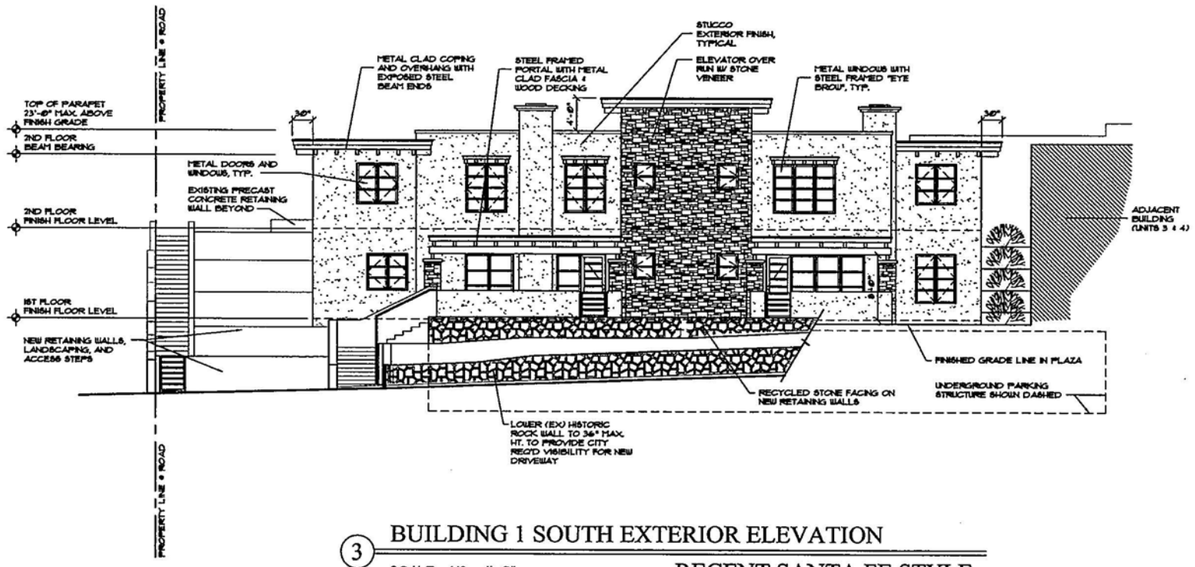
CHECKED BY	EE	DATE	4/28/14
DRAWN BY	STAFF	DATE	4/28/14

SHEET TITLE

PROPOSED STREET SCAPE EXTERIOR ELEVATIONS

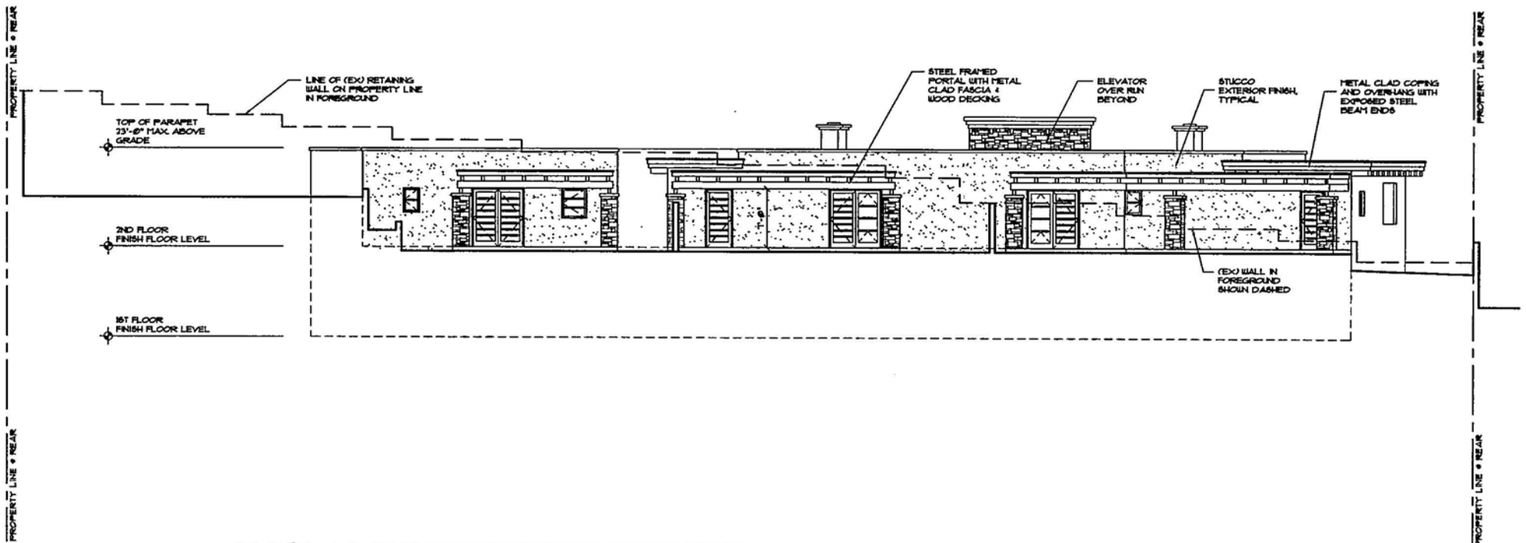
SHEET NO.

A-4



3 BUILDING 1 SOUTH EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0" RECENT SANTA FE STYLE



4 BLDGS. 1 & 2 NORTH EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0" RECENT SANTA FE STYLE

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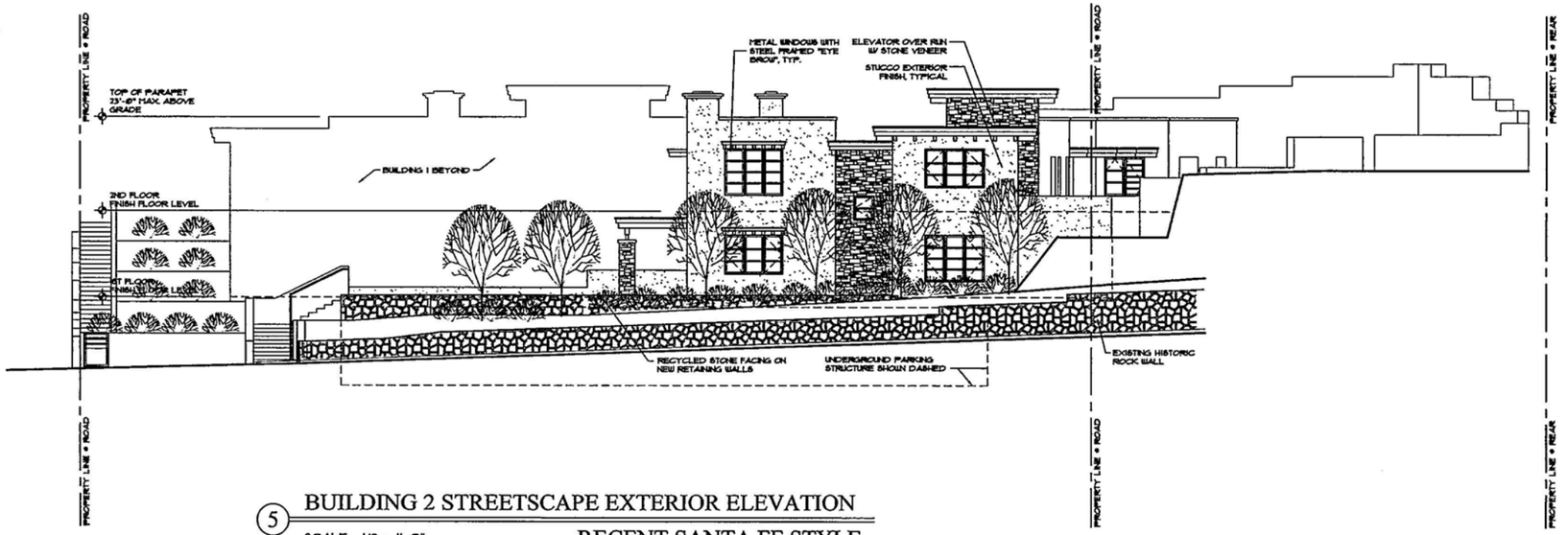
SHEET TITLE

PROPOSED BUILDINGS 1 & 2 EXTERIOR ELEVATIONS

SHEET NO.

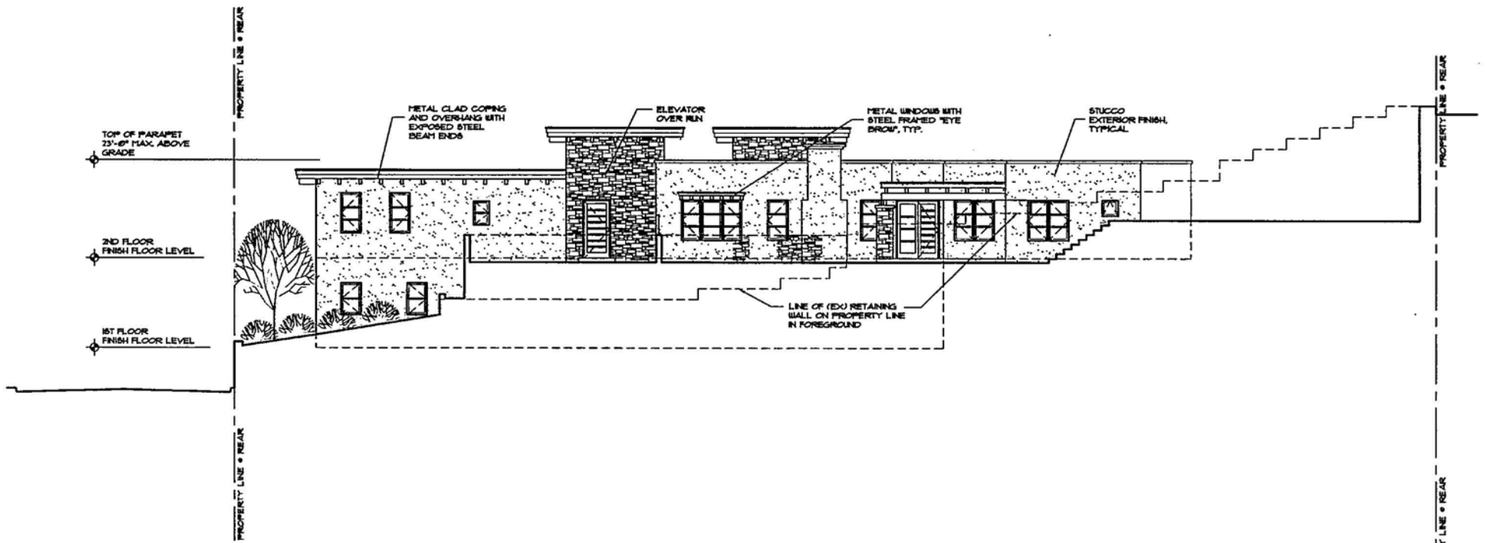
A-5



5 BUILDING 2 STREETSCAPE EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE



6 BUILDING 2 EAST EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE

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SHEET TITLE

PROPOSED BUILDING 2 EXTERIOR ELEVATIONS

SHEET NO.

A-6



7 BUILDING 2 WEST EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE

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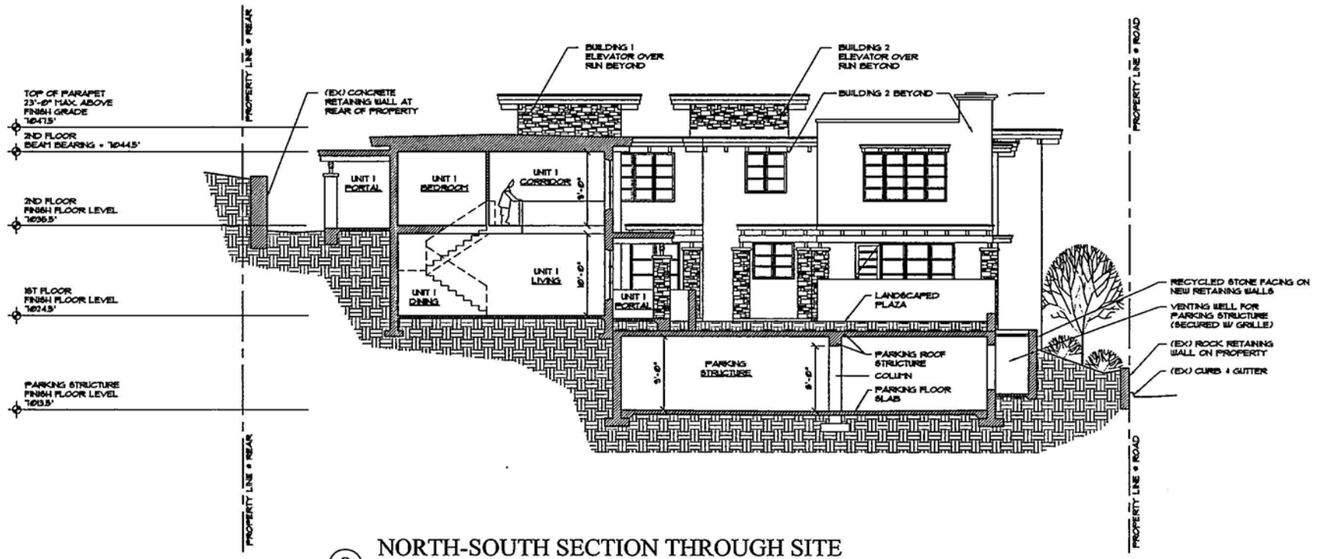
STAFF	4/28/14

SHEET TITLE

PROPOSED BUILDING 2 EXTERIOR ELEVATIONS

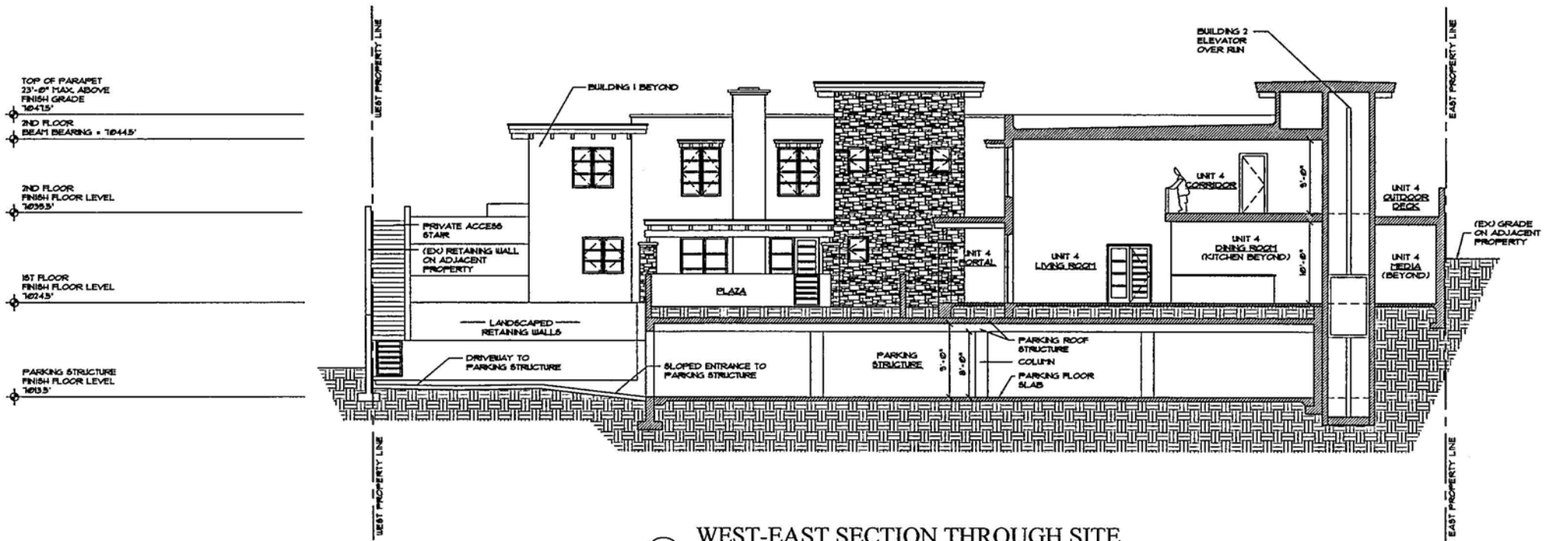
SHEET NO.

A-7



8 NORTH-SOUTH SECTION THROUGH SITE

SCALE: 1/8 = 1'-0"



9 WEST-EAST SECTION THROUGH SITE

SCALE: 1/8 = 1'-0"

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SHEET TITLE

PROPOSED BUILDING SECTIONS

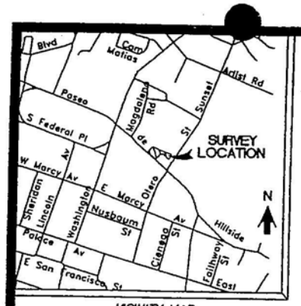
SHEET NO.

A-8

PLAT OF LAND DIVISION
FOR
RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG

CREATING TRACT I-A AND I-B FROM TRACT I,
SITUATE AT 515 PASEO DE PERALTA, CITY OF SANTA FE,
SANTA FE COUNTY, NEW MEXICO.

589037



VICINITY MAP
(VICINITY MAP NOT TO SCALE)



SCALE: 1"=20'

0 10 20 40 50

LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey (PS 9758)
- Power poles.
- Fences.
- Walls.
- Concrete.
- Private Ingress/Egress & Utility easement

NOTES

1.) BASIS OF BEARING FOR THIS SURVEY IS TAKEN FROM GPS OBSERVATIONS OF THE SOUTHWESTERLY BOUNDARY OF TRACT I, (N 50°23'24" W) WGS 84 GEODETIC, LOCAL.

2.) THIS SURVEY IS BASED ON A PLAT OF BOUNDARY SURVEY FOR "RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG"... RECORDED IN PLAT BK. 560 AT PAGE 015, RECORDS OF SANTA FE COUNTY, NEW MEXICO. EXTERIOR BOUNDARIES ARE TAKEN FROM SAID PLAT. REFERENCE SURVEY "LOT LINE ADJUSTMENT RICHARD A. MORRIS PS 10277," BY RECORDED IN PLAT BK. 481 AT PAGE 27, RECORDS OF SANTA FE COUNTY, NM.

3.) FIRM PANEL NO. 350070-0003-C. ZONE C.

4.) SUBJECT TO: SIGNED CITY OF S.F. ZONING AFFIDAVIT, DATED 19 MAY, 2004.

5.) EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER INCLUDING SETTING UP SEPARATE METER SERVICE.

6.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

7.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE 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.

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

9.) DEVELOPMENT OF TRACT I-B WILL REQUIRE CLEAR VEHICLE ACCESS WIDTH OF 20' FROM LOMA STREET TO STRUCTURE(S) HAVING A MAXIMUM GRADIENT OF 15%. PLANS TO EFFECT THIS SHALL BE PART OF ANY DEVELOPMENT PLANS SUBMITTED.

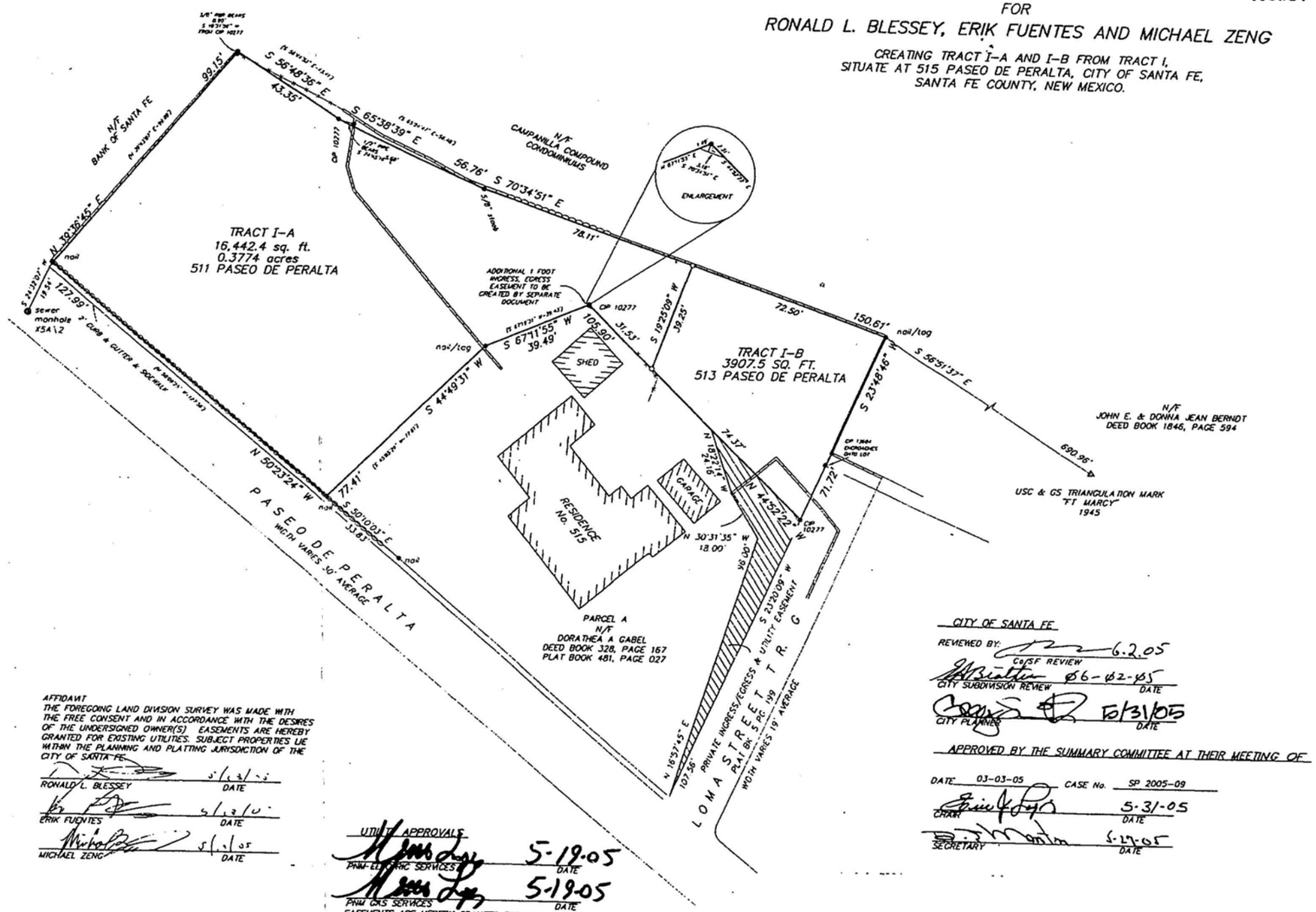
CERTIFICATE

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.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

Philip B. Wiegel 19 November, 2004

Philip B. Wiegel
P.O. Box 22773
P.S. No. 9758
Santa Fe, NM



AFFIDAVIT

THE FOREGOING LAND DIVISION SURVEY WAS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES. SUBJECT PROPERTIES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

RONALD L. BLESSEY — 5/13/05 DATE

ERIK FUENTES — 5/13/05 DATE

MICHAEL ZENG — 5/13/05 DATE

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF May 2005.

NOTARY PUBLIC — MY COMMISSION EXPIRES 04/19/08

OFFICIAL SEAL Mae Perea NOTARY PUBLIC STATE OF NEW MEXICO

UTILITY APPROVALS

PNM ELECTRIC SERVICES — 5-19-05 DATE

PNM GAS SERVICES — 5-19-05 DATE

EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES

SANGRE DE CRISTO WATER CO. — 5/24/05 DATE

COMCAST — 5-24-05 DATE

QWEST COMMUNICATIONS — 5/24/05 DATE

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

CITY OF SANTA FE

REVIEWED BY:

COUNTY F.S. REVIEW — 6.2.05

CITY SUBDIVISION REVIEW — 06-02-05 DATE

CITY PLANNER — 5/31/05 DATE

APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF

DATE 03-03-05 CASE No. SP 2005-09

CHAIR — 5-31-05 DATE

SECRETARY — 6-17-05 DATE

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 2ND day of JUNE A.D. 20 05 at 15:51 o'clock P. m., and was duly recorded in Book 504 Page 033 of the records of Santa Fe County.

Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, New Mexico

Deputy

1382613

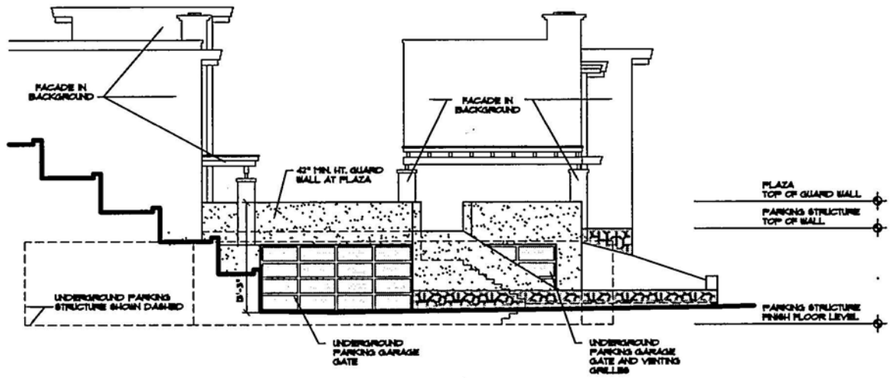
INDEXING INFORMATION FOR COUNTY CLERK
LAND DIVISION

OWNER: BLESSEY, FUENTES, ZENG
LOCATION: PASEO DE PERALTA
SECTION 24, T 17 N, R 9 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
UPC No.: 1-054-099-360-302

SANTA FE COUNTY, N.M.

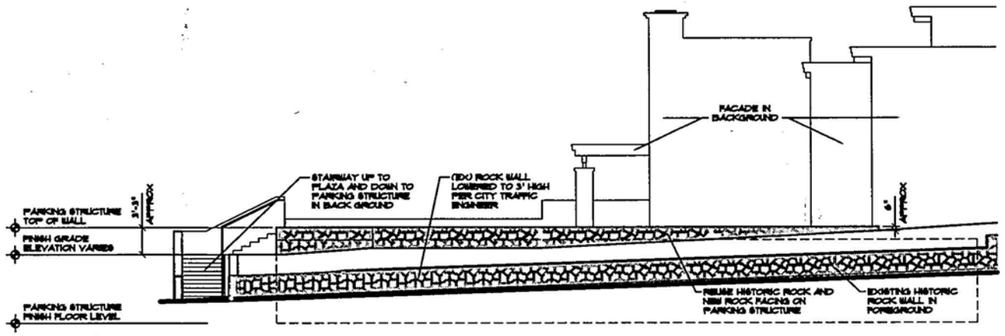
DEL RIO SURVEYS, INC.

PO BOX 22773	SANTA FE, NM	820-9200
Project No. 0495993	Dwg. PW	Date 11/29/04
	CHK DV	Sht. #2



1 PARKING STRUCTURE FACADE

SCALE: 1/8 = 1'-0"



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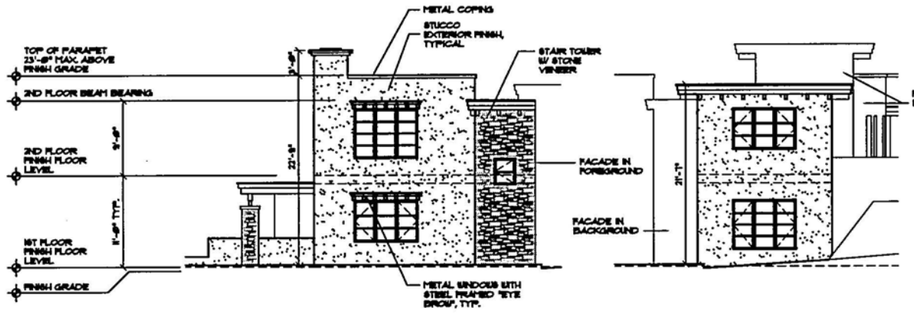
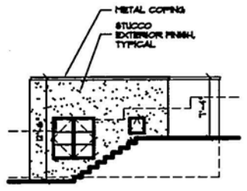


3 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



5B BUILDING 2 FACADE

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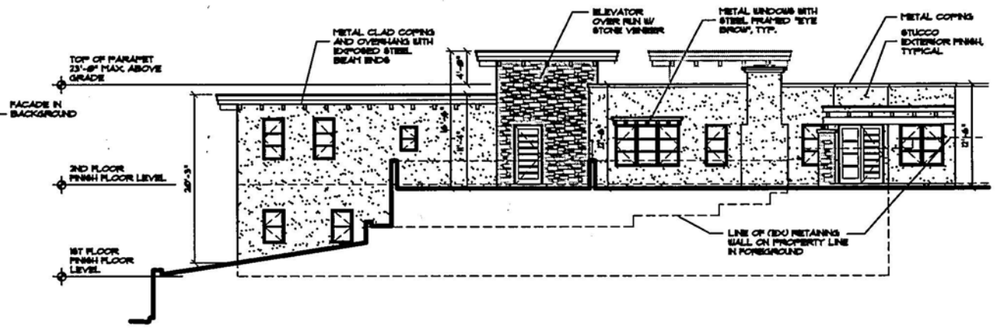

4 BUILDING 2 FACADE

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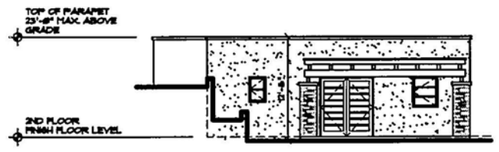
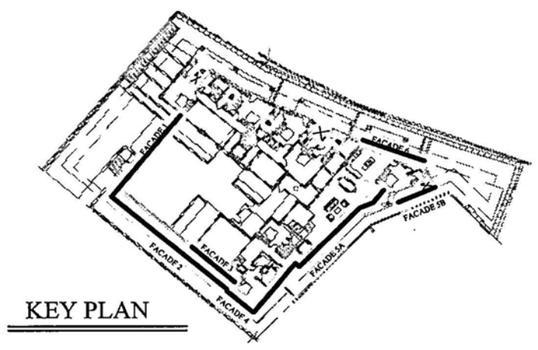


6 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"

5A BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



KEY PLAN

FACADE: ONE WHOLE EXTERIOR FACE OR ELEVATION OF A STRUCTURE DEFINED AS INCLUDING AT LEAST AN EIGHT FOOT WIDTH THAT IS OFFSET FROM AN ADJACENT PLANE BY AT LEAST FOUR FEET (DEFINITION, CITY CODE OF SANTA FE CHAPTER 14)

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
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E-MAIL architecturalalliance@archallinc.com
WEBSITE www.archallinc.com

TRUE NORTH BUILDERS LLC
Cody North
506-795-9456

DO NOT SCALE DRAWINGS
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NO	REVISION/SUBMISSIONS	DATE

KEY PLAN

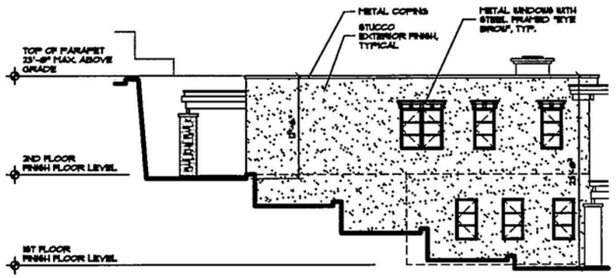
PROJECT TITLE
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	5/27/14
DRAWN BY	STAFF	DATE	5/27/14

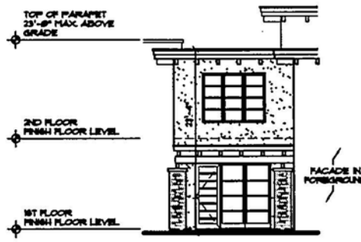
SHEET TITLE
EXTERIOR ELEVATION FACADE STUDIES

SHEET NO.
1



7 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



8 BUILDING 2 FACADE

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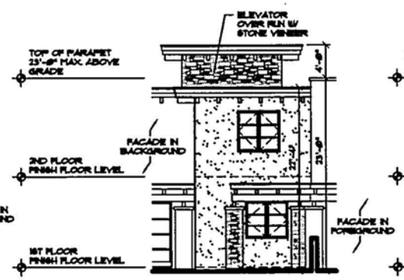

9 BUILDING 2 FACADE

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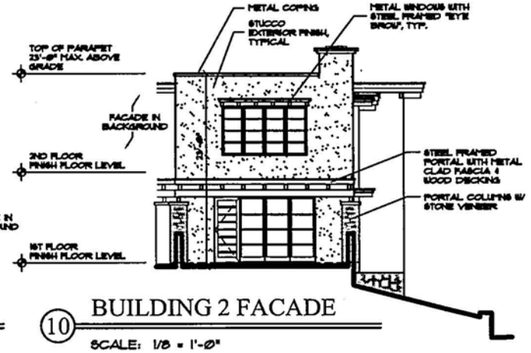

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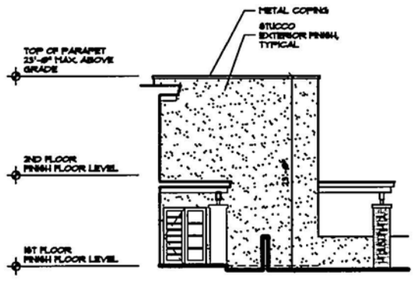
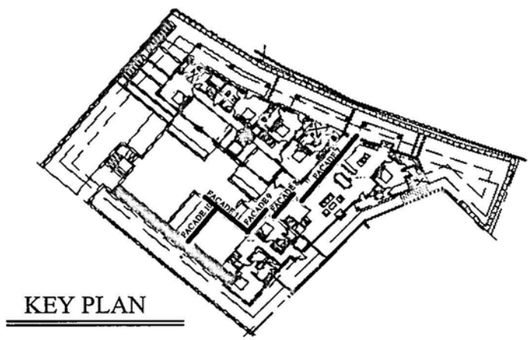


11 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

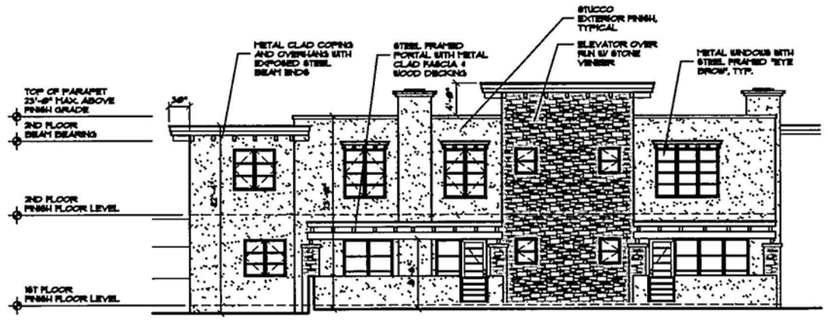
CHECKED BY	EE	DATE	5/27/14
DRAWN BY	STAFF	DATE	5/27/14

SHEET TITLE

EXTERIOR ELEVATION FACADE STUDIES

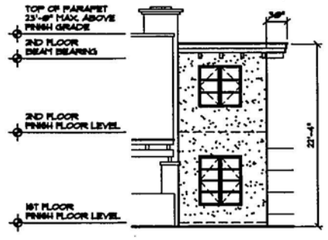
SHEET NO.

2



12 BUILDING 1 FACADE

SCALE: 1/8 = 1'-0"



13 BUILDING 1 FACADE

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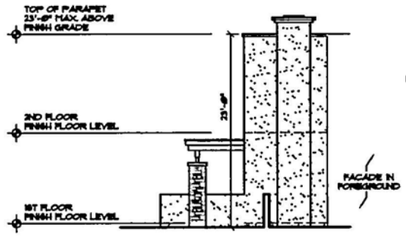
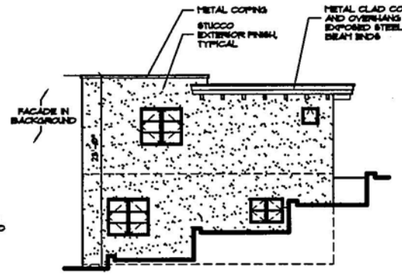


14 BUILDING 1 FACADE

SCALE: 1/8 = 1'-0"



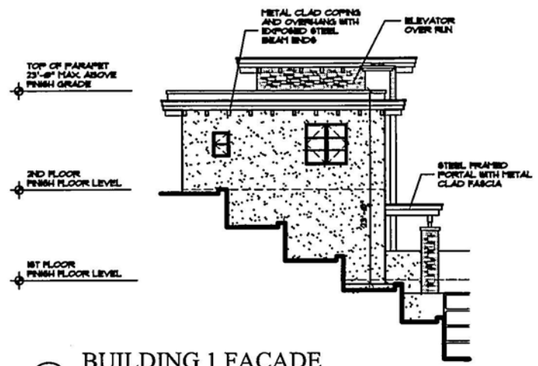
15 BUILDING 1 FACADE

SCALE: 1/8 = 1'-0"



16 BUILDING 1 FACADE

SCALE: 1/8 = 1'-0"



17 BUILDING 1 FACADE

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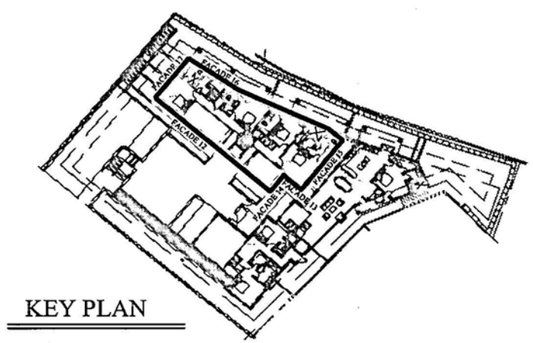

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SHEET TITLE

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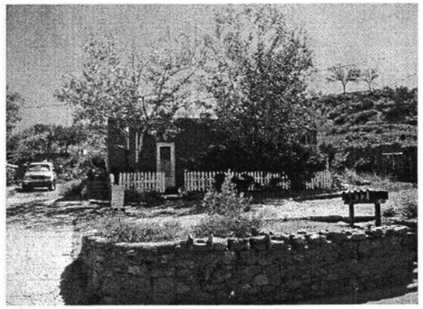
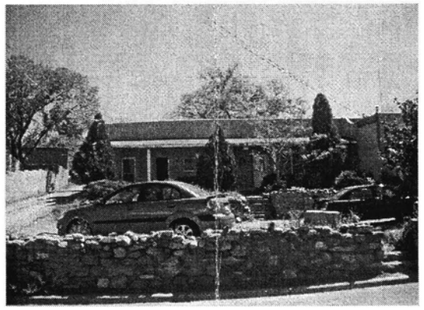
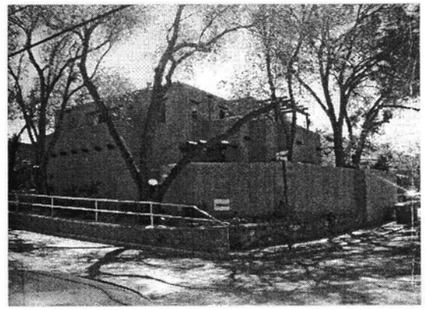
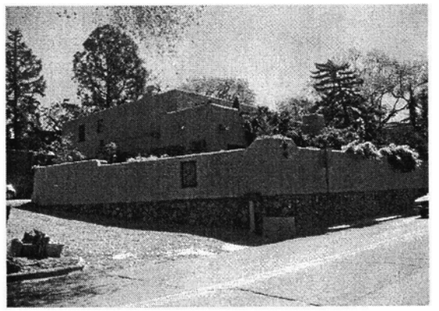
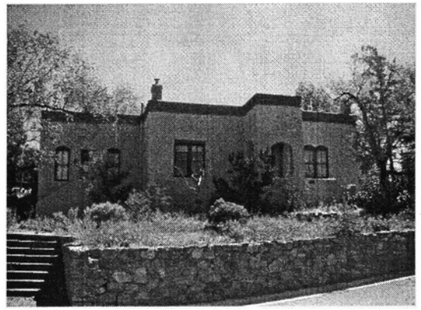
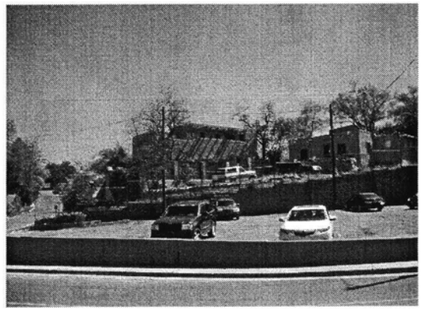
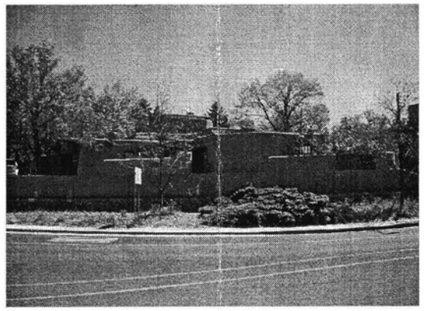
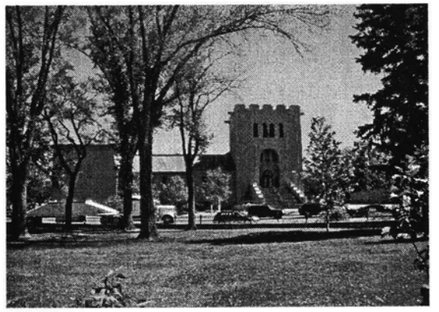
SHEET NO.

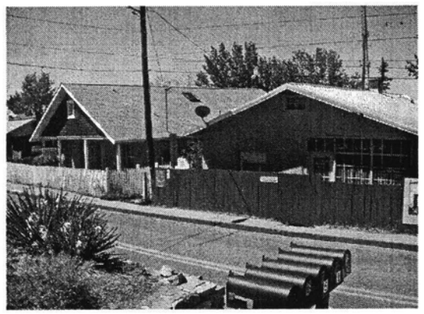
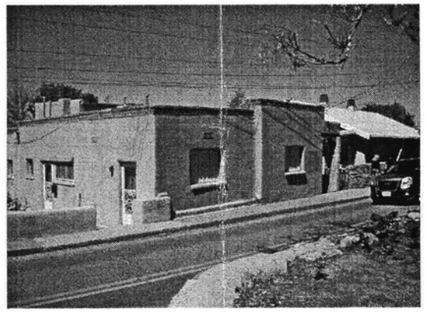
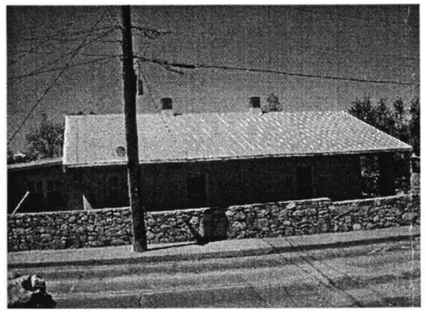
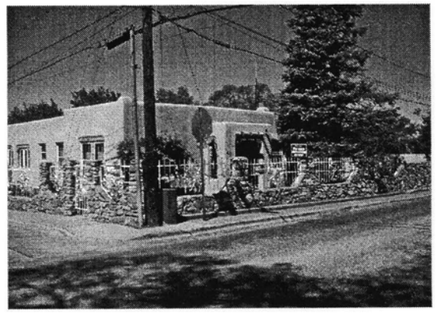
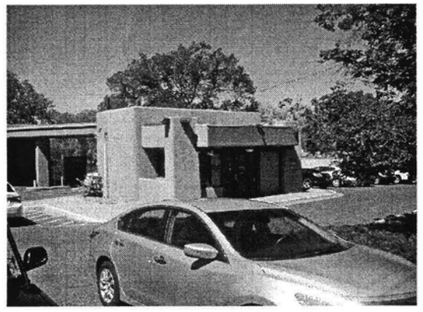
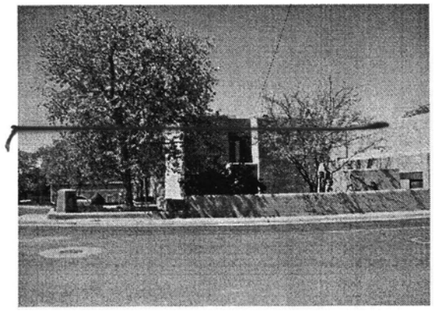
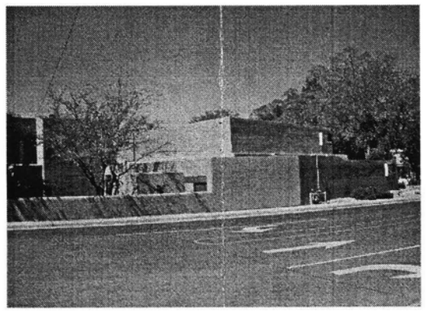
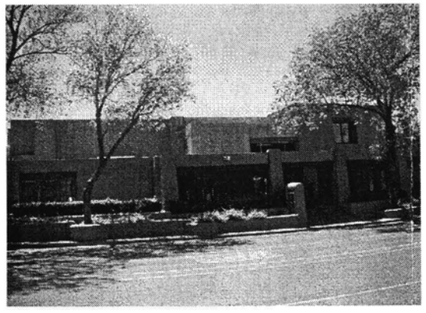
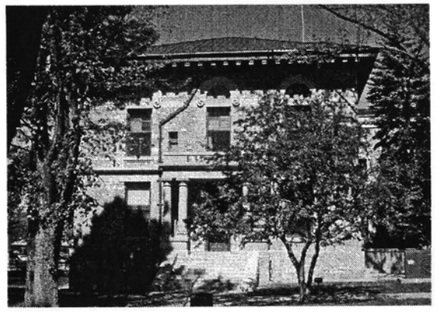
3

VIEWS LOOKING NORTH FROM PASEO DE PERALTA



VIEWS LOOKING SOUTH FROM PASEO DE PERALTA

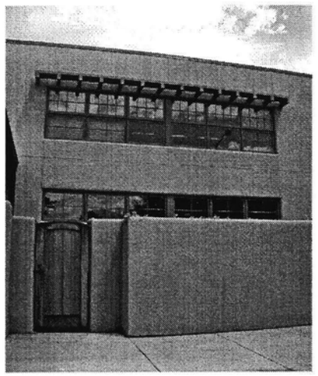
PASEO NORTH

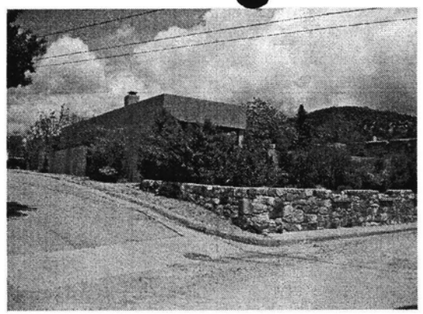
511 Paseo de Peralta

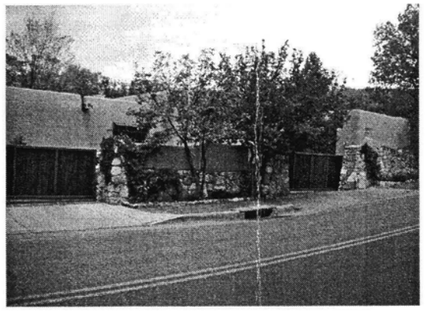
ARCHITECTURAL ALLIANCE INC

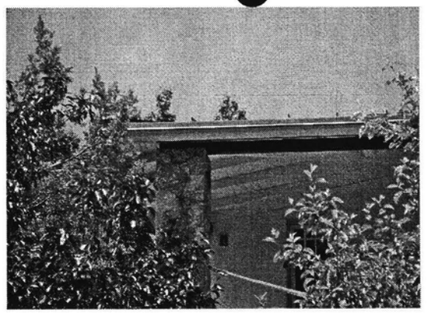
612 Old Santa Fe Trail
SANTA FE NEW MEXICO
Telephone: 505-988-5269
Fax: 505-986-1270

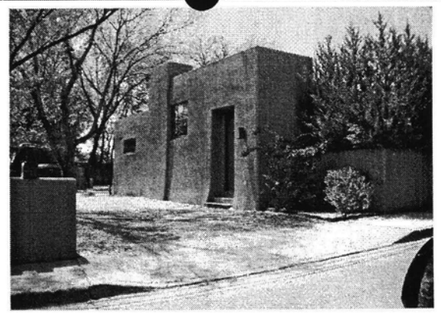
RECENT SANTA FE STYLE

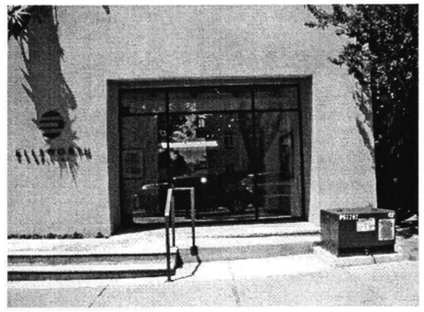


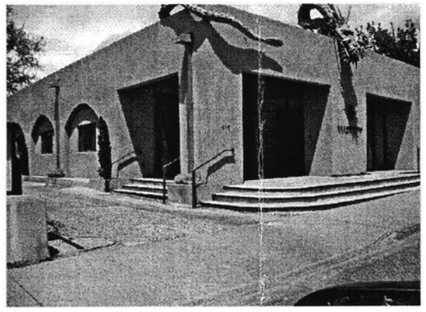




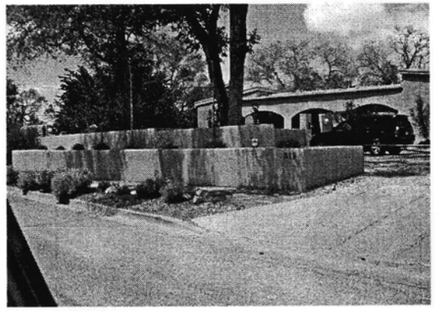




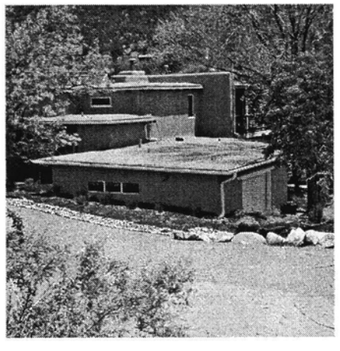


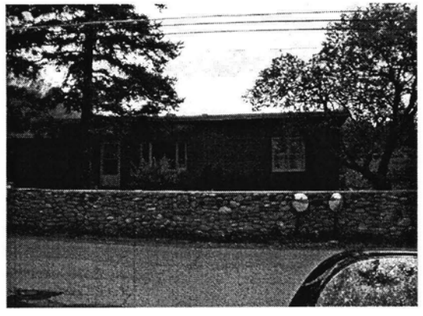


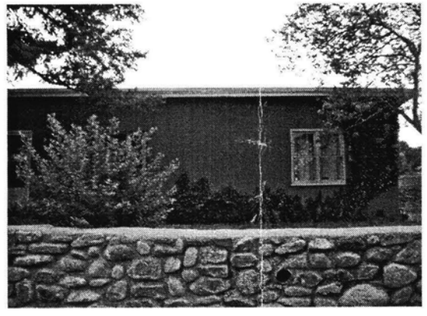


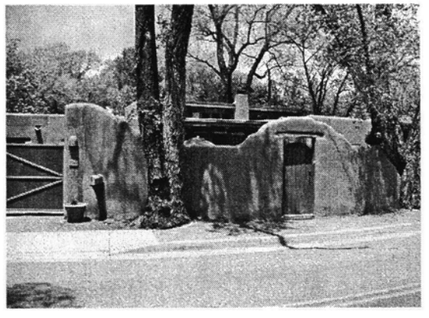


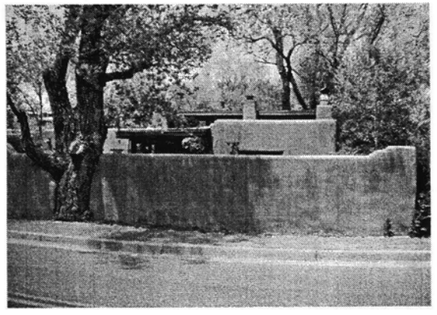
HISTORIC SANTA FE STYLE



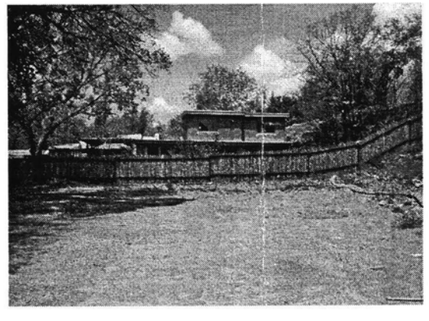


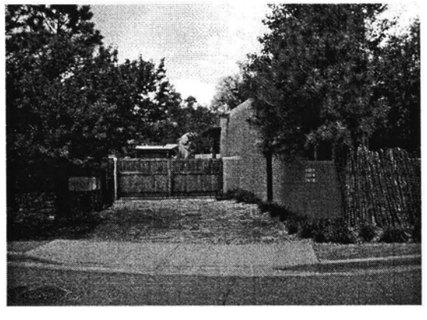


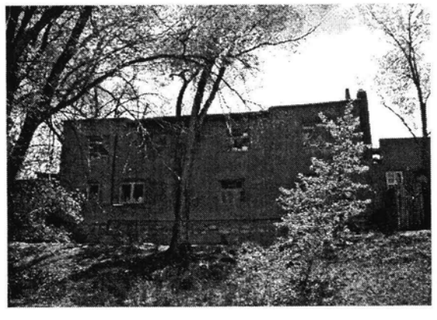












PASEO NORTH

511 Paseo de Peralta

ARCHITECTURAL ALLIANCE INC

612 Old Santa Fe Trail
SANTA FE NEW MEXICO
Telephone: 505-988-5269
Fax: 505-986-1270

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 511 Paseo de Peralta

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

PROJECT PROPOSAL: Four Residential Units

CONSTRUCTION COST: $ 1,43 Million **FEE:** $ 2000 **+ $25 Poster Cost = $** 2000

OWNER: 511 PDP LLC **PHONE #:** 505-988-5269

OWNER ADDRESS: 107 East Lupita

CITY, STATE, ZIP CODE: SF, NM 87505

APPLICANT: Architectural Alliance **PHONE #:** 505-988-5269

ADDRESS: 612 Old Santa Fe Trail

CITY, STATE, ZIP CODE: SF, NM 87505

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

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

PREAPPLICATION MEETING: Date: 4.23.14 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: 4-23-14 Planner: Zach Thomas
(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** [X] **NO** [ ]
If yes, please provide a written request for an updated maximum allowable height calculation.
What is the proposed height of your project? 23'-0" with 1' sloping site and elevator overrun,

---

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
I am,/We are the owner(s) and record title holder(s) of the property located at: 511 Paseo De Peralta

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

Signed: _____ Date: 4-23-14

Signed: _____ Date: _____

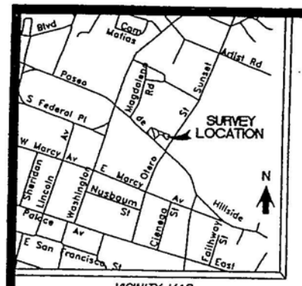
I agree to post notice of the proposed project on the site fifteen (15) days prior to the Historic Districts Review Board hearing. I am aware that a decision of the HDRB may be appealed by any aggrieved party within fifteen (15) days of the adoption of Findings and Conclusions.

_____ 4-23-14
Signature of Applicant/Owner Date

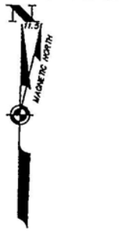
PLAT OF LAND DIVISION
FOR
RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG

CREATING TRACT I-A AND I-B FROM TRACT I,
SITUATE AT 515 PASEO DE PERALTA, CITY OF SANTA FE,
SANTA FE COUNTY, NEW MEXICO.

589937



VICINITY MAP
(VICINITY MAP NOT TO SCALE)



SCALE: 1"=20'

0 10 20 40 50

LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey (PS 9758)
- Power poles.
- Fences.
- Walls.
- Concrete.
- Private Ingress/Egress & Utility easement

NOTES

1.) BASIS OF BEARING FOR THIS SURVEY IS TAKEN FROM GPS OBSERVATIONS OF THE SOUTHWESTERLY BOUNDARY OF TRACT I, (N 50°23'24" W) WGS 84 GEODETIC, LOCAL.

2.) THIS SURVEY IS BASED ON A PLAT OF BOUNDARY SURVEY FOR "RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG"..., RECORDED IN PLAT BK. 560 AT PAGE 015, RECORDS OF SANTA FE COUNTY, NEW MEXICO. EXTERIOR BOUNDARIES ARE TAKEN FROM SAID PLAT. REFERENCE SURVEY: "LOT LINE ADJUSTMENT RICHARD A. MORRIS PS 10277," BY RECORDED IN PLAT BK. 481 AT PAGE 27, RECORDS OF SANTA FE COUNTY, NM.

3.) FIRM PANEL NO. 350070-0005-C. ZONE C.

4.) SUBJECT TO: SIGNED CITY OF S.F. ZONING AFFIDAVIT, DATED 19 MAY, 2004.

5.) EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER INCLUDING SETTING UP SEPARATE METER SERVICE.

6.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

7.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE 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.

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

9.) DEVELOPMENT OF TRACT I-B WILL REQUIRE CLEAR VEHICLE ACCESS WIDTH OF 20' FROM LOMA STREET TO STRUCTURE(S) HAVING A MAXIMUM GRADIENT OF 15%. PLANS TO EFFECT THIS SHALL BE PART OF ANY DEVELOPMENT PLANS SUBMITTED.

CERTIFICATE

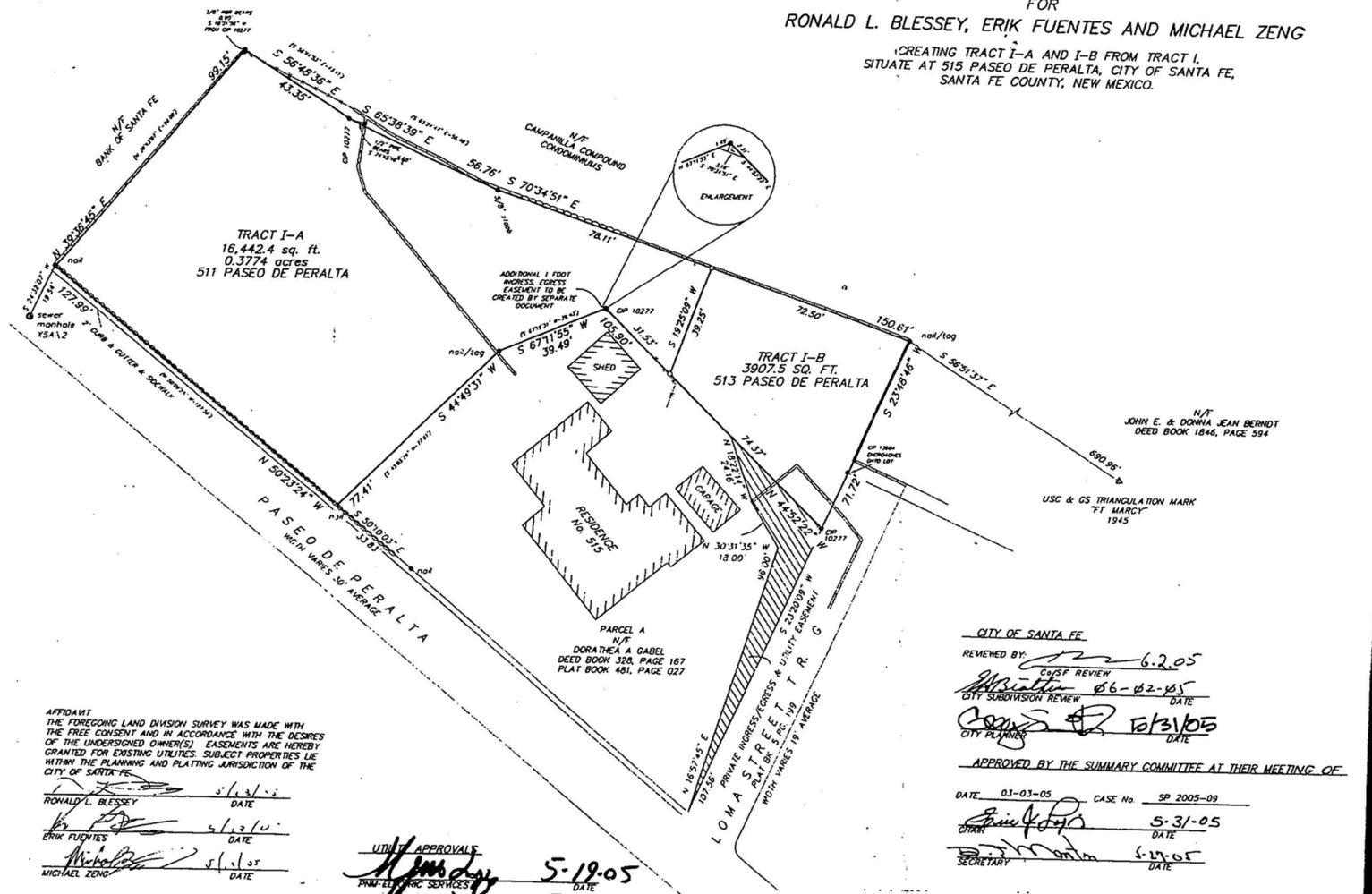
I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys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

Philip B. Wiegel 19 November, 2004

Philip B. Wiegel
P.O. Box 22773

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

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR



AFFIDAVIT

THE FOREGOING LAND DIVISION SURVEY WAS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES. SUBJECT PROPERTIES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

RONALD L. BLESSEY — 5/13/05 DATE

ERIK FUENTES — 5/13/05 DATE

MICHAEL ZENG — 5/13/05 DATE

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF May 2005.

NOTARY PUBLIC — MY COMMISSION EXPIRES: 2/19/08

OFFICIAL SEAL
Mae Perea
NOTARY PUBLIC
STATE OF NEW MEXICO

UTILITY APPROVALS

PNM ELECTRIC SERVICES — 5-19-05 DATE

PNM GAS SERVICES — 5-19-05 DATE

EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES

SANGRE DE CRISTO WATER CO. — 5/24/05 DATE

COMCAST — 5-24-05 DATE

QWEST COMMUNICATIONS — 5/24/05 DATE

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

CITY OF SANTA FE

REVIEWED BY:

CDRF REVIEW — 6.2.05

CITY SUBDIVISION REVIEW — 06-02-05 DATE

CITY PLANNER — 10/31/05 DATE

APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF

DATE 03-03-05 CASE No. SP 2005-09

CHAIR — 5-31-05 DATE

SECRETARY — 5-27-05 DATE

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 2ND day of JUNE A.D. 2005 at 15:54 o'clock P m. and was duly recorded in Book 525 Page 037 of the records of Santa Fe County.

Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, New Mexico

Deputy

Jss 1382613

INDEXING INFORMATION FOR COUNTY CLERK
LAND DIVISION

OWNER: BLESSEY, FUENTES, ZENG
LOCATION: PASEO DE PERALTA
SECTION 24, T 17 N, R 9 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
UPC No.: 1-054-099-360-302

SANTA FE COUNTY, N.M.

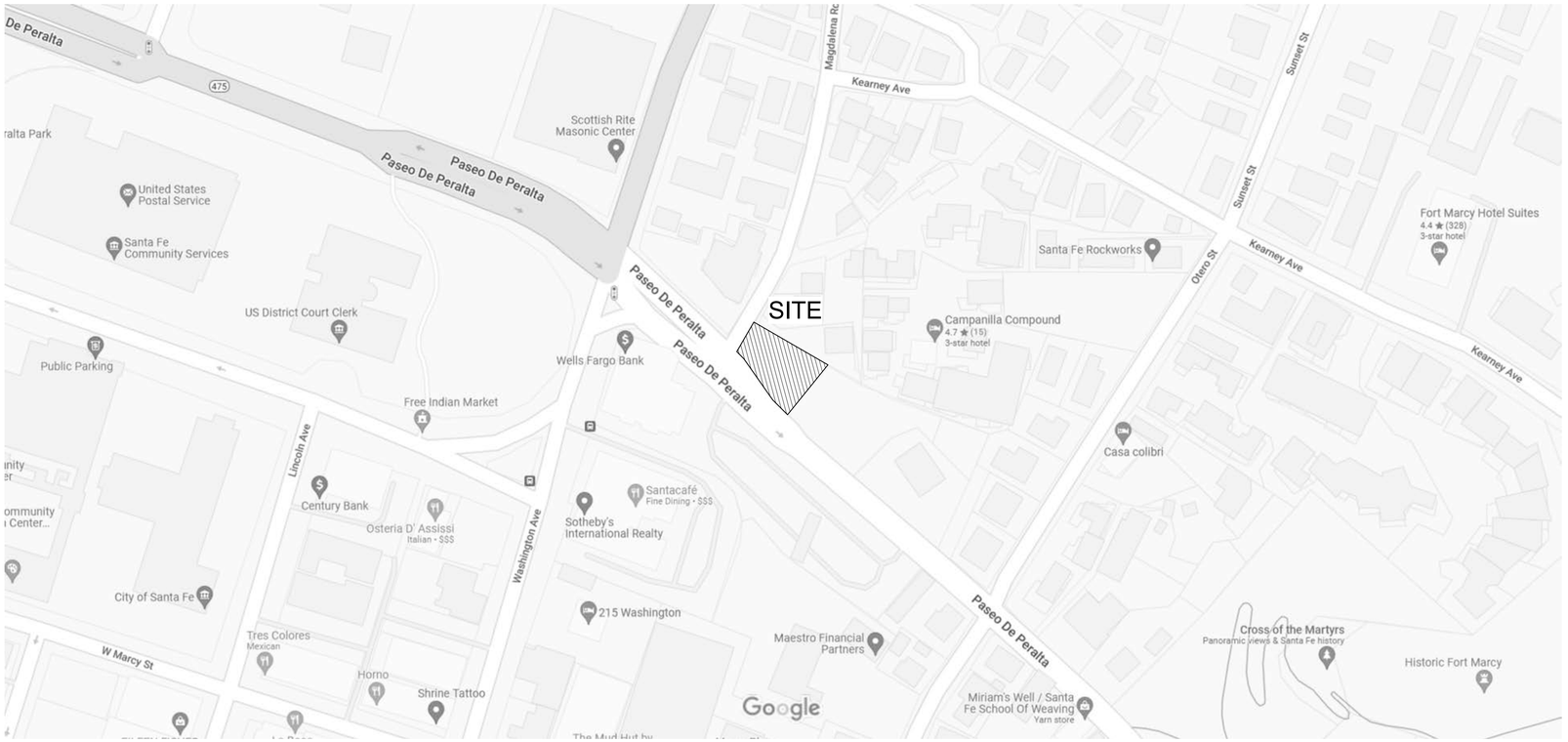
DEL RIO SURVEYS, INC.

PO BOX 22773	SANTA FE, NM	820-9200
Project No. 0495993	Dwg. PW / Chk. DV	Date 11/19/04 / Bk. 93

27

DEVELOPMENT PLAN
Paseo North
507 Paseo de Peralta
Case #2023-6271

Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E



VICINITY MAP

NORTH

GRAPHIC SCALE

0 100 200 300 400

NOTES

1. Additional Development Plan drawings such as: Elevations, Lighting, Civil, Engineering Plan sheets, Roof Plans, are filed in the Map Room with the City of Santa Fe Case #2023-6271

2. CITY OF SANTA FE DRAINAGE:
   A. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCITON OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

   B. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.

CITY APPROVALS

Approval by Santa Fe Planning Commission at their meeting on

_____, 20_____
as Case No. 2023-6271

_____
Planning Commission Chairperson Date

_____
Planning Commission Secretary Date

Approved by the City of Santa Fe Land Use Department

_____
City Planner Date

_____
City Engineer for Land Use Date

AFFIDAVIT

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

_____
OWNER'S PRINTED NAME

_____
OWNER'S SIGNATURE

THE FOREGOING WAS SWORN, ACKNOWLEDGED, AND SUBSCRIBED BEFORE ME BY:

_____

THIS _____ DAY OF _____ 20_____

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

ARCHITECT'S SEAL

BRADYN W. FURRY
R.A. #6312

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: PASEO NORTH
DRAWING TYPE: COVER PAGE
DRAWING DATE: 07/17/2024

EXISTING CONDITIONS
Paseo North
507 Paseo de Peralta
Case #2023-6271

Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E

PROPERTY INFORMATION

ZONING:	BCDMAR (BUSINESS CAPITOL DISTRICT MARCY SUBDISTRICT)
OVERLAYS:	DOWNTOWN & EASTSIDE HISTORIC DISTRICT
HISTORIC STATUS:	N/A
LOT SIZE:	.185 ACRES
EXISTING STRUCTURE SQ. FT.:	N/A
EXISTING UTILITIES:	ELECTRIC, SEWER, WATER
FLOOD ZONE:	N/A

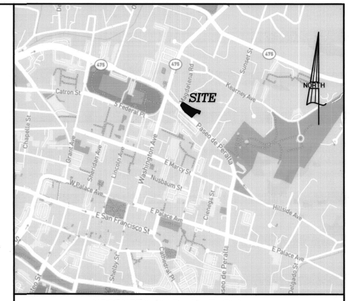
LEGAL LOT INFORMATION

TRACT 1, RECORDED AS PLAT BOOK 895, PAGE 47

BOUNDARY SURVEY FOR PERALTA'S WALK, LLC, OF TRACT 1 AND TRACT I-A

LYING IN THE SANTA FE GRANT AND BEING SITUATE IN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M. CITY & COUNTY OF SANTA FE , NEW MEXICO

895 47



VICINITY MAP (N.T.S.)

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON, CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

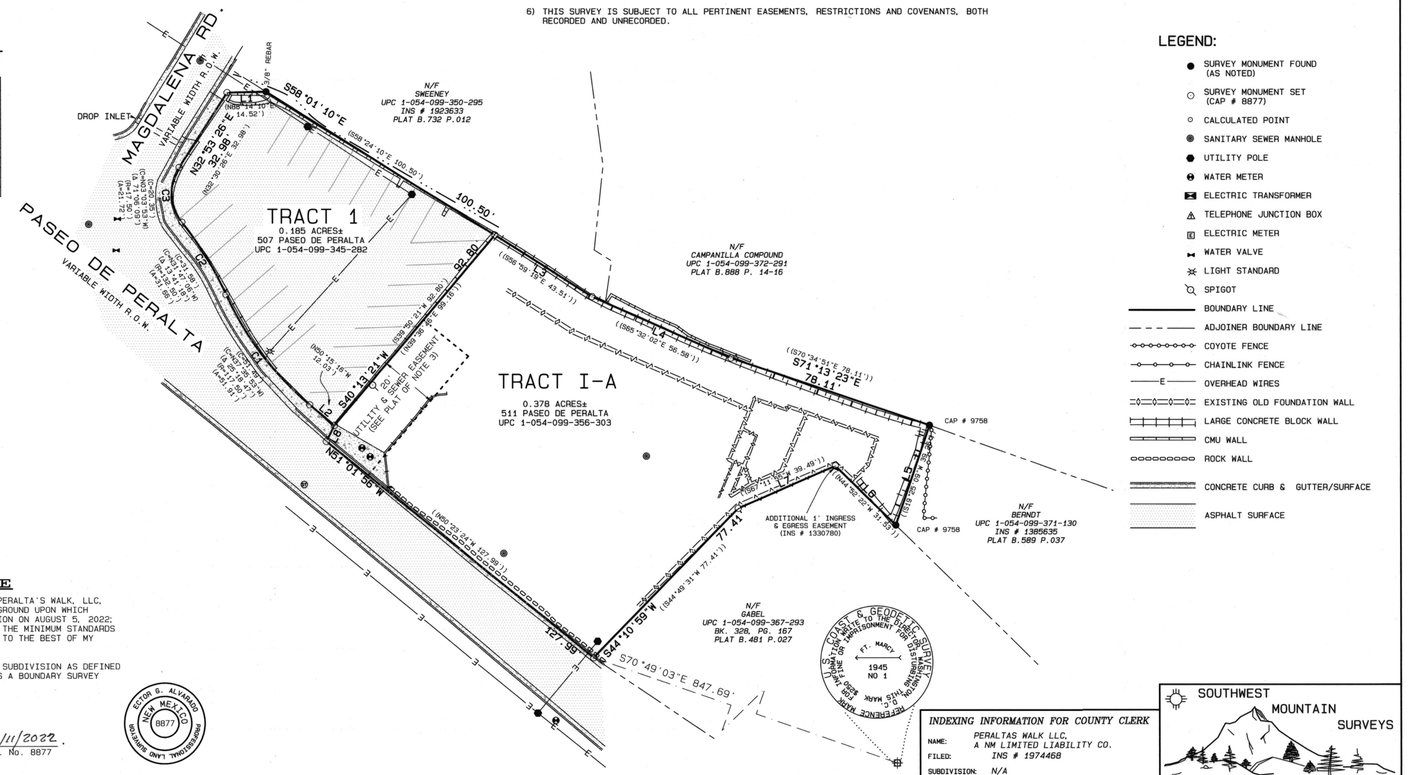
GRAPHIC SCALE 1" = 20'
0 20 40

SURVEYOR'S NOTES:

1) BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM GPS OBSERVATION AS REFERENCED ALONG EASTERLY BOUNDARY OF TRACT I-1, AS REFERENCED ON A PLAT OF SURVEY ENTITLED "PLAT OF BOUNDARY SURVEY FOR 511 PDP, LLC". PREPARED BY PHILIP B. WIEGEL, NMPLS # 9758, AND RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 765, PAGE 003. ((RECORD DATA FROM THIS PLAT IN DOUBLE PARENTHESIS))
2) BEARINGS ARE GRID, NAD 83 NEW MEXICO ZONE CENTRAL, DISTANCES ARE GROUND.
3) REFER ALSO TO A PLAT OF SURVEY ENTITLED, "PLAT OF BOUNDARY SURVEY FOR 511 PDP, LLC". PREPARED BY PHILIP B. WIEGEL, NMPLS #9758, AND RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 826 PAGE 007. (RECORD DATA FROM THIS PLAT IN SINGLE PARENTESIS)
4) REFER TO A WARRANTY DEED BETWEEN 511 PDP, LLC A NEW MEXICO LIMITED LIABILITY COMPANY (GRANTOR) AND PERALTA'S WALK, LLC A NEW MEXICO LIMITED LIABILITY COMPANY (GRANTEE), AND RECORDED WITH THE SANTA FE COUNTY CLERK'S OFFICE AS INS # 1974468.
5) LANDS SHOWN HEREON LIE WITHIN OTHER AREAS, ZONE 'X'~ AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FEMA DFIRM MAP 35049C0408E, DATED DECEMBER 4, 2012.
6) THIS SURVEY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND COVENANTS, BOTH RECORDED AND UNRECORDED.

BOUNDARY LINE AND CURVE DATA CHART

LINE	CHORD/BEARING	ARC/DIST	RADIUS	DELTA	CHORD
L1	N88°37'10"E	14.52'			
L2	N49°52'16"W	12.03'			
C1	N27°12'53"W	51.91'	117.50'	25°18'47"	51.49'
C2	N31°24'06"W	31.66'	132.50'	13°41'18"	31.58'
C3	N02°40'53"W	21.72'	17.50'	71°06'09"	20.35'
L3	S57°37'28"E	42.83'			
L4	S66°10'34"E	96.58'			
L5	S18°46'37"W	39.20'			
L6	N45°35'29"W	31.51'			
L7	S66°33'23"W	39.49'			
L8	N27°10'06"E	6.60'			



LEGEND:

- SURVEY MONUMENT FOUND (AS NOTED)
- SURVEY MONUMENT SET (CAP # 8877)
- CALCULATED POINT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- WATER METER
- ELECTRIC TRANSFORMER
- TELEPHONE JUNCTION BOX
- ELECTRIC METER
- WATER VALVE
- LIGHT STANDARD
- SPIGOT
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- COYOTE FENCE
- CHAINLINK FENCE
- OVERHEAD WIRES
- EXISTING OLD FOUNDATION WALL
- LARGE CONCRETE BLOCK WALL
- CMU WALL
- ROCK WALL
- CONCRETE CURB & GUTTER/SURFACE
- ASPHALT SURFACE

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT NO. 1999222 WAS FILED FOR RECORD ON THE 11 DAY OF Oct A.D. 2022 AT 2:04 O'CLOCK AND WAS DULY RECORDED IN PLAT BOOK 895 PAGE 47 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
KATHERINE CLARK
COUNTY CLERK, SANTA FE COUNTY, N.M.
DEPUTY

SURVEYOR'S CERTIFICATE

I, ECTOR G. ALVARADO, NMPLS NO. 8877, DO HEREBY CERTIFY TO PERALTA'S WALK, LLC, THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON AUGUST 5, 2022; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE 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 INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Ector G. Alvarado 10/11/2022.
ECTOR G. ALVARADO N.M.P.L.S. No. 8877

ECTOR G. ALVARADO NEW MEXICO 8877 PROFESSIONAL LAND SURVEYOR

INDEXING INFORMATION FOR COUNTY CLERK

NAME: PERALTAS WALK LLC, A NM LIMITED LIABILITY CO.
FILED: INS # 1974468
SUBDIVISION: N/A
SECTIONS: PROJ. SECTION 24, T17N, R9E
UPC: 1-054-099-356-303 TRACT I-A
1-054-099-345-282 TRACT 1

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87505
(505) 982-9429 FAX (505) 986-3413
DATE(S): AUGUST 5, 2022 | DRAWN BY: MEN | PROJECT No.: C-3261

ARCHITECT'S SEAL

BRADYN W. FURRY
R.A. #6312

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: PASEO NORTH
DRAWING TYPE: EXISTING CONDITIONS
DRAWING DATE: 07/17/2024

SHEET 2 OF 3

SITE DEVELOPMENT PLAN
Paseo North
507 Paseo de Peralta
Case #2023-6271

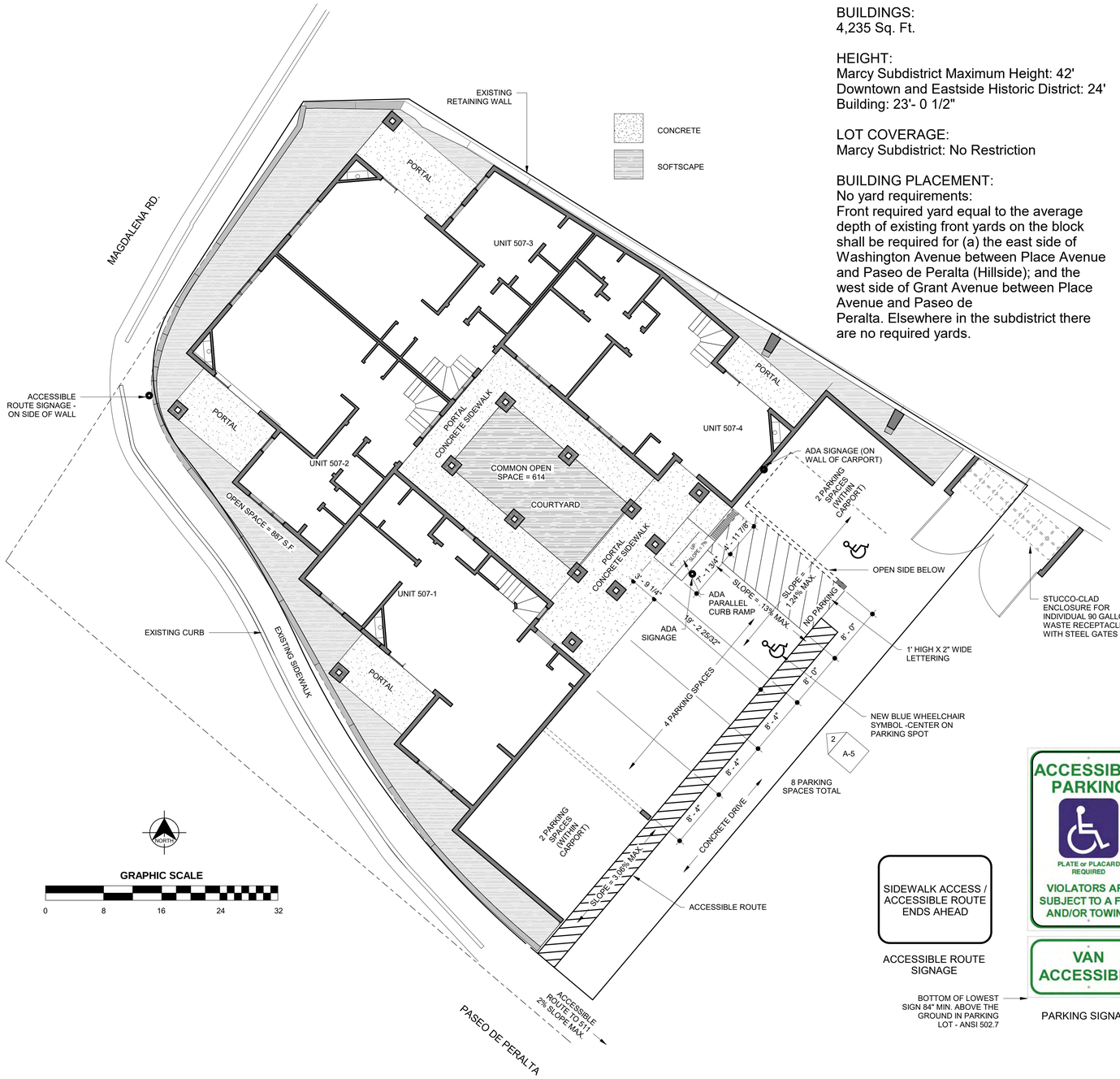
Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E

507 PASEO DE PERALTA
TRACT 1
.185 ACRES±

ZONING: BCD-MARCY

LOT COVERAGE CALCULATIONS:

BUILDING ROOF AREA = 4,235 S.F.
PORTAL ROOF AREAS = 684
TOTAL ROOF AREA = 4,919
TOTAL LOT SIZE = 8,059 S.F.
NO RESTRICTION



PROJECT DATA

PROJECT SITE:
Acreage: .185 acres
Flood Plain: N/A
Flood Way Square feet: N/A
Net Acreage: .185 acres
Zoning: BCDMAR (Business Capitol District Marcy Subdistrict)

OVERLAY ZONING:
Downtown and Eastside Historic District
Historic Downtown Archaeological Review District

BUILDINGS:
4,235 Sq. Ft.

HEIGHT:
Marcy Subdistrict Maximum Height: 42'
Downtown and Eastside Historic District: 24'
Building: 23'- 0 1/2"

LOT COVERAGE:
Marcy Subdistrict: No Restriction

BUILDING PLACEMENT:
No yard requirements:
Front required yard equal to the average depth of existing front yards on the block shall be required for (a) the east side of Washington Avenue between Place Avenue and Paseo de Peralta (Hillside); and the west side of Grant Avenue between Place Avenue and Paseo de
Peralta. Elsewhere in the subdistrict there are no required yards.

OPEN SPACE:
10 percent of the lot area

LANDSCAPE:
Landscape treatment required in yards and open space. Street trees and landscape treatment required if planting strip exists. Asphalt or concrete pavement prohibited in planting strip.

HEIGHT OF WALLS AND FENCES:
Maximum 4'

PLACEMENT OF OFF-STREET PARKING
Parking prohibited in front yard.

PORTALS IN THE ROW:
None

TABLE 1. CONDITIONS OF APPROVAL			
#	Condition of Approval	Dept. or Division	To be completed by:
1	Contractor shall ensure ADA compliance for construction of required ADA accessible features and appurtenances, as detailed and as required, in addition to the approved construction permit documents. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, MUTCD, DOJ, and NM State Statute and Code such as the New Mexico Accessible Parking Checklist, latest published version.	ADA	Permit Application
2	Include copies of Approved & recorded Development Plan prior to permitting.	Terrain Management	Permit Application
3	The existing public sewer system in Paseo de Peralta is only available to provide sewer service the two properties by connecting to a specific section of the existing public sewer line. There is a sewer manhole located in Paseo De Peralta at the point where the two properties share a common property line along Paseo de Peralta. The two properties may connect to the existing 8-inch public sewer line which goes downstream of this sewer manhole flowing toward the intersection of Bishops Lodge and Washington. The Applicant is required to contact the Wastewater Division for further assistance with the design of the sewer system to serve this project.	Wastewater	Prior to signature of Development Plan
4	An approved Development Water Budget including a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.	Water	Prior to Sign Off for Final Development Plan
5	An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.	Water	Prior to ACD
6	Each lot shall be served by separate water service at the time of development.	Water	Prior to Building Permit application
7	An agreement for metered service (AMS) will be required to install new services, including water offset fees.	Water	Prior to Building Permit application
8	If the landscaped area is greater than 1,000 square feet, a separate irrigation meter is recommended.	Water	Prior to Sign Off for Final Development Plan
9	A shared parking agreement shall be executed and filed as a part of the Development Plan.	Current Planning	Prior to signature of Development Plan
10	Archaeological Clearance shall be provided for both properties.	Historic Preservation	Prior to Permit Application

PARKING REQUIREMENTS

CITY OF SANTA FE CODES, TABLE 14-8.6, C.2

BCD
1 SPACE PER DWELLING UNIT
TOTAL REQUIRED = 4

PARKING SPACES PROVIDED = 4

PARKING STRIPE DETAIL



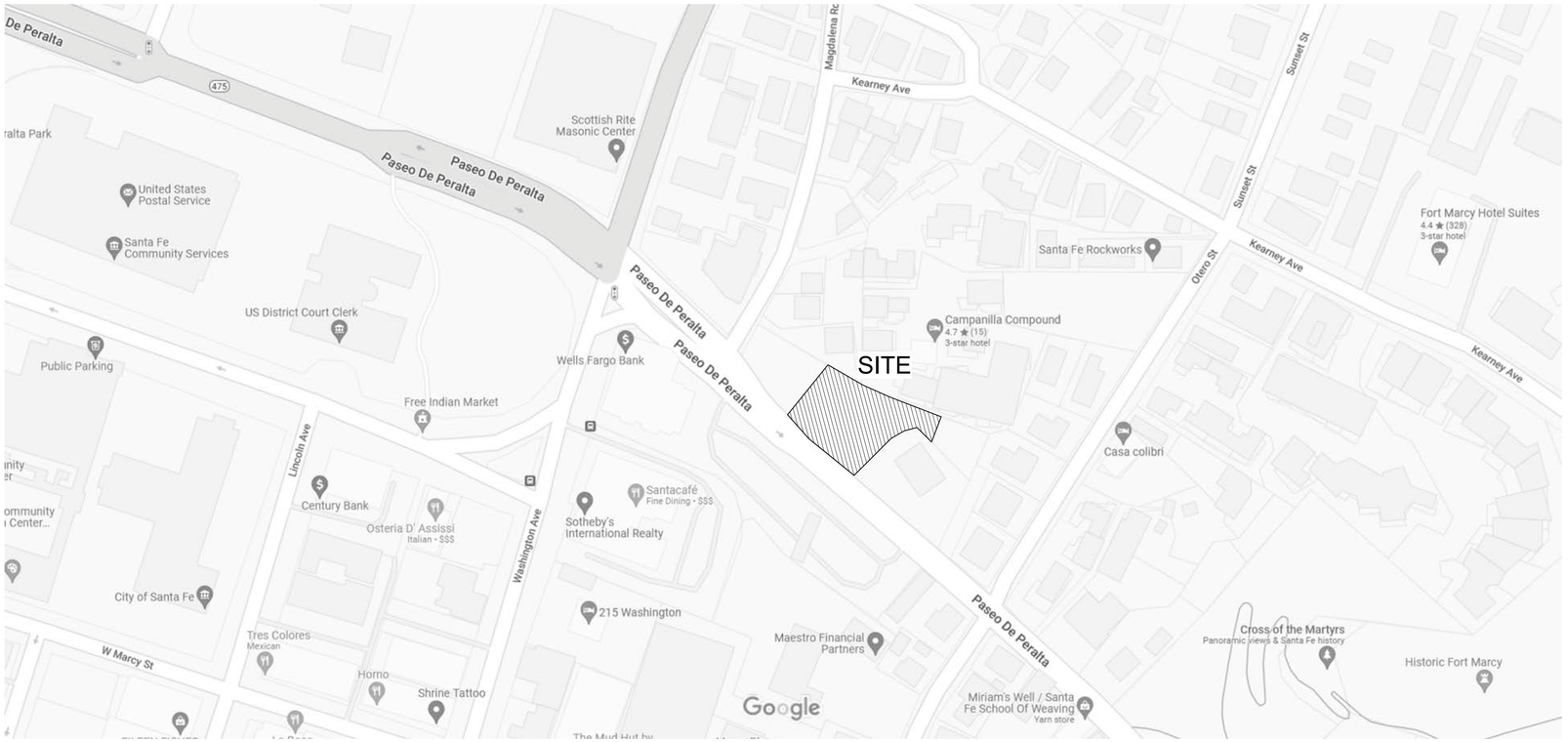
ARCHITECT'S SEAL

BRADYN W. FURRY
R.A. #6312

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: PASEO NORTH
DRAWING TYPE: SITE DEVELOPMENT PLAN
DRAWING DATE: 07/17/2024

DEVELOPMENT PLAN
Paseo North
511 Paseo de Peralta
Case #2023-6271

Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E



VICINITY MAP

NORTH

GRAPHIC SCALE

0 100 200 300 400

NOTES

1. Additional Development Plan drawings such as: Elevations, Lighting, Civil, Engineering Plan sheets, Roof Plans, are filed in the Map Room with the City of Santa Fe Case #2023-6271

2. CITY OF SANTA FE DRAINAGE:
   A. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCITON OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

   B. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.

CITY APPROVALS

Approval by Santa Fe Planning Commission at their meeting on

_____, 20_____
as Case No. 2023-6271

_____
Planning Commission Chairperson Date

_____
Planning Commission Secretary Date

Approved by the City of Santa Fe Land Use Department

_____
City Planner Date

_____
City Engineer for Land Use Date

AFFIDAVIT

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

_____
OWNER'S PRINTED NAME

_____
OWNER'S SIGNATURE

THE FOREGOING WAS SWORN, ACKNOWLEDGED, AND SUBSCRIBED BEFORE ME BY:

_____

THIS _____ DAY OF _____ 20_____

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

ARCHITECT'S SEAL

BRADYN W. FURRY
R.A. #6312

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: PASEO NORTH
DRAWING TYPE: COVER PAGE
DRAWING DATE: 06/01/2024

DEVELOPMENT PLAN
Paseo North
511 Paseo de Peralta
Case #2023-6271

Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E

TABLE 1. CONDITIONS OF APPROVAL			
#	**Condition of Approval**	**Dept. or Division**	**To be completed by:**
1	Contractor shall ensure ADA compliance for construction of required ADA accessible features and appurtenances, as detailed and as required, in addition to the approved construction permit documents. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, MUTCD, DOJ, and NM State Statute and Code such as the New Mexico Accessible Parking Checklist, latest published version.	ADA	Permit Application
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9	A shared parking agreement shall be executed and filed as a part of the Development Plan.	Current Planning	Prior to signature of Development Plan
10	Archaeological Clearance shall be provided for both properties.	Historic Preservation	Prior to Permit Application

ARCHITECT'S SEAL

BRADYN W. FURRY
R.A. #6312

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: PASEO NORTH
DRAWING TYPE: CONDITIONS OF APPROVAL
DRAWING DATE: 06/01/2024

EXISTING CONDITIONS
Paseo North
511 Paseo de Peralta
Case #2023-6271

Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E

BOUNDARY SURVEY FOR
PERALTA'S WALK, LLC, OF TRACT 1 AND TRACT I-A

LYING IN THE SANTA FE GRANT AND BEING SITUATE IN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M. CITY & COUNTY OF SANTA FE , NEW MEXICO

895 47

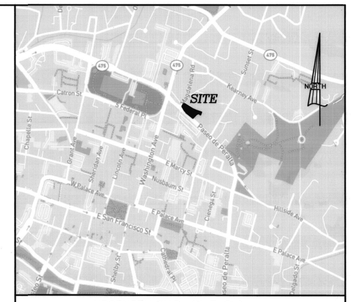
PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

GRAPHIC SCALE 1" = 20' (0, 20, 40)

SURVEYOR'S NOTES:

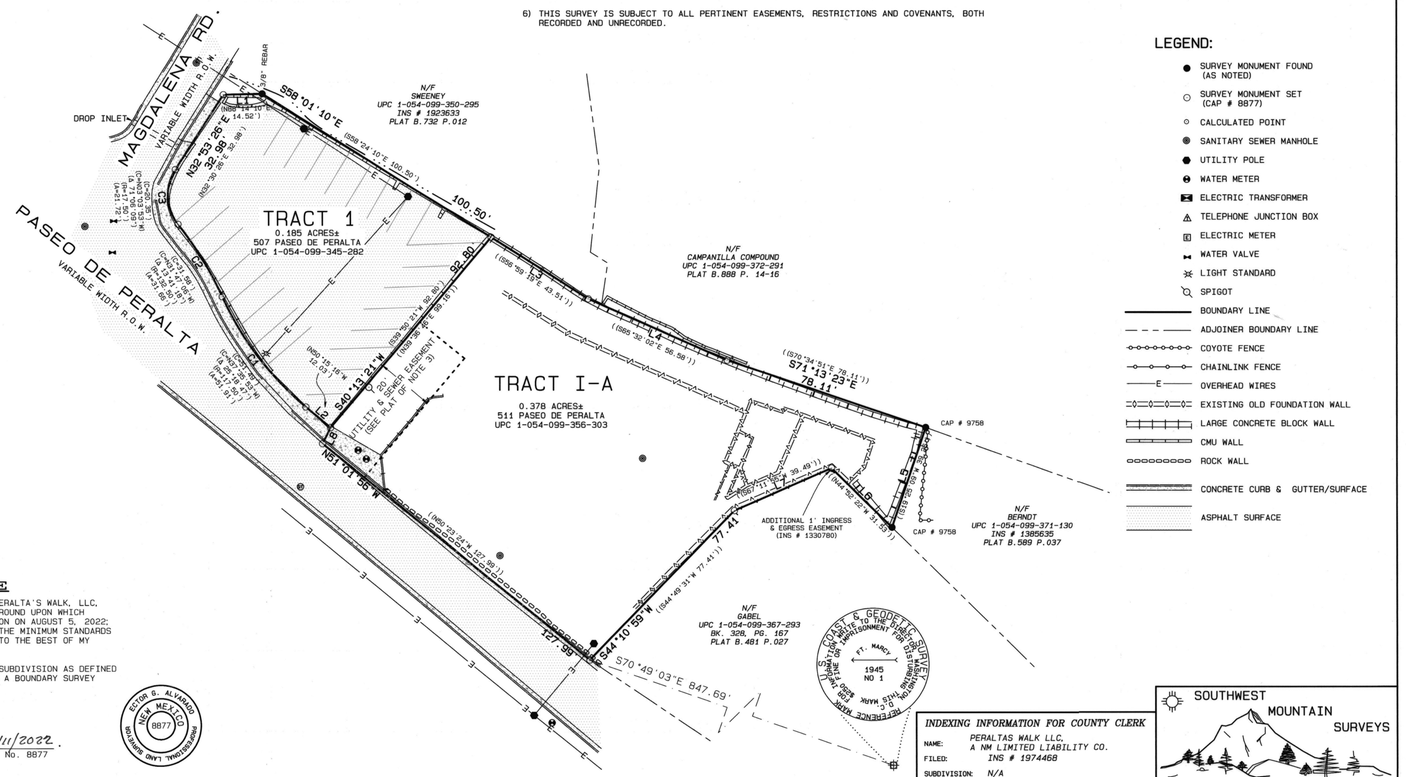
1) BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM GPS OBSERVATION AS REFERENCED ALONG EASTERLY BOUNDARY OF TRACT I-1, AS REFERENCED ON A PLAT OF SURVEY ENTITLED "PLAT OF BOUNDARY SURVEY FOR 511 PDP, LLC", PREPARED BY PHILIP B. WIEGEL, NMPLS # 9758, AND RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 765, PAGE 003. ((RECORD DATA FROM THIS PLAT IN DOUBLE PARENTHESIS))
2) BEARINGS ARE GRID, NAD 83 NEW MEXICO ZONE CENTRAL. DISTANCES ARE GROUND.
3) REFER ALSO TO A PLAT OF SURVEY ENTITLED, "PLAT OF BOUNDARY SURVEY FOR 511 PDP, LLC", PREPARED BY PHILIP B. WIEGEL, NMPLS #9758, AND RECORED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 826 PAGE 007. (RECORD DATA FROM THIS PLAT IN SINGLE PARENTESIS)
4) REFER TO A WARRANTY DEED BETWEEN 511 PDP, LLC A NEW MEXICO LIMITED LIABILITY COMPANY (GRANTOR) AND PERALTA'S WALK, LLC A NEW MEXICO LIMITED LIABILITY COMPANY (GRANTEE). AND RECORDED WITH THE SANTA FE COUNTY CLERK'S OFFICE AS INS # 1974468.
5) LANDS SHOWN HEREON LIE WITHIN OTHER AREAS, ZONE 'X'- AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FEMA DFIRM MAP 35049C0408E, DATED DECEMBER 4, 2012.
6) THIS SURVEY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND COVENANTS, BOTH RECORDED AND UNRECORDED.



VICINITY MAP (N.T.S.)

BOUNDARY LINE AND CURVE DATA CHART

LINE	CHORD/BEARING	ARC/DIST	RADIUS	DELTA	CHORD
L1	N88°37'10"E	14.52'			
L2	N49°52'16"W	12.03'			
C1	N27°12'53"W	51.91'	117.50'	25°18'47"	51.49'
C2	N31°24'06"W	31.66'	132.50'	13°41'18"	31.58'
C3	N02°40'53"W	21.72'	17.50'	71°06'09"	20.35'
L3	S57°37'28"E	42.83'			
L4	S66°10'34"E	56.58'			
L5	S18°46'37"W	39.20'			
L6	N45°35'29"W	31.51'			
L7	S66°33'23"W	39.49'			
L8	N27°10'06"E	6.60'			



LEGEND:

- SURVEY MONUMENT FOUND (AS NOTED)
- SURVEY MONUMENT SET (CAP # 8877)
- CALCULATED POINT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- WATER METER
- ELECTRIC TRANSFORMER
- TELEPHONE JUNCTION BOX
- ELECTRIC METER
- WATER VALVE
- LIGHT STANDARD
- SPIGOT
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- COYOTE FENCE
- CHAINLINK FENCE
- OVERHEAD WIRES
- EXISTING OLD FOUNDATION WALL
- LARGE CONCRETE BLOCK WALL
- CMU WALL
- ROCK WALL
- CONCRETE CURB & GUTTER/SURFACE
- ASPHALT SURFACE

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I HEREBY CERTIFY THAT THIS INSTRUMENT NO. 1999222 WAS FILED FOR RECORD ON THE 11 DAY OF Oct A.D. 2022 AT 2:04 O'CLOCK AND WAS DULY RECORDED IN PLAT BOOK 895 PAGE 47 OF THE RECORDS OF SANTA FE COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE
KATHERINE CLARK
COUNTY CLERK, SANTA FE COUNTY, N.M.
DEPUTY

SURVEYOR'S CERTIFICATE

I, ECTOR G. ALVARADO, NMPLS NO. 8877, DO HEREBY CERTIFY TO PERALTA'S WALK, LLC, THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON AUGUST 5, 2022; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE 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 INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Ector G. Alvarado 10/11/2022.
ECTOR G. ALVARADO N.M.P.L.S. No. 8877

ECTOR G. ALVARADO NEW MEXICO 8877 PROFESSIONAL LAND SURVEYOR

INDEXING INFORMATION FOR COUNTY CLERK

NAME: PERALTAS WALK LLC, A NM LIMITED LIABILITY CO.
FILED: INS # 1974468
SUBDIVISION: N/A
SECTIONS: PROJ. SECTION 24, T17N, R9E
UPC: 1-054-099-356-303 TRACT I-A
1-054-099-345-282 TRACT 1

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87505
(505) 982-9429 FAX (505) 986-3413
DATE(S): AUGUST 5, 2022 | DRAWN BY: MEN | PROJECT No.: C-3261

PROPERTY INFORMATION

ZONING:	R21
OVERLAYS:	DOWNTOWN & EASTSIDE HISTORIC DISTRICT
HISTORIC STATUS:	N/A
LOT SIZE:	.378 ACRES
EXISTING STRUCTURE SQ. FT.:	N/A
EXISTING UTILITIES:	ELECTRIC, SEWER, WATER
FLOOD ZONE:	N/A

LEGAL LOT INFORMATION

TRACT 1-A, RECORDED AS PLAT BOOK 895, PAGE 47

ARCHITECT'S SEAL

BRADYN W. FURRY
R.A. #6312

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: PASEO NORTH
DRAWING TYPE: EXISTING CONDITIONS
DRAWING DATE: 06/01/2024

SHEET 3 OF 4

SITE DEVELOPMENT PLAN
Paseo North
507 Paseo de Peralta
Case #2023-6271

Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E

511 PASEO DE PERALTA
TRACT I-A
.378 ACRES±

ZONING: R-21

LOT COVERAGE CALCULATIONS:

BUILDING ROOF AREAS = 6,212 S.F.
PORTAL ROOF AREAS = 1,562 S.F.
TOTAL LOT COVERAGE = 7,774 S.F.
TOTAL LOT SIZE = 16,466 S.F.
7,519/16,466 = 47%
ALLOWED = 55%

PARKING REQUIREMENTS

CITY OF SANTA FE, TABLE 14-8.6-1

ATTACHED DWELLING UNIT (2-5 UNITS):
2 SPACES PER DWELLING UNIT

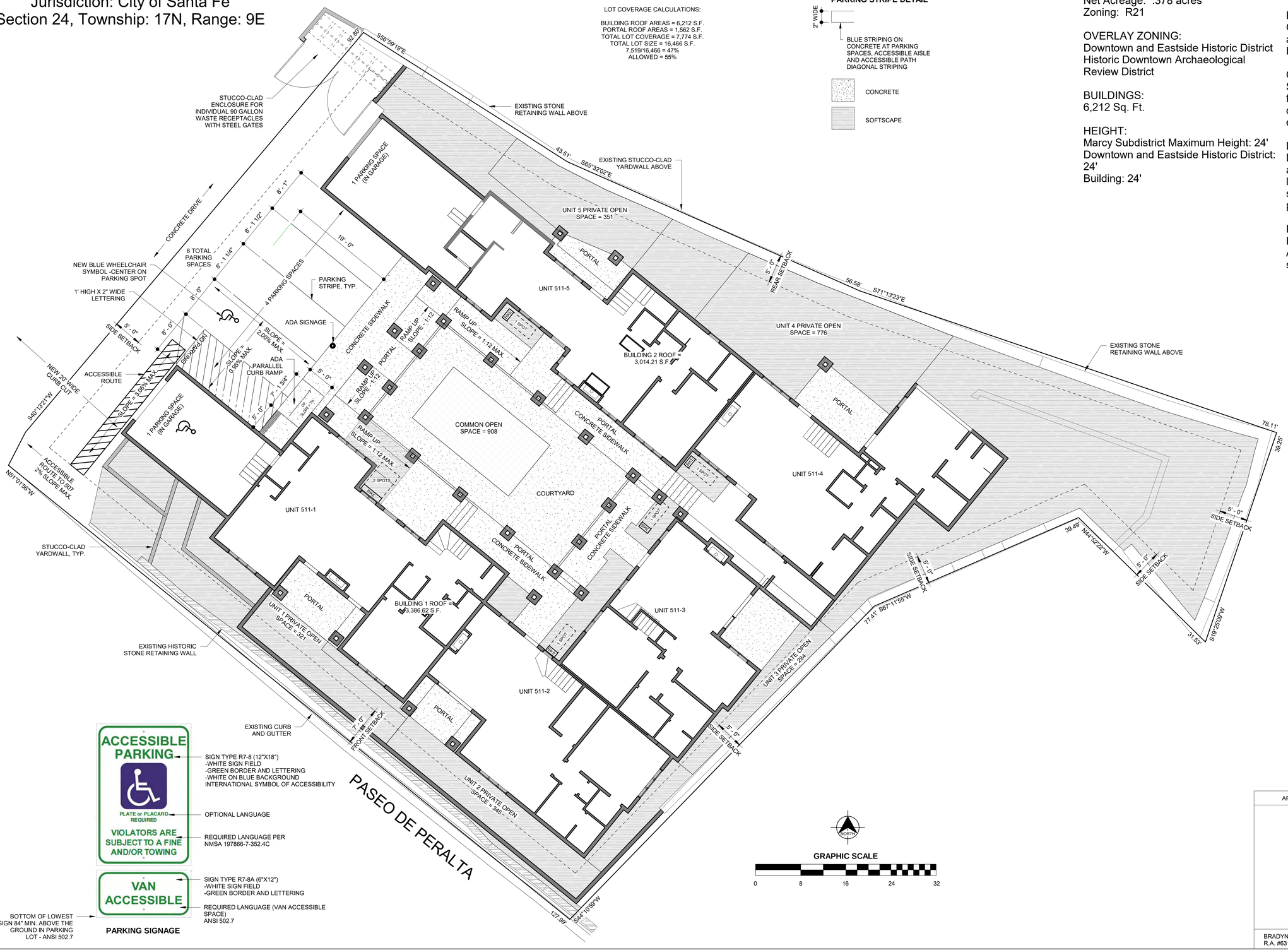
PARKING STRIPE DETAIL

2" WIDE

BLUE STRIPING ON CONCRETE AT PARKING SPACES, ACCESSIBLE AISLE AND ACCESSIBLE PATH DIAGONAL STRIPING

CONCRETE

SOFTSCAPE



SIGN TYPE R7-8 (12"X18")
-WHITE SIGN FIELD
-GREEN BORDER AND LETTERING
-WHITE ON BLUE BACKGROUND
INTERNATIONAL SYMBOL OF ACCESSIBILITY

OPTIONAL LANGUAGE

REQUIRED LANGUAGE PER NMSA 197866-7-352.4C

SIGN TYPE R7-8A (6"X12")
-WHITE SIGN FIELD
-GREEN BORDER AND LETTERING

REQUIRED LANGUAGE (VAN ACCESSIBLE SPACE)
ANSI 502.7

BOTTOM OF LOWEST SIGN 84" MIN. ABOVE THE GROUND IN PARKING LOT - ANSI 502.7

PARKING SIGNAGE

GRAPHIC SCALE
0 8 16 24 32

PROJECT DATA

PROJECT SITE:
Acreage: .378 acres
Flood Plain: N/A
Flood Way Square feet: N/A
Net Acreage: .378 acres
Zoning: R21

OVERLAY ZONING:
Downtown and Eastside Historic District
Historic Downtown Archaeological Review District

BUILDINGS:
6,212 Sq. Ft.

HEIGHT:
Marcy Subdistrict Maximum Height: 24'
Downtown and Eastside Historic District: 24'
Building: 24'

LOT COVERAGE:
R21: Single-family or multiple-family of fewer than 6 units: 40%; 55% if private open space is provided.

BUILDING PLACEMENT:
Generally, setbacks are established by a development plan approved by the Planning Commission.

OPEN SPACE:
Single-family dwellings or multiple-family dwellings : 250 square feet of common and/ or private open space for each unit

LANDSCAPE:
Landscape treatment required in yards and open space. Street trees and landscape treatment required if planting strip exists. Asphalt or concrete pavement prohibited in planting strip.

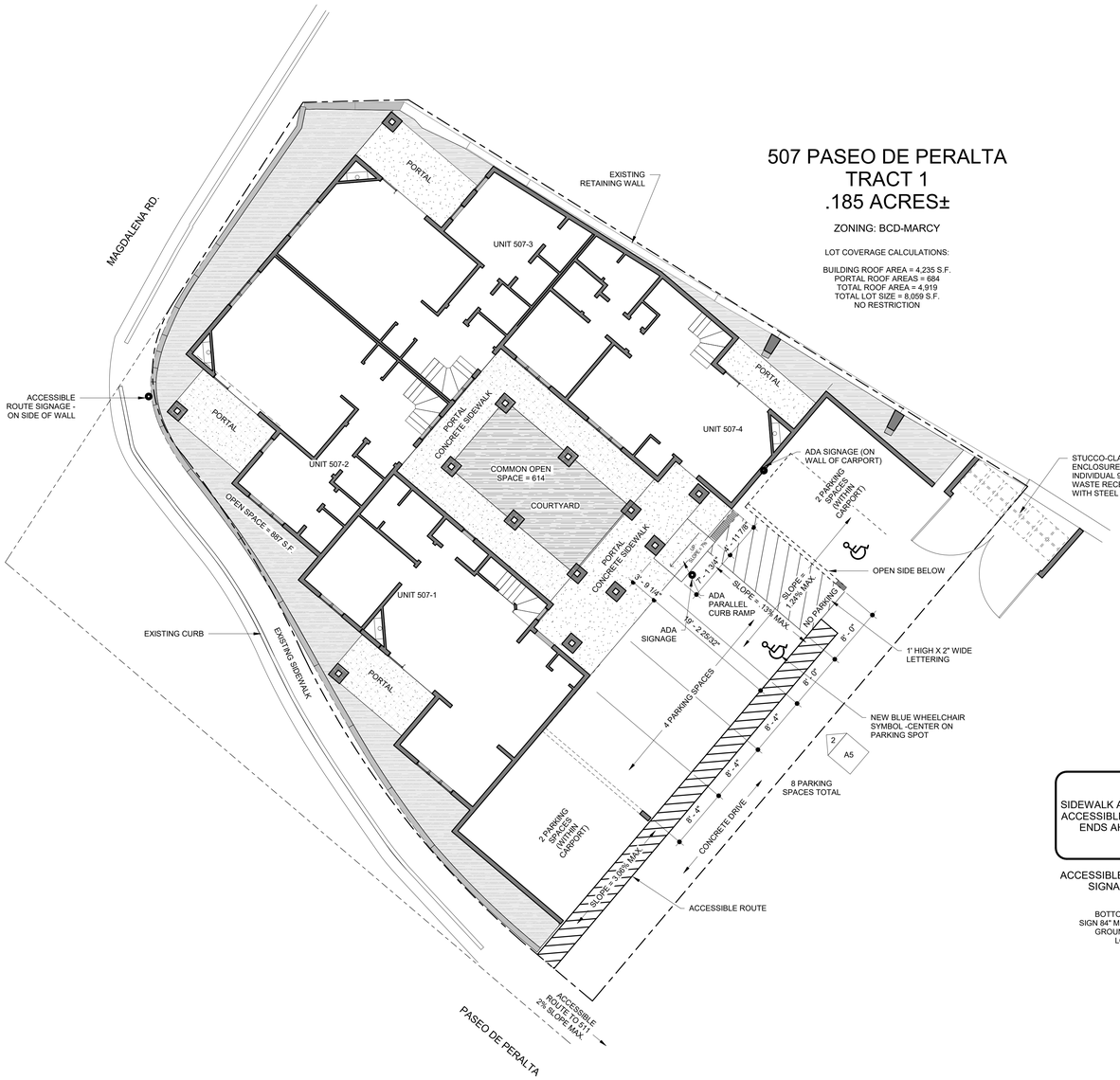
PLACEMENT OF OFF-STREET PARKING
Attached dwelling unit (2-5 units): 2 spaces per dwelling unit

ARCHITECT'S SEAL

BRADYN W. FURRY
R.A. #6312

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: PASEO NORTH
DRAWING TYPE: SITE DEVELOPMENT PLAN
DRAWING DATE: 06/01/2024

SHEET 4 OF 4



507 PASEO DE PERALTA
TRACT 1
.185 ACRES±

ZONING: BCD-MARCY

LOT COVERAGE CALCULATIONS:

BUILDING ROOF AREA = 4,235 S.F.
PORTAL ROOF AREAS = 684
TOTAL ROOF AREA = 4,919
TOTAL LOT SIZE = 8,059 S.F.
NO RESTRICTION

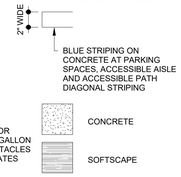
PARKING REQUIREMENTS

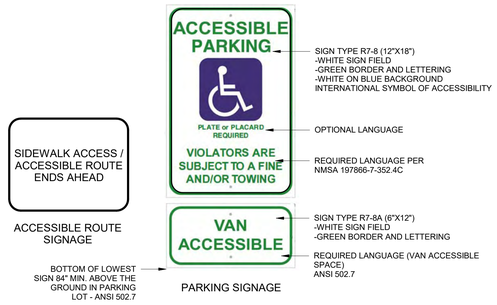
CITY OF SANTA FE CODES, TABLE 14-8.6, C.2

BCD
1 SPACE PER DWELLING UNIT
TOTAL REQUIRED = 4

PARKING SPACES PROVIDED = 4

PARKING STRIPE DETAIL





TRUE NORTH BUILDERS LLC

SPACE by Bradyn

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 8312
LICENSED ARCHITECT

09/11/2024

PERALTA'S WALK, LLC.

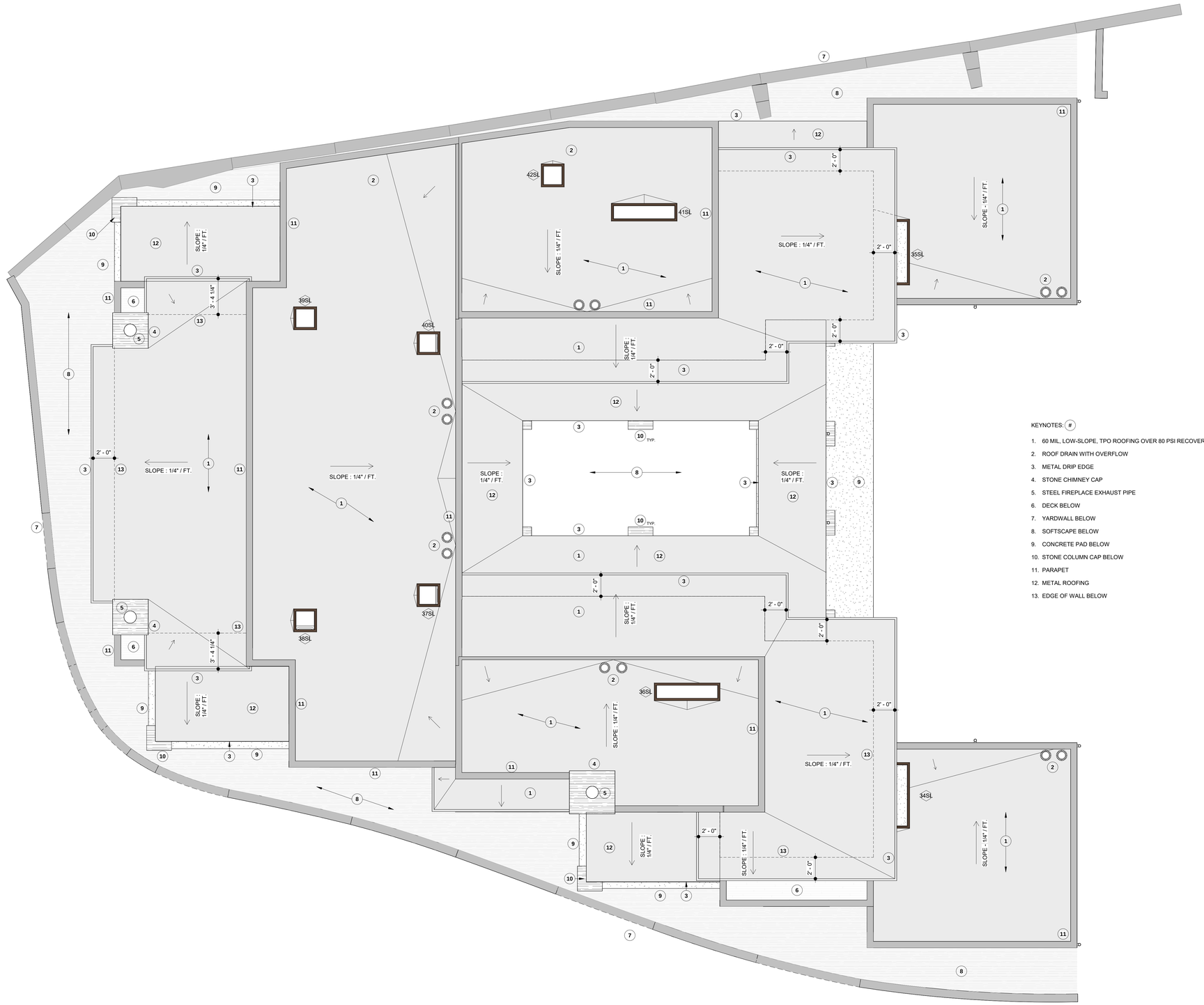
507 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

SITE PLAN

9/11/2024 10:21:57 AM
drawing scale: 1/8" = 1'-0"

A1



KEYNOTES: (#)

1. 60 MIL, LOW-SLOPE, TPO ROOFING OVER 80 PSI RECOVERY BOARD
2. ROOF DRAIN WITH OVERFLOW
3. METAL DRIP EDGE
4. STONE CHIMNEY CAP
5. STEEL FIREPLACE EXHAUST PIPE
6. DECK BELOW
7. YARDWALL BELOW
8. SOFTSCAPE BELOW
9. CONCRETE PAD BELOW
10. STONE COLUMN CAP BELOW
11. PARAPET
12. METAL ROOFING
13. EDGE OF WALL BELOW

TRUE NORTH BUILDERS LLC

SPACE by Bradyn

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 8312
LICENSED ARCHITECT

09/11/2024

PERALTA'S WALK, LLC.

507 Paseo de Peralta
Santa Fe, NM

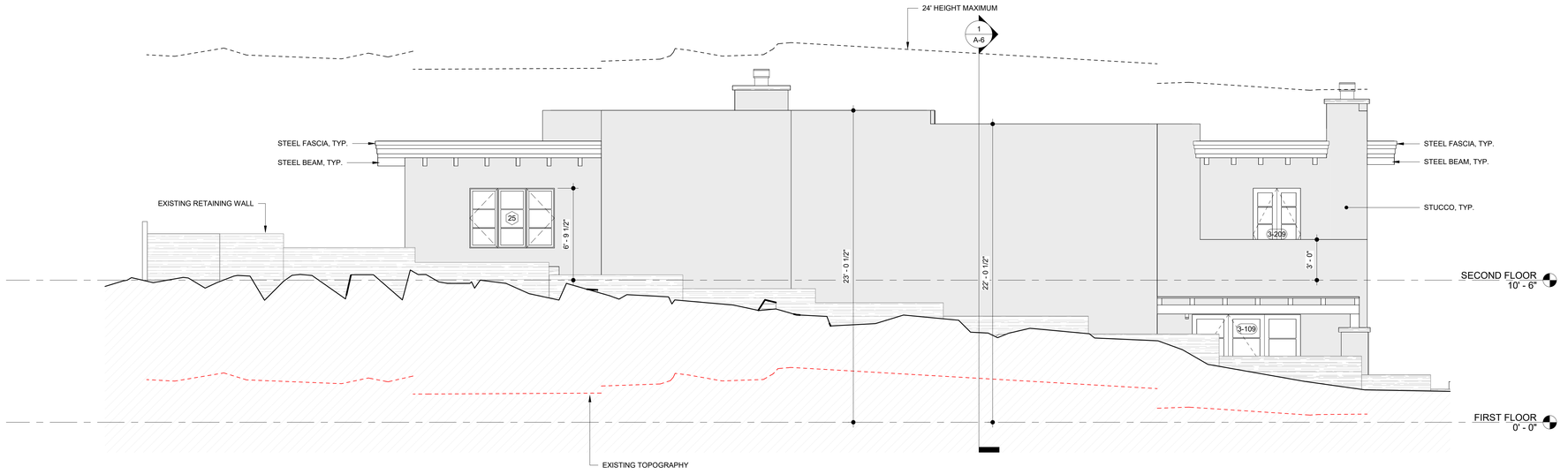
PASEO NORTH

ROOF PLAN

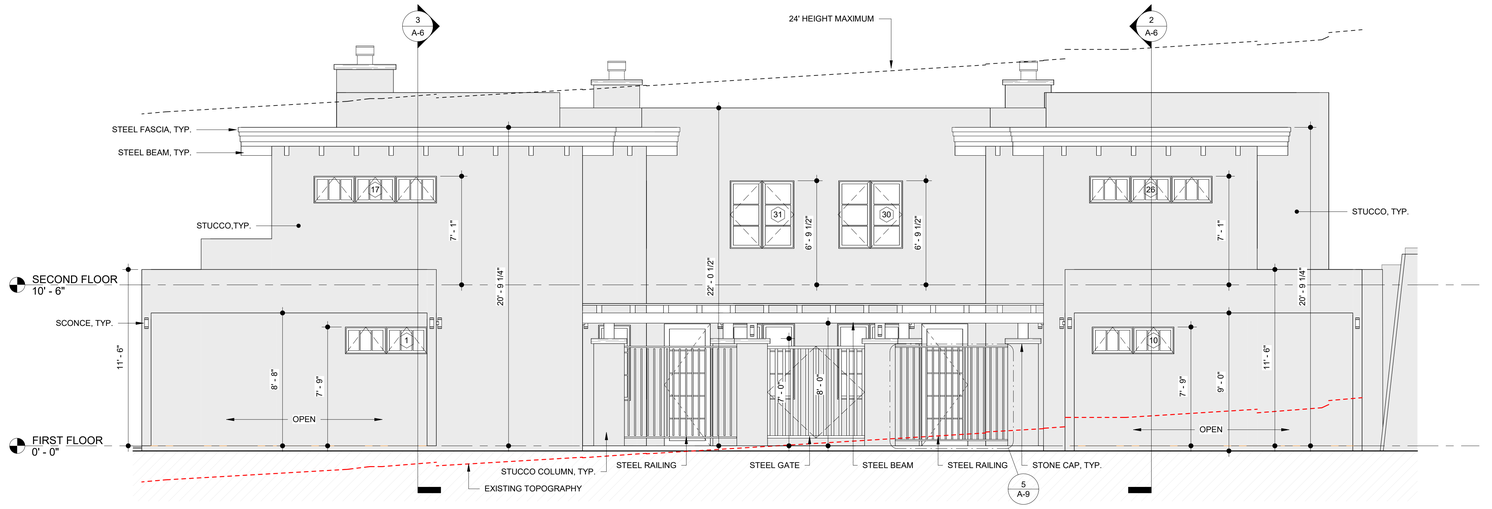
N

9/11/2024 10:21:59 AM
drawing scale: 1/4" = 1'-0"

A3



1 NORTH
1/4" = 1'-0"



2 EAST
1/4" = 1'-0"

TRUE NORTH BUILDERS LLC

SPACE by Bradyn

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 6312
LICENSED ARCHITECT

09/11/2024

PERALTA'S WALK, LLC.

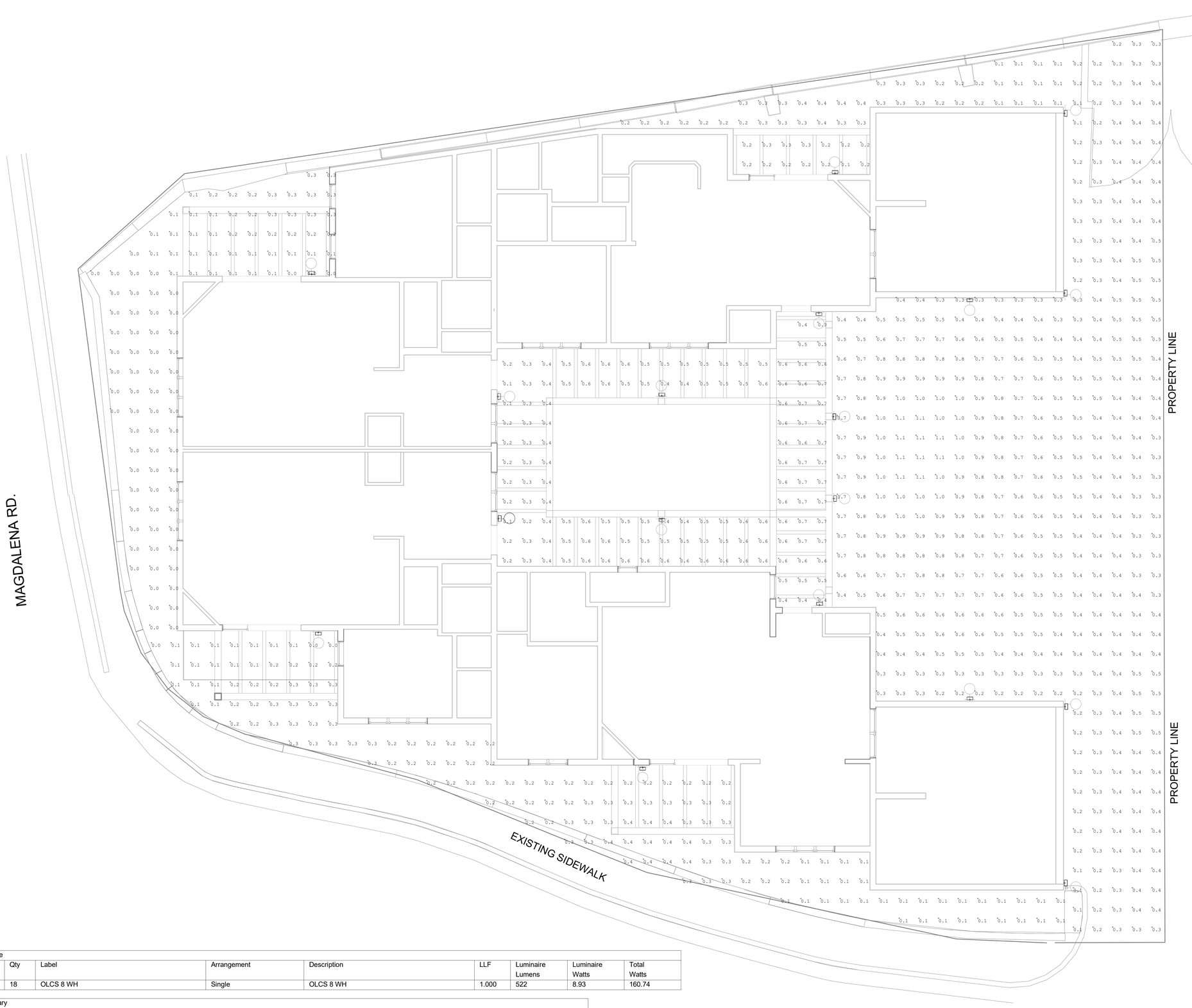
507 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

EXTERIOR ELEVATIONS

9/11/2024 10:22:00 AM
drawing scale: 1/4" = 1'-0"

A5



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	18	OLCS 8 WH	Single	OLCS 8 WH	1.000	522	8.93	160.74

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg
CalcPts_1	Illuminance	Fc	0.49	1.1	0.1	4.90	11.00	2.24
CalcPts_2	Illuminance	Fc	0.21	0.4	0.0	N.A.	N.A.	1.90
CalcPts_3	Illuminance	Fc	0.49	0.7	0.1	4.90	7.00	1.43
CalcPts_4	Illuminance	Fc	0.07	0.3	0.0	N.A.	N.A.	4.29
CalcPts_5	Illuminance	Fc	0.21	0.3	0.1	2.10	3.00	1.43

1 ELECTRICAL PHOTOMETRIC PLAN
SCALE: 1/4" = 1'-0"

TRUE NORTH BUILDERS LLC
SPACE by Brooklyn
ATLAS ENGINEERING
14 JOY LANE
SANTE FE, NM. 87508
505.795.1992

PERALTA'S WALK, LLC.
507 Paseo de Peralta
Santa Fe, NM
PASEO NORTH

CHRISTOPHER J. WILLIAMS NEW MEXICO 24064 09.10.2024 PROFESSIONAL ENGINEER

ELECTRICAL PHOTOMETRIC PLAN

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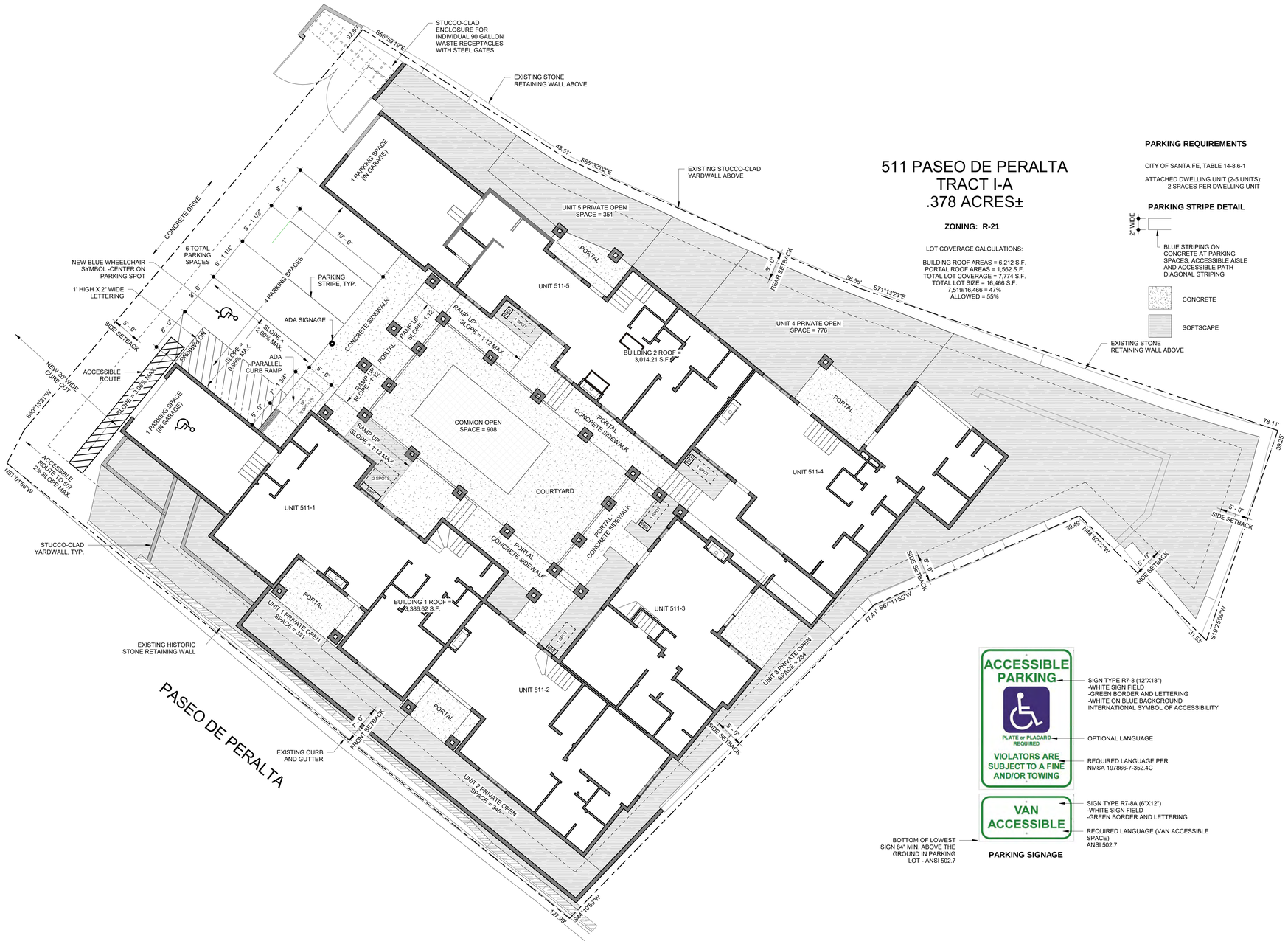
drawing scale: 1/4" = 1'-0"

E200



511 PASEO DE PERALTA
TRACT I-A
.378 ACRES±

ZONING: R-21

LOT COVERAGE CALCULATIONS:

BUILDING ROOF AREAS = 6,212 S.F.
PORTAL ROOF AREAS = 1,562 S.F.
TOTAL LOT COVERAGE = 7,774 S.F.
TOTAL LOT SIZE = 16,466 S.F.
7,519/16,466 = 47%
ALLOWED = 55%

PARKING REQUIREMENTS

CITY OF SANTA FE, TABLE 14-8.6-1

ATTACHED DWELLING UNIT (2-5 UNITS):
2 SPACES PER DWELLING UNIT

PARKING STRIPE DETAIL

2" WIDE

BLUE STRIPING ON CONCRETE AT PARKING SPACES, ACCESSIBLE AISLE AND ACCESSIBLE PATH DIAGONAL STRIPING

CONCRETE

SOFTSCAPE

PARKING SIGNAGE

TRUE NORTH BUILDERS LLC

SPACE by Bradyn

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 9312
LICENSED ARCHITECT

09/11/2024

PERALTA'S WALK, LLC.

511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

SITE PLAN

N

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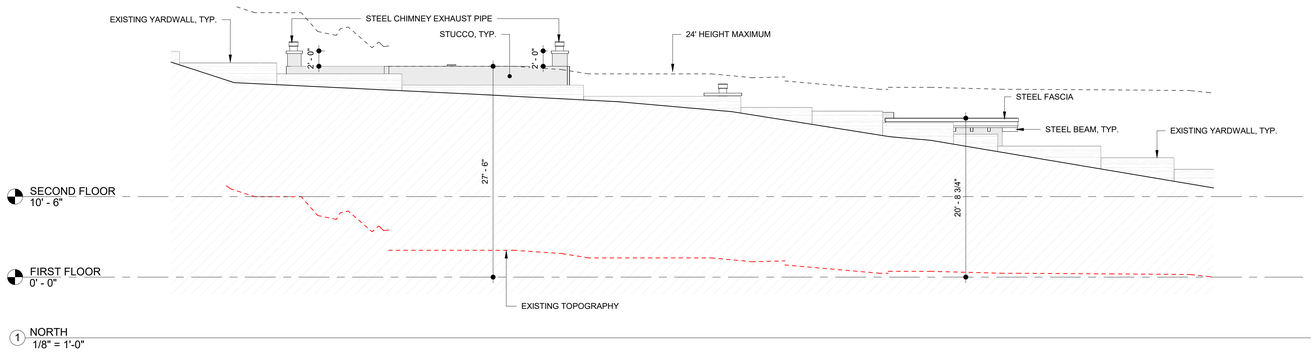
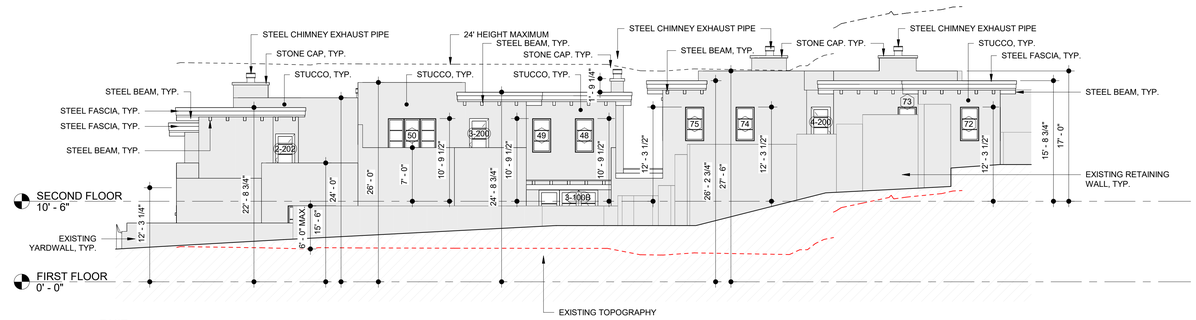
drawing scale: 1/8" = 1'-0"

A1


SLOPE : 1/4" / FT.
SLOPE : 1/4" / FT.
SLOPE : 1/4" / FT.



1 NORTH
1/8" = 1'-0"



2 EAST
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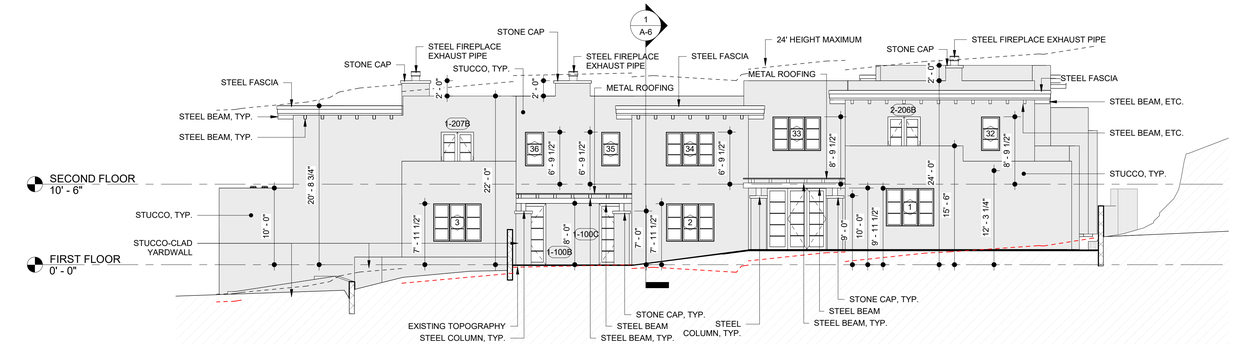
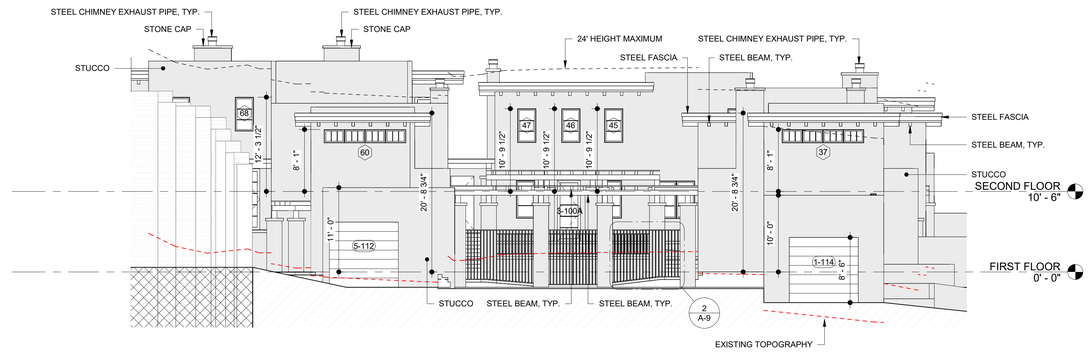


3 SOUTH
1/8" = 1'-0"



4 WEST
1/8" = 1'-0"

TRUE NORTH BUILDERS LLC

SPACE by Bradyn

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 6312
LICENSED ARCHITECT

09/11/2024

PERALTA'S WALK, LLC.

511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

EXTERIOR ELEVATIONS

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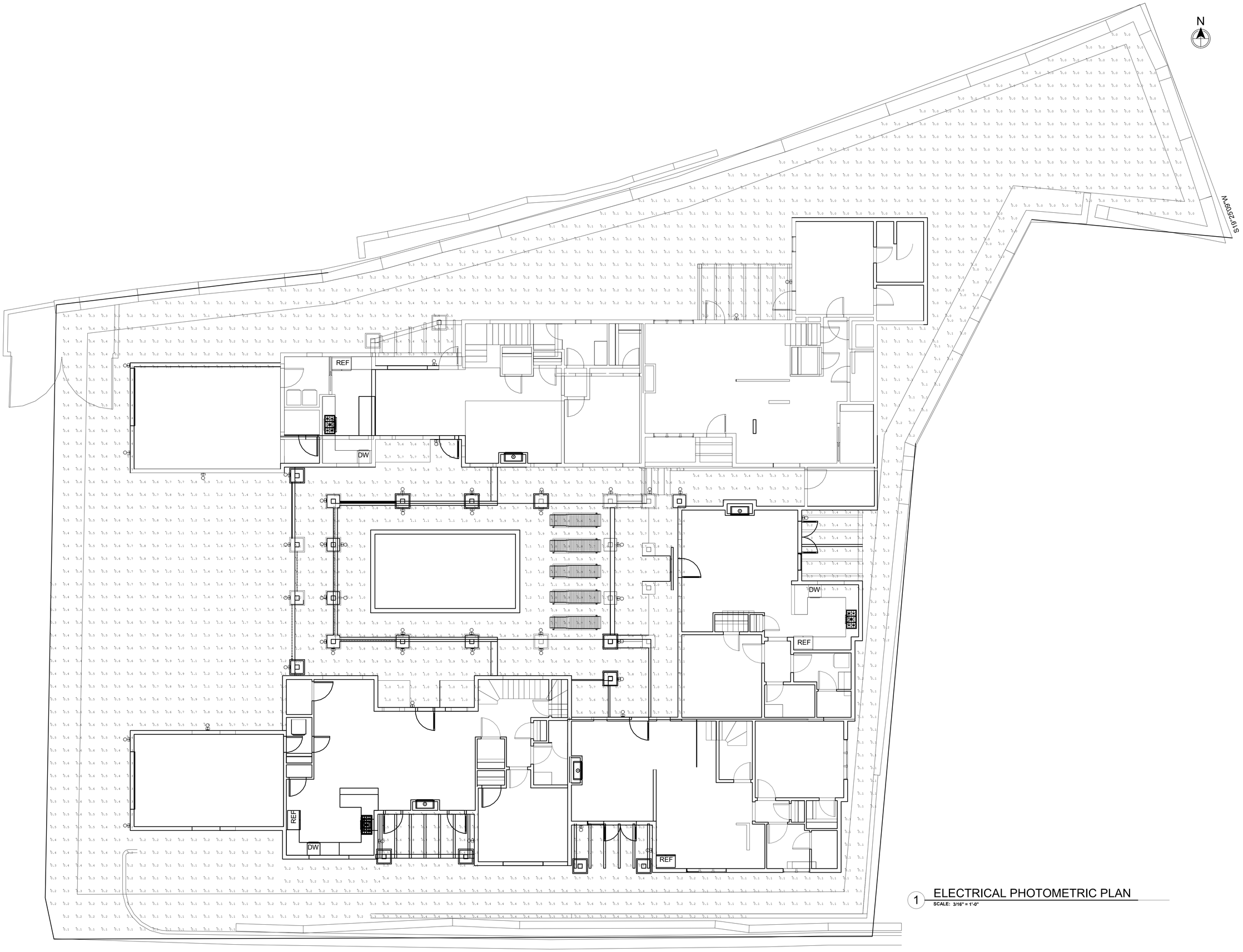
drawing scale: 1/8" = 1'-0"

A5



1 ELECTRICAL PHOTOMETRIC PLAN
SCALE: 3/16" = 1'-0"

TRUE NORTH BUILDERS LLC
SPACE by Brooklyn
ATLAS ENGINEERING
14 JOY LANE
SANTE FE, NM. 87508
505.795.1992

PERALTA'S WALK, LLC.
511 Paseo de Peralta
Santa Fe, NM
PASEO NORTH

CHRISTOPHER J. WILLIAMS
NEW MEXICO
24064
9.10.2024
PROFESSIONAL ENGINEER

ELECTRICAL PHOTOMETRIC PLAN

9/11/2024 10:02:58 AM
drawing scale: 3/16" = 1'-0"

E200

GENERAL NOTES:

1. ALL IMPROVEMENTS, UNLESS OTHERWISE MODIFIED IN THE PROJECT SPECIFICATIONS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COSF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE CITY OF SANTA FE, NM., LATEST EDITION, EXCEPT WHERE OTHERWISE NOTED IN THE DRAWINGS.

2. THE CONTRACTOR AGREES SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF PROJECT CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

3. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE OWNER, ENGINEER AND ALL APPROVAL SIGNATORIES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS OR TECHNIQUES OR FOR THE PROSECUTION OF THE WORKS AS SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.

4. THE CONTRACTOR SHALL DESIGNATE AT LEAST ONE EMERGENCY CONTACT PERSON, AND SHALL PROVIDE TELEPHONE NUMBERS WHERE THIS PERSON CAN BE CONTACTED AT ANY TIME, INCLUDING WEEKENDS, HOLIDAYS AND AFTER HOURS. THIS INFORMATION SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER.

5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS FROM ALL JURISDICTIONAL AUTHORITIES PRIOR TO START OF CONSTRUCTION. PERMIT COSTS ARE INCIDENTAL TO BASE BID.

6. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY, HEALTH, AND ENVIRONMENTAL PROTECTION.

7. EXISTING SITE INFRASTRUCTURE WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. REPAIRS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION OF THE REPAIRS. REPAIRS SHALL BE ACCEPTED BY THE OWNER PRIOR TO FINAL PAYMENT.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING, IN ADVANCE OF CONSTRUCTION OPERATIONS, IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITY CONFLICTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

10. WHEN ABUTTING NEW PAVEMENT TO EXISTING INTERSECTING STREETS THE EXISTING PAVEMENT SHALL BE SAW CUT TO A STRAIGHT LINE AT RIGHT ANGLES AND ANY BROKEN OR CRACKED PAVEMENT SHALL BE REMOVED. SAW CUTTING SHALL BE INCIDENTAL TO PAVING, THEREFORE, NO DIRECT PAYMENT WILL BE MADE FOR THE SAW CUTTING.

11. ANY PAVEMENT DISTURBED BY THE TRENCH SHALL BE REMOVED AND THE FULL SECTION OF PAVEMENT SHALL BE REPLACED. FOR THE PAVEMENT BEYOND THAT AREA DISTURBED BY THE EXCAVATED TRENCH, THE FOLLOWING APPLIES UNLESS OTHERWISE NOTED ON PLANS: IF ONLY ONE LANE IS DISTURBED BY TRENCHING, THE REMAINDER OF THE ONE ENTIRE LANE SHALL BE MILLED AND RESURFACED. IN A FOUR-LANE STREET, IF MORE THEN ONE LANE BUT LESS THEN HALF THE STREET IS AFFECTED, THEN THE REMAINDER OF HALF THE STREET (TWO LANES MINIMUM) SHALL BE MILLED AND RESURFACED. IF MORE THAN ONE-HALF OF ANY STREET WIDTH IS AFFECTED, THEN ALL PAVING IN THE STREET FROM CURB TO CURB SHALL BE MILLED AND RESURFACED.

12. DEWATERING DURING CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION

GEOTECHNICAL INVESTIGATION:

1. GEOTECHNICAL EXPLORATION, TESTING, AND ANALYSIS WILL ESTABLISH PARAMETERS REQUIRED IN THE ENGINEERING OF FOUNDATIONS. CRITERIA WILL BE ESTABLISHED TO PERMIT THE MOST ECONOMICAL DESIGN THAT IS COMPATIBLE WITH LIFE EXPECTANCY AND SERVICE OF STRUCTURES.

2. DESIGN LOADS FOR ALL STRUCTURES WILL BE DETERMINED IN ACCORDANCE WITH THE CRITERIA DESCRIBED BELOW, UNLESS THE APPLICABLE BUILDING CODE REQUIREMENTS ARE MORE STRINGENT.

3. VEHICLE LOADS: LOADS EXERTED ON ROADWAY PAVEMENTS, BURIED PIPING, BOX CULVERTS, AND EMBANKMENTS WILL BE REVIEWED AND SELECTED PRIOR TO DESIGN OF THE UNDERLYING ITEMS. TYPICALLY, HS20 LOADS WILL BE USED FOR THE DESIGN OF ROADWAY SUB GRADE. EQUIPMENT LOADING SUCH AS SCRAPERS (LOADED), CRAWLER CRANES, AND EQUIPMENT TRANSPORT TRAILERS COULD EXCEED THE TYPICAL HS20 LOADINGS. SUCH LOADS WILL BE CONSIDERED WHERE APPROPRIATE.

4. SITE ARRANGEMENT: THE SITE ARRANGEMENT WILL CONFORM TO APPLICABLE LAWS, REGULATIONS, AND ENVIRONMENTAL STANDARDS. THE PRINCIPLE ELEMENTS IN THE SELECTION OF SITE ARRANGEMENT CRITERIA ARE THE PHYSICAL SPACE REQUIREMENTS AND RELATIONSHIPS DICTATED BY EACH OF THE MAJOR SYSTEMS. DISTANCES BETWEEN VARIOUS SYSTEMS WILL BE MINIMIZED FOR ECONOMY. UTILITY INTERCONNECTIONS WILL BE OPTIMIZED AS MUCH AS PRACTICAL. SPILL CONTAINMENT MEASURES WILL BE PROVIDED. TREATMENT SYSTEMS WILL BE PROVIDED FOR FACILITY WASTEWATER STREAMS, IF REQUIRED, BEFORE DISCHARGE. SANITARY WASTEWATER WILL BE DISCHARGED TO AN ON-SITE LEACHING FIELD. INTERNAL ACCESS ROADS WILL BE PROVIDED. THE SITE ARRANGEMENT WILL BE DEVELOPED TO MINIMIZE FILL AND/OR EXCAVATION COSTS WHILE MAINTAINING EFFICIENCY OF PROJECT CONSTRUCTION, OPERATION, AND MAINTENANCE. THE SITE GRADING AND DRAINAGE PLAN WILL USE A SERIES OF ON-SITE LOCALIZED INFILTRATION AREAS. SHEET FLOW, WHICH FOLLOWS THE EXISTING NATURAL DRAINAGE COURSE, WILL DIRECT THE RUNOFF ACROSS THE SITE TO THE LOCALIZED INFILTRATION AREAS INCORPORATED INTO THE SITE GRADING AND DRAINAGE PLANS. THE USE OF LOW RUNOFF VELOCITIES AND INFILTRATION AREAS WILL ALLOW THE RUNOFF TO BE ABSORBED INTO THE GROUND. WASTEWATER THAT MAY CONTAIN OIL WILL BE ROUTED THROUGH AN OIL-WATER SEPARATOR.

   THE FOLLOWING CRITERIA WILL BE FOLLOWED REGARDING SITE INFRASTRUCTURE:

   - CULVERTS AND SANITARY SEWER MANHOLES WILL BE INSTALLED AS REQUIRED.
   - LOCATIONS AND REQUIREMENTS FOR FENCING OR WALLS WILL CONFORM TO APPLICABLE BUILDING CODES AND COUNTY ORDINANCES.

5. GRADING AND DRAINAGE

   THE SITE GRADING AND DRAINAGE SYSTEM WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. THE GENERAL SITE GRADING WILL ESTABLISH A WORKING SURFACE FOR CONSTRUCTION AND OPERATING AREAS, PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AND STRUCTURES, AND PROVIDE ADEQUATE SOIL COVERAGE FOR UNDERGROUND UTILITIES.

   ON-SITE DRAINAGE WILL BE ACCOMPLISHED THROUGH GRAVITY FLOW WHENEVER POSSIBLE. THE SURFACE DRAINAGE SYSTEM WILL CONSIST OF GENTLE SLOPES. THE BUILDINGS AND STRUCTURES WILL BE LOCATED WITH THE GROUND FLOOR ELEVATION A MINIMUM OF SIX INCHES ABOVE THE FINISHED GRADE. THE PREFERRED SLOPE OF THE GRADED AREAS AWAY FROM STRUCTURES WILL BE 1 PERCENT WITH A MINIMUM SLOPE OF 0.5 PERCENT.

   SITE DRAINAGE FACILITIES WILL BE DESIGNED FOR THE FLOW RESULTING FROM A 25-YEAR, 6-HOUR RAINFALL EVENT. TEMPORARY FACILITIES WILL GENERALLY BE DESIGNED FOR A 2-YEAR RAINFALL. ANY FACILITIES LOCATED WITHIN A FLOOD PLAIN WILL BE ELEVATED AND DESIGNED TO PREVENT FLOODING OF PERMANENT FACILITIES.

   EXCAVATION AND FILL

   EXCAVATION AND FILL WILL BE BALANCED TO THE MAXIMUM EXTENT POSSIBLE.

   - EXCAVATION : IN AREAS REQUIRING EXCAVATION, EARTH MATERIAL WILL BE REMOVED TO THE REQUIRED LINES AND GRADES. ANY UNDESIRABLE MATERIAL WILL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS. THE REMAINING IN-SITU MATERIAL IS GRADED AND COMPACTED TO THE DEPTH AND DENSITY DETERMINED BY DETAILED DESIGN. EXCAVATED MATERIAL THAT MEETS THE DESIGN REQUIREMENTS WILL BE USED AS GENERAL SITE FILL WHERE POSSIBLE.
   - FILL : COMPACTED FILL MATERIAL WILL BE OBTAINED FROM ON SITE EXCAVATIONS TO THE MAXIMUM EXTENT POSSIBLE. THE MATERIAL WILL BE PLACED AND COMPACTED TO THE GRADES AND DENSITY DETERMINED BY THE DESIGN. BASED UPON THE SITE GEOTECHNICAL INVESTIGATION FINDINGS, COMPACTION WILL BE PROVIDED UNDER AND WITHIN FIVE FEET OF THE FOUNDATION FOOTPRINT. OPEN AREAS NOT SUPPORTING REFLECTOR FOUNDATIONS WILL BE SCARIFIED AND GRADED TO ACHIEVE HIGH SOIL PERMEABILITY. APPROXIMATELY SIX INCHES OF TOPSOIL WILL BE PLACED ON FILL IN ANY AREAS THAT ARE TO BE SEEDED OR OTHERWISE LANDSCAPED.

   b. DRAINAGE SWALES

   DRAINAGE SWALES WILL BE DESIGNED TO PROVIDE SLOW FLOW VELOCITIES AND TO ACCOMMODATE EXPECTED SITE RUNOFF AS WELL AS DIRECT AND CONTROL RUNOFF FROM ADJOINING PROPERTIES.

   c. STORM WATER DRAINAGE

   A STORM WATER DRAINAGE SYSTEM WILL BE DEVELOPED. DRAINAGE SWALES WILL BE USED ALONG THE PERIMETER TO CONTROL AND DIRECT STORM WATER RUNOFF FOR ABSORPTION INTO THE GROUND AS WELL AS DIRECT RUNOFF INTO THE EXISTING AREA DRAINAGE COURSE.

   d. PRE- AND POST-DEVELOPMENT RUNOFF CONDITIONS

   THE PEAK FLOW ASSOCIATED WITH THE 25-YEAR STORM EVENT AT THE SITE, BEFORE MODIFICATIONS (PREDEVELOPMENT), WILL BE COMPARED TO THE AFTER-CONSTRUCTION (POST-DEVELOPMENT) CONDITIONS.

   e. EROSION AND SEDIMENTATION CONTROL

   EROSION AND SEDIMENTATION CONTROL WILL BE PROVIDED TO RETAIN SEDIMENT ONSITE AND TO PREVENT VIOLATIONS OF WATER QUALITY STANDARDS. THE PROPOSED SITE DEVELOPMENT WILL SLIGHTLY ALTER THE LAND AREAS OF THE SITE. EXISTING, SPARSE VEGETATION WILL BE REMOVED AS REQUIRED DURING SITE PREPARATION. THE GENERAL PREPARATION OF THE OVERALL SITE WILL BE FOLLOWED BY EARTHMOVING ACTIVITIES. FINAL FINISH GRADING WILL BEGIN WHEN ALL OTHER GRADING OPERATIONS ARE COMPLETE. FINAL GRADING MAY INCLUDE SEEDING DISTURBED AREAS, SURFACED WITH CONCRETE, ASPHALT, OR CRUSHED AGGREGATE OR PROVIDED WITH A SOIL TREATMENT DESIGN TO LIMIT THE GROWTH OF GRASS AND WEEDS.

   TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES USED DURING CONSTRUCTION WILL BE DESIGNED TO PREVENT SEDIMENTS FROM BEING DISPLACED AND CARRIED OFF-SITE BY STORM WATER RUNOFF. PRIOR TO BEGINNING EXCAVATION ACTIVITIES, A SILT FENCE OR STRAW BALES WILL BE INSTALLED ALONG THE PERIMETER OF THE PROJECT WORK AREAS WHERE RUNOFF TO OFFSITE AREAS COULD OCCUR. THE SILT FENCE WILL FILTER SEDIMENTS FROM CONSTRUCTION RUNOFF. DURING CONSTRUCTION, THE EXTENT OF EARTH DISTURBANCES WILL BE MINIMIZED AS MUCH AS PRACTICAL.

   DIVERSION DITCHES AND/OR BERMS WILL BE CONSTRUCTED AS NECESSARY TO DIVERT RUNOFF FROM OFF-SITE AREAS AROUND THE CONSTRUCTION SITE. TEMPORARY CONTROL MEASURES WILL BE MAINTAINED AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD.

   PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES WITHIN THE PROJECT SITE WILL INCLUDE THE RUNOFF COLLECTION SYSTEM AND INFILTRATION SYSTEM, SURFACED TRAFFIC AND WORK AREAS, AND SEEDED NON-WORKING AREAS. THESE MEASURES WILL MINIMIZE THE POSSIBILITY OF ANY APPRECIABLE EROSION OF THE RESULTING SEDIMENTATION OCCURRING ON THE PROJECT SITE.

5. TRAFFIC AND TRANSPORTATION

   ACCESS WILL BE PROVIDED BY EXISTING ROADWAYS. ALL ROADS WILL BE APPROPRIATELY SURFACED DURING THE CONSTRUCTION PERIOD. PERIODIC WATERING OR APPLICATIONS OF A DUST PALLIATIVE MATERIAL WILL BE USED TO MINIMIZE DUST PROBLEMS.

   THE MINIMUM RADIUS TO THE INSIDE EDGE OF PAVEMENT (EOP) OR AGGREGATE SURFACE AT INTERSECTIONS OF THE ROAD WILL BE 20 FEET.

6. FENCING AND SECURITY

   SECURITY AND VISUAL SCREENING FENCING WILL BE PROVIDED AROUND THE PROJECT SITE. ACCESS TO THE PROJECT SITE WILL BE PROVIDED THROUGH A CONTROLLED ACCESS GATE. FENCING HEIGHTS WILL BE IN ACCORDANCE WITH APPLICABLE CODES, REGULATORY REQUIREMENTS AND VISUAL CONSIDERATIONS.

EROSION CONTROL/ENVIRONMENTAL PROTECTION/STORM WATER POLLUTION PREVENTION PLAN:

1. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.

2. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.

3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR PLAN. INSTALLING SILT FENCES AT THE PROPERTY LINES.

4. THE CONTRACTOR SHALL MITIGATE EROSION OF TEMPORARY OR PERMANENT DIRT SWALES BY INSTALLING CHECK DAMS IN THE SWALES PERPENDICULAR TO THE DIRECTION OF FLOW.

5. THE CONTRACTOR SHALL WET THE SOIL AS NEEDED TO KEEP IT FROM BLOWING WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.

6. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR ANY IMPERVIOUS SURFACE SHALL BE REVEGETATED WITH NATIVE GRASS SEEDING. WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 14 DAYS, STABILIZATION MEASURES MUST BE INITIATED. UNLESS INDICATED OTHERWISE ON THESE PLANS OR ON THE LANDSCAPING PLAN, SEEDING SHALL BE NATIVE GRASS SEEDING PER SECTION 1012 OF THE COA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

7. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES AND ARCHAEOLOGICAL RESOURCES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE AT 1-(505)-827-9329.

9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

10. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.

11. WHERE STORM INLETS ARE SUSCEPTIBLE TO IN FLOW OF SILT OR DEBRIS FROM CONSTRUCTION ACTIVITIES, PROTECTION SHALL BE INSTALLED ON THEIR UPSTREAM SIDE.

UTILITIES-GENERAL NOTE:

1. IF ANY UTILITY LINES, PIPELINES OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN AS APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY SURVEY PROVIDED BY CSTI, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF ANY DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS. THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

2. THE CONTRACTOR SHALL NOTIFY NEW MEXICO ONE CALL, INC. AT 260-1990 AT LEAST TWO WORKING DAYS PRIOR TO STARTING WORK ON THIS PROJECT.

CLEARING AND GRUBBING:

1. SCOPE: THIS SECTION GOVERNS THE FURNISHING OF ALL LABOR, EQUIPMENT, TOOLS AND MATERIALS AND THE PERFORMANCE OF ALL CLEARING, GRUBBING, AND DEMOLITION WITHIN THE LIMITS OF WORK AS DEFINED IN THIS SPECIFICATION, IN THE SPECIAL PROVISIONS OR AS SHOWN ON THE PLANS.

2. CLEARING: CLEARING SHALL CONSIST OF REMOVING ALL VEGETABLE MATTER SUCH AS TREES, BRUSH, DOWN TIMBER AND OTHER OBJECTIONABLE MATERIALS FOUND ON OR ABOVE THE SURFACE OF THE SITE. IT SHALL INCLUDE REMOVING BUILDINGS, FENCES, LUMBER, WASTE DUMPS AND TRASH AND THE SALVAGING OF SUCH MATERIALS AS MAY BE SPECIFIED AND DISPOSING OF THE DEBRIS. THE CONTRACTOR SHALL SCALP ALL EXCAVATION AND EMBANKMENT AREAS. SCALPING SHALL INCLUDE THE REMOVAL OF MATERIAL SUCH AS SOD, GRASS, RESIDUE OR AGRICULTURAL CROPS AND DECAYED VEGETABLE MATTER FROM THE SURFACE OF THE GROUND WITHOUT REMOVING MORE EARTH THAN IS NECESSARY.

3. GRUBBING: GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF ALL VEGETABLE MATTER SUCH AS STUMPS, ROOTS, BURIED TREES AND BRUSH ENCOUNTERED BELOW THE SURFACE OF THE GROUND OR SUBGRADE, WHICHEVER IS LOWER, WHICH HAVE NOT BEEN INCLUDED IN SECTION 2101.2A ENTITILED "CLEARING". IN ALL CASES OF GRUBBING, THE VEGETABLE MATTER SHALL BE REMOVED TO A MINIMUM DEPTH OF 12 INCHES (30.48CM) BELOW GROUND LINE OR SUBGRADE, WHICHEVER IS LOWER, EXCEPT AS PROVIDED IN SECTION 311000. WHEN DELETERIOUS MATERIALS ARE ENCOUNTERED BELOW GROUND LINE WHICH MAY BE DETRIMENTAL TO THE PROPOSED IMPROVEMENT, THESE SHALL BE REMOVED TO A DEPTH NECESSARY TO PROVIDE ADEQUATE SUPPORT FOR THE PROPOSED IMPROVEMENT.

4. DEMOLITION AND REMOVAL: THIS WORK SHALL CONSIST OF DEMOLISHING, REMOVING, AND DISPOSING OF ALL STRUCTURES AND IMPROVEMENTS WITHIN THE CONSTRUCTION LIMITS UNLESS INCLUDED IN OTHER ITEMS OF WORK AS SHOWN ON THE PLANS OR IN THE SPECIAL PROVISIONS. THIS WORK SHALL APPLY TO ALL STRUCTURES AND IMPROVEMENTS, WHETHER ON, ABOVE OR BELOW THE SURFACE OF THE GROUND OR SUBGRADE. DEMOLITION AND REMOVAL SHALL INCLUDE BUT NOT BE LIMITED TO ITEMS SUCH AS BUILDINGS, DRAINAGE STRUCTURES, PIPES, PAVEMENTS, FENCES, RETAINING WALLS, GUARD RAILS, AND SIGNS. ITEMS SUCH AS FENCES AND GUARD RAILS SHALL BE SALVAGED AND RELINQUISHED TO THE APPROPRIATE OWNER OR RELOCATED, WHERE INDICATED ON THE PLANS. RELOCATION OF SIGNS, FENCES, GUARD RAILS, ETC. SHALL BE CONSIDERED INCIDENTAL TO REMOVAL WORK EXCEPT WHERE SUCH RELOCATION IS LISTED SEPARATELY IN THE ITEMIZED PROPOSAL OF THE SPECIAL PROVISIONS. ALL PIPES WHICH ARE TO BE ABANDONED SHALL BE REMOVED UNLESS OTHERWISE SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER.

5. TREES: VEGETABLE GROWTH 6 INCHES (15.24CM) IN DIAMETER AND LARGER, MEASURED 3 FEET (91.44CM) ABOVE GROUND SHALL BE CLASSIFIED AS A TREE. E. BRUSH: VEGETABLE GROWTH LESS THAN 6 INCHES (15.24CM) IN DIAMETER, MEASURED 3 FEET (91.44CM) ABOVE GROUND SHALL BE CLASSIFIED AS BRUSH.

6. CONSTRUCTION DETAILS

6.1. LIMITS OF WORK: THE LIMITS FOR CLEARING, GRUBBING, AND DEMOLITION SHALL EXTEND TO THE CONSTRUCTION LIMITS UNLESS OTHERWISE SHOWN ON THE PLANS.

6.2. PROTECTION OF GREENERY, EXISTING STRUCTURES AND PRIVATE FACILITIES: THE PLANS WILL DESIGNATE TREES, SHRUBS OR OTHER PLANTS THAT ARE TO BE SAVED AND THE CONTRACTOR WILL TAKE NECESSARY STEPS TO PROTECT THIS GREENERY. TREES MAY BE PRUNED, UPON PRIOR APPROVAL OF THE ENGINEER, BUT ONLY IN ACCORDANCE WITH THE BEST PRACTICES OF ARBORICULTURE IN RESPECT TO THE INDIVIDUAL SPECIES WITH DUE REGARD TO THEIR NATURAL FORM AND GROWTH CHARACTERISTICS. EXISTING STRUCTURES WITHIN OR ADJACENT TO THE CONSTRUCTION LIMITS THAT ARE NOT TO BE REMOVED OR DEMOLISHED, SHALL BE PROTECTED BY THE CONTRACTOR DURING HIS CONSTRUCTION. ANY PRIVATE FACILITIES SUCH AS HOUSE SEWER LATERALS WHICH ARE DISTURBED OR DAMAGED BY THE CONTRACTOR'S WORK, SHALL BE REPAIRED BY THE CONTRACTOR PRIOR TO THE CLOSE OF THE WORK DAY. THIS REPAIR SHALL BE MADE IN A MANNER SUFFICIENT TO RESTORE UTILITY SERVICE TO THAT PROPERTY.

6.3. EMBANKMENT AREAS: WHEN UNDISTURBED STUMPS AND ROOTS ARE ENCOUNTERED WHERE THE FILL DEPTH WILL EXCEED 3 FEET (91.44CM), THE STUMPS AND ROOTS MAY BE LEFT IN PLACE PROVIDED THEY DO NOT EXTEND MORE THAN 3 INCHES (7.62CM) ABOVE THE ORIGINAL GROUND LINE.

6.4. BORROW AREAS: ALL STUMPS, ROOTS AND OTHER OBJECTIONABLE MATTER SHALL BE REMOVED FROM THE BORROW MATERIAL USED FOR EMBANKMENT OR FILL. THE BORROW AREA SHALL BE LEFT IN A WELL DRAINED AND SMOOTH CONDITION.

6.5. BACKFILLING THE SITE: ALL TRENCHES, HOLES, PITS, AND BASEMENT AREAS RESULTING FROM THE OPERATIONS OF CLEARING, GRUBBING, DEMOLITION AND REMOVAL ON THE SITE, SHALL BE BACKFILLED WITH SUITABLE MATERIAL PLACED AND COMPACTED IN CONFORMANCE WITH SECTION 311000.

6.6. DISPOSAL OF MATERIALS: ALL MATERIALS WITH THE EXCEPTION OF THOSE WHICH ARE DESIGNATED FOR SALVAGE OR WHICH ARE USED IN THE EMBANKMENT IN CONFORMANCE WITH THIS SPECIFICATION, SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE DISPOSED OF BY HIM, OUTSIDE THE PROJECT LIMITS.

GRADING:

1. THIS SECTION GOVERNS THE PERFORMANCE OF ALL WORK REQUIRED TO EXCAVATE, REMOVE, DISPOSE OR COMPACT ALL MATERIALS ENCOUNTERED WITHIN THE LIMITS OF THE PROJECT, AT THE LOCATIONS SHOWN ON THE PLANS, IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE SECTIONS OF THE GENERAL PROVISIONS AND COVENANTS, AND AS PROVIDED FOR IN THE SPECIAL PROVISIONS.

2. DEFINITIONS:

2.1. GRADING: GRADING AS USED HEREIN SHALL MEAN THE PERFORMANCE OF ALL EXCAVATION, EMBANKMENT, AND BACKFILL IN CONNECTION WITH THE CONSTRUCTION OF ALL IMPROVEMENTS

2.2. EXCAVATION: EXCAVATION IS DEFINED AS THE REMOVAL OF MATERIALS FROM THE CONSTRUCTION AREA TO THE LINES AND GRADES SHOWN ON THE PLANS.

2.3. UNCLASSIFIED EXCAVATION: UNCLASSIFIED EXCAVATION IS DEFINED AS THE REMOVAL OF ALL MATERIAL ENCOUNTERED REGARDLESS OF ITS NATURE. ALL MATERIAL EXCAVATED WILL BE CONSIDERED AS UNCLASSIFIED EXCAVATION UNLESS THE SPECIAL PROVISIONS SPECIFY CLASSIFIED MATERIALS.

2.4. ROCK EXCAVATION: ROCK EXCAVATION IS DEFINED AS THE REMOVAL OF ALL ROCK LEDGES 6 INCHES (15.24CM) OR MORE IN THICKNESS, AND DETACHED ROCK OR BOULDERS HAVING A VOLUME OF MORE THAN 1 ½ CUBIC YARDS (1.15 CUBIC METERS) AND SHALE OCCURRING IN ITS NATURAL STATE, HARD AND UN-WEATHERED. A ROCK LEDGE IS DEFINED AS A CONTINUOUS BODY OF ROCK WHICH MAY INCLUDE THIN INTERBEDDED SEAMS OF SHALE OR OTHER SOFT MATERIALS LESS THAN 12 INCHES (30.48CM) THICK. THE VERTICAL LIMIT OF EACH LEDGE SHALL BE DEFINED BY INTERBEDDED SEAMS OF SOFT MATERIALS 12 INCHES OR MORE IN THICKNESS. THE BEDS OF SOFT INTERBEDDED MATERIAL 12 INCHES (30.48CM) OR MORE IN THICKNESS SHALL NOT BE INCLUDED IN THE MEASUREMENT FOR "ROCK EXCAVATION" BUT SHALL BE INCLUDED IN THE MEASUREMENT FOR "EARTH EXCAVATION".

2.5. EARTH EXCAVATION: EARTH EXCAVATION IS DEFINED AS THE REMOVAL OF ALL MATERIAL NOT DEFINED AS ROCK.

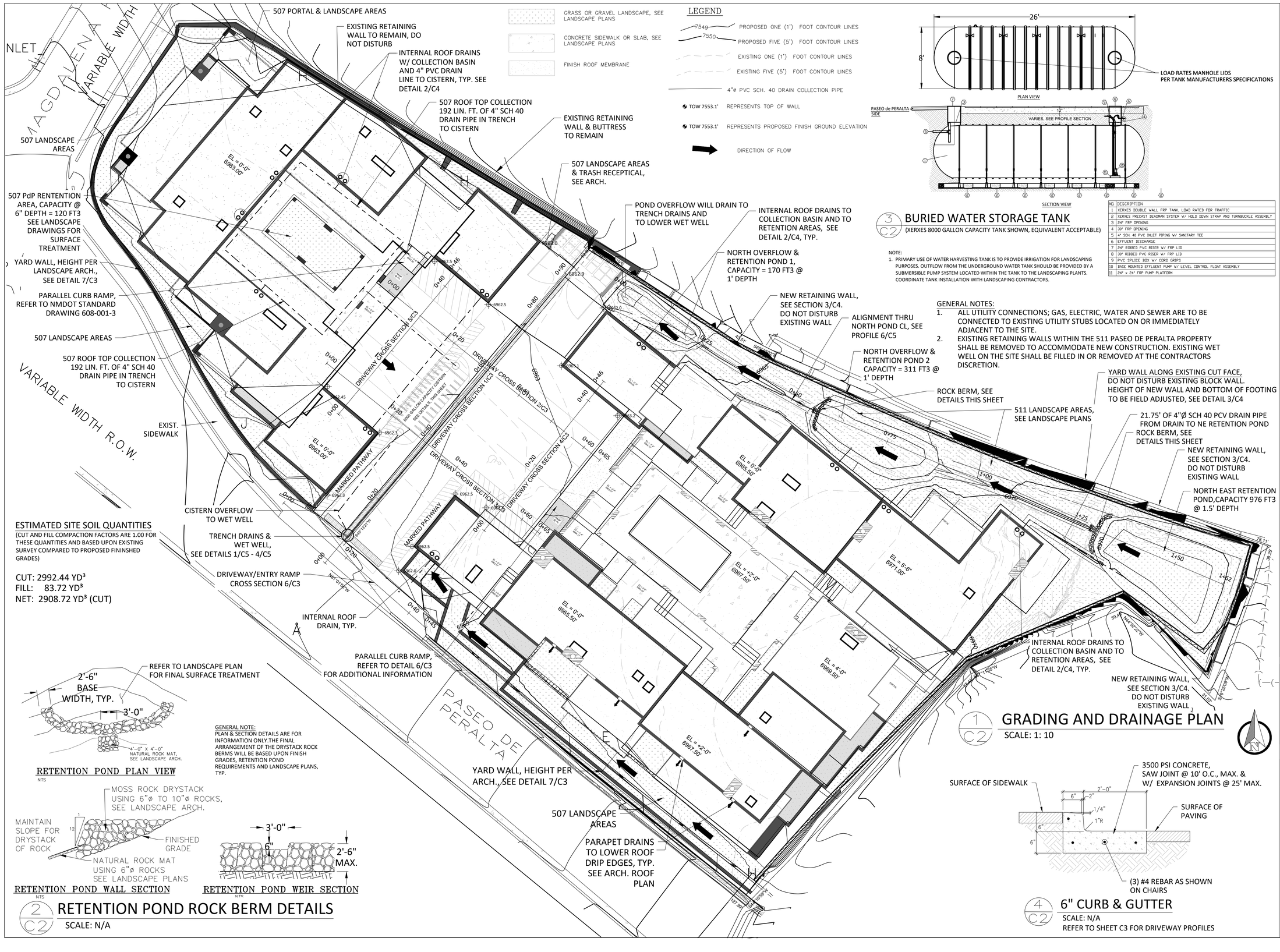
2.6. EMBANKMENT OR BACKFILL: EMBANKMENT OR BACKFILL IS DEFINED AS THE PLACING AND COMPACTING OF MATERIAL IN THE CONSTRUCTION AREA TO THE LINES AND GRADES SHOWN ON THE PLANS.

2.7. UNSUITABLE MATERIAL: UNSUITABLE MATERIAL IS DEFINED AS MUCK, FROZEN MATERIAL, ORGANIC MATERIAL, TOP SOIL, RUBBISH, AND ROCK WITH A MAXIMUM DIMENSION GREATER THAN 24 INCHES (60.96CM).

2.8. SUITABLE MATERIAL: SUITABLE MATERIAL IS DEFINED AS ENTIRELY IMPERISHABLE WITH THAT PORTION PASSING THE NO. 40 (425MM) SIEVE HAVING A LIQUID LIMIT NOT EXCEEDING 40 AND A PLASTIC INDEX NOT EXCEEDING 25, WHEN TESTED IN ACCORDANCE WITH ASTM D-423 AND D-424, RESPECTIVELY.

2.9. ROCK EMBANKMENT: MATERIAL FOR ROCK EMBANKMENT SHALL BE FREE OF UNSUITABLE MATERIAL AND SHALL CONTAIN, BY VOLUME, GREATER THAN 10 PERCENT ROCK OR GRAVEL HAVING A MAXIMUM DIMENSION GREATER THAN 3 INCHES (7.62CM) BUT NOT GREATER THAN 24 INCHES (60.96CM).

2.10. EARTH EMBANKMENT: MATERIAL FOR EARTH EMBANKMENT SHALL BE FREE OF UNSUITABLE MATERIA



NO.	DESCRIPTION
1	XERXES DOUBLE WALL FRP TANK, LOAD RATED FOR TRAFFIC
2	XERXES PRECAST DEADMAN SYSTEM W/ HOLD DOWN STRAP AND TURNBUCKLE ASSEMBLY
3	24" FRP OPENING
4	30" FRP OPENING
5	4" SCH 40 PVC INLET PIPING W/ SANITARY TEE
6	EFFLUENT DISCHARGE
7	24" RIBBED PVC RISER W/ FRP LID
8	30" RIBBED PVC RISER W/ FRP LID
9	PVC SPLICE BOX W/ CORD GRIPS
10	BASE MOUNTED EFFLUENT PUMP W/ LEVEL CONTROL FLOAT ASSEMBLY
11	24" x 24" FRP PUMP PLATFORM

3/C2 BURIED WATER STORAGE TANK

(XERXES 8000 GALLON CAPACITY TANK SHOWN, EQUIVALENT ACCEPTABLE)

NOTE:
1. PRIMARY USE OF WATER HARVESTING TANK IS TO PROVIDE IRRIGATION FOR LANDSCAPING PURPOSES. OUTFLOW FROM THE UNDERGROUND WATER TANK SHOULD BE PROVIDED BY A SUBMERSIBLE PUMP SYSTEM LOCATED WITHIN THE TANK TO THE LANDSCAPING PLANTS. COORDINATE TANK INSTALLATION WITH LANDSCAPING CONTRACTORS.

GENERAL NOTES:
1. ALL UTILITY CONNECTIONS; GAS, ELECTRIC, WATER AND SEWER ARE TO BE CONNECTED TO EXISTING UTILITY STUBS LOCATED ON OR IMMEDIATELY ADJACENT TO THE SITE.
2. EXISTING RETAINING WALLS WITHIN THE 511 PASEO DE PERALTA PROPERTY SHALL BE REMOVED TO ACCOMMODATE NEW CONSTRUCTION. EXISTING WET WELL ON THE SITE SHALL BE FILLED IN OR REMOVED AT THE CONTRACTORS DISCRETION.

ESTIMATED SITE SOIL QUANTITIES

(CUT AND FILL COMPACTION FACTORS ARE 1.00 FOR THESE QUANTITIES AND BASED UPON EXISTING SURVEY COMPARED TO PROPOSED FININSHED GRADES)

CUT: 2992.44 YD³
FILL: 83.72 YD³
NET: 2908.72 YD³ (CUT)

RETENTION POND PLAN VIEW
NTS

GENERAL NOTE:
PLAN & SECTION DETAILS ARE FOR INFORMATION ONLY.THE FINAL ARRANGEMENT OF THE DRYSTACK ROCK BERMS WILL BE BASED UPON FINISH GRADES, RETENTION POND REQUIREMENTS AND LANDSCAPE PLANS, TYP.

RETENTION POND WALL SECTION
NTS

RETENTION POND WEIR SECTION
NTS

2/C2 RETENTION POND ROCK BERM DETAILS

SCALE: N/A

4/C2 6" CURB & GUTTER

SCALE: N/A
REFER TO SHEET C3 FOR DRIVEWAY PROFILES

1/C2 GRADING AND DRAINAGE PLAN

SCALE: 1: 10

R Engineering & Design
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Engineer's Stamp

ROBERT E. BOOKWALTER NEW MEXICO 13847 REGISTERED PROFESSIONAL ENGINEER 6/11/25

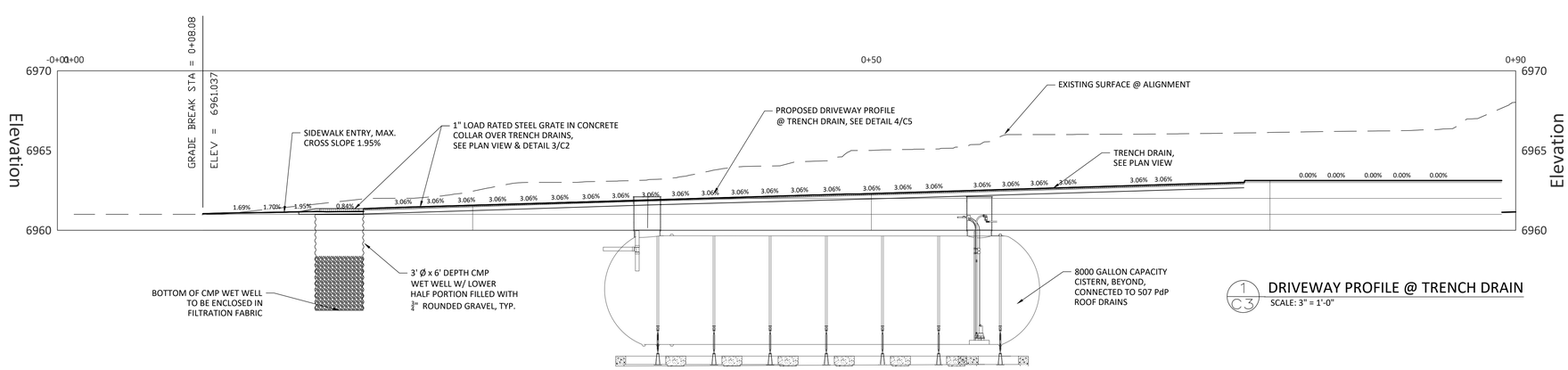
Grading and Drainage Plan
Preliminary
507 & 511 Paseo de Peralta
Santa Fe New Mexico

Date	06-24-24
Revised	
07-26-23	Added Driveway profile alignments and clarified trench drain opening dimension
08-11-23	Revised parking area grade for less than 2% Add profile drawing.Add handicap ramps and curb detail.
09-27-23	Address City of SF comments of 9-17-23
02-01-24	Revised landscape areas & drainage calc's.
03-28-24	Revise drawings and calc's per meeting w/ CoSF.
04-10-24	Revise drawings and calc's per comments recieved 4/23/24. Add trench, wet well details.
06-24-24	Address all previous comments, re-submittal
Drawn by	REB
Checked by	REB
Job Number	
Draw:	03-28-24 CIVIL

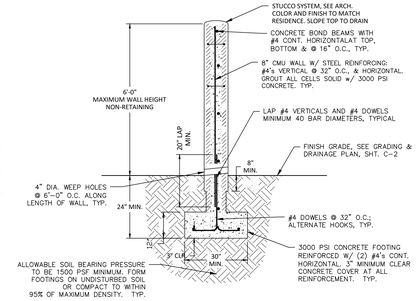
Sheet title
Site Grading and Drainage

SCALE:

Sheet No.
C-2
Of TOT

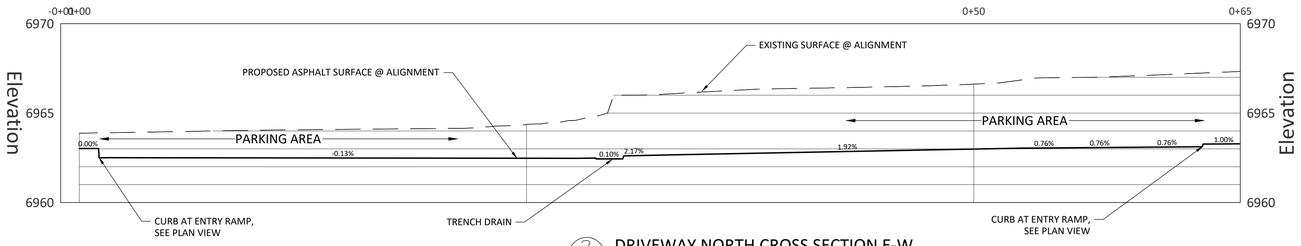


1 C3 DRIVEWAY PROFILE @ TRENCH DRAIN
SCALE: 3" = 1'-0"

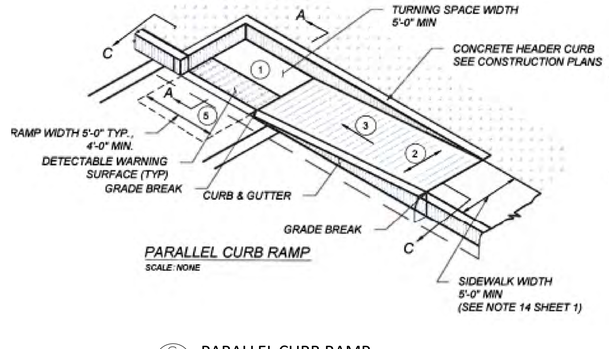


7 C3 TYP. 6' MAX. CMU YARDWALL
NON-RETAINING

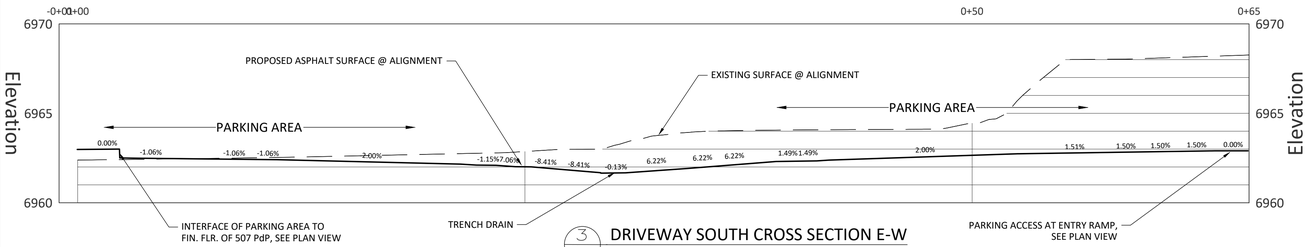
NOTE:
AT 10' x 16' CMU GATE PILASTERS, PROVIDE 3'-0" x 3'-0" x 10" THICK 3000 PSI CONCRETE FOOTING WITH (4) #4's CONT. HORIZONTAL EACH WAY AND #4 DOWELS IN EACH CORNER OF PILASTER



2 C3 DRIVEWAY NORTH CROSS SECTION E-W
SCALE: 3" = 1'-0"

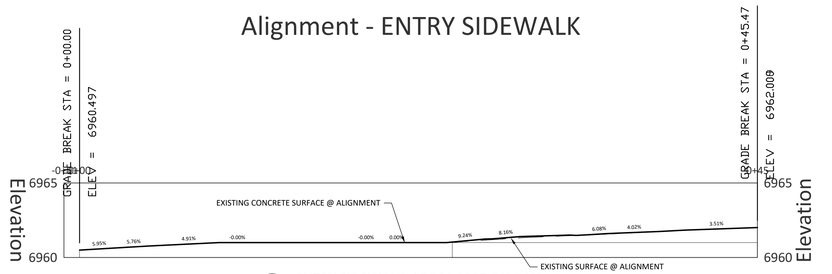


6 C3 PARALLEL CURB RAMP
SCALE: N/A

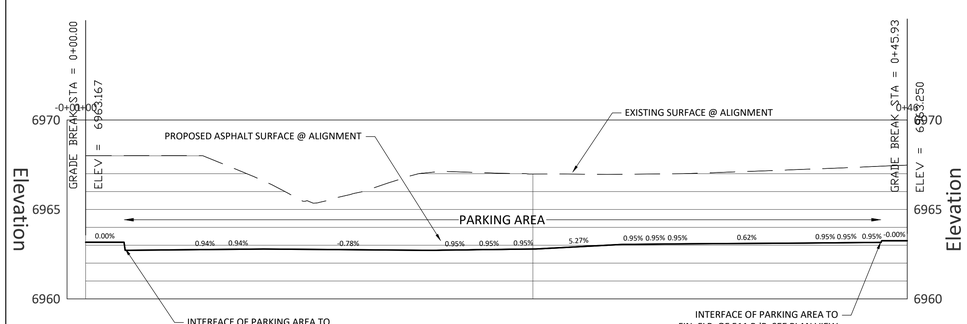


3 C3 DRIVEWAY SOUTH CROSS SECTION E-W
SCALE: 3" = 1'-0"

Alignment - ENTRY SIDEWALK

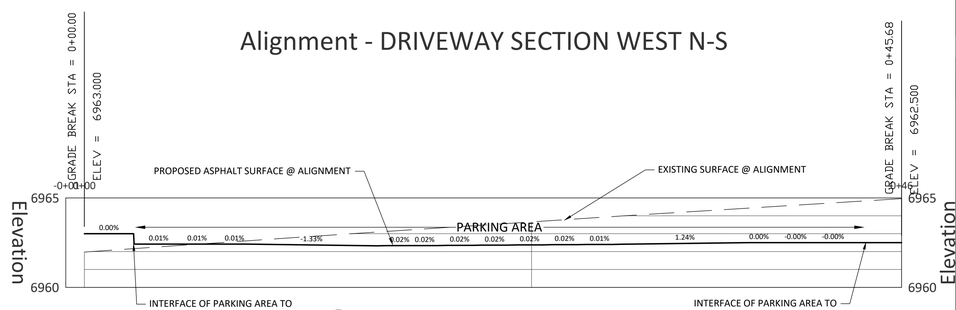


6 C3 ENTRY SIDEWALK CROSS SECTION E-W
SCALE: 2.5" = 1'-0"
NOTE: EXISTING DRIVEWAY ENTRY PROFILE IS NOT ALTERED IN THE PROPOSED DESIGN. ONLY REQUIRED CONCRETE REPAIRS WILL BE MADE.



4 C3 DRIVEWAY EAST CROSS SECTION N-S
SCALE: 3" = 1'-0"

Alignment - DRIVEWAY SECTION WEST N-S



5 C3 DRIVEWAY WEST CROSS SECTION N-S
SCALE: 3" = 1'-0"

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Engineer's Stamp

ROBERT E. BOLE WALKER
NEW MEXICO
13847
7/1/24
REGISTERED PROFESSIONAL ENGINEER

Grading and Drainage Plan
Preliminary
507 & 511 Paseo de Peralta
Santa Fe New Mexico

Date	07-01-24 PERMIT SET

Revised

07-26-23	Added Driveway profile alignments and clarified trench drain opening dimension
08-11-23	Revised parking area grade for less than 2%. Add profile drawing. Add handicap ramps and curb detail.
09-27-23	Address City of SF comments of 9-17-23
02-01-24	Revised landscape areas & drainage calc's.
03-28-24	Add Entry Driveway profile view 6/C3
05-10-24	Add driveway wet well to 1/C3 profile Edit callouts. Add additional yardwall detail, 7/C3.
06-24-24	Address all previous comments, re-submittal

Drawn by	REB
Checked by	REB
Job Number	
Drawn:	07-01-24 CIVIL

Sheet title

Driveway & Parking Profiles

SCALE:

Sheet No.

C-3

Of TOT

POINT PRECIPITATION FREQUENCY (PF) ESTIMATES

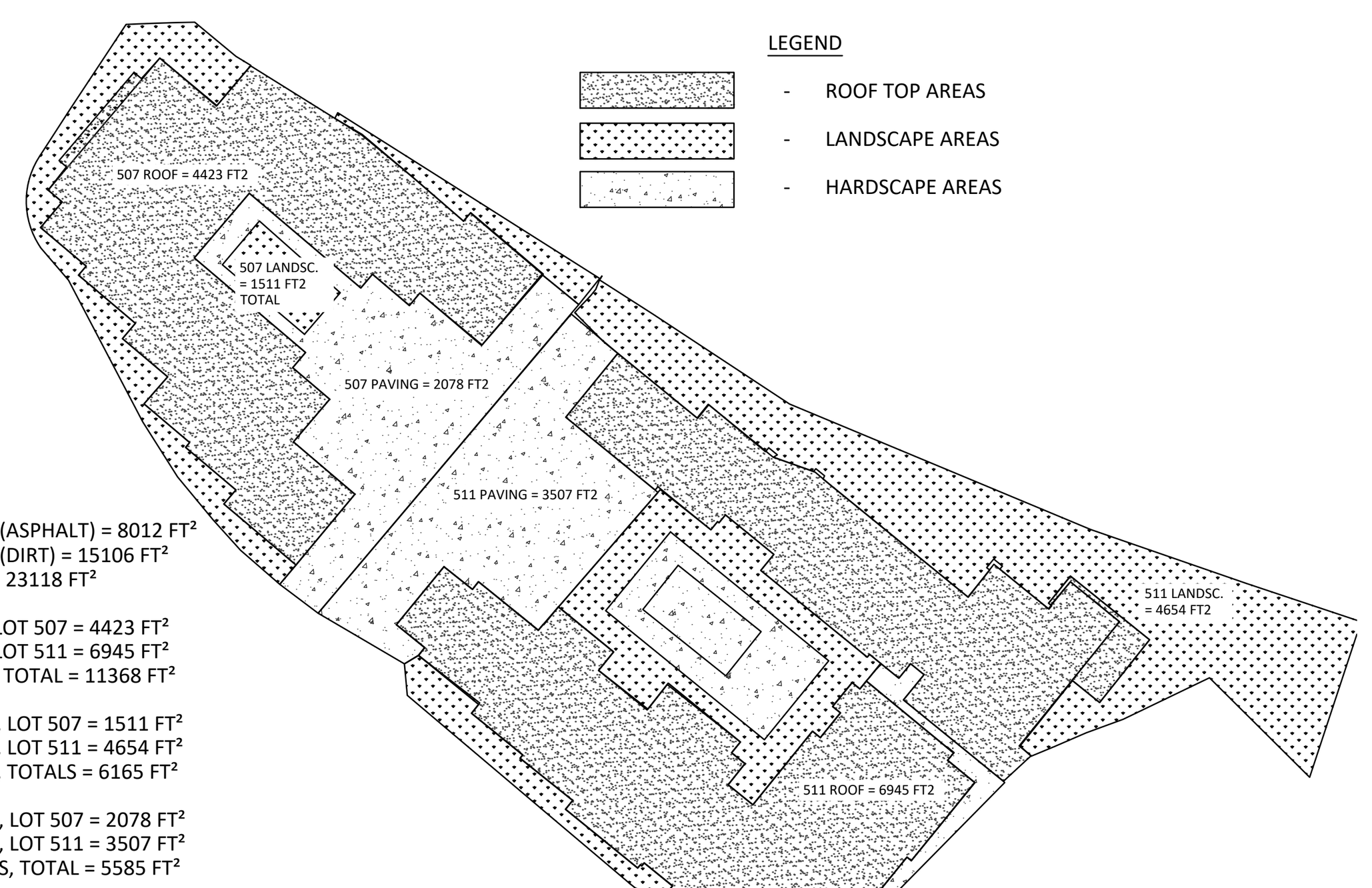
WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION
NOAA Atlas 14, Volume 1, Version 5

PF tabular | Print page

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years): 1	2	5	10	25	50	100	200	500	1000
5-min	0.197 (0.169-0.231)	0.255 (0.218-0.299)	0.340 (0.290-0.398)	0.404 (0.345-0.473)	0.493 (0.418-0.573)	0.560 (0.474-0.651)	0.634 (0.533-0.735)	0.707 (0.592-0.819)	0.807 (0.669-0.936)	0.887 (0.730-1.03)
10-min	0.299 (0.257-0.350)	0.388 (0.332-0.455)	0.517 (0.441-0.605)	0.615 (0.525-0.720)	0.750 (0.637-0.873)	0.853 (0.721-0.991)	0.965 (0.812-1.12)	1.08 (0.901-1.25)	1.23 (1.02-1.43)	1.35 (1.11-1.57)
15-min	0.371 (0.319-0.434)	0.481 (0.412-0.564)	0.641 (0.547-0.750)	0.762 (0.652-0.892)	0.929 (0.790-1.08)	1.06 (0.894-1.23)	1.20 (1.01-1.39)	1.33 (1.12-1.55)	1.52 (1.26-1.77)	1.67 (1.38-1.95)
30-min	0.499 (0.430-0.585)	0.647 (0.554-0.758)	0.863 (0.737-1.01)	1.03 (0.877-1.20)	1.25 (1.06-1.46)	1.42 (1.20-1.66)	1.61 (1.36-1.87)	1.80 (1.50-2.08)	2.05 (1.70-2.38)	2.25 (1.86-2.62)
60-min	0.618 (0.532-0.724)	0.801 (0.686-0.940)	1.07 (0.912-1.25)	1.27 (1.09-1.49)	1.55 (1.32-1.80)	1.76 (1.49-2.05)	1.99 (1.68-2.31)	2.22 (1.86-2.58)	2.54 (2.10-2.94)	2.79 (2.30-3.24)
2-hr	0.745 (0.628-0.911)	0.951 (0.800-1.16)	1.25 (1.05-1.54)	1.49 (1.25-1.82)	1.82 (1.51-2.22)	2.08 (1.72-2.53)	2.35 (1.93-2.88)	2.64 (2.15-3.21)	3.04 (2.44-3.70)	3.36 (2.68-4.08)
3-hr	0.800 (0.684-0.977)	1.01 (0.862-1.24)	1.32 (1.12-1.60)	1.56 (1.32-1.89)	1.90 (1.59-2.30)	2.16 (1.80-2.62)	2.44 (2.02-2.98)	2.74 (2.25-3.31)	3.14 (2.55-3.81)	3.48 (2.80-4.20)
6-hr	0.928 (0.808-1.09)	1.16 (1.01-1.38)	1.48 (1.28-1.76)	1.73 (1.49-2.05)	2.08 (1.77-2.46)	2.35 (1.99-2.78)	2.63 (2.22-3.12)	2.93 (2.45-3.46)	3.33 (2.74-3.93)	3.65 (2.98-4.32)
12-hr	1.06 (0.924-1.23)	1.32 (1.16-1.55)	1.66 (1.45-1.94)	1.93 (1.68-2.25)	2.30 (1.99-2.68)	2.58 (2.22-3.00)	2.86 (2.46-3.34)	3.16 (2.69-3.68)	3.56 (3.00-4.13)	3.87 (3.24-4.50)
24-hr	1.20 (1.11-1.30)	1.49 (1.38-1.62)	1.86 (1.72-2.01)	2.14 (1.98-2.32)	2.54 (2.33-2.74)	2.84 (2.61-3.07)	3.15 (2.88-3.40)	3.46 (3.15-3.74)	3.88 (3.51-4.19)	4.20 (3.79-4.56)
2-day	1.34 (1.24-1.45)	1.67 (1.55-1.80)	2.07 (1.91-2.23)	2.38 (2.20-2.57)	2.80 (2.58-3.02)	3.13 (2.88-3.38)	3.46 (3.18-3.73)	3.79 (3.47-4.09)	4.23 (3.86-4.57)	4.57 (4.14-4.94)
3-day	1.44 (1.33-1.55)	1.79 (1.66-1.93)	2.21 (2.05-2.38)	2.55 (2.36-2.75)	2.99 (2.77-3.22)	3.34 (3.08-3.60)	3.69 (3.39-3.97)	4.04 (3.70-4.35)	4.50 (4.11-4.85)	4.86 (4.41-5.25)
4-day	1.54 (1.43-1.66)	1.92 (1.78-2.07)	2.36 (2.19-2.54)	2.71 (2.52-2.92)	3.19 (2.95-3.42)	3.55 (3.28-3.82)	3.92 (3.61-4.21)	4.28 (3.93-4.61)	4.78 (4.36-5.14)	5.15 (4.68-5.55)
7-day	1.81 (1.68-1.94)	2.25 (2.09-2.41)	2.75 (2.56-2.95)	3.13 (2.92-3.35)	3.65 (3.40-3.90)	4.04 (3.75-4.31)	4.42 (4.10-4.72)	4.80 (4.45-5.14)	5.30 (4.86-5.68)	5.67 (5.21-6.07)
10-day	2.04 (1.91-2.20)	2.54 (2.37-2.73)	3.11 (2.90-3.35)	3.56 (3.33-3.83)	4.16 (3.88-4.46)	4.61 (4.29-4.95)	5.07 (4.70-5.44)	5.52 (5.11-5.94)	6.11 (5.62-6.58)	6.56 (6.00-7.07)
20-day	2.69 (2.51-2.89)	3.34 (3.12-3.60)	4.06 (3.79-4.36)	4.60 (4.31-4.95)	5.30 (4.96-5.70)	5.81 (5.43-6.25)	6.31 (5.88-6.79)	6.79 (6.31-7.31)	7.39 (6.85-7.96)	7.82 (7.24-8.44)
30-day	3.27 (3.05-3.50)	4.05 (3.80-4.34)	4.89 (4.56-5.22)	5.51 (5.16-5.87)	6.29 (5.88-6.69)	6.84 (6.40-7.28)	7.38 (6.89-7.87)	7.88 (7.35-8.40)	8.50 (7.90-9.08)	8.93 (8.29-9.55)
45-day	4.05 (3.82-4.31)	5.02 (4.72-5.34)	5.99 (5.64-6.35)	6.69 (6.31-7.08)	7.54 (7.11-7.99)	8.13 (7.66-8.60)	8.67 (8.16-9.17)	9.16 (8.62-9.69)	9.73 (9.15-10.3)	10.1 (9.51-10.7)
60-day	4.67 (4.40-4.95)	5.78 (5.45-6.15)	6.90 (6.52-7.32)	7.70 (7.27-8.16)	8.67 (8.19-9.19)	9.34 (8.82-9.90)	9.96 (9.41-10.6)	10.5 (9.93-11.1)	11.2 (10.5-11.8)	11.6 (10.9-12.3)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
Please refer to NOAA Atlas 14 document for more information.



SITE AREAS

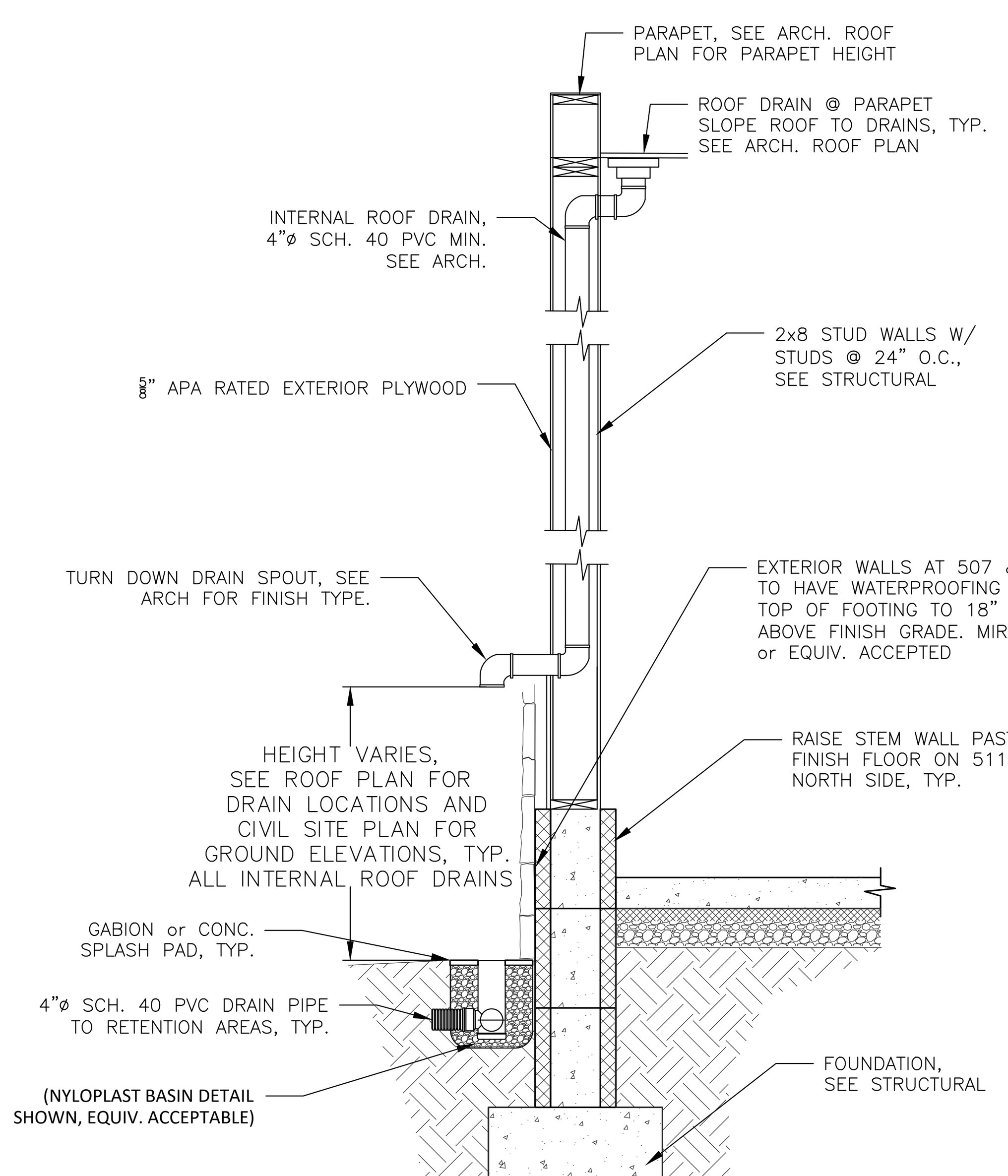
EXISTING SITE LOT 507 (ASPHALT) = 8012 FT²
EXISTING SITE LOT 511 (DIRT) = 15106 FT²
EXISTING SITE TOTALS = 23118 FT²

NEW ROOF TOP AREA, LOT 507 = 4423 FT²
NEW ROOF TOP AREA, LOT 511 = 6945 FT²
NEW ROOF TOP AREAS, TOTAL = 11368 FT²

NEW LANDSCAPE AREA, LOT 507 = 1511 FT²
NEW LANDSCAPE AREA, LOT 511 = 4654 FT²
NEW LANDSCAPE AREA, TOTALS = 6165 FT²

NEW HARDSCAPE AREA, LOT 507 = 2078 FT²
NEW HARDSCAPE AREA, LOT 511 = 3507 FT²
NEW HARDSCAPE AREAS, TOTAL = 5585 FT²

SITE TOTALS
PROPOSED SITE LOT 507 = 8012 FT²
PROPOSED SITE LOT 511 = 15106 FT²
TOTAL = 23118 FT²



2/C4 ROOF DOWNSPOUT DETAIL
SCALE: N/A

507_511 Paseo de Peralta

12/17/23 09:45 AM

SITE DRAINAGE FOR RETENTION PURPOSES USING THE RATIONAL METHOD

DRAINAGE PLAN
THE FOLLOWING ITEMS CONCERN THE CALCULATION OF THE ESTIMATED AMOUNT OF WATER RUNOFF THAT CAN BE EXPECTED FROM THE CONSTRUCTION OF TWO STRUCTURES LOCATED AT 507 & 511 PASEO DE PERALTA IN SANTA FE, NM.

THE FOLLOWING INFORMATION CONTAINED HEREIN IS AS FOLLOWS:

1. PROJECT DESCRIPTION
2. PRE-DEVELOPMENT RUNOFF CALCULATIONS
3. POST DEVELOPMENT RUNOFF CALCULATIONS

PROJECT DESCRIPTION
EXISTING CONDITIONS
THE PROJECT SITE IS AT 507_511 Paseo de Peralta, Santa Fe, NM . CURRENTLY, THERE ARE NO STRUCTURES ON THE PROPERTY WHERE THE NEW STRUCTURES ARE TO BE CONSTRUCTED.
THE CURRENT SITE IS SLOPING TERRAIN FROM THE NORTH EAST CORNER OF THE LOT 511 TO THE SOUTHWEST CORNER OF LOT 507 AND HAS AN ELEVATION CHANGE OF APPROXIMATELY 33' IN A LENGTH OF 290' FOR A GRADE OF APPROXIMATELY 11%. CURRENT SITE CONDITIONS ARE A PAVED PARKING LOT SURFACE ON LOT 507 AND LOT 511 WHERE PREVIOUS ATTEMPTS AT DEVELOPMENT WERE UNDERTAKEN RESULTING IN BARE DIRT WITH VARIOUS RETAINING WALL STRUCTURES ALONG THE PROPERTY BOUNDARIES AND WITHIN THE LOT. ADDITIONAL CURRENT SITE CONDITIONS ARE SHOWN ON THE SURVEY DRAWING, "TOPOGRAPHIC SURVEY AND SLOPE ANALYSIS OF TRACT 1 AND TRACT 1-A BY SOUTHWEST MOUNTAIN SURVEYS. ACCESS TO BOTH LOTS ARE ALONG THE SOUTH EDGES OF THE PROPERTIES ON PASEO DE PERALTA.

PROPOSED CONDITIONS
AS SHOWN BY THE PLANS, THE PROJECT IS THE CONSTRUCTION OF TWO NEW RESIDENTIAL STRUCTURES WITH A ROOF AREA OF APPROXIMATELY 4423 FT² FOR LOT 507 AND A ROOF AREA OF APPROXIMATELY 6821 FT² FOR LOT 511. FOR SITING PURPOSES THE BUILDINGS ARE SET AT FINISHED FLOOR ELEVATIONS OF 6963.5' FOR LOT 507 AND BETWEEN 6967.5' AND 6073' FOR LOT 511. THE DRIVEWAY ACCESS TO THE NEW BUILDING WILL BE CONSOLIDATED INTO ONE ENTRANCE FOR THE PROPOSED SITE ALONG THE SOUTH EDGE OF THE LOTS ON PASEO DE PERALTA. THE NEW STRUCTURES WILL BE LOCATED AS SHOWN ON THE PLANS AND HAVE A FINISHED FLOOR ELEVATIONS AS DESCRIBED ABOVE.
THE CALCULATIONS SHOWN BELOW DETAIL THE EXPECTED AMOUNT OF INCREASED WATER VOLUME CREATED BY THE NEW RESIDENCE. THESE VALUES WILL BE COMPARED WITH EXISTING SITE CONDITIONS.
THESE CALCULATIONS WILL BE BASED UPON A 24 HR 100 YEAR EVENT FOR THE SITE AS SHOWN BELOW FROM NOAA DATA SETS. THE PROPERTY IS LOCATED AT A LATITUDE OF 35.690730 AND LONGITUDE OF -105.935700 . RUNOFF VOLUME COMPARISONS WILL BE BASED UPON THE ENTIRE PROPERTY AREA OF 23203 FT2 OR 0.5327 ACRES.

RAINFALL INTENSITY, 100YR, 24 HR EVENT = 3.15

RAINFALL INTENSITY, 2YR, 6 HR EVENT = 1.16

RUNOFF CALCULATIONS
RUNOFF FACTORS:

EXIST. ROOF, PORTALS & ASPHALT	0.95
NEW ROOF, PORTALS & ASPHALT	0.98
COMPACTED GRAVEL	0.75
CRUSHER FINES	0.85
HARDSCAPE AREAS	0.98
NATIVE LANDSCAPE	0.65
NEW LANDSCAPE	0.45

EXIST. SITE DRAINAGE AREAS:	EXISTING SITE LOT 507 (asphalt)	8012.00	FT²	0.184	ACRES	34.66%
	EXISTING SITE LOT 511 (dirt)	15106.00	FT²	0.347	ACRES	65.34%
	EXISTING SITE TOTALS	23118.00	FT²	0.531	ACRES	100.00%
PROPOSED SITE DRAINAGE AREAS:	NEW ROOFTOP AREAS, LOT 507	4423.00	FT²	0.102	ACRES	38.91%
	NEW ROOFTOP AREAS, LOT 511	6945.00	FT²	0.159	ACRES	61.09%
	NEW ROOFTOP AREAS, TOTALS	11368.00	FT²	0.261	ACRES	100.00%
Additional court yard area	NEW LANDSCAPE AREA, LOT 507	1511.00	FT²	0.035	ACRES	23.45%
	NEW LANDSCAPE AREA, LOT 511	4932.00	FT²	0.113	ACRES	76.55%
	NEW LANDSCAPE AREA, TOTALS	6443.00	FT²	0.148	ACRES	100.00%
	NEW HARDSCAPE AREA, LOT 507	2078.00	FT²	0.048	ACRES	39.16%
	NEW HARDSCAPE AREA, LOT 511	3229.00	FT²	0.074	ACRES	60.84%
	NEW HARDSCAPE AREA, TOTALS	5307.00	FT²	0.122	ACRES	100.00%
	NEW LOT 507 PROPOSED SITE AREA =	8012.00	FT²	0.184	ACRES	34.66%
	NEW LOT 507 PROPOSED SITE AREA =	15106.00	FT²	0.347	ACRES	65.34%
	NEW PROPOSED SITE TOTALS	23118.00	FT²	0.531	ACRES	100.00%

BASIC ASSUMPTION: Q = CIA (CFS)
WHERE: Q = VOLUMETRIC FLOW RATE, FT³ / SEC
C = RUNOFF COEFF.
I = 3.15 IN (24HR, 100 YEAR EVENT)
A = AREA IN ACRES

ORIGINAL SITE AREA
PRE-DEVELOPMENT
WEIGHTED "C" CALCULATION:

Pre-Developed Areas	ft²	AREA (acres)	% of Total	C	A*C
EXISTING ASPHALT SITE LOT 507	8012.00	0.184	34.66%	0.95	0.17
EXISTING DIRT SITE LOT 511	15106.00	0.347	65.34%	0.65	0.23
EXISTING SITE TOTALS	23118.00	0.531	100.00%		

I =	3.15	IN (24HR, 100 YEAR EVENT)		
WEIGHTED "C" =	0.75	FOR EXISTING SITE CONDITIONS, BOTH LOTS		
Q =	1.26	CFS		
ESTIMATED STORM DURATION =	1.00	HRS	3600	SECONDS
VOL 24 HOUR EVENT =	4537.64	FT3	33943.9	GALLONS

REPRESENTS 100 YR 24 HOURS EVENT FLOW FROM PRE-DEVELOPED SITE

NEW SITE W/RESIDENCE AND LANDSCAPING
WEIGHTED "C" CALCULATION:

	Post Developed Areas	ft²	AREA (acres)	% of Total	C	A*C
1	NEW ROOFTOP AREAS	11368.00	0.26	49.17	0.98	0.26
2	NEW LANDSCAPE AREAS	6443.00	0.15	27.87	0.45	0.07
3	NEW HARDSCAPE AREAS	5307.00	0.12	22.96	0.98	0.12
	TOTALS	23118.00	0.531	100.00		0.44

WEIGHTED "C" =	0.83			
A =	0.531	ACRES		
I =	3.15	IN (24HR, 100 YEAR EVENT)		
C =	0.83			
Q =	1.39	CFS		
ESTIMATED STORM DURATION =	1.00	HRS	3600	SECONDS
VOL 100 YR, 24 HOUR EVENT =	5008.98	FT3	37469.8	GALLONS
REPRESENTS AN INCREASE OF	**471.3**	FT3 OF ON SITE WATERS	**3525.9**	GALLONS, FROM A 100 YR 24 HR EVENT FOR THE SITE FOR A 60 MINUTE DURATION STORM EVENT
REPRESENTS A PERCENTAGE INCREASE OF	10.39%	INCREASE OF FLOW FROM SITE THAT MUST BE RETAINED		
511 PdP NORTH EAST RETENTION POND 1 VOLUME CAPACITY =	170	FT3	1271.7	GALLONS
511 PdP NORTH RETENTION POND 2 VOLUME CAPACITY =	311	FT3	2326.4	GALLONS
511 PdP NORTH RETENTION POND 3 (NE POND) VOLUME CAPACITY =	976	FT3	7301.0	GALLONS
507 PdP COURTYARD RETENTION VOLUME CAPACITY =	120	FT3	897.7	GALLONS
TOTAL RETENTION POND CAPACITY =	1577	FT3	11796.8	GALLONS
REPRESENTS AN OVER CAPACITY OF	**1105.7**	FT3	8270.9	GALLONS, FROM A 100 YR 24 HR EVENT FOR THE SITE FOR A 60 MINUTE DURATION STORM EVENT
THIS IS AN OVERCAPCITY OF	235%	% (PERCENT)		

CONCLUSION
THE CONSTRUCTION OF THE PROPOSED PROJECT INCREASES THE AMOUNT OF POTENTIAL OFFSITE FLOW FROM A 100 YEAR, 24 HOUR RAINAFALL EVENT BY APPROXIMATELY 471 FT3 OF WATER. THE VARIOUS RETENTION AREAS ON THE SITE, INCLUDING THE THREE RETENTION PONDS ON THE NORTH SIDE OF 511 PASE DE PERALTA AND THE ONE RETENTION AREA PROVIDE ON THE 507 PASEO DE PERALTA SITE PROVIDE A TOTAL RETENTION VOLUMN OF APPROXIMATEL 1106 FT3 OF WATER. THIS REPRESNTS A RETENTION OVERCAPCITY OF 237% OVER THE REQUIRED AMOUNT CALCULATED THAT MUST BE CONTAINED ON THE PROPERTY.

507_511 Paseo de Peralta

03/16/24 02:02 PM

ROOF DRAINAGE FOR WATER HARVESTING PURPOSES
PROJECT DESCRIPTION
EXISTING CONDITIONS
THE PROJECT SITE IS AT 507_511 Paseo de Peralta Santa Fe, NM. CURRENTLY, THERE ARE NO STRUCTURES ON THE PROPERTY WHERE THE NEW BUILDING IS TO BE CONSTRUCTED.

PROPOSED CONDITIONS
AS SHOWN BY THE PLANS, THE PROJECT IS THE CONSTRUCTION OF A TWO NEW RESIDENTIAL BUILDINGS WITH A TOTAL ROOF AREA OF APPROXIMATELY 11244 FT².
THE ROOFTOP AREA IS THE ONLY SURFACE CONSIDERED FOR ROOF TOP WATER HARVESTING. ALL GROUND SURFACE FLOWS SHALL BE DIRECTED TO STORM WATER RETENTION AREAS LOCATED ON THE PLAN SET. ROOF TOP FLOW SHALL BE DIRECTED TO A UNDERGROUND WATER STORAGE TANK SYSTEM BY MEANS OF DOWN SPOUT COLLECTIONS AND PIPED TO THE UNDERGROUND TANK. DISTRIBUTION OF THE WATER SHALL BE FROM A SUBMERSIBLE PUMP INSIDE THE TANK AND DIRECTED TO LANDSCAPING NEEDS BY IRRIGATION PIPING.
THESE CALCULATIONS WILL BE BASED UPON A 6 HR 2 YEAR EVENT FOR THE SITE AS SHOWN BELOW FROM NOAA DATA SETS. THE PROPERTY IS LOCATED AT A LATITUDE OF 35.690730 AND LONGITUDE OF -105.935700 . RUNOFF VOLUME COMPARISONS WILL BE BASED UPON THE ENTIRE PROPERTY AREA OF 65231 FT2 OR 1.497 ACRES.

ROOF DRAINAGE FOR WATER HARVESTING PURPOSES
PROJECT DESCRIPTION
EXISTING CONDITIONS
THE PROJECT SITE IS AT 507_511 Paseo de Peralta Santa Fe, NM . CURRENTLY, THERE ARE WALL STRUCTURES AND ASPHALT PARKING ON THE PROPERTY WHERE THE NEW BUILDINGS ARE TO BE CONSTRUCTED.

PROPOSED CONDITIONS
AS SHOWN BY THE PLANS, THE PROJECT IS THE CONSTRUCTION OF A TWO NEW RESIDENTIAL UNITS WITH ROOF AREAS OF APPROXIMATELY 4835 FT² FOR 507 PASEO DE PERALTA AND 7480 FT2 FOR 511 PASEO DE PERALTA. THE DRIVEWAY ACCESS IS FROM PASEO DE PERALTA LOCATED DIRECTLY SOUTH OF THE PROPERTY.

THE NEW STRUCTURES WILL BE LOCATED AS SHOWN ON THE PLANS AND HAVE A FINISHED FLOOR ELEVATION 6963.5 FEET FOR 507 PASEO DE PERALTA AND FINISH FLOOR ELEVATIONS BETWEEN 6967.5 FEET AND 6973.0 FEET FOR 511 PASEO DE PERALTA. THE CALCULATIONS SHOWN BELOW DETAIL THE EXPECTED AMOUNT OF INCREASED WATER VOLUME CREATED BY THE NEW BUILDINGS. THESE VALUES WILL BE COMPARED WITH EXISTING SITE CONDITIONS.
THESE CALCULATIONS WILL BE BASED UPON A 24 HR 100 YEAR EVENT FOR THE SITE AS SHOWN BELOW FROM NOAA DATA SETS. THE PROPERTY IS LOCATED AT A LATITUDE OF 35.690730 AND LONGITUDE OF -105.935700 . RUNOFF VOLUME COMPARISONS WILL BE BASED UPON THE ENTIRE PROPERTY AREA OF 22832 FT2 OR 0.524 ACRES.

RAINFALL INTENSITY, 100YR, 24 HR EVENT = 3.15

RAINFALL INTENSITY, 2YR, 6 HR EVENT = 1.16

RUNOFF CALCULATIONS
RUNOFF FACTORS:

ROOF, PORTALS & APSHALT	0.98
COMPACTED GRAVEL	0.75
CRUSHER FINES	0.85
HARDSCAPE AREAS	0.98
NATIVE LANDSCAPE	0.65
NEW LANDSCAPE	0.45

EXIST. SITE DRAINGE AREAS:	EXISTING SITE	23118.00	FT²	0.531	ACRES	100.00%
	NEW ROOFTOP AREA	11368.00	FT²	0.261	ACRES	49.17%
	NEW LANDSCAPE AREAS	6443.00	FT²	0.148	ACRES	27.87%
	NEW HARDSCAPE AREAS	5307.00	FT²	0.122	ACRES	22.96%
	TOTALS =	23118	FT²	0.531	ACRES	100.00%

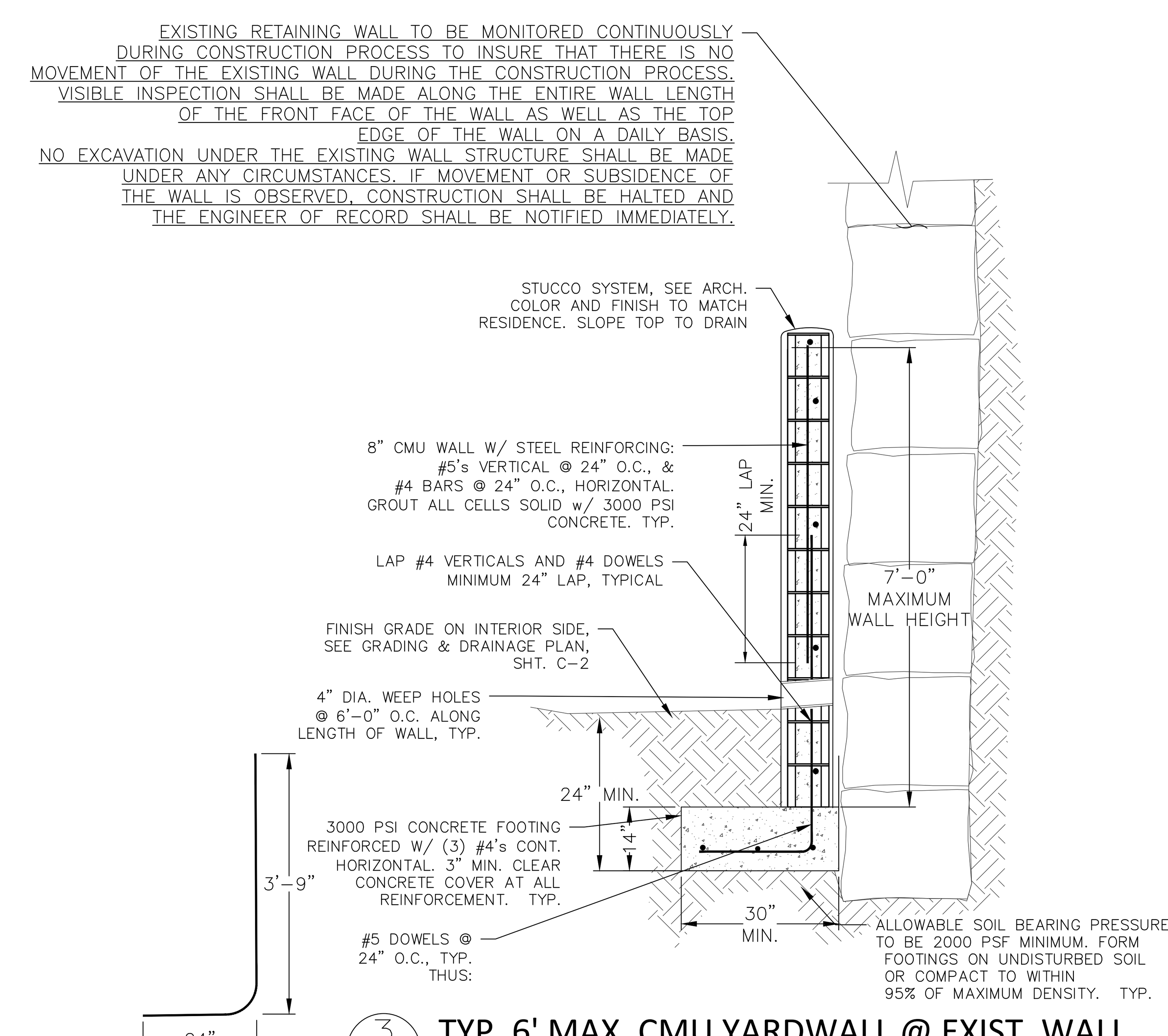
BASIC ASSUMPTION: Q = CIA (CFS)
WHERE: Q = VOLUMITRIC FLOW
C = RUNOFF COEFF.
I = 1.16 IN (6HR, 2 YEAR EVENT)
A = AREA IN ACRES

RUN OFF CALCULATIONS FOR CISTERN SIZING
POST-DEVELOPMENT

A ROOF TOTAL =	11368.00	FT²	0.261	ACRES
I =	1.16	IN (6HR, 2 YEAR EVENT)		
C =	0.98			
Q =	0.30	CFS		
ESTIMATED STORM DURATION =	1.00	HRS	3600	SECONDS
VOL 1 HOUR EVENT =	1068.03	FT3	7989.4	GALLONS

RECOMMEND USING AN 8000 FT3 CISTERN FOR ROOF TOP COLLECTION AND LANDSCAPE IRRIGATION REQUIREMENTS

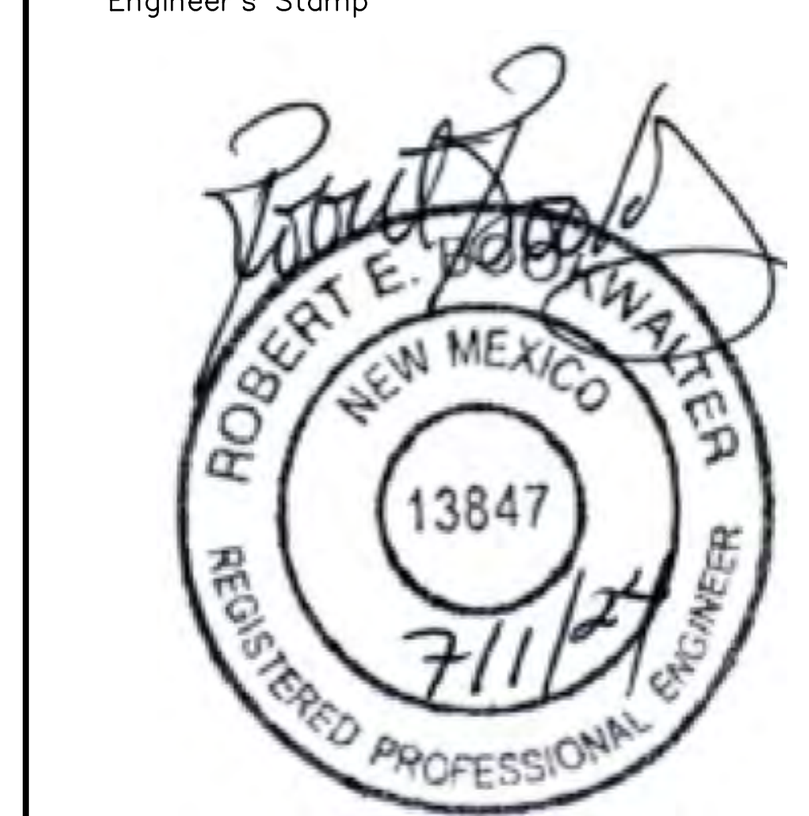
1/C4 DRAINAGE CALCULATIONS
SCALE: N/A



3/C4 TYP. 6' MAX. CMU YARDWALL @ EXIST. WALL
NON-RETAINING

R B e I
Engineering & Design
Structural, Civil & Architectural Engineering
P.O. Box 5861
Santa Fe, New Mexico 87502
(505) 470-2895
www.rebelengineeringnm.com

Engineer's Stamp



Grading and Drainage Plan
Preliminary
507 & 511 Paseo de Peralta
Santa Fe New Mexico

Date 07-01-24 PERMIT SET

Revised	
07-26-23	Added Driveway profile alignments and clarified trench drain opening dimension
08-11-23	Revised parking area grade for less than 2%. Add profile drawing. Add handicap ramps and curb detail.
09-27-23	Address City of SF comments of 9-17-23
02-01-24	Revised landscape areas & drainage calc's.
03-28-24	Revised drainage Calc's, revise roof drain section detail 2/C4
05-10-24	Update ponding capacity calculation
06-24-24	Address all previous comments, re-submittal

Drawn by REB
Checked by REB

Job Number

Draw: 07-01-24 CIVIL

Sheet title

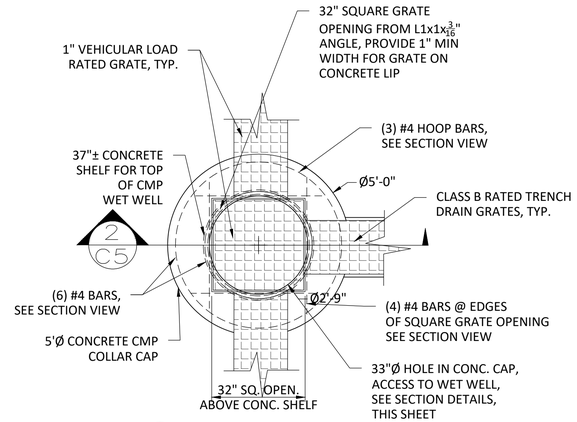
Grading and Drainage Calculations & Misc. Details

SCALE:

Sheet No.

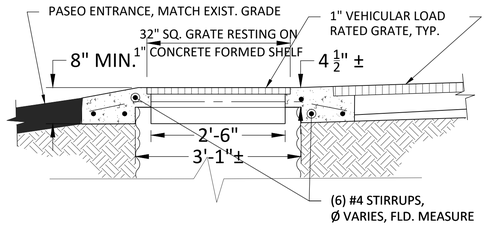
C-4

Of TOT



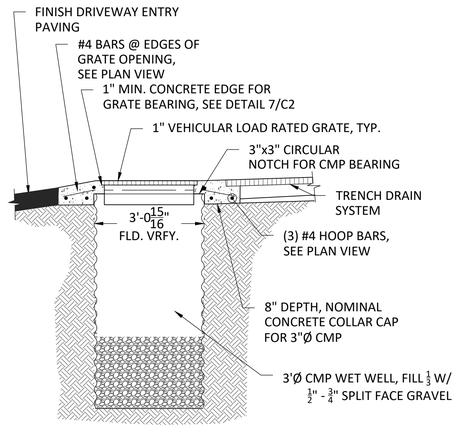
1 C5 WET WELL CAP - PLAN

SCALE: N/A



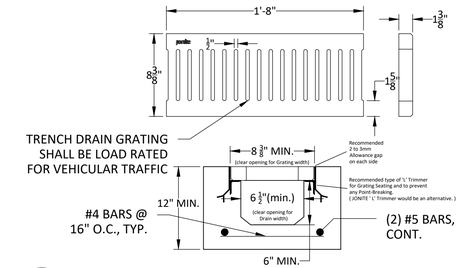
2 C5 WET WELL CAP DETAIL

SCALE: N/A



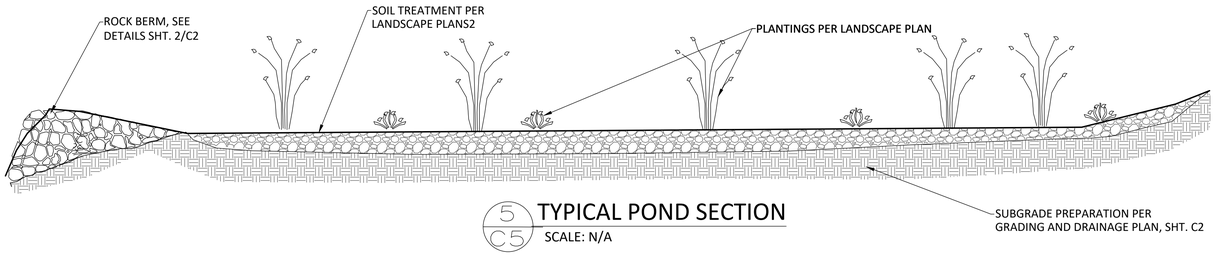
3 C5 WET WELL SECTION

SCALE: N/A



4 C5 DRIVEWAY DRAINAGE TRENCH SECTION

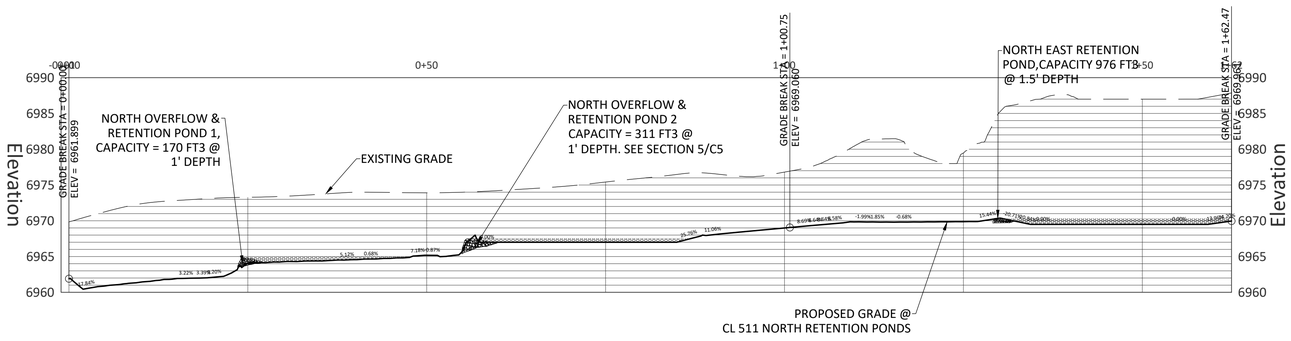
NOTE: GENERIC TRENCH DRAIN SHOWN. THE CONTRACTOR SHALL PROVIDE TRENCH DRAIN SPECIFICATIONS FROM AN APPROVED VENDOR FOR APPROVAL BY THE OWNER.



5 C5 TYPICAL POND SECTION

SCALE: N/A

Alignment - CL THRU PONDS



6 C5 SECTION PROFILE THRU 511 NORTH RETENTION PONDS

SCALE: 1 : 10

R Engineering & Design
B Structural, Civil & Architectural Engineering
P.O. Box 5861
Santa Fe, New Mexico 87502
(505) 470-2895
www.rebelengineeringnm.com

Engineer's Stamp

ROBERT E. BOOKWALTER NEW MEXICO 13847 REGISTERED PROFESSIONAL ENGINEER 7/1/24

Grading and Drainage Plan
Preliminary
507 & 511 Paseo de Peralta
Santa Fe New Mexico

Date	07-01-24 PERMIT SET
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Drawn by REB
Checked by REB

Job Number

Draw: 07-01-24 CIVIL

Sheet title

Grading and Drainage Misc. Details

SCALE:

Sheet No.

C-5

Of TOT

City of Santa Fe, New Mexico

memo

DATE: June 9, 2026

TO: Historic Districts Review Board Members

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

---

2026-012491-HDRB. 511 Paseo de Peralta. Downtown & Eastside Historic District. Marisol Ortiz, agent for Peralta's Walk LLC, owner, proposes to construct a 6,212 sq. ft. multi-family residence to a height of 27'-6", where the maximum allowable height is 23'-0" on a sloping vacant lot.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [previous case documents]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [elevation comparisons]

STAFF RECOMMENDATION:
Staff recommends approval of the proposed project 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 2026-012491-HDRB, for 511 Paseo de Peralta, approve or deny the application as submitted.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-14-4.2(D). Archaeological clearance has been issued on this property.

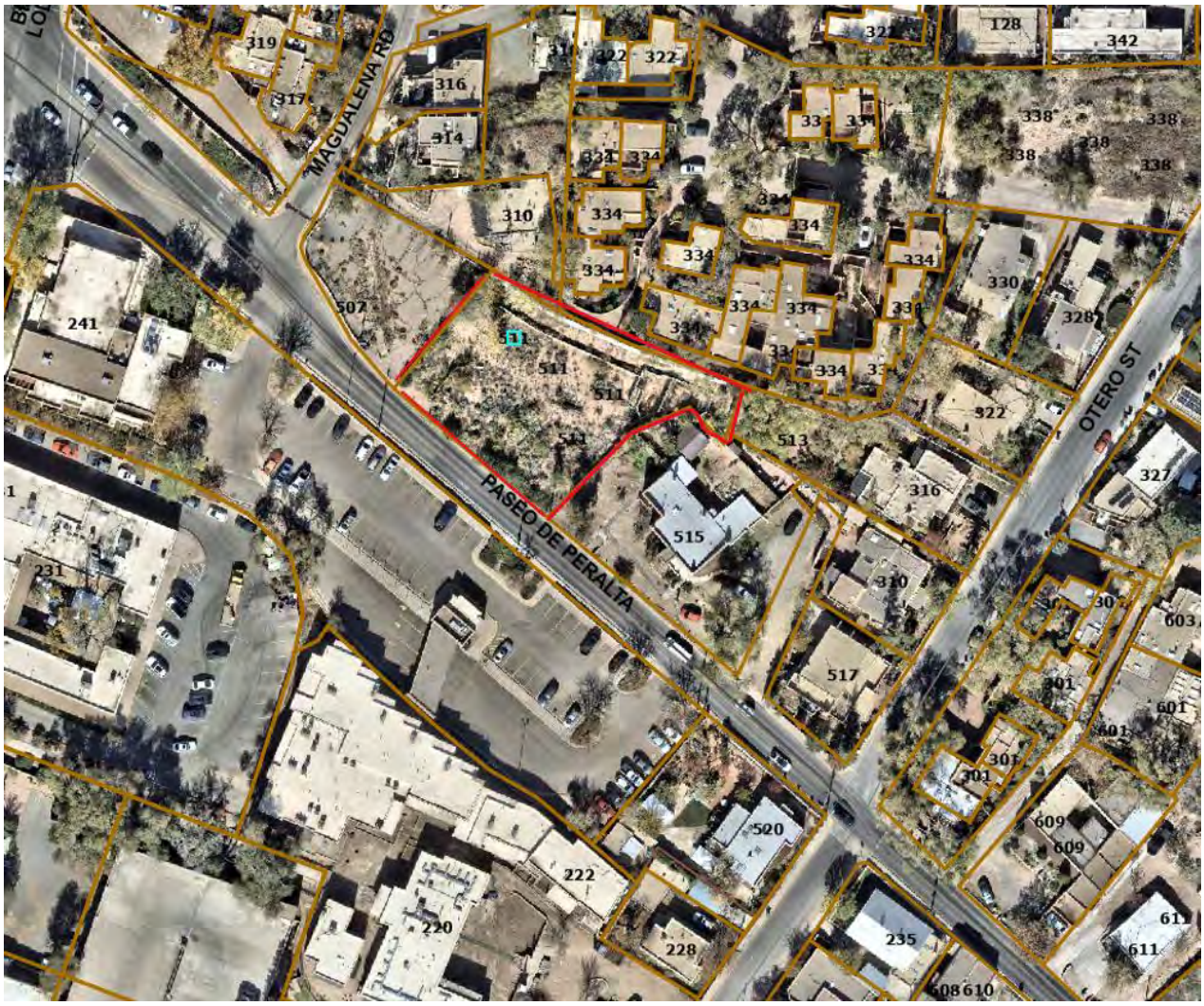

Figure 1: Property Location

BACKGROUND & SUMMARY:

Background:

511 Paseo de Peralta was previously attached to 515 Paseo de Peralta, which is referenced in the 2004 case file. The property originally came forward in 2004 for development under case H-04-114. The removal of the south property line was denied, so the project did not proceed. The property returned for a new design in 2009 under case H-09-032. This project was approved but was not able to proceed due to issues with the Development Plan expiration. The project came forward again in 2014 under case H-14-034. This time, the project also included the development

of the lot at 507 Paseo de Peralta. The Development Plan was delayed, so the applicant received three one-year extensions to maintain the historic approval until the Development Plan was approved. The Development Plan was approved in 2023. However, the applicant no longer had the financial guarantee for the project, so the project was delayed further. The Development Plan has been extended and is now on file. The applicant is asking that the project, with a few minor changes, be approved so that the project can proceed with the new financial guarantee.

Site Description:
The property is located to the east of the corner of Paseo de Peralta and Magdalena Road on the north side of the road. The subject property is a 0.37-acre vacant lot with some vegetation and the remains of a previous structure that was not completed. There are existing retaining walls along the north and east property lines and a short rock retaining wall along Paseo De Peralta.



Figure 2: 511 Paseo de Peralta

PREVIOUS CASE SUMMARIES:

ARC:
ARC clearance is issued for 511 Paseo de Peralta.

HDRB:
2014 appeal of 511 Paseo de Peralta for the decision made by the Historic Districts Review board to deny a request to remove the stone wall, stating that the approved partial removal did not allow for sufficient sight triangle to be provided for vehicles wanting to exit the development as required to comply with AASHTO standards according to the Public Works Division. The City Council upheld the HDRB decision to deny removal of the wall.

H-14-034 Request for revised plans to construct four residential units in two above-grade structures totaling 11,476 sq. ft. and a 4,340 sq. ft. sub-grade parking structure was heard on July 22, 2014. The board decided to approve with the conditions that there be no publicly visible rooftop appurtenances, any stone veneer shall be real stone veneer rather than case, the metal caps shall be removed from all parapets, exterior lighting shall be brought to staff for approval, the applicant shall return to traffic engineering Division to reduce the amount of wall tapering need on the stone wall and all tapering of the stone wall be done by hand.

H-09-032 amend a previous approval to construct seven residential units for a total of 10,168 sq. ft. to a maximum allowable height of 19'-6" with alterations to window and door locations. The board approved the request with the conditions that all windows be true or simulated divided light, there be no visible rooftop appurtenances, the historic stone wall be repaired so that the flat sawn stones look more natural without any height increases such as flipping them in position, the cement stucco color, and the colors and materials of walkways, windows and the design of exterior light fixtures be approved by staff before applying for permit.

H-04-114 request to demolish 16 additional feet down to 3' high and approximately 22 additional feet with a height taper of an historic stone wall along the streetscape in the Downtown and Eastside Historic District. Staff did not find that the exception criteria were met and recommended denial of the exception. The HDRB denied the request.

H-04-114: The HDRB approved on 9/13/2005 to construct seven single-family residences designed in the Spanish Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

ADMINISTRATIVE:
2022-005196-ADMIN Third extension of case H-14-034 to June 12, 2023.

2022-005103-ADMIN extend approval of case H-14-034 that was approved in the 2018 case to June 12, 2022.

2023-007125-HDRB alterations to HDRB approval for windows and doors

8/22/2016 Slight alteration to the HDRB approval H-14-034 for light fixtures, massing dimensions, doors, windows, utility court gates, and stairs.

11/26/2009 Freestanding sign

9/1/2009 HDRB conditions of approval are met: stucco color in "Pecos" finish colors submitted, exterior lights, earth tone concrete "oatmeal buff," and two minor alterations: unit 7 north elevation French door to a single door and window, and unit 4 north elevation second floor add two windows.

3/13/2009 amend previous HDRB approval for building permit in process to construct a 30" parapet that increases the SE corner of unit 7 from approximately 12' to 15' under the maximum allowable height of 19'-6" and relocate window and door to be compliant with the zero lot line situation.

PLANNING COMMISSION:
Under case 2026-012157-PLBD, the development plan time extension was approved.

Under case 2023-006271-PLBD, the development Plan for both 507 and 511 Paseo de Peralta was approved.

Under case 2014-000045, the Paseo North Development Plan for 507 and 511 Paseo de Peralta was approved.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

1) Construct a 6,212 sq. ft. multi-family residence to a height of 27'-6" where the maximum allowable height is 23'-0" on a sloping vacant lot. All buildings are of Pueblo Revival design with earth-toned stucco finishes designed with flat roofs and parapets. Each building uses a variety of setbacks and offsets to break up the massing. The proposed project includes 5 condominiums in a two-story building. The tract is zoned R-21, which allows for multiple units on the lot. The tract has an approved 2023 Development Plan with the city, which matches this request. Detail finishes include stone caps on chimneys and metal fascia, columns, roofing, and railing. Windows are wood-clad. Yard walls, to a height of 6'-0", will define the private open spaces behind the existing historic stone wall. The existing historic stone wall will remain with no modifications.

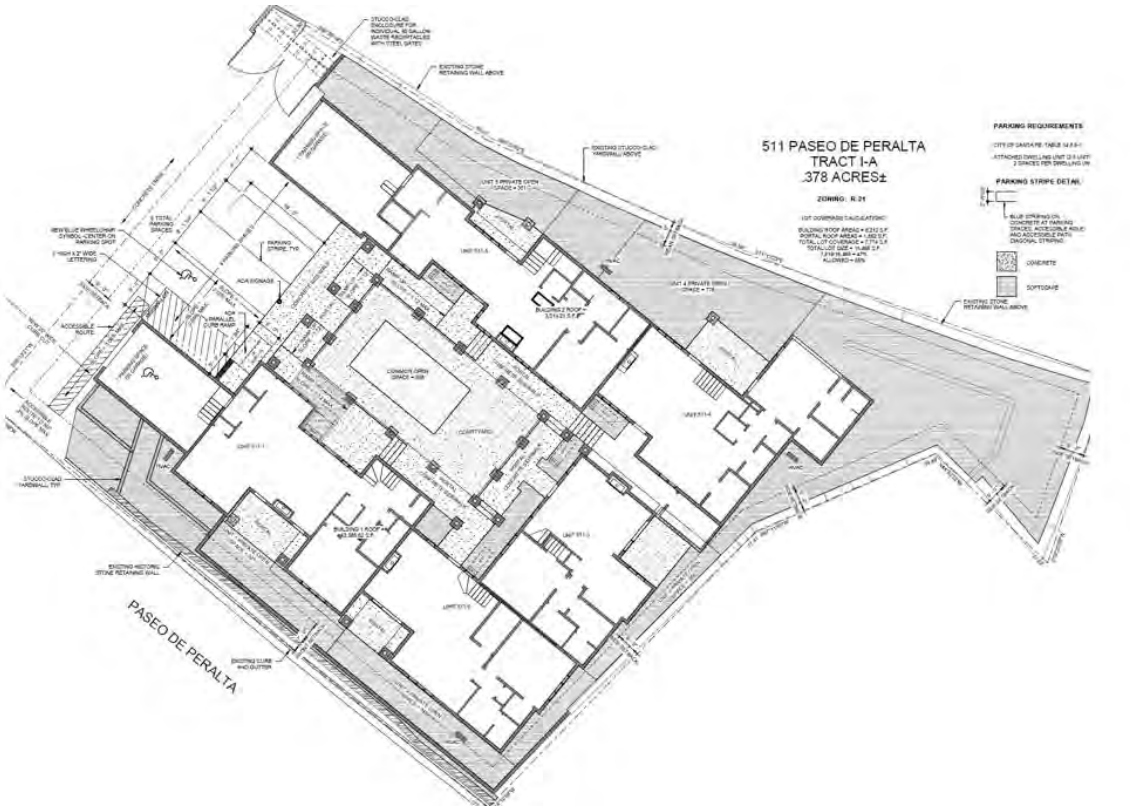

Figure 3: Proposed Site Plan

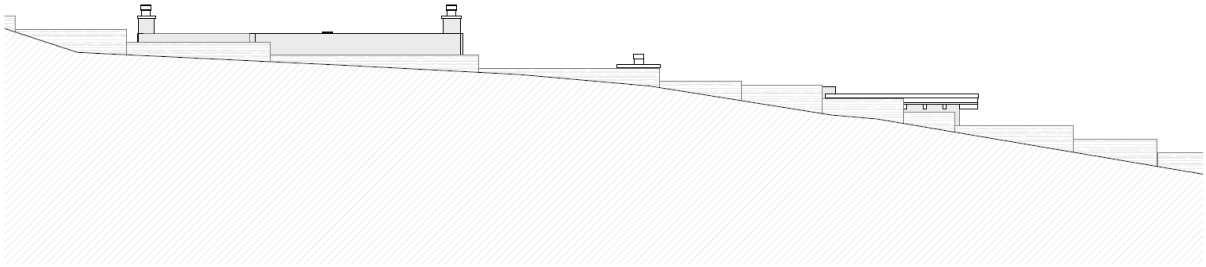

Figure 4: Proposed North Elevation



Figure 5: Proposed East Elevation



Figure 6: Proposed South Elevation



Figure 7: Proposed West Elevation

Differences Between Previously Approved and Current:
First Floor:

1. Unit 1, remove the window in the Office looking directly to the portal.
2. Unit 2, remove the door under the portal that directly accesses the Kitchen.
3. Unit 3, under the portal, change the single door and double window to a double door and a single window.
4. Unit 4, under the portal, change the single door and single window to a single door.
5. Unit 5, in the Dining room, decrease the window from size from three windows to a double window.

Second Floor:

1. Unit 1, at Bed 1, change the single door and double windows to double doors on the north and south elevations accessing the decks.
2. Unit 2, in Bed, change from triple windows to double doors accessing the deck.
3. Unit 4, Bed 2, remove the door on the north elevation to the non-existent overhang.

This project works in unison with the project planned at 507 Paseo de Peralta. The overall project with both addresses roofed area will be 12,693 sq. ft. with a gross floor area of 13,790 sq. ft. The full project will have a single driveway entrance to the shared parking area.

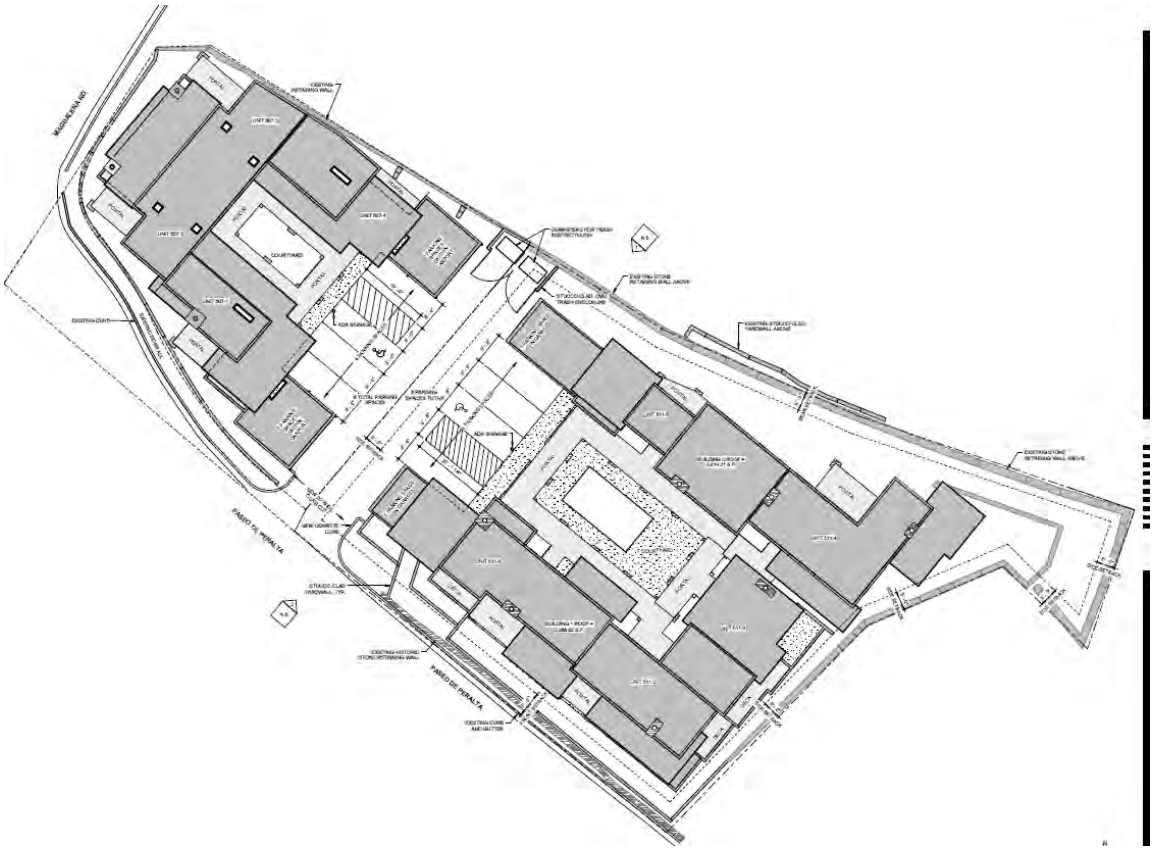

Figure 8: Full Project Site Plan

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

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

Ill. 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

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;

Ill. 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 of 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.

Ill. 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.*

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 14-4.6(G).

l. General

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

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

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

2. Building Additions

I. Design

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

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

II. Size and Location

a. Building additions are not permitted on primary facades.

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

c. Building additions shall not exceed 50 percent of the square

footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary façade.

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
9. Murals
10. Pedestrian-Oriented Areas

F. 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 elsewhere within this chapter.

l. 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.

II. Streetscape Standards

Ill. Project Location

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

2. Height

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

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 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.

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, yard wall, fence, or proposed step back of upper floor levels is in harmony with the massing of the applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The HDRB shall also require that the publicly visible facades 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.


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BISHOPS LODGE RD
MAGDALENA RD
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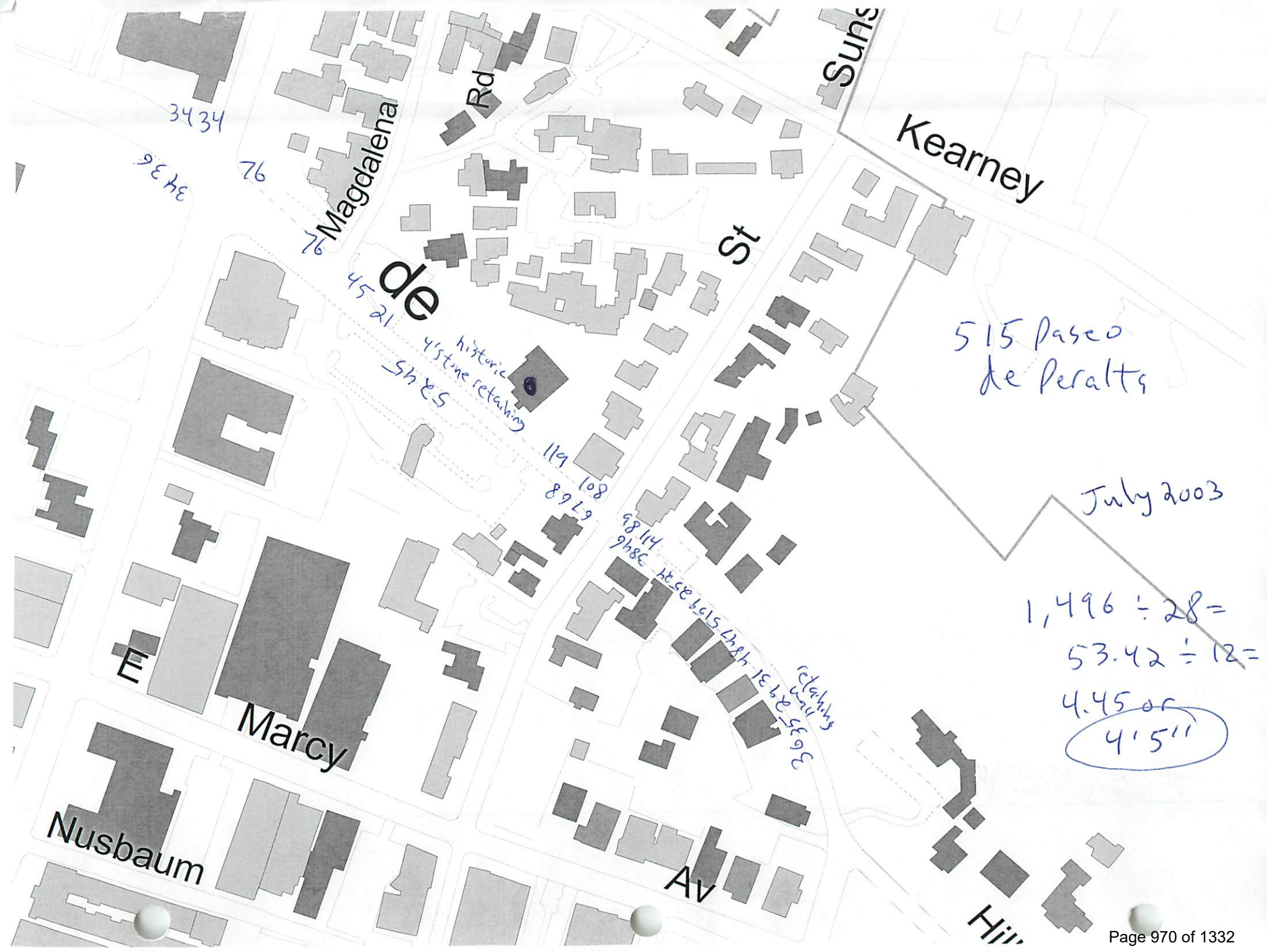
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515 Paseo
de Peralta
July 2003
1,496 ÷ 28 =
53.42 ÷ 12 =
4.45 or
4'5"

May 4, 2026

Lani McCulley
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Paseo North Development
507 & 511 Paseo de Peralta
Case Number: H-14-034

Dear Lani,

We are requesting modifications to the previously approved designs for new buildings at 507 & 511 Paseo de Peralta. The initial approval was issued on May 22, 2018 with the latest extension dated May 24, 2022. Please refer to the attached drawings for the modifications. The following is a list of the modifications for each project.

507 Paseo de Peralta:

First Floor:

- Unit 1, change from a single door and double window to a double door and single window under the portal.
- Unit 2, change from a single door and double window to a double door and single window under the portal.
- Unit 3, change from a single door and double window to a double door and single window under the portal.
- Unit 4, change from a single door and double window to a double door and single window under the portal.

Second Floor:

- Unit 3, change the single window and single door to double doors with no windows at the deck.
- In Unit 3, in Bed 1, install two single windows in lieu of the double window.
- Unit 4,

511 Paseo de Peralta:
First Floor:

- Unit 1, remove the window in the Office looking directly to the portal.
- Unit 2, remove the door under the portal that directly accesses the Kitchen.
- Unit 3, under the portal, change the single door and double window to a double door and a single window.
- Unit 4, under the portal, change the single door and single window to a single door.
- Unit 5, at the Dining room, decrease the window from size from three windows to a double window.

Second Floor:

- Unit 1, at Bed 1, change the single door and double windows to double doors on the north and south elevation accessing the decks.
- Unit 2, in Bed, change from triple windows to double doors accessing the deck.
- Unit 4, Bed 2, remove the door on the north elevation to the non-existent overhang.

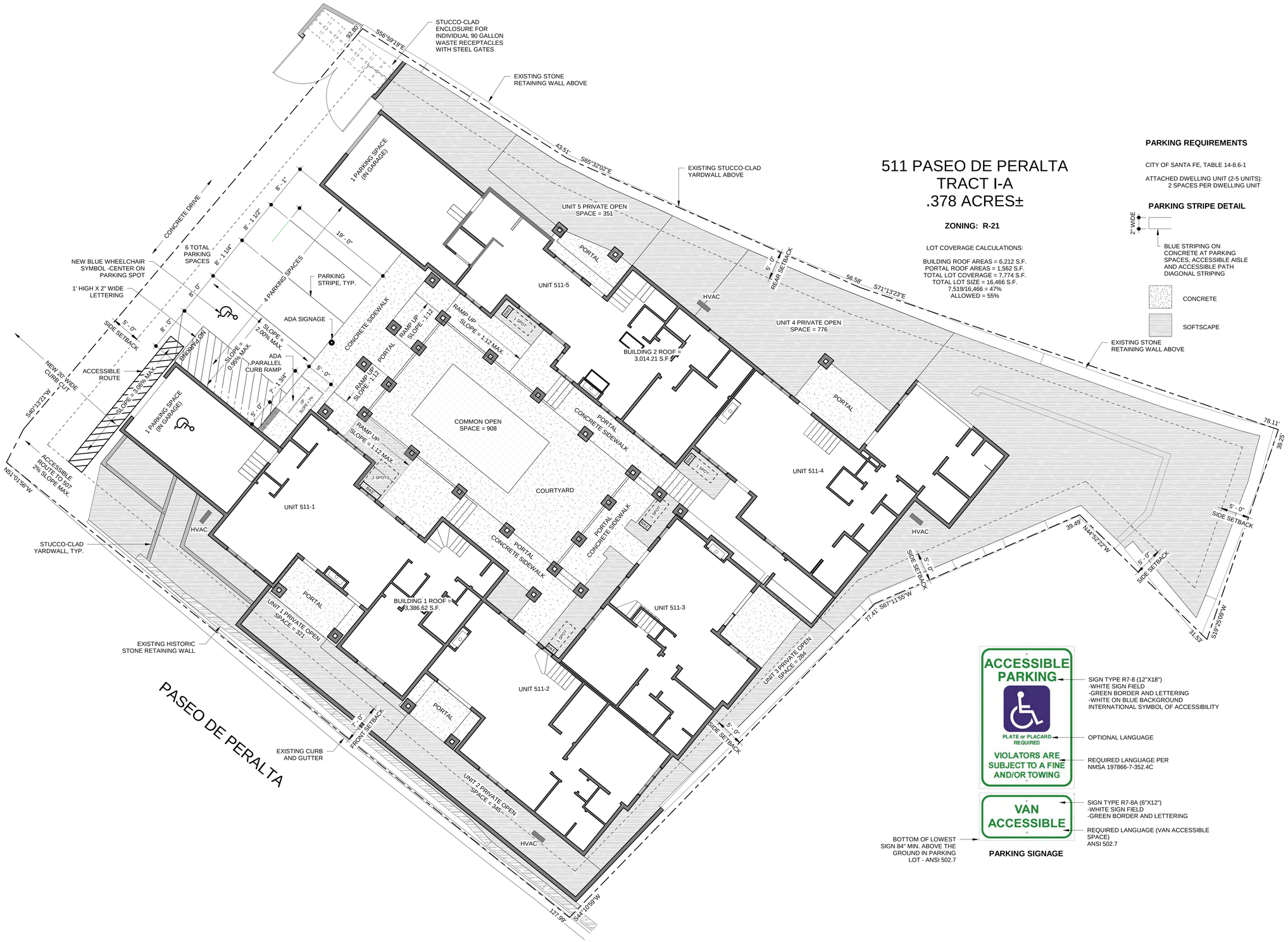
Please let me know if you have any questions or need further information.

Sincerely,



Bradyn Furry
505-709-0306

Attachments:



511 PASEO DE PERALTA
TRACT I-A
.378 ACRES±

ZONING: R-21

LOT COVERAGE CALCULATIONS:

BUILDING ROOF AREAS = 6,212 S.F.
PORTAL ROOF AREAS = 1,562 S.F.
TOTAL LOT COVERAGE = 7,774 S.F.
TOTAL LOT SIZE = 16,466 S.F.
7,519/16,466 = 47%
ALLOWED = 55%

PARKING REQUIREMENTS

CITY OF SANTA FE, TABLE 14-8.6-1

ATTACHED DWELLING UNIT (2-5 UNITS):
2 SPACES PER DWELLING UNIT

PARKING STRIPE DETAIL

SIGN TYPE R7-8 (12"X18")
-WHITE SIGN FIELD
-GREEN BORDER AND LETTERING
-WHITE ON BLUE BACKGROUND
INTERNATIONAL SYMBOL OF ACCESSIBILITY

OPTIONAL LANGUAGE

REQUIRED LANGUAGE PER NMSA 197866-7-352.4C

SIGN TYPE R7-8A (6"X12")
-WHITE SIGN FIELD
-GREEN BORDER AND LETTERING

REQUIRED LANGUAGE (VAN ACCESSIBLE SPACE)
ANSI 502.7

BOTTOM OF LOWEST SIGN 84" MIN. ABOVE THE GROUND IN PARKING LOT - ANSI 502.7

PARKING SIGNAGE

SPACE by Brandyn

09/11/2024

PERALTA'S WALK, LLC.

511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

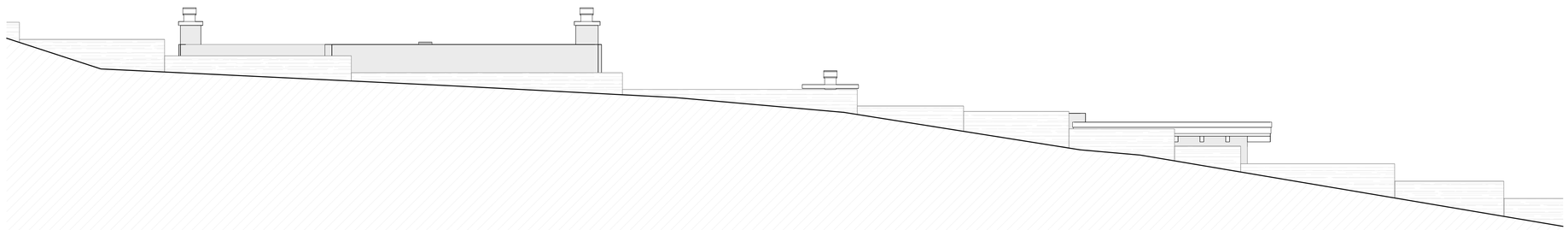
FOR REVIEW

SITE PLAN

N

5/16/2026 1:00:46 PM
drawing scale: 1/8" = 1'-0"

A1



09/11/2024

PERALTA'S WALK, LLC.

511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

FOR REVIEW

NORTH ELEVATION

5/16/2026 1:00:46 PM
drawing scale: 3/16" = 1'-0"

H1



PERALTA'S WALK, LLC.

511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

FOR REVIEW

EAST ELEVATION

5/16/2026 1:00:47 PM
drawing scale: 3/16" = 1'-0"

H2



SPACE by Bradyn

PERALTA'S WALK, LLC.

511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

FOR REVIEW

SOUTH ELEVATION

5/17/2026 3:36:08 PM
drawing scale: 3/16" = 1'-0"

H3



SPACE by Bradyn

PERALTA'S WALK, LLC.

511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

FOR REVIEW

WEST ELEVATION

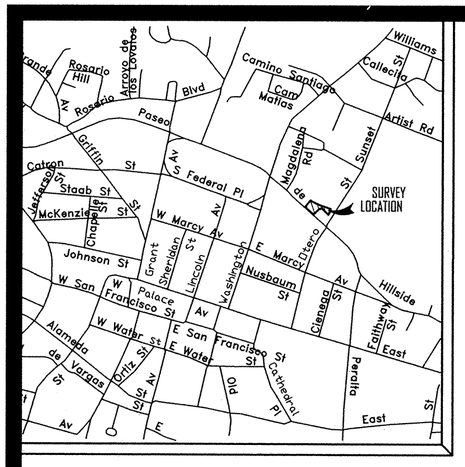
5/16/2026 1:00:48 PM
drawing scale: 3/16" = 1'-0"

H4

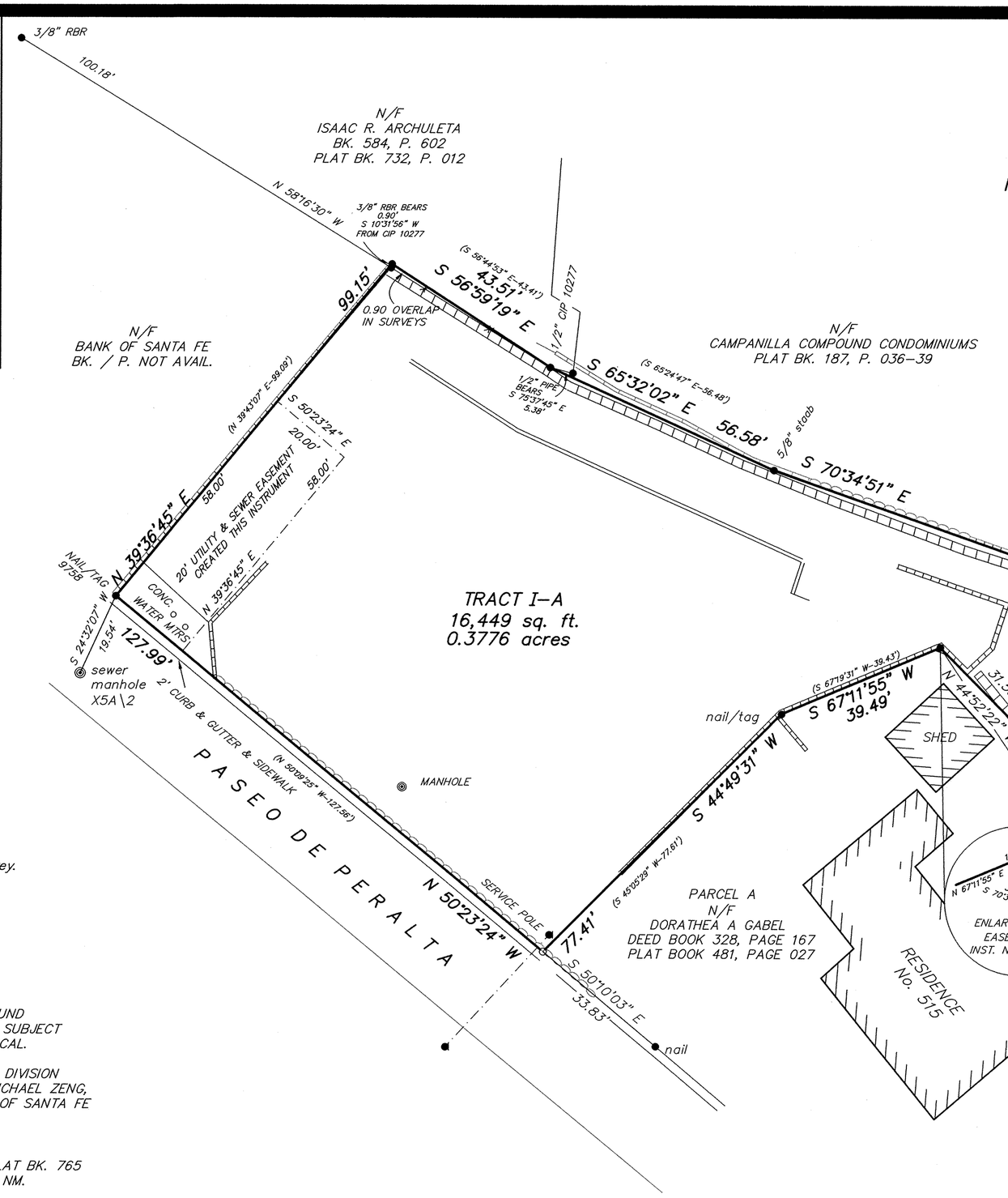
PLAT OF EASEMENT SURVEY
FOR
511 PDP, LLC

807015

TRACT I-A OF PLAT OF LAND DIVISION FOR
RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG,
SANTA FE COUNTY, NEW MEXICO.



VICINITY MAP



N

SCALE: 1"=20'

0 20 40 60

LEGEND

- Sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.
- Utility box.

NOTES

1. BASE OF BEARING: GPS OBSERVATION OF FOUND MONUMENTS ON THE SOUTHERLY BOUNDARY OF SUBJECT TRACT, (N 50°23'24" W), WGS 84, GEODETIC, LOCAL.

2. THIS SURVEY IS BASED ON A PLAT OF LAND DIVISION FOR RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG, RECORDED IN PLAT BK. 589, P. 037, RECORDS OF SANTA FE COUNTY, NM.
REFERENCE DEED: INSTR. No. 1667768.

3. THIS SURVEY IS PREVIOUSLY RECORDED IN PLAT BK. 765 AT PAGE 003, 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.

Philip B. Wiegel
P.O. Box 22773

DATE OF FIELD WORK
7 SEPTEMBER, 2016

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

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

AFFIDAVIT
THIS EASEMENT SURVEY AND THE CREATION OF THE 20' UTILITY AND SEWER EASEMENT DEPICTED HEREON ARE CREATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER(S).

Cody North Sept. 7 '16
DATE

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF September, 2016.

BY: Cody North

Philip B. Wiegel MY COMMISSION EXPIRES 2-25-18
NOTARY PUBLIC

OFFICIAL SEAL
Philip B. Wiegel
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2-25-18

COUNTY CLERK
GERALDINE SALAZAR
SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE)ss
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 7th day of Sept A.D. 2016, at 4:41 o'clock P m., and was duly recorded in Book 807, Page 15 of the records of Santa Fe County.
Inst 1803867
Witness my Hand and Seal of Office
GERALDINE SALAZAR
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: 511 PDP,LLC
LOCATION: 511 PASEO DE PERALTA
SECTION 24, T 17 N, R 9 E, N.MP.M.
PROJECTED INTO THE SANTA FE GRANT

SANTA FE COUNTY, NM.
UPC No.:1-054-099-356-303

DEL RIO SURVEYS, INC.

P.O. BOX 22773	SANTA FE, NM	820-9200
PROJECT No. 16080611	Dwg. PW	Ckd. DV
	Date: 9/07/16	REV: 1

Exterior Clad Finish

Choose from 50 finishes in four design collections with custom color matching available and powder coating technology that leads the industry in color retention, durability and environmental safety.

Although more expensive to manufacture, all our collections are AAMA 2604 or AAMA 2605 powder coated for greater surface hardness, scratch resistance and color retention than ordinary liquid paint.

					Linen 032	Colonial White 313	Sandstone 003	Beige 335
					Tan 043	Gull Grey 002	French Linen 112	Morning Dove Gray 113	Seawolf 044
Fashion Gray 111	Aqua Mist 115	Light Blue 046	Slate Blue 008	Black Sable 060	Indigo 402	Green 004	Forest Green 049	Patina Green 051	Hemlock Green 048
Fashion Gray 111	Aqua Mist 115	Light Blue 046	Slate Blue 008	Black Sable 060	Bahama Brown 309	Brown 002	TW Brown 058	Antique Bronze 057	Bronze 024
Greek Olive 081	Hartford Green 050	Clay 026 Ore	Harvest Cranberry 010	Colonial Red 054	Battleship Gray 321	Modern Onyx 118	Dark Bronze 401	Black 023	White 001
Metallics Collection	Alpine Silver 062	Light Bronze Pearl 069	Medium Bronze Pearl 070	Dark Bronze Pearl 071	Classic Copper 088	Matte Textured Collection	The Perfect White 404	Gray With Envy 403	Graphite 406
Blended Collection	Cocoa 105	Café Royale 104	Rust 076	Dark 034		Black Shadow 405	Peppered Steel 110	Sift Espresso 097	Mocha 098


Marble White
80 01008
Tijeras
68 1685
Desert Lace
59 01009
Paloma
54
San Antonio
37 1465
Nambe
48 01012
San Juan
54 2088
Torreon
55
Adobe Brown
25 01004
Pecos
23 01001
Acoma
50 3030
Alamo
50

SDL Options

Grilles Between The Glass

Easy to clean and affordable, our aluminum grilles between the glass achieve the divided lite look with the grille sealed between the panes of glass. This leaves the visual appeal without the interference of the grille.





Grilles between the glass come in your choice of profiles: 11/16" or 1" contour or 5/8" flat. Available in 8 popular color choices.


1" Contemporary


7/8" Contemporary


5/8" Traditional


7/8" Traditional


1" Traditional


2" Traditional


1-1/4" Traditional


5/8" Putty

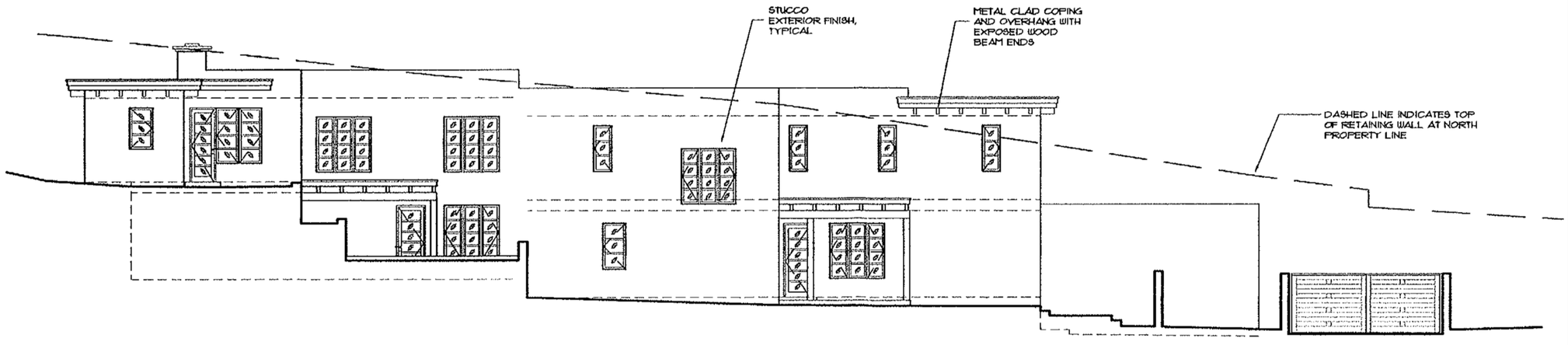

7/8" Putty


1" Putty

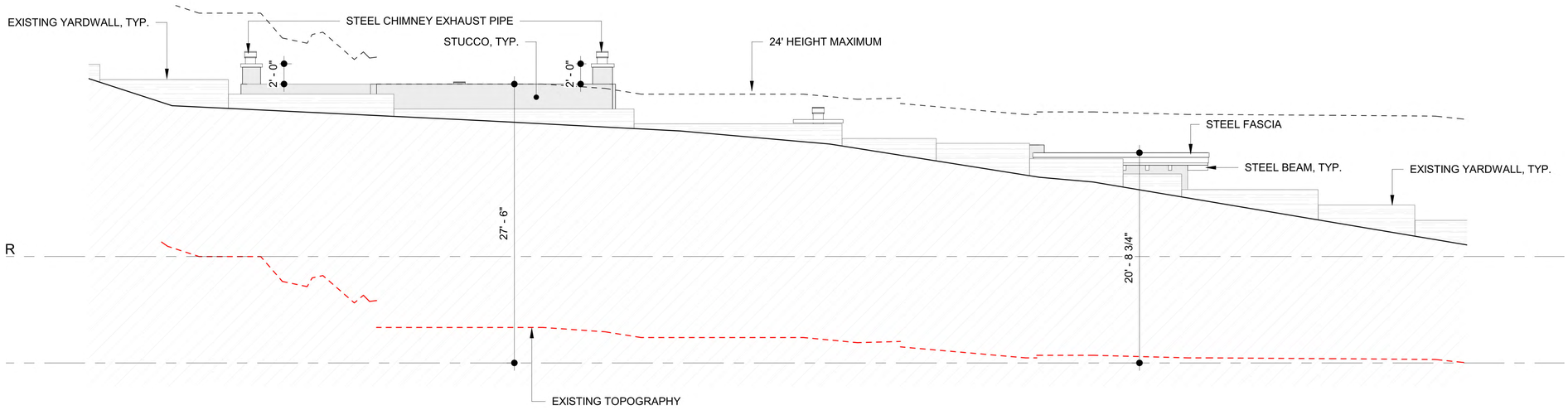

5/8" Contemporary


1-1/4" Contemporary


2" Contemporary



NORTH ELEVATION PREVIOUS



NORTH ELEVATION PROPOSED

TRUE NORTH BUILDERS LLC

SPACE by Brandyn

PERALTA'S WALK, LLC.

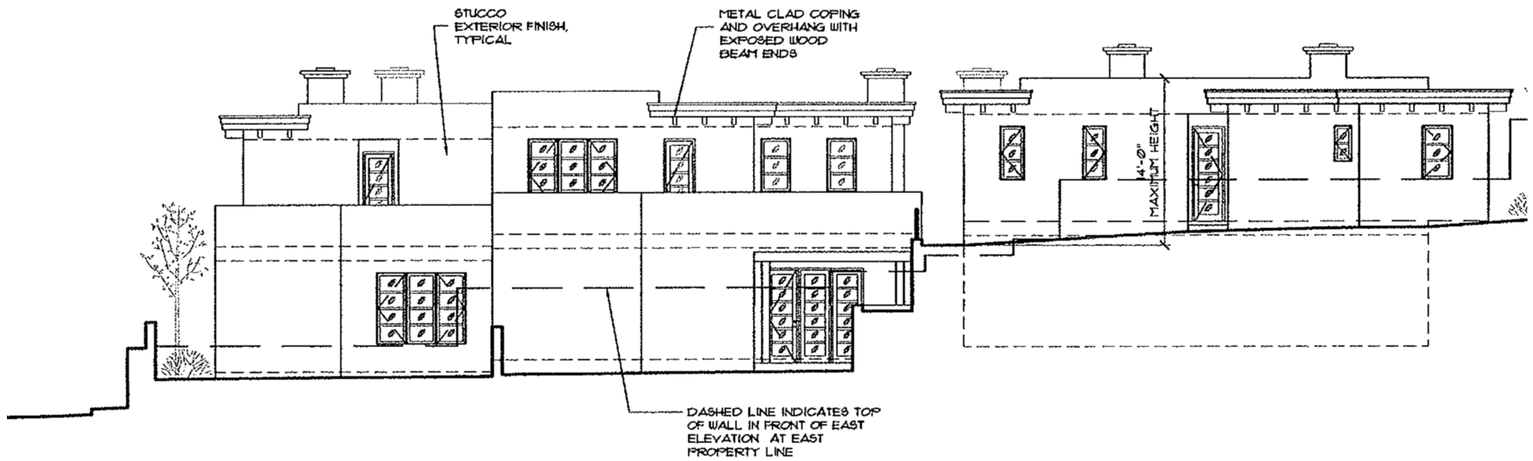
511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

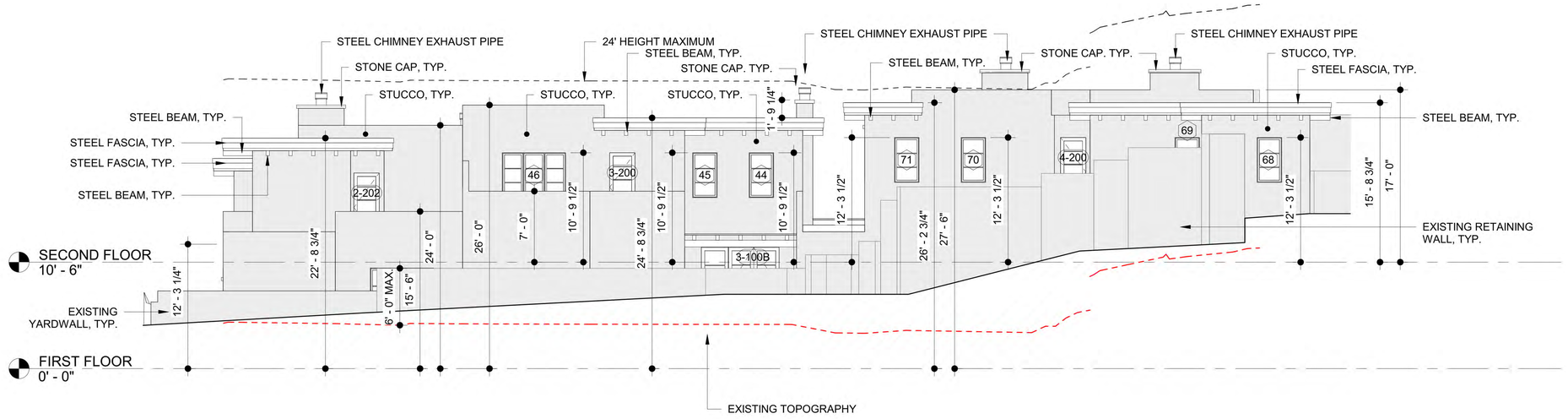
NORTH ELEVATION COMPARISON

7/10/2023 8:26:09 AM
drawing scale:

H-1



EAST ELEVATION PREVIOUS



EAST ELEVATION PROPOSED

TRUE NORTH BUILDERS LLC

SPACE by Bradyn

PERALTA'S WALK, LLC.

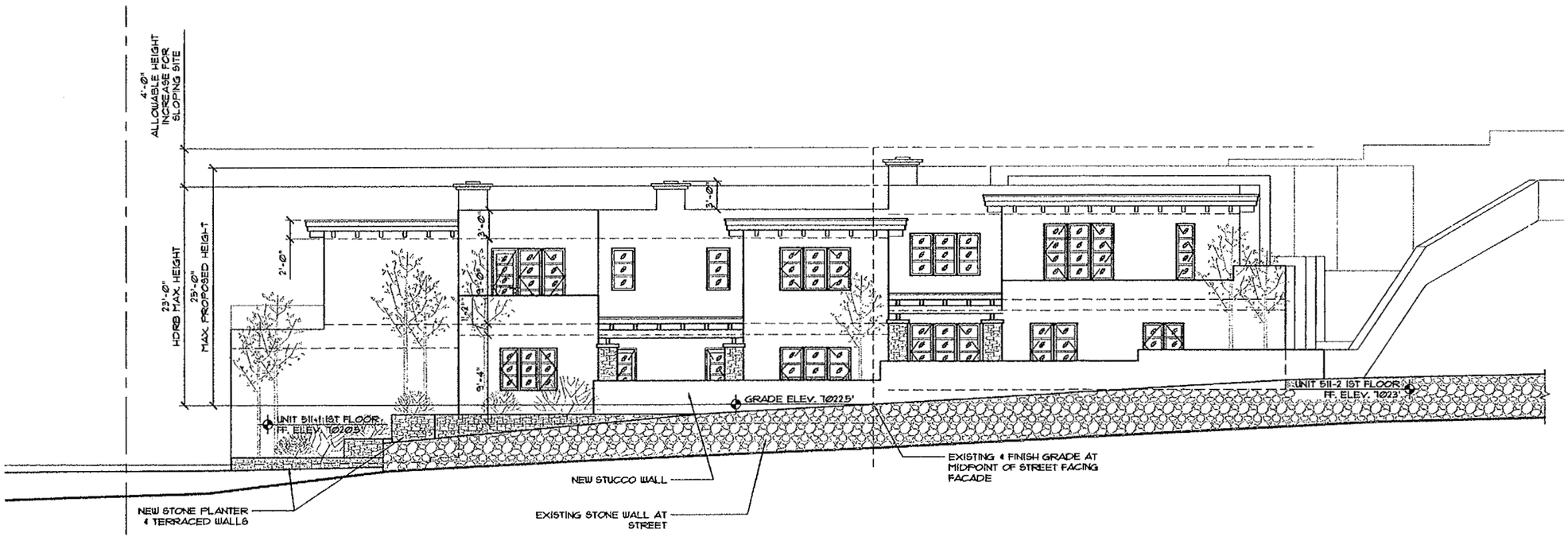
511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

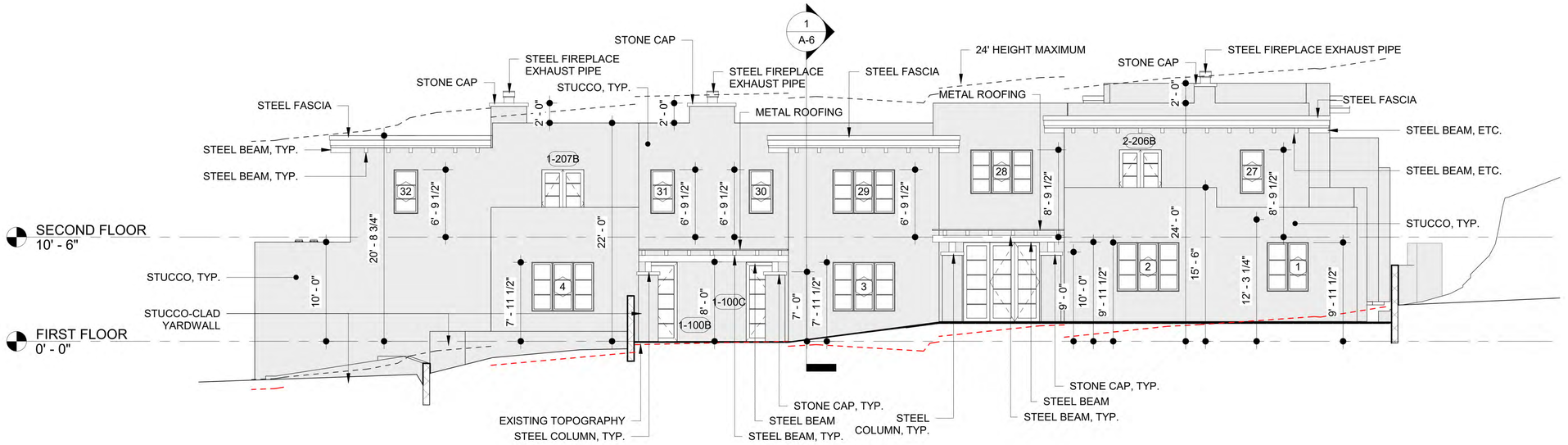
EAST ELEVATION COMPARISON

7/10/2023 8:26:10 AM
drawing scale:

H-2



SOUTH ELEVATION PREVIOUS



SOUTH ELEVATION PROPOSED

TRUE NORTH BUILDERS LLC

SPACE by Bradyn

PERALTA'S WALK, LLC.

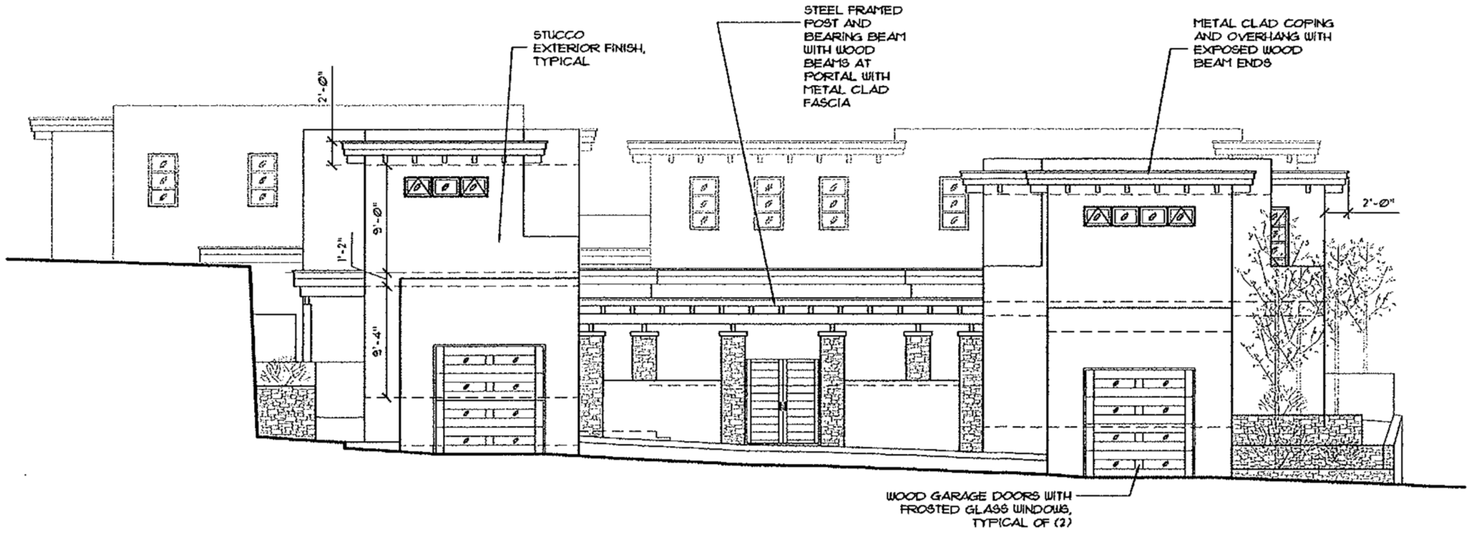
511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

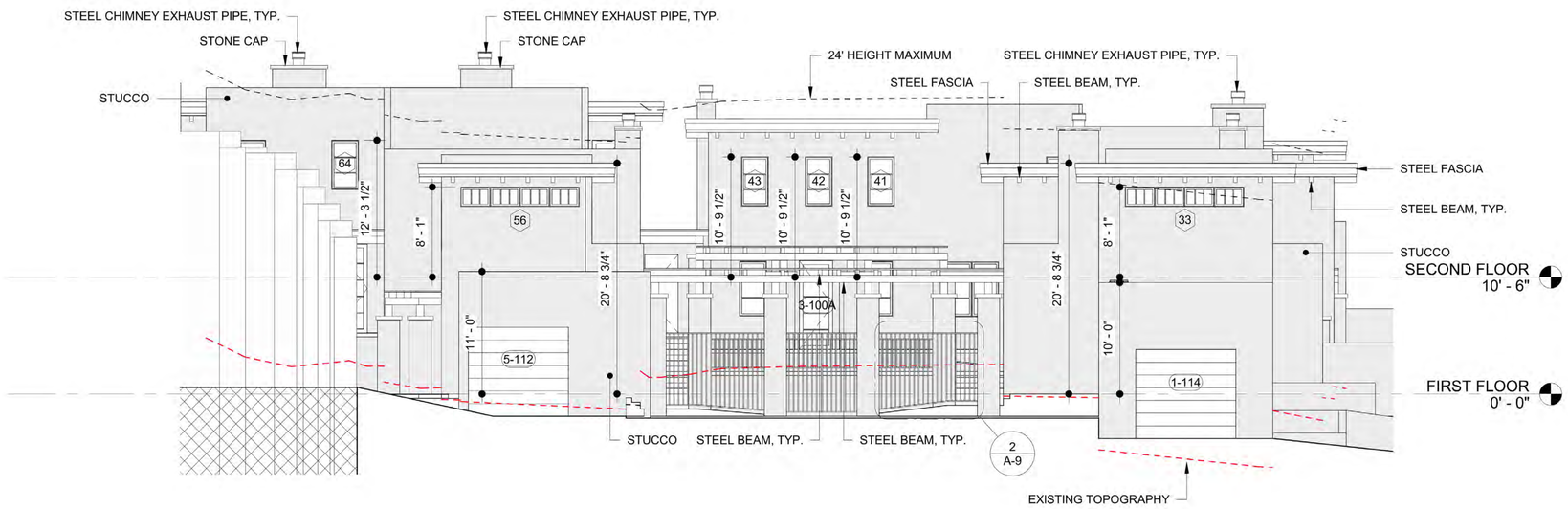
SOUTH ELEVATION COMPARISON

7/10/2023 8:26:12 AM
drawing scale:

H-3



WEST ELEVATION PREVIOUS



WEST ELEVATION PROPOSED

TRUE NORTH BUILDERS LLC

SPACE by Brandyn

PERALTA'S WALK, LLC.

511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

WEST ELEVATION COMPARISON

7/10/2023 8:26:12 AM
drawing scale:

H-4

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: Submittal of revised plans to construct four residential units in two above grade structures totaling 11,476 square feet and a 4,340 square foot sub-grade parking structure.

Case number: H-14-034
Project Type: HDRB

PROJECT LOCATION (S): **511 Paseo de Peralta**

PROJECT NAMES:

OW – 511 PDP, LLC
Santa Fe, NM 87501

107 East Lupita

AP – Architectural Alliance, Inc.
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 July 22, 2014. The decision of the Board was to approve your application with the following conditions: 1) that there shall be no publicly visible rooftop appurtenances; 2) that any stone veneer shall be real stone veneer rather than cast stone veneer; 3) that the metal caps shall be removed from all parapets; 4) that all exterior lighting shall be brought to staff for approval before a construction permit application is submitted; 5) that the applicant shall return to the Traffic Engineering Division to reduce the amount of wall tapering needed on the stone wall along Paseo de Peralta; and 6) that all tapering of the stone wall on Paseo de Peralta shall be done by hand. For further information please call 955-6605.

Sincerely,

David Rasch
Planner Supervisor, Preservation Division

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

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 4/23/2014	511 Read De Peralta
Property Owner of Record: 511 PDP, LLC	Proposed Construction Description:
Applicant/Agent Name: Architectural Alliance, Eric Enfield	4 Residential Units
Contact Person Phone Number: (505) 988-5269	TOTAL ROOF AREA: 6585 ±

Zoning District: R-21

Overlay:
- ☐ Escarpment _____
- ☐ Flood Zone*
- ☒ Other: Historic Eastside

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

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

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

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

Terrain: ☐ 30% slopes All Altered, All under 30%

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

Lot Coverage : 40 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: 7' Minimum: _____
2nd Front? _____
Proposed Rear: 15' Minimum: 7'
Proposed Sides: L 5' R 0' Minimum: _____

Height: Proposed 23'
Maximum Height: 27' or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 10 Accessible 0
Minimum: 8 Not required.

Bicycle Parking:**
Proposed: NA Minimum: N/A
** 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.

Eric Enfield [☐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 4/23/2014 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: EHN was held 4-17-14
Development Plan app will be submitted 4-28-14

REVIEWER: _____ **DATE:** 4/23/14

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

Revised 1-14-13

City of Santa Fe, New Mexico

memo

DATE: July 22, 2014

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-14-034

ADDRESS: 511 Paseo de Peralta
Historic Status: NA
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__x__ Case Synopsis	__x__ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
____ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
__x__ Other: bldg. ht. calc.	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff defers to the Board regarding the measurement of height and architectural style of the building which shall comply with Sections 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

511 Paseo de Peralta is a 16,449 square foot vacant lot in the Downtown & Eastside Historic District. The applicant proposes to construct four residential units in two above-grade structures totaling 11,476 square feet and a 4,340 square foot sub-grade parking structure to the maximum allowable height of 23' on the street-facing elevation. The west elevation of the structure shows a height of 30' from cut grade to top of parapet. The above grade structures overlap the garage which is placed in a lot cut. The two elevator overruns and chimneys are not applicable to the height measurement.

On May 27, 2014, the HDRB postponed action on this application pending redesign that incorporated the Board's concerns.

The applicant states that the architectural design is Recent Santa Fe Style with varied massing, stuccoed and stone facing, flat roof overhangs that do not exceed 30", and metal finish details such as windows, cornices, and gates. The street-facing stone wall will be reduced in height to meet traffic standards instead of relying on signage with flashing lights and a mirror.

ARCHITECTURAL ALLIANCE INC

June 25, 2014 (Revised)

Historic Districts Review Board
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: Paseo North
511 Paseo de Peralta

Dear Board Members and City Staff:

This application is in response to the May 27, 2014 Historic Districts Review Board meeting at which the Board tabled the proposed design. Revised plans and elevations that address the board members' concerns are attached to this application letter.

The applicant is intending to construct a new residential development on a vacant lot at 511 Paseo de Peralta. Two residential buildings are proposed, each with two dwelling units, for a total of 4 dwelling units on the site. Parking will be provided with a proposed underground parking structure.

The site, zoned R-21 Downtown & Eastside Historic District, is 0.3776 acres (16,449 square feet in size). The site is across the street from the Wells Fargo Bank. The site faces Paseo de Peralta to the south, which provides vehicular access. An historic house is on the lot east of the site. A parking lot is on the west adjacent lot. Single family residences and multi-family residences are located on the lots to the north of the site. The primary facades of the new development are the south elevations facing Paseo.

The Historic Preservation Division of the Land Use Department provided a maximum building height of 23'-0" for the site.

The site has been disturbed over the entirety of the site. A historic stone retaining wall fronts Paseo de Peralta at the curb line. The site originally sloped up to the north from this wall but has been leveled to form a plateau six to eight feet above street level. A precast concrete retaining wall was installed in 2007 at the north property line. Additional footings and walls are located parallel to and offset from the north retaining wall. These were constructed in 2007 to act as the rear walls for a 7 unit residential development that was permitted but abandoned prior to any significant work being completed.

The historic retaining wall will be lowered to a maximum of 3'-0" above the level of Paseo de Peralta to provide city required sight lines for residential traffic entering Paseo from the site. The historic rock will be salvaged and installed on the face of the parking structure. The north retaining wall will remain. The existing footings and walls, having been inspected by a structural engineer, will be incorporated into the new design.

A vehicular entrance is located at the southwest corner of the property at an existing curb cut. A 20' wide driveway turns into the underground parking structure which provides 2 spaces per unit and 2 guest parking spaces. The parking structure is approximately 2' below the street level. To avoid mechanically venting the garage, the structure has openings on the west and south facades for natural ventilation. A pedestrian stair

steps down into the garage. Stairs to the plaza above are adjacent to the garage stairs. Two private residential elevators serve each of the residential building.

The parking structure is visible only on the south (street facing) and west facades. The south façade varies in height from 4' down to 0' and will be faced with stone reclaimed from the historic street retaining wall and new stone compatible with the historic stone. The south façade has ventilation wells capped with security grates hidden from view.

The west façade will be faced with stone and stucco. The façade has a 20' wide auto entrance secured with a steel grille and a ventilation opening with a gate to match the auto entrance grille.

Residential Building One is located at the rear of the property. Building Two is located at the east property line and southeast corner of the site. Both buildings face a landscaped plaza above the parking structure located along the south property line. The primary entrances to the residential units are shielded with a courtyard wall and portal. Private outdoor space is located both in the front entry courtyard and behind each unit which have portals and courtyard walls matching the front of the building.

The facades of the residential buildings are designed to meet the criteria of Recent Santa Fe Style outlined in the Santa Fe City Code Chapter XIV Land Development Historic Districts14-5.2 (E) (2) as follows:

- No building shall exceed 2 stories in height on any façade.
- The combined area of doors and windows on publicly facades shall not exceed 40%.
- No less than 80% of the surface finish on a publicly visible façade shall be stucco. The balance may be natural stone, brick, wood, or other materials subject to approval.
- No cantilevers shall be allowed except over projecting vigas, beams, corbels, or as part of the roof treatment. Flat roof overhangs shall not exceed 30".
- Walls shall be of one uniform earthen color, with the exception that walls under portals may be of a different color.
- Windows to be true divided lite with a maximum glazing dimension of 30".
- Height restrictions may be exceeded by up to 4' for elevator over runs and chimneys per 14-7.1 (C) (2) and 14-5.2 (D) (9) (c) (ii) allows up to 4' height increase for sloping site.

The primary material on the residential building facades will be stucco. Stone veneer will accent the elevator over runs and one stair tower on Building Two.

The columns of the portals will be stone veneer. The main beam and post of the portals will be metal and rafter beams of the portals will be wood. The stepped fascia of the flat portal roof will be metal.

Courtyard walls at the front and rear of the buildings will be approximately 48" high and have a stucco finish to match the buildings. Courtyard gates to be steel.

Parapets are treated in two methods. The higher roofs have a true parapet capped with a metal coping. The lower roofs have a flat overhang or metal fascia. The overhang is supported with rectangular wood beam ends with a stacked metal fascia above. Windows on the facades with the true parapet have overhangs similar to the flat roof detail.

The following summarizes the proposed finishes for Paseo North.

Proposed Finishes:	
South street side retaining wall:	Existing stone to remain (lower wall height and reuse stone on garage facade).
UNDERGROUND	

PARKING STRUCTURE	
Stone:	Reuse stone salvaged from historic retaining wall. New stone to be compatible to reclaimed stone in size, color, texture, and pattern.
Stucco:	El Rey 212 Madera
Windows (venting grilles):	Venting openings (vertical on west façade, horizontal on south) to be galvanized steel welded bar grate 1" x 4" openings, painted to match stucco.
Doors (auto access door):	Overhead segmented open steel grilles to match window venting grilles.
BUILDING ONE (North Building)	
Stucco:	El Rey 135 Sahara
Stone:	El Dorado Stone "Shadow Rock – Chesapeake".
Doors:	True divided lite "French" doors with metal exterior finish. Kolbe "Gingersnap"
Windows:	True divided lite with metal exterior finish. Kolbe "Gingersnap"
Portal Columns:	Stone
Portal Structure & Roof:	Metal post and main beam with wood rafter beams. Built up metal clad fascia. All steel to be dark bronze. Exposed wood decking on underside of portals to be Sherwin-Williams SW 3503 "White Birch" semi-transparent stain.
Flat Roof Overhangs:	Wood beam ends. Built up metal clad fascia. All metal to be dark bronze.
Parapet Roofs:	Straight parapets with metal coping flashing. All metal to be dark bronze.
Elevator Over-run:	Stone veneer and flat roof metal fascia.
BUILDING TWO (South Building)	
Stucco:	El Rey 212 Madera
Stone:	El Dorado Stone "Shadow Rock – Chesapeake".
Doors:	True divided lite "French" doors with metal exterior finish. Kolbe "Gingersnap"
Windows:	True divided lite with metal exterior finish. Kolbe "Gingersnap"
Portal Columns:	Stone
Portal Structure & Roof:	Metal post and main beam with wood rafter beams. Built up metal clad fascia. All metal to be dark bronze. Exposed wood decking on underside of portals to be Sherwin-Williams SW 3503 "White Birch" semi-transparent stain.
Flat Roof Overhangs:	Metal beam ends. Built up metal clad fascia. All metal to be dark bronze.
Parapet Roofs:	Straight parapets with metal coping flashing. All metal to be dark bronze.
Elevator Over-run:	Stone veneer and flat roof metal fascia.

Summary of Changes to the May 27th Submittal:

1. The west end of Building 1 has been stepped to break up its massing. A balcony has been added to the second floor off of the Master Bedroom in Unit 1.
2. The width of the elevator over-run on Building 1 has been decreased in size (both width along façade and depth). In addition, the flat roof overhang has been simplified and its height reduced.
3. The southeast corner of Building 2 has been stepped to break up its massing. A balcony has been added to the second floor off of the Master Bedroom in Unit 4.
4. The width of the elevator over-run on Building 4 has been decreased in size (both width along façade and depth). In addition, the flat roof overhang has been simplified and its height reduced.
5. The overhang of the flat roofs has been changed from 30" to 24" measured from the face of the wall to the end of the beams. In addition, the beams have changed from metal to stained wood.

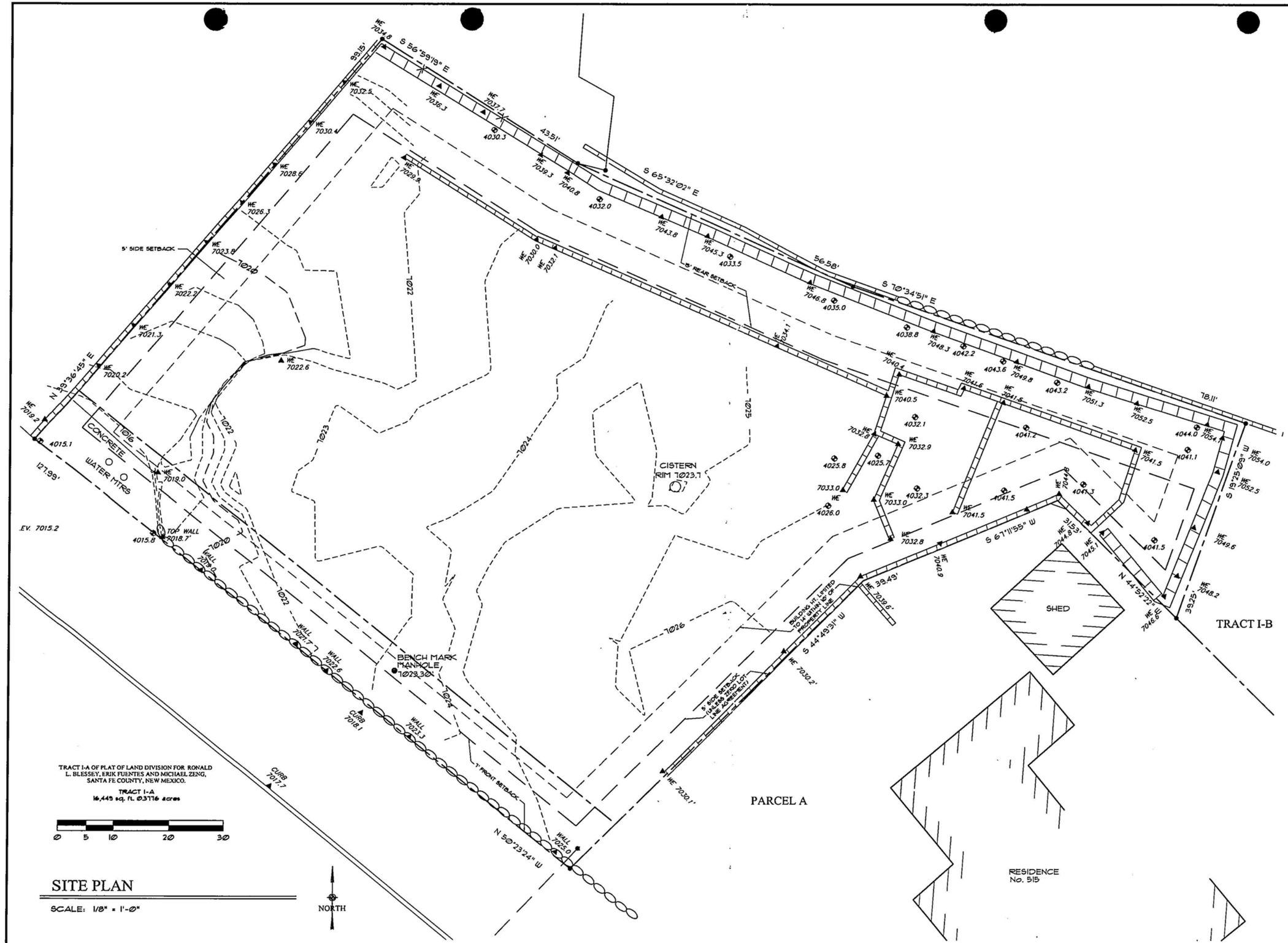
The applicant looks forward to presenting the project to the Historic Districts Review Board at the regular meeting of July 22, 2014. Please contact us with any questions you may have.

Sincerely,

Eric P. Enfield, AIA
President, Architectural Alliance Inc.

Attachments:

1. Revised Drawings



SITE PLAN

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

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

TRUE NORTH BUILDERS LLC
Cody North
505.699.3958

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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

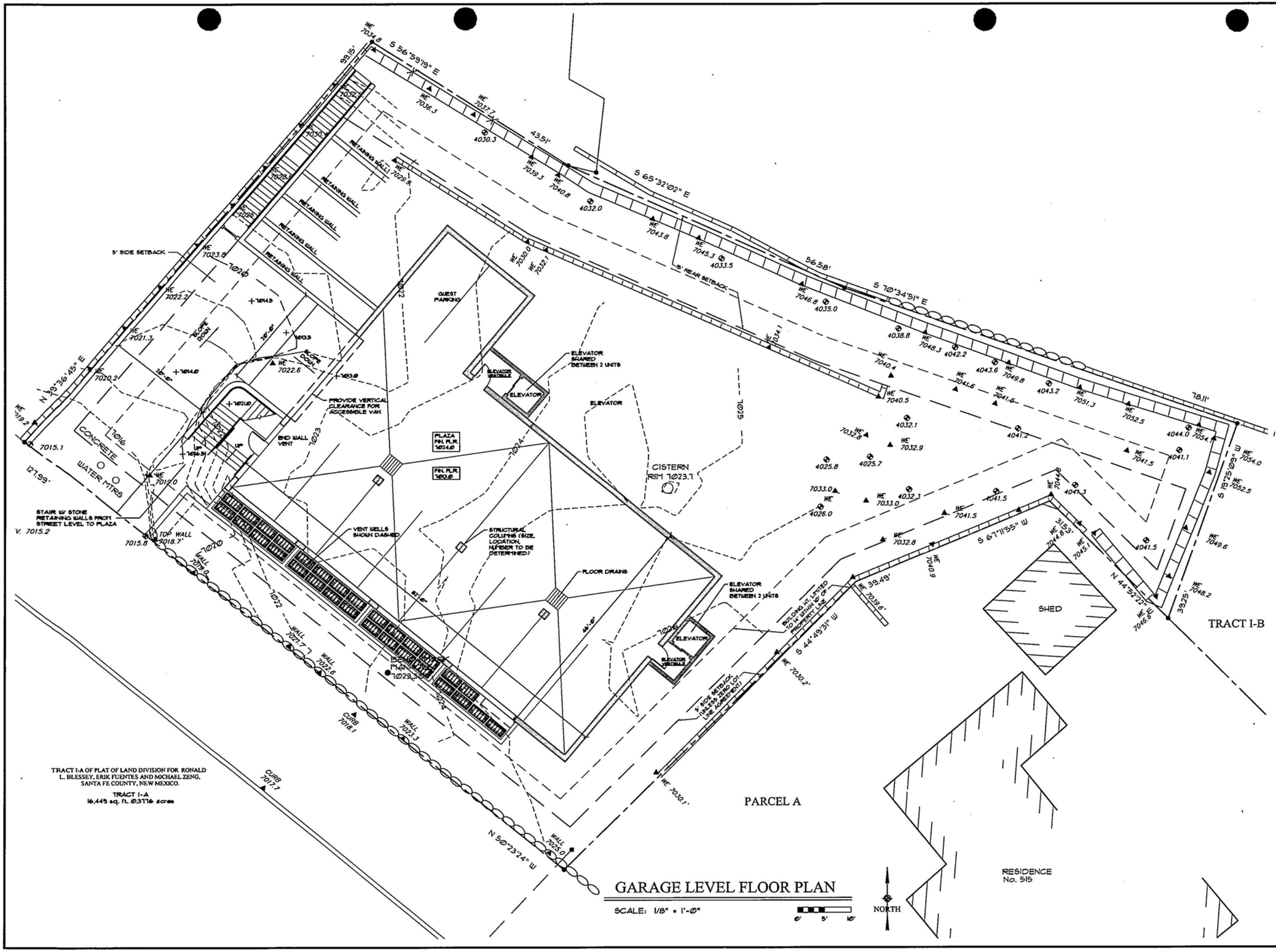
PROJECT TITLE
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	6/16/14
DRAWN BY	RW	DATE	6/16/14

SHEET TITLE
EXISTING SITE PLAN

SHEET NO.
C-1



TRACT I-A OF PLAT OF LAND DIVISION FOR RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG, SANTA FE COUNTY, NEW MEXICO.

TRACT I-A
16,445 sq. ft. ±0.3776 acres

GARAGE LEVEL FLOOR PLAN

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

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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

PASEO NORTH

511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

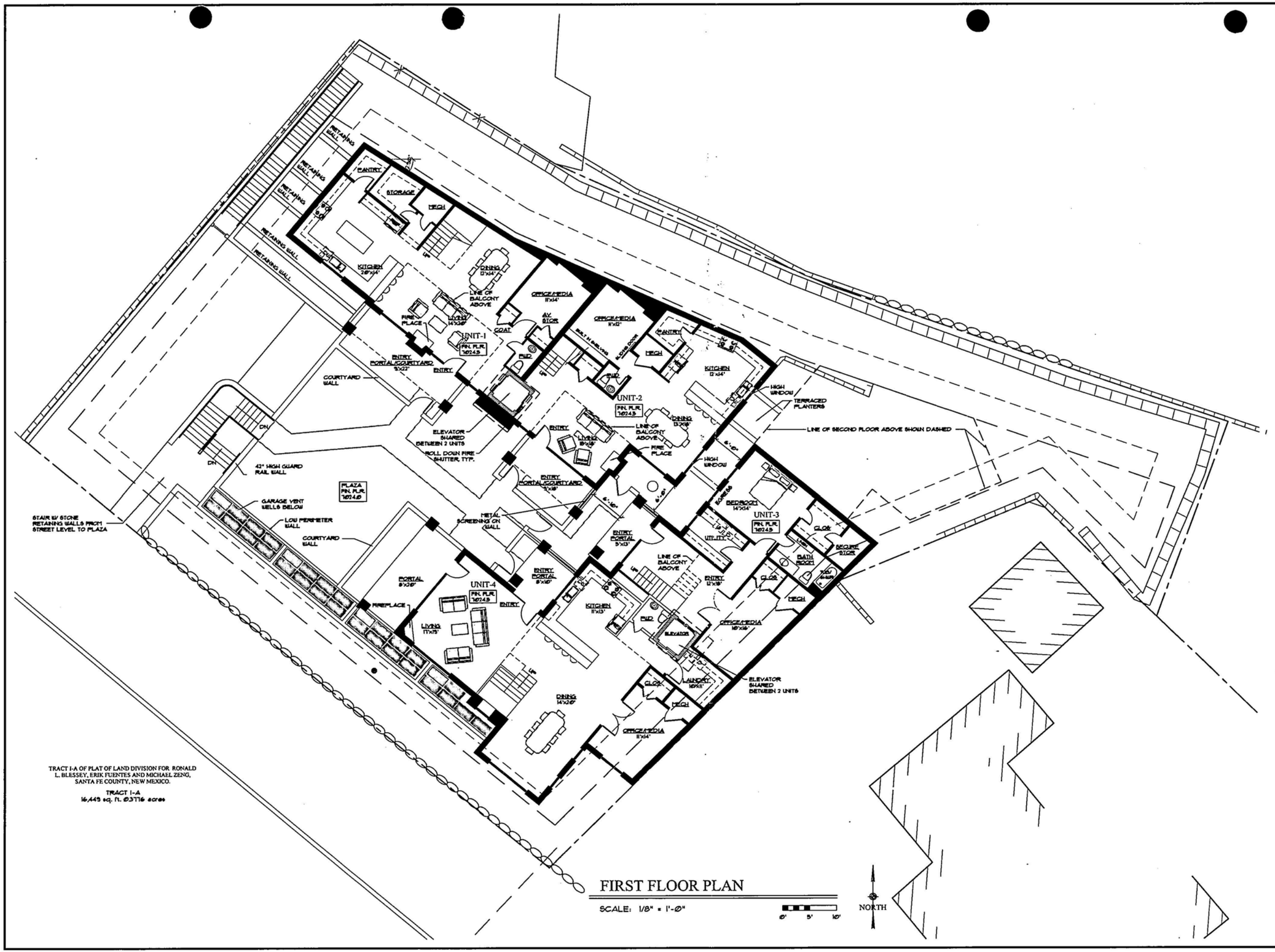
PROJECT NO.	13-38	
CHECKED BY	EE	DATE 6/16/14
DRAWN BY	RW	DATE 6/16/14

SHEET TITLE

PARKING GARAGE PLAN

SHEET NO.

A-1



TRACT I-A OF PLAT OF LAND DIVISION FOR RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG, SANTA FE COUNTY, NEW MEXICO.

TRACT I-A
16,449 sq. ft. Ø.3776 acres

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-Ø"

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PROJECT TITLE

PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	6/16/14
DRAWN BY	RW	DATE	6/16/14

SHEET TITLE
FIRST FLOOR PLAN

SHEET NO.
A-2

CHANGES TO BUILDING AREA:

UNIT 1	1st FLOOR HEATED:	ADD 115 SF
	2nd FLOOR HEATED:	ADD 45 SF
	TOTAL:	TOTAL ADD 160 SF
UNIT 2	NO CHANGES TO UNIT AREA	
UNIT 3	NO CHANGES TO UNIT AREA	
UNIT 4	1st FLOOR HEATED:	ADD 32 SF
	2nd FLOOR HEATED:	DEDUCT 32 SF
	TOTAL:	TOTAL NET ZERO
TOTAL:		TOTAL ADD 160 SF HEATED

TRACT I-A OF PLAT OF LAND DIVISION FOR RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG, SANTA FE COUNTY, NEW MEXICO.

TRACT I-A
16,445 sq. ft. Ø3776 acres

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-Ø"

NORTH

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KEY PLAN

PROJECT TITLE

PASEO NORTH

511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

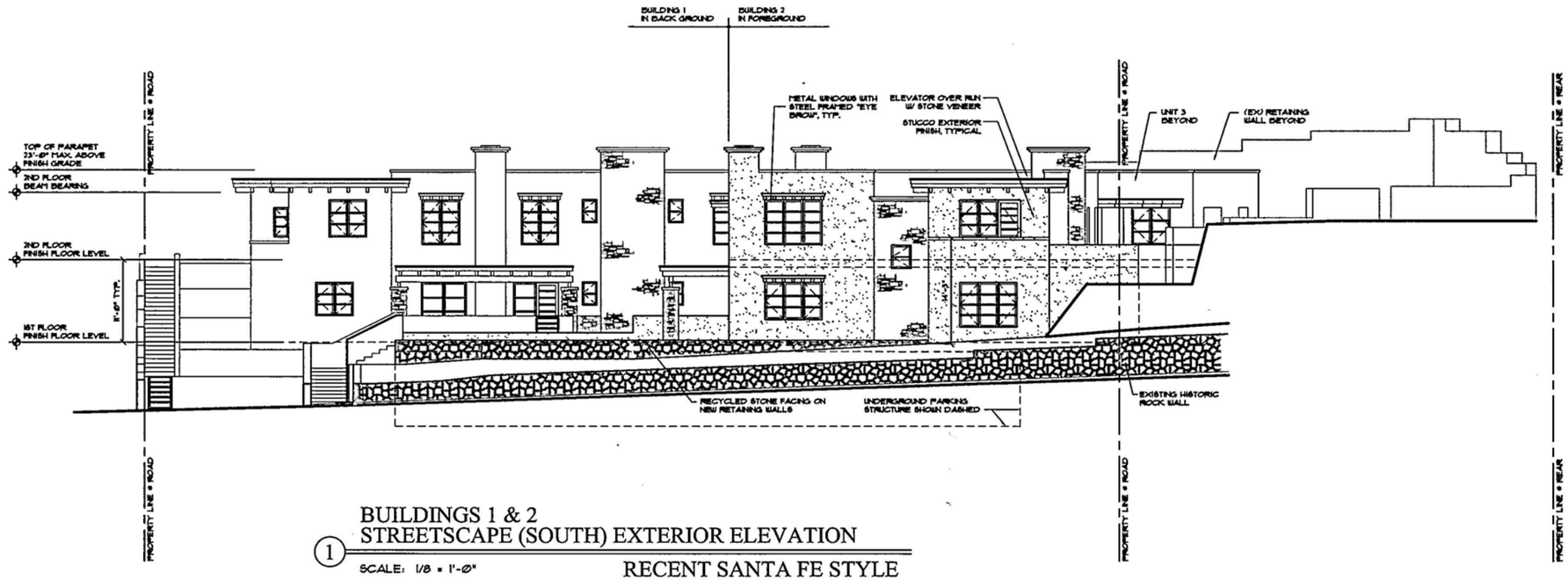
CHECKED BY	EE	DATE 6/16/14
DRAWN BY	RW	DATE 6/16/14

SHEET TITLE

SECOND FLOOR PLAN

SHEET NO.

A-3

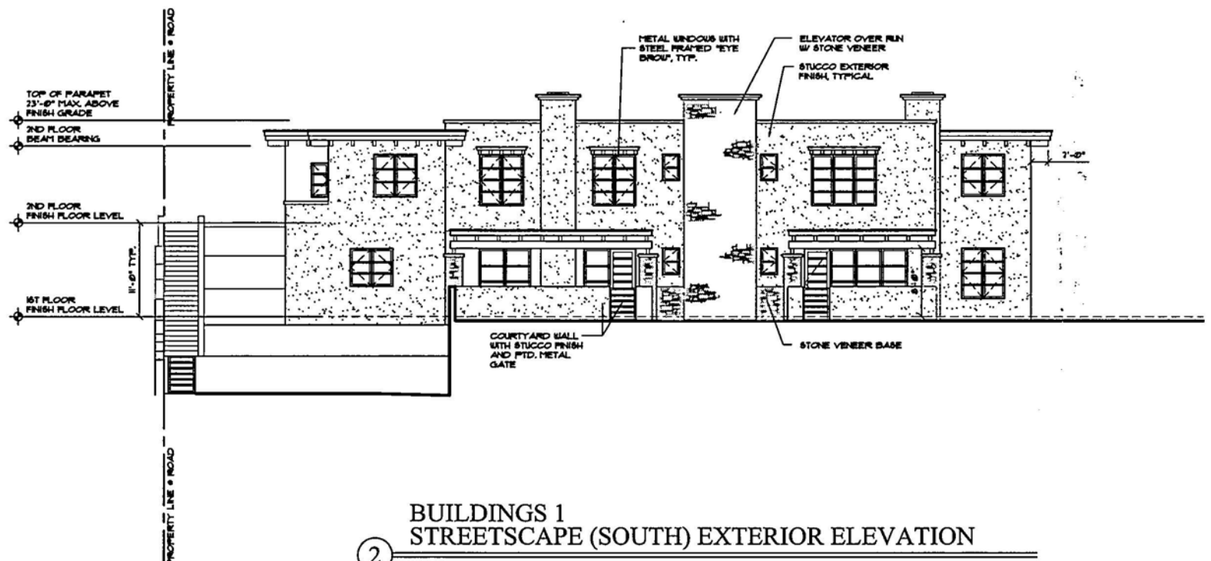


BUILDINGS 1 & 2
STREETSCAPE (SOUTH) EXTERIOR ELEVATION

1

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE

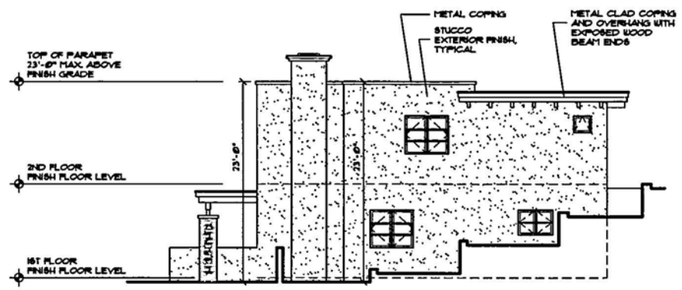


BUILDINGS 1
STREETSCAPE (SOUTH) EXTERIOR ELEVATION

2

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE



BUILDING 1 (EAST) EXTERIOR ELEVATION

3

SCALE: 1/8 = 1'-0"

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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

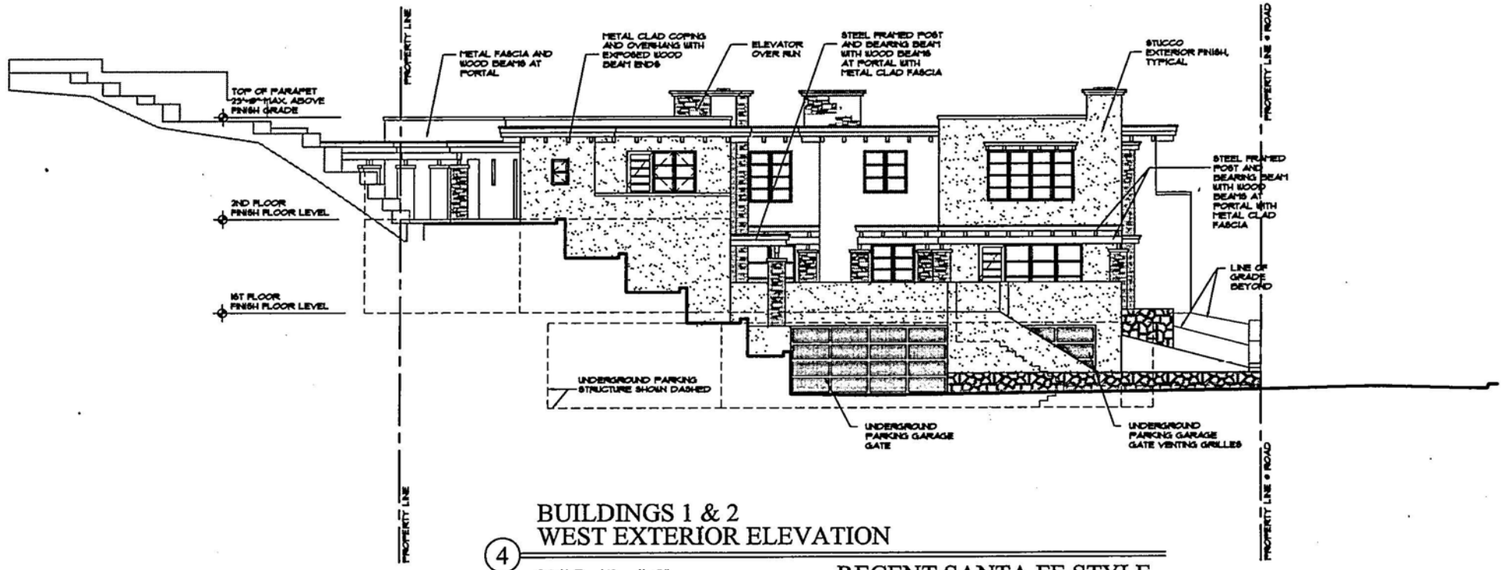
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	6/16/14
DRAWN BY	STAFF	DATE	6/16/14

SHEET TITLE
PROPOSED STREET SCAPE EXTERIOR ELEVATIONS

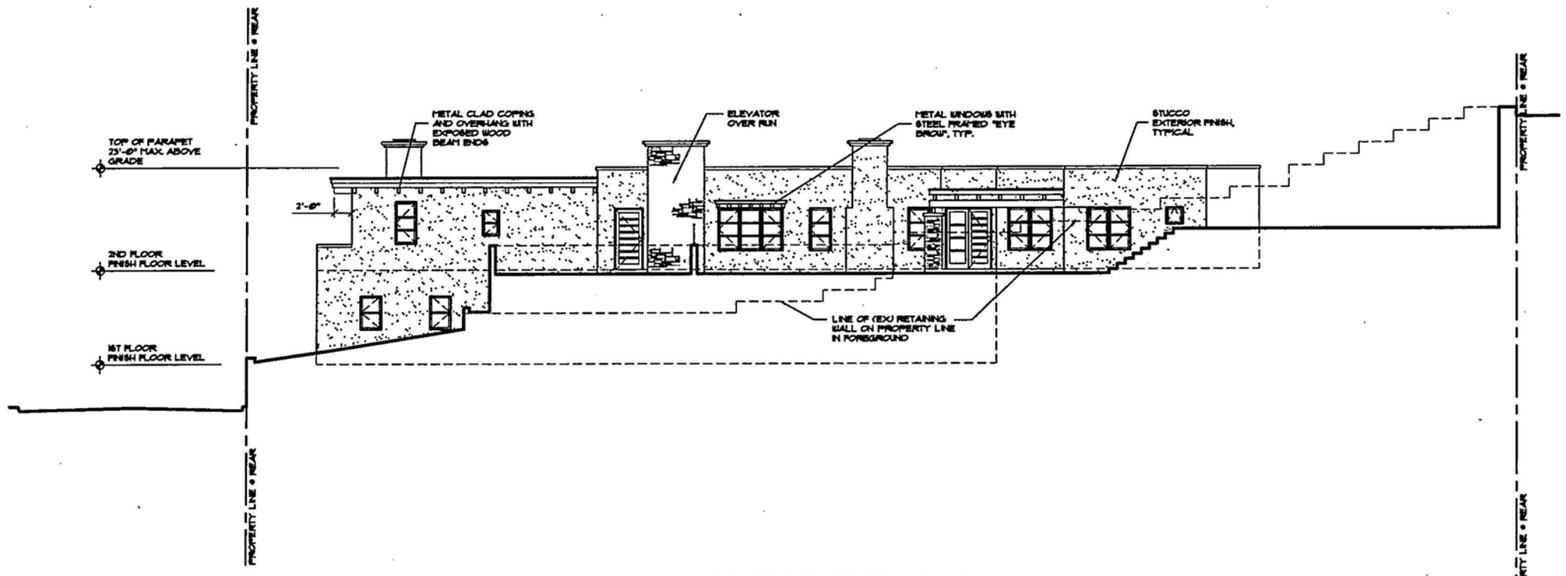
SHEET NO.
A-4



BUILDINGS 1 & 2
WEST EXTERIOR ELEVATION

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

RECENT SANTA FE STYLE



BUILDING 2 EAST EXTERIOR ELEVATION

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

RECENT SANTA FE STYLE

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NO.	REVISION/SUBMISSIONS	DATE

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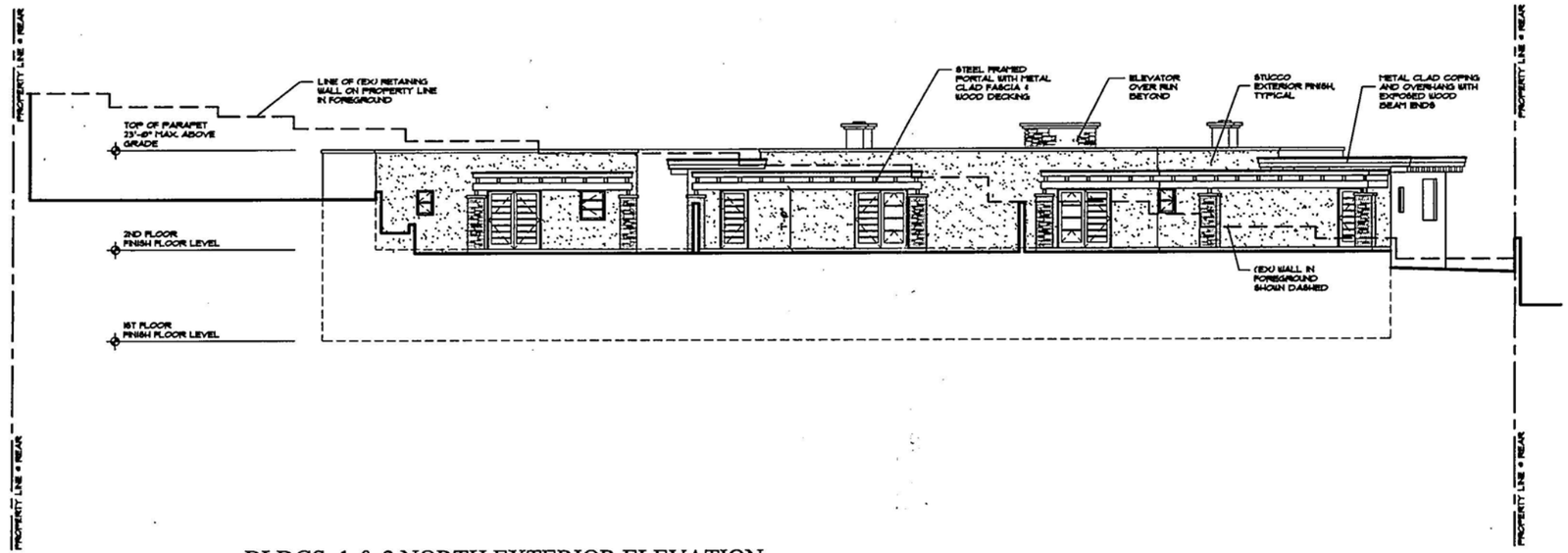
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO.	13-38		
CHECKED BY	EE	DATE	6/16/14
DRAWN BY	STAFF	DATE	6/16/14

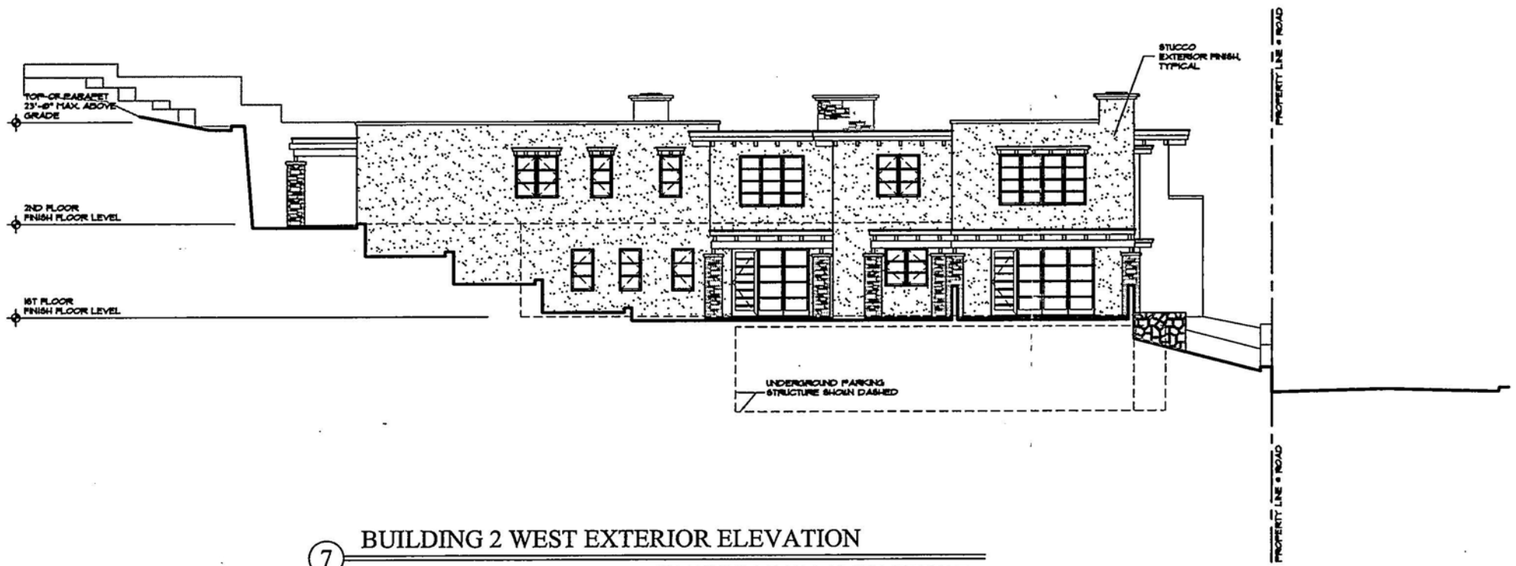
SHEET TITLE
PROPOSED BUILDINGS 1 & 2 EXTERIOR ELEVATIONS

SHEET NO.
A-5



6 BLDGS. 1 & 2 NORTH EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0" RECENT SANTA FE STYLE



7 BUILDING 2 WEST EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0" RECENT SANTA FE STYLE

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612 OLD SANTA FE TRAIL
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TRUE NORTH BUILDERS LLC
Cody North
[redacted]

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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

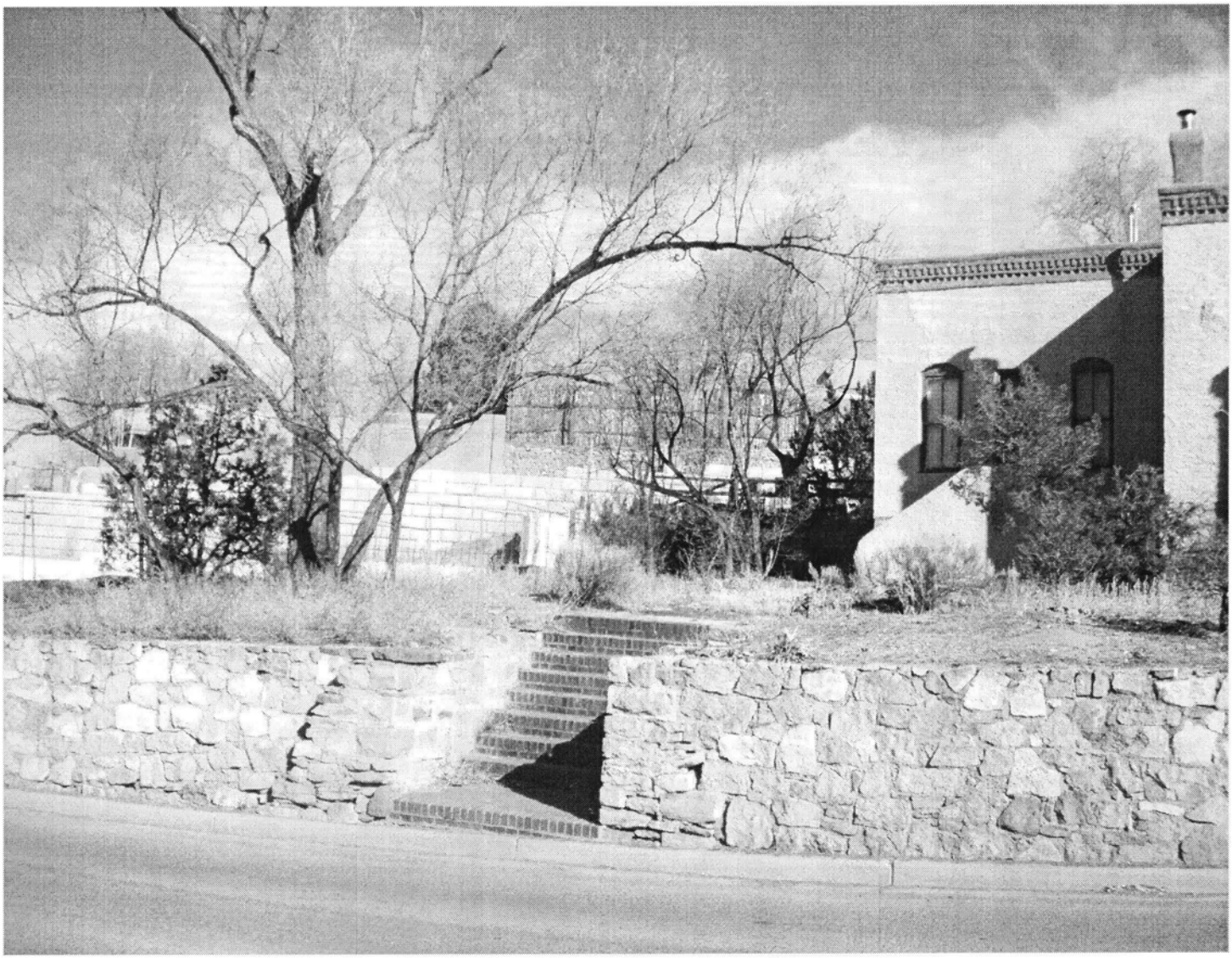
PROJECT NO. 13-38

CHECKED BY	EE	DATE	4/28/14
DRAWN BY	STAFF	DATE	4/28/14

SHEET TITLE
PROPOSED BUILDING 2 EXTERIOR ELEVATIONS

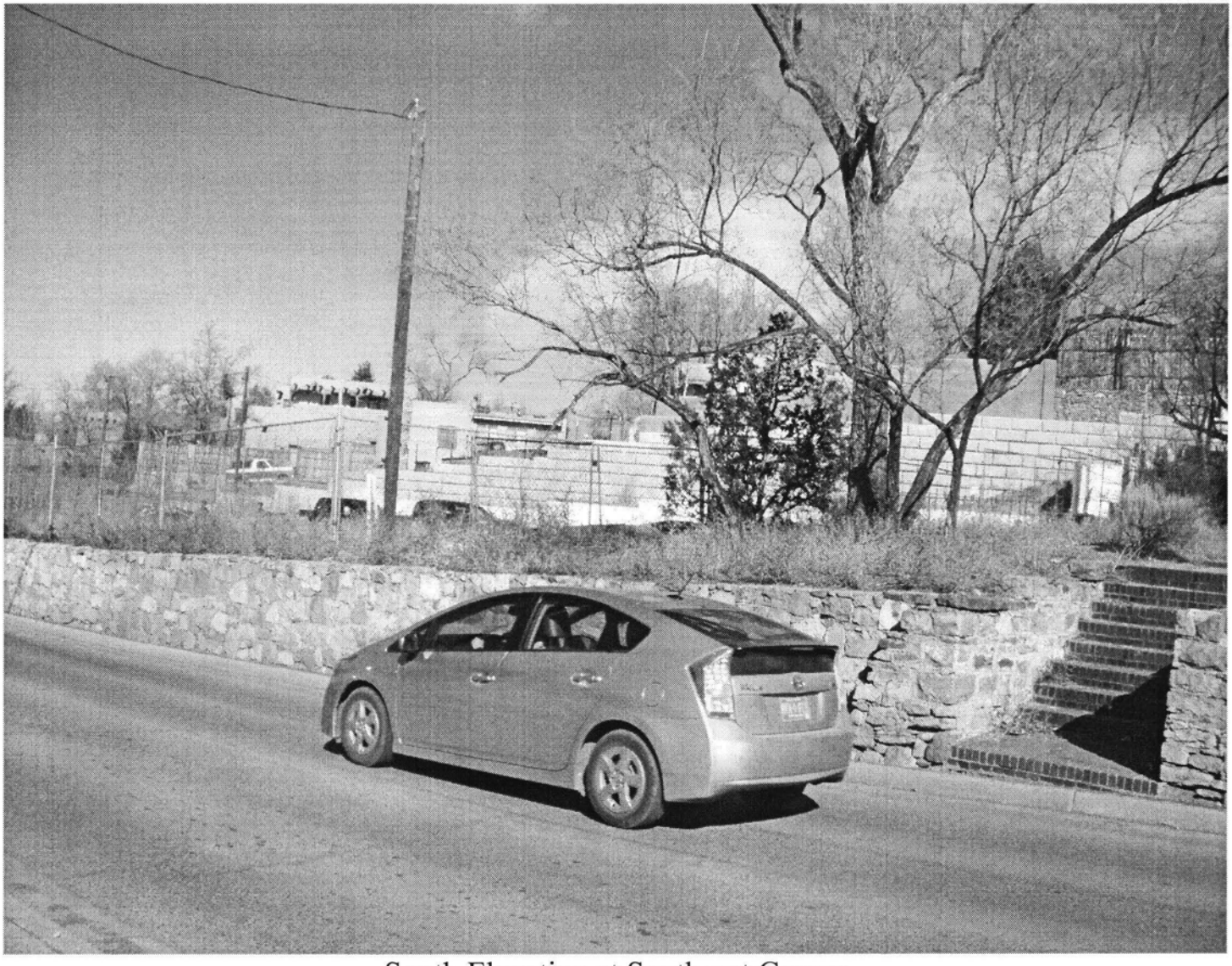
SHEET NO.
A-6

511 Paseo de Peralta Photographs



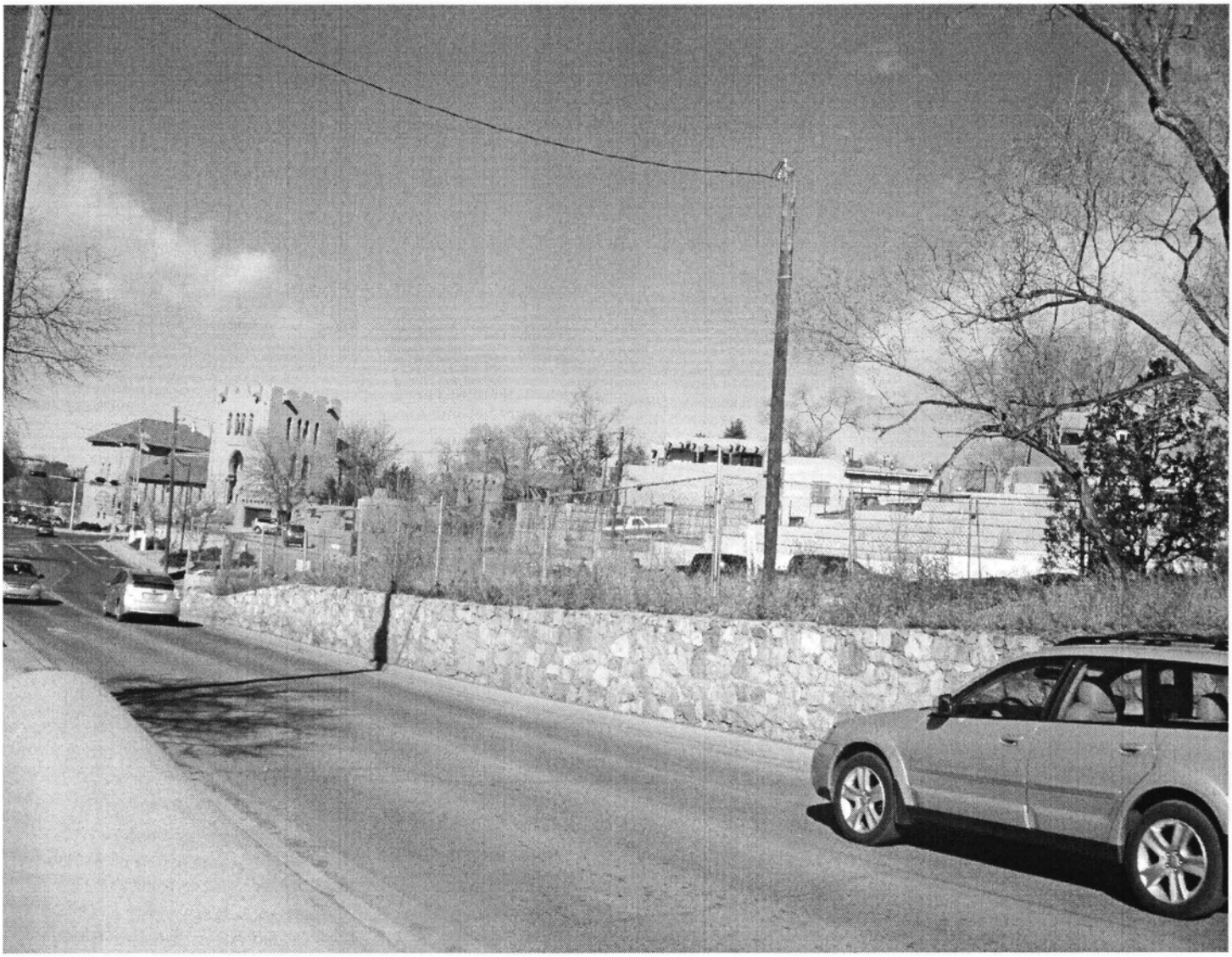
South Elevation at Southeast Corner
(showing adjacent residence to east)

511 Paseo de Peralta Photographs



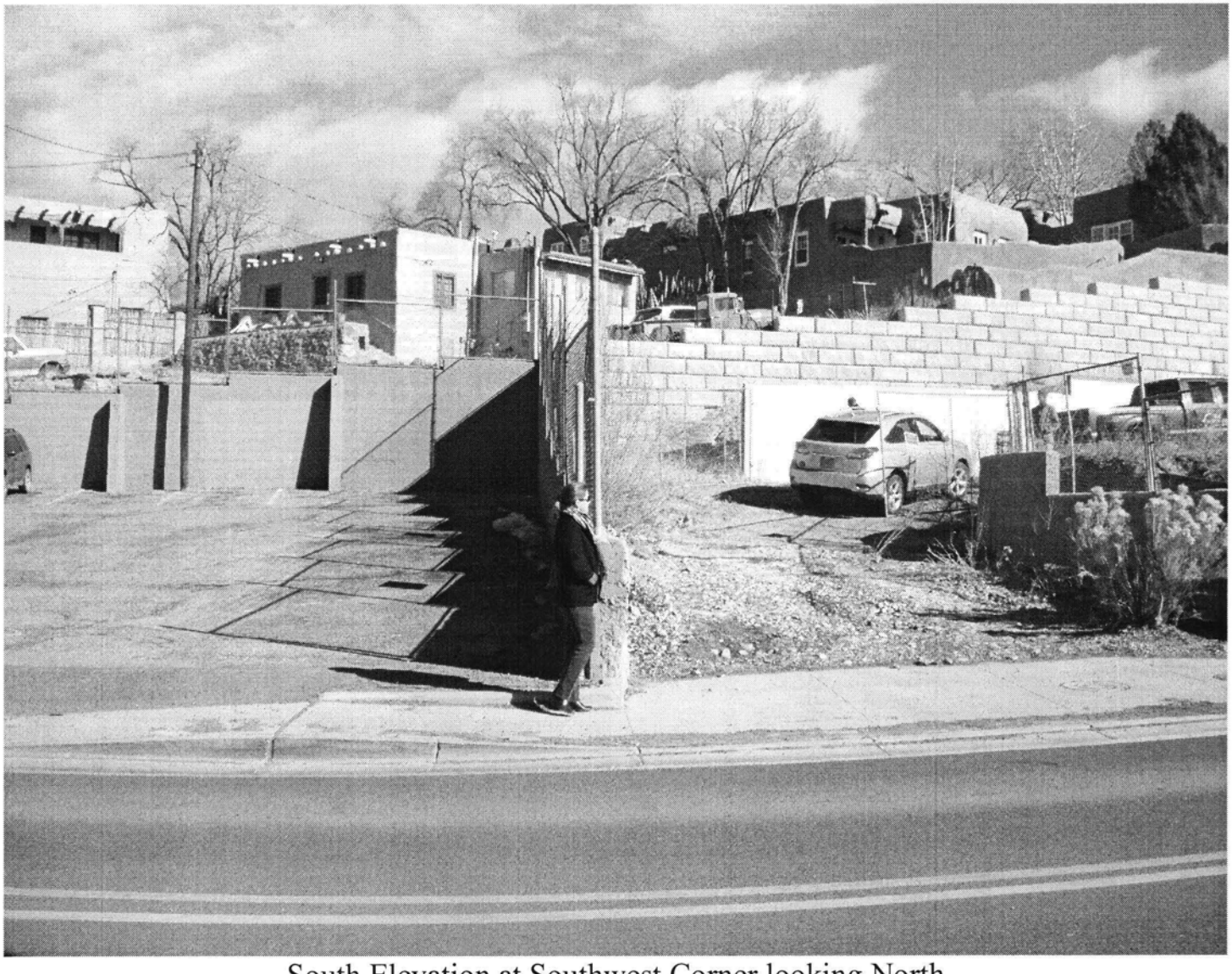
South Elevation at Southeast Corner

511 Paseo de Peralta Photographs



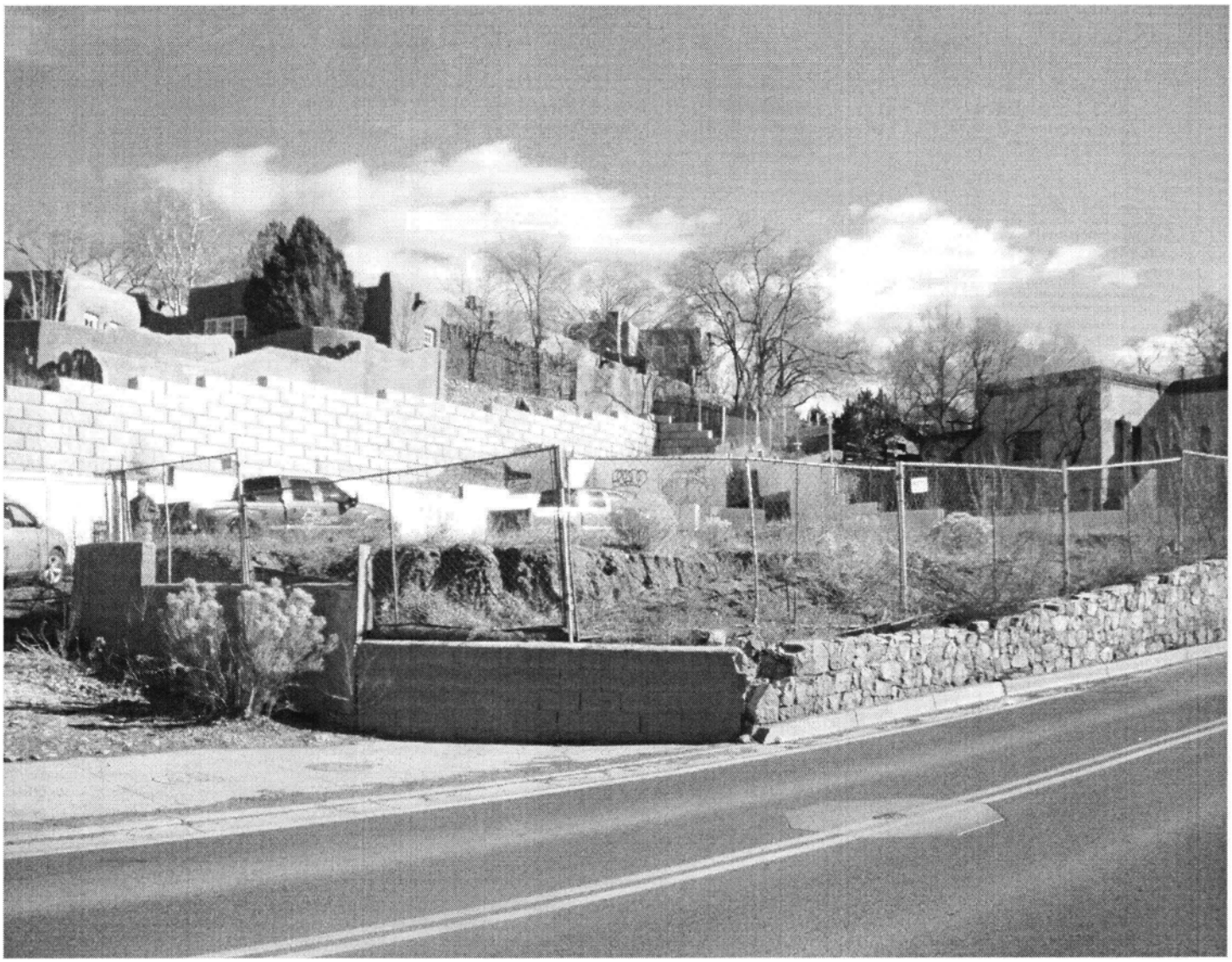
South Elevation at Southeast Corner
(showing entire south property line)

511 Paseo de Peralta Photographs



South Elevation at Southwest Corner looking North

511 Paseo de Peralta Photographs



South Elevation at Southwest Corner looking Northeast

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

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

Project description: Proposes to construct four residential units in two structures totaling 11,476 sq. ft. and a 4,340 sq. ft. sub-grade parking structure to the maximum allowable height of 23" and to reduce the height of the street stone wall to 3' on a vacant property.

Project Number: 14-140034
Case number: H-14-034
Project Type: HDRB

PROJECT LOCATION (S): **511 Paseo de Peralta**

PROJECT NAMES:

OW – 511 PDP LLC
Santa Fe, NM 87505

107 East Lupita
505-988-5269

AP – Architectural Alliance
Santa Fe, NM 87505 505-988-5269

612 Old Santa Fe Trail

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on May 27, 2014, the decision of the Board was to postpone action on your request pending submittal of redesign that incorporates comments from the Board members at the hearing, including the installation of story poles and presentation of a 3-D model. For further information please call 955-6605.

Sincerely,

David Rasch
Planner Supervisor, Preservation Division

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

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 4/23/2014

Property Owner of Record: 511 PDP, LLC

Applicant/Agent Name: Architectural Alliance, Eric Enfield

Contact Person Phone Number: (505) 988-5269

Site Address: 511 Read Rd Peralta

Proposed Construction Description: 4 Residential Units

TOTAL ROOF AREA: 6585 ±

Zoning District: R-21

Overlay:
- ☐ Escarpment
- ☐ Flood Zone*
- ☒ Other: Historic Eastside

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

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

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

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

Terrain: ☐ 30% slopes All Altered, All under 30%

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

Lot Coverage: 40 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: 7' Minimum: _____
2nd Front? _____
Proposed Rear: 15' Minimum: 4'
Proposed Sides: L 5' R 0' Minimum: _____

Height: Proposed 23'
Maximum Height: 27' or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 10 Accessible 0
Minimum: 8 Not required.

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

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

Eric Enfield
PRINT NAME [☐OWNER ☐APPLICANT ☒AGENT]

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

SIGNATURE

4/23/2014
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: EAR was held 4-17-14
Development Plan app will be submitted 4-28-14

REVIEWER: _____ **DATE:** 4/23/14

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

City of Santa Fe, New Mexico

memo

DATE: May 27, 2014

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-14-034

ADDRESS: 511 Paseo de Peralta
Historic Status: NA
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATION:

Staff defers to the Board regarding the measurement of height and architectural style of the building which shall comply with Sections 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

511 Paseo de Peralta is a 16,449 square foot vacant lot in the Downtown & Eastside Historic District. The applicant proposes to construct four residential units in two above-grade structures totaling 11,476 square feet and a 4,340 square foot sub-grade parking structure to the maximum allowable height of 23' on the street-facing elevation. The west elevation of the structure shows a height of 30' from cut grade to top of parapet. The above grade structures overlap the garage which is placed in a lot cut. The two elevator overruns and chimneys are not applicable to the height measurement. However, the more centrally located elevator shaft is much smaller than the tall mass and it is unclear what else is enclosed in this tall space. Windows in this mass are located nearer than 3' to a corner and an exception has not been requested.

The applicant states that the architectural design is Recent Santa Fe Style with varied massing, stuccoed and stone facing, flat roof overhangs that do not exceed 30", metal windows, metal eyebrows over windows and metal portals, and metal gates. The street-facing stone wall will be reduced in height to meet traffic standards instead of relying on signage with flashing lights and a mirror.

ARCHITECTURAL ALLIANCE

April 30, 2014

Historic Districts Review Board
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: Paseo North
511 Paseo de Peralta

Dear Board Members and City Staff:

The applicant is intending to construct a new residential development on a vacant lot at 511 Paseo de Peralta. Two residential buildings are proposed, each with two dwelling units, for a total of 4 dwelling units on the site. Parking will be provided with a proposed underground parking structure.

The site, zoned R-21 Downtown & Eastside Historic District, is 0.3776 acres (16,449 square feet in size). The site is across the street from the Wells Fargo Bank. The site faces Paseo de Peralta to the south, which provides vehicular access. An historic house is on the lot east of the site. A parking lot is on the west adjacent lot. Single family residences and multi-family residences are located on the lots to the north of the site. The primary facades of the new development are the south elevations facing Paseo.

The Historic Preservation Division of the Land Use Department provided a maximum building height of 23'-0" for the site.

The site has been disturbed over the entirety of the site. An historic stone retaining wall fronts Paseo de Peralta at the curb line. The site originally sloped up to the north from this wall but has been leveled to form a plateau six to eight feet above street level. A precast concrete retaining wall was installed in 2007 at the north property line. Additional footings and walls are located parallel to and offset from the north retaining wall. These were constructed in 2007 to act as the rear walls for a 7 unit residential development that were permitted but abandoned prior to any significant work being completed.

The historic retaining wall will be lowered to a maximum of 3'-0" above the level of Paseo de Peralta to provide city required sight lines for residential traffic entering Paseo from the site. The historic rock will be salvaged and installed on the face of the parking structure. The north retaining wall will remain. The existing footings and walls, having been inspected by a structural engineer, will be incorporated into the new design.

A vehicular entrance is located at the southwest corner of the property at an existing curb cut. A 20' wide driveway turns into the underground parking structure which provides 2 spaces per unit and 2 guest parking spaces. The parking structure is approximately 2' below the street level. To avoid mechanically venting the garage, the structure has openings on the west and south facades for natural ventilation. A pedestrian stair steps down into the garage. Stairs to the plaza above are adjacent to the garage stairs. Two private residential elevators serve each of the residential building.

The parking structure is visible only on the south (street facing) and west facades. The south façade varies in height from 4' down to 0' and will be faced with stone reclaimed from the historic street retaining wall and new stone compatible with the historic stone. The south façade has ventilation wells capped with security grates hidden from view.

The west façade will be faced with stone and stucco. The façade has a 20' wide auto entrance secured with a steel grille and a ventilation opening with a grate to match the auto entrance grille.

Residential Building One is located at the rear of the property. Building Two is located at the east property line and southeast corner of the site. Both buildings face a landscaped plaza above the parking structure located along the south property line. The primary entrances to the residential units are shielded with a courtyard wall and portal. Private outdoor space is located behind each unit and have portals and courtyard walls matching the front of the building.

The facades of the residential buildings are designed to meet the criteria of Recent Santa Fe Style outlined in the Santa Fe City Code Chapter XIV Land Development Historic Districts14-5.2 (E) (2) as follows:

- No building shall exceed 2 stories in height on any façade.
- The combined area of doors and windows on publicly facades shall not exceed 40%.
- No less than 80% of the surface finish on a publicly visible façade shall be stucco. The balance may be natural stone, brick, wood, or other materials subject to approval.
- No cantilevers shall be allowed except over projecting vigas, beams, corbels, or as part of the roof treatment. Flat roof overhangs shall not exceed 30".
- Walls shall be of one uniform earthen color, with the exception that walls under portals may be of a different color.
- Windows to be true divided lite with a maximum glazing dimension of 30".
- Height restrictions may be exceeded by up to 4' for elevator over runs and chimneys per 14-7.1 (C) (2) and 14-5.2 (D) (9) (c) (ii) allows up to 4' height increase for sloping site.

The primary material on the residential building facades will be stucco. Stone veneer will accent the elevator over runs and one stair tower on Building Two.

The columns of the portals will be stone veneer. The main beam and rafter beams of the portals will be tube steel. The stepped fascia of the flat portal roof will be metal.

Courtyards at the front and rear of the buildings will be approximately 48" high and have a stucco finish to match the buildings. Courtyard gates to be steel.

Parapets are treated in two methods. The higher roofs have a true parapet capped with a metal coping. The lower roofs have a flat overhang that extends 30" from the face of the building. The overhang is supported with rectangular steel beam ends with a stacked steel fascia above. Windows on the facades with the true parapet have overhangs similar to the flat roof detail.

The following summarizes the proposed finishes for Paseo North.

Proposed Finishes:	
South street side retaining wall:	Existing stone to remain (lower wall height and reuse stone on garage facade).
UNDERGROUND PARKING STRUCTURE	
Stone:	Reuse stone salvaged from historic retaining wall. New stone to be compatible to reclaimed stone in size, color, texture, and pattern.

Stucco:	El Rey 212 Madera
Windows (venting grilles):	Venting openings (vertical on west façade, horizontal on south) to be galvanized steel welded bar grate 1" x 4" openings, painted to match stucco.
Doors (auto access door):	Overhead segmented open steel grilles to match window venting grilles.
BUILDING ONE (North Building)	
Stucco:	El Rey 135 Sahara
Stone:	El Dorado Stone "Shadow Rock – Chesapeake".
Doors:	True divided lite "French" doors with metal exterior finish. Kolbe "Gingersnap"
Windows:	True divided lite with metal exterior finish. Kolbe "Gingersnap"
Portal Columns:	Stone
Portal Structure & Roof:	Tube steel beam and rafter beams. Built up metal clad fascia. All steel to be dark bronze. Exposed wood decking on underside of portals to be Sherwin-Williams SW 3503 "White Birch" semi-transparent stain.
Flat Roof Overhangs:	Steel beam ends. Built up metal clad fascia. All steel to be dark bronze.
Parapet Roofs:	Straight parapets with steel coping flashing. All steel to be dark bronze.
Elevator Over-run:	Stone veneer and flat roof overhangs.
BUILDING TWO (South Building)	
Stucco:	El Rey 212 Madera
Stone:	El Dorado Stone "Shadow Rock – Chesapeake".
Doors:	True divided lite "French" doors with metal exterior finish. Kolbe "Gingersnap"
Windows:	True divided lite with metal exterior finish. Kolbe "Gingersnap"
Portal Columns:	Stone
Portal Structure & Roof:	Tube steel beam and rafter beams. Built up metal clad fascia. All steel to be dark bronze. Exposed wood decking on underside of portals to be Sherwin-Williams SW 3503 "White Birch" semi-transparent stain.
Flat Roof Overhangs:	Steel beam ends. Built up metal clad fascia. All steel to be dark bronze.
Parapet Roofs:	Straight parapets with steel coping flashing. All steel to be dark bronze.
Elevator Over-run:	Stone veneer and flat roof overhangs.

The applicant looks forward to presenting the project to the Historic Districts Review Board at the regular meeting of May 27, 2014. Please contact us with any questions you may have.

Sincerely,

Eric P. Enfield, AIA
President, Architectural Alliance Inc.

Sharon Woods
Chairman, Historic Districts Review Board
Re: Architectural Alliance's project on Paseo de Peralta at Washington Ave.

As president of The Old Santa Fe Association, I think it wise of me to clarify the association's position on the project in question. Mr. Enfield was gracious enough to show Marilyn Bane and me the project as planned. He, then, sent representatives to explain the project to our board, last week, which they did in some detail. All this was much appreciated. However, because of a long and pressing agenda, the board did not long discuss nor did it take a vote on the project. Thereby, although some of our board members expressed doubts concerning the project, the association can take no stance on it, pro or con.

I trust this is clear, if not, please feel free to contact me.

John Pen La Farge

Proposed Multi-Family Development
PASEO NORTH

511 Paseo de Peralta, Santa Fe, New Mexico

PASEO NORTH 511 PASEO DE PERALTA

Building Criteria

OWNER:	511 PDP, LLC
SITE:	511 Paseo de Peralta, Santa Fe, New Mexico
CONSTRUCTION STYLE:	Recent Santa Fe Style
UTILTIES:	Sewer: City Sewer / Water: City Water / Gas: Natural Gas Service PNM
SOILS:	Owner to provide from prior development studies

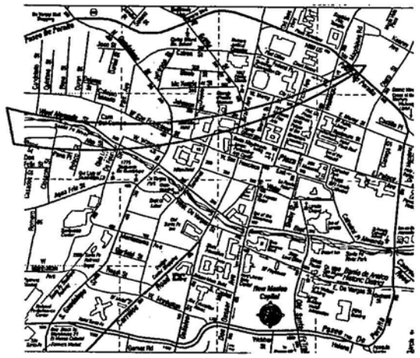
Land Development Criteria Santa Fe City Code

ZONING:	R-21 / Downtown & Eastside Historic District
MAXIMUM GROSS DENSITY:	21 dwelling units per acre
PROPOSED GROSS DENSITY:	4 dwelling units
MINIMUM LOT SIZE:	Multi-family (as required by maximum gross density)
MINIMUM YARD REQUIREMENTS:	Front: 7 feet (20 feet for garage or carport) Side: 5 feet (14' max. bldg. ht. within 10' of property line) (0 with agreement) Rear: 15 feet (0 with agreement)
MAXIMUM LOT COVERAGE:	40% (70% if private open space is provided) Multi-family less than 6 units
EXISTING LOT SIZE:	+/- 0.3776 Acres (16,449 Square Feet)
LOT COVERAGE (PROPOSED):	6,585 sf/16,449 sf = 40.0% (allowed = 40% / 70% with private open space)
ALLOWABLE BUILDING HEIGHT:	23'-0" maximum height (historic districts calculation provided by City) Height Table 14-7.2-1 Note 6: Within 10' of side or rear property line, no point of structure shall be greater than 14' above finish grade; within 15' of side or rear property line, no point of structure shall be 24' above finish grade Per 14-7.1 (C) (2) height limitations may be exceeded by up to 4' for chimneys, elevators, and other non-freestanding structures not intended for human occupancy Per 14-5.2 (D) (9) (c) (ii) (F) the Board may increase the allowable height for proposed buildings on sloping sites (natural grade slope exceeds 2' measured along the proposed foundation) up to 4' in increased height as measured at the streetscape. Building stepbacks from street required.
HEIGHT STANDARDS (14-5.2 (D) (9)):	Height is distance measured between highest part of structure and existing or new grade (whichever is more restrictive) at midpoint of street facing facade
PARKING REQUIREMENTS:	2 spaces / dwelling unit (attached dwelling unit, 2 to 5 units) 8 residential & 2 guest spaces provided
DRIVEWAYS:	14'-0" min. width (private driveways), 11% max. slope 20'-0" wide driveway provided 28'-0" min. inside radius for emergency response access
YARD WALL MAXIMUM HEIGHTS:	6'-0" (confirm with historic wall calculation)
PRIVATE OPEN SPACE:	Provide min. 30% of gross floor area, 12' min. dimension

Building Code Information 2009 IBC/IRC

PROPOSED USE:	Construct 4 dwelling units in two buildings (2 duplexes) with underground parking structure.
OCCUPANCY TYPE:	R-3 Residential (1 to 2 dwelling units) S-2 Parking Structures
OCCUPANCY SEPARATION:	2 hour (non-sprinklered), 1 hour (sprinklered)
SHAFT ENCLOSURES:	1 hour rated (less than 4 floors)
FIRE SPRINKLERS:	Residences to be fully sprinklered with NFPA 13-D system
FIRE RESISTANT CONSTRUCTION:	Townhouses, each town house shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of section 302.
ACCESSIBILITY REQUIREMENTS:	Per IRC Section R320, dwelling units are required to be accessible if there are 4 or more dwelling units in a single structure. NOT APPLICABLE TO PROJECT.
PARKING STRUCTURES:	Open parking structures shall be Type I, II, or IV construction. Provide uniformly distributed openings on 2 or more sides. Opening size to be 20% or more of perimeter wall area. Aggregate length of openings to be 40% of total wall length. Otherwise, provide mechanical ventilation.

SITE



Vicinity Map

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N.T.S.

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Building Areas

UNIT BUILDING AREAS

UNIT-1	HEATED	NON-HEATED	TOTAL
1ST FLOOR	1,260 SF	140 SF	1,400 SF
2ND FLOOR	1,000 SF	320 SF	1,320 SF
TOTALS	2,260 SF	460 SF	2,720 SF

UNIT-2	HEATED	NON-HEATED	TOTAL
1ST FLOOR	1,205 SF	100 SF	1,305 SF
2ND FLOOR	1,020 SF	230 SF	1,250 SF
TOTALS	2,225 SF	330 SF	2,555 SF

UNIT-3	HEATED	NON-HEATED	TOTAL
1ST FLOOR	1,090 SF	75 SF	1,165 SF
2ND FLOOR	1,540 SF	245 SF	1,785 SF
TOTALS	2,630 SF	320 SF	2,950 SF

UNIT-4	HEATED	NON-HEATED	TOTAL
1ST FLOOR	1,655 SF	265 SF	1,920 SF
2ND FLOOR	1,330 SF	0 SF	1,330 SF
TOTALS	2,985 SF	265 SF	3,250 SF

GROSS FLOOR AREA: (1ST & 2ND FLOORS) 11,475 SF

PARKING STRUCTURE AREA: 4,340 SF

Drawing Index

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A-4	STREET SCAPE EXTERIOR ELEVATIONS
A-5	BUILDINGS 1 & 2 EXTERIOR ELEVATIONS
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A-8	BUILDING SECTIONS

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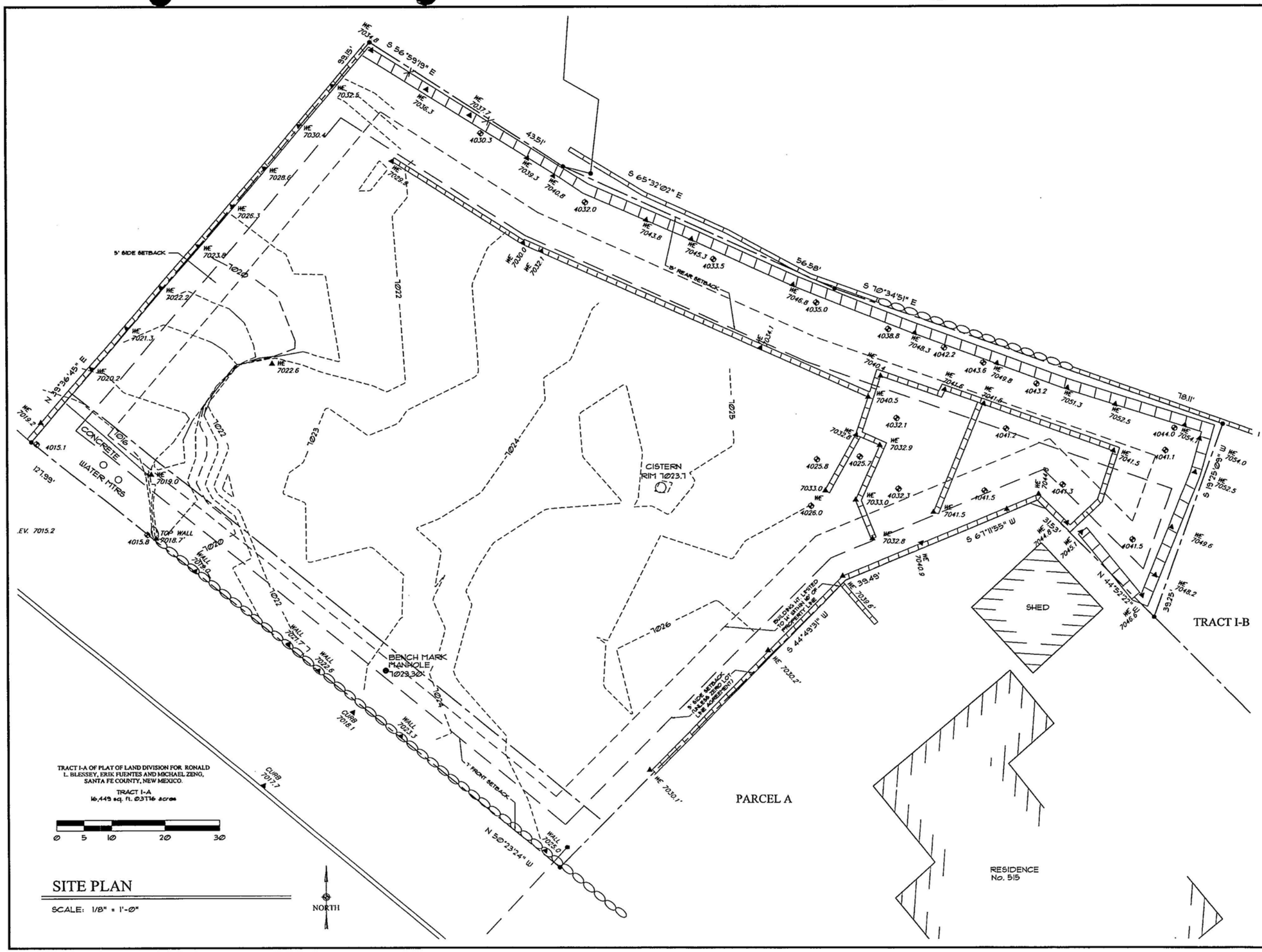
PLANNING COMMISSION & HISTORIC DISTRICTS REVIEW BOARD SUBMITTAL DRAWINGS
DRAWINGS DATED: APRIL 28, 2014
ARCHITECT'S PROJECT NUMBER 13-38



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KEY PLAN

PROJECT TITLE
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

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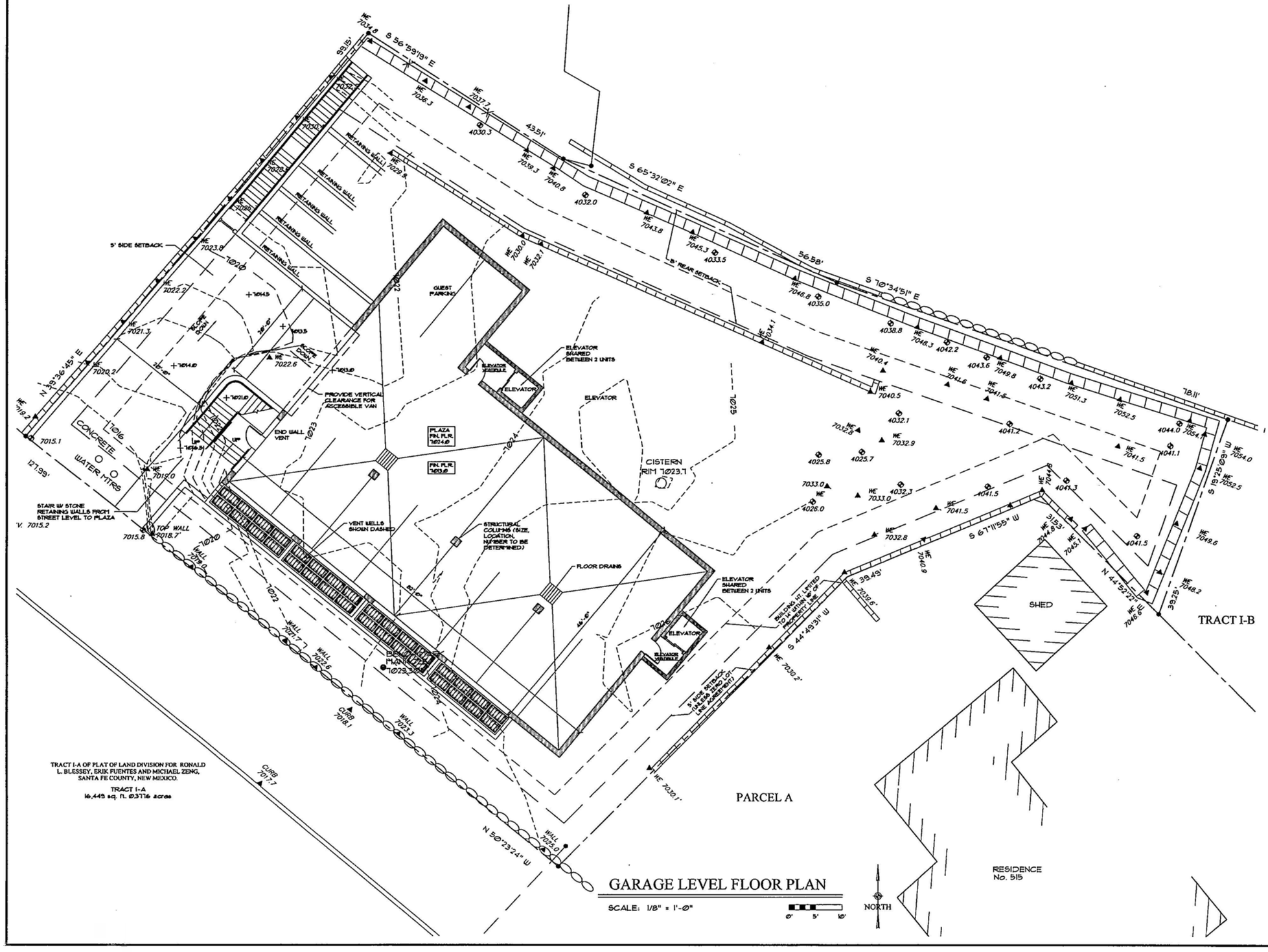
SHEET TITLE
EXISTING SITE PLAN

SHEET NO.
C-1



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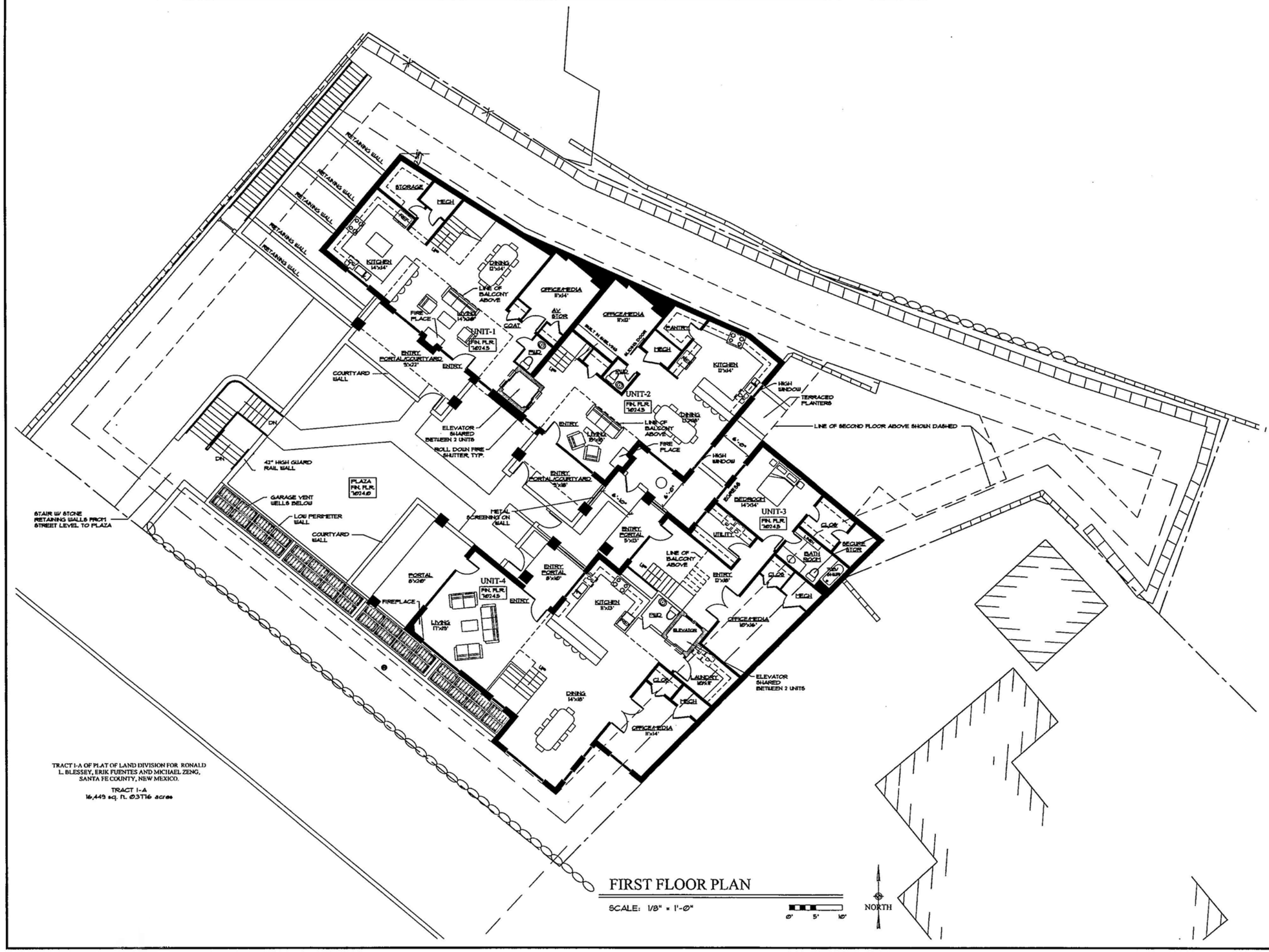
SHEET TITLE

PARKING GARAGE PLAN

SHEET NO.

A-1



FIRST FLOOR PLAN

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

0' 5' 10'

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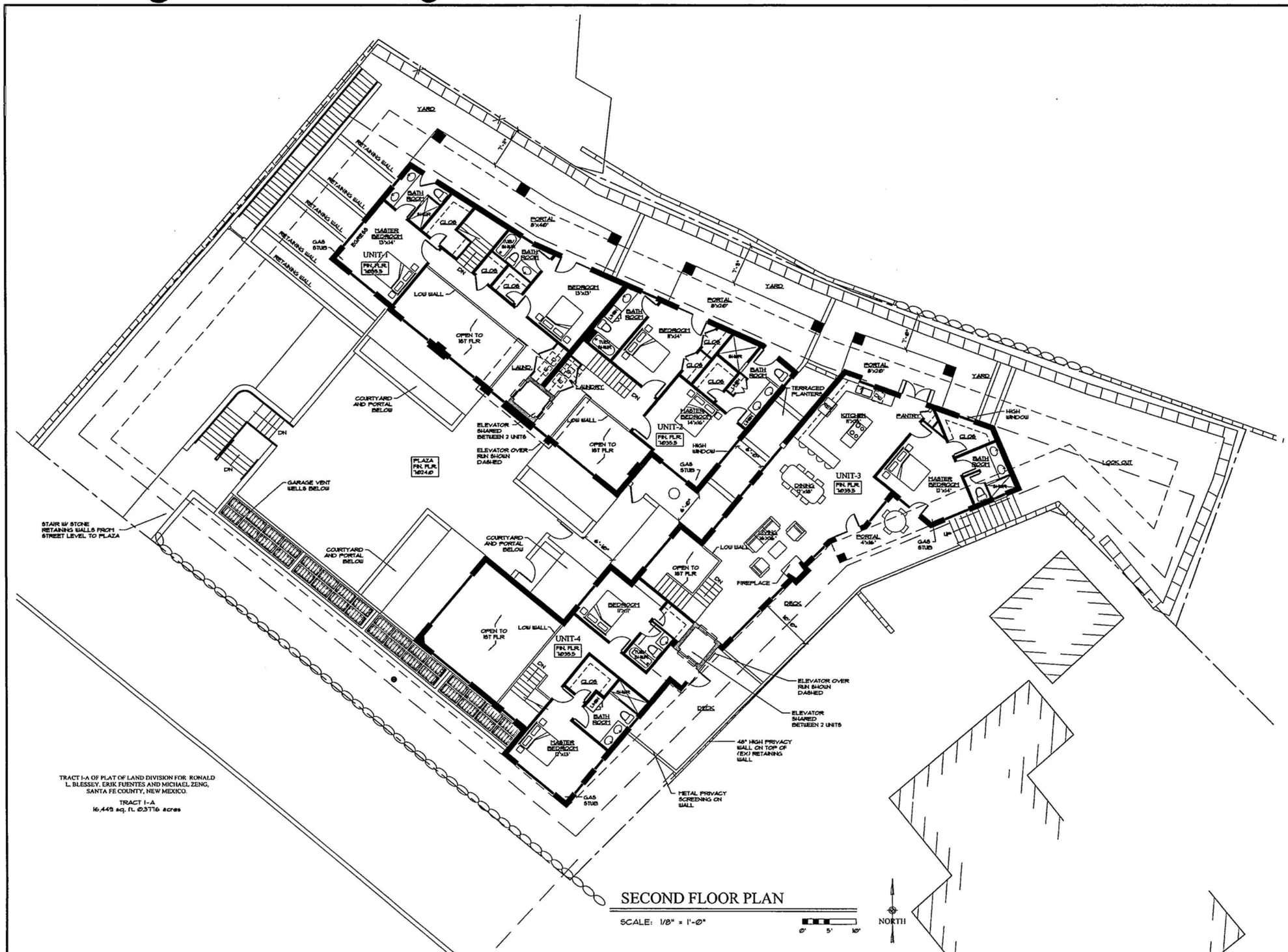
SHEET TITLE
FIRST FLOOR PLAN

SHEET NO.
A-2



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-∅"

0' 5' 10'

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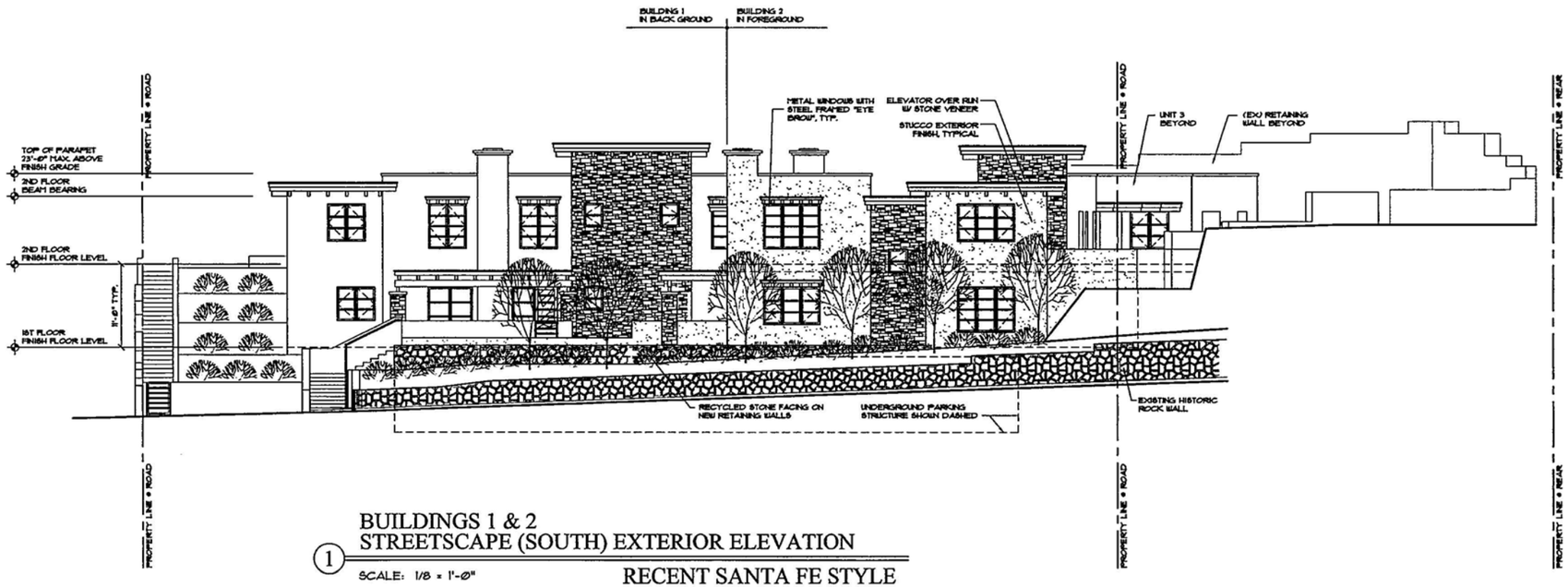
SHEET TITLE
SECOND FLOOR PLAN

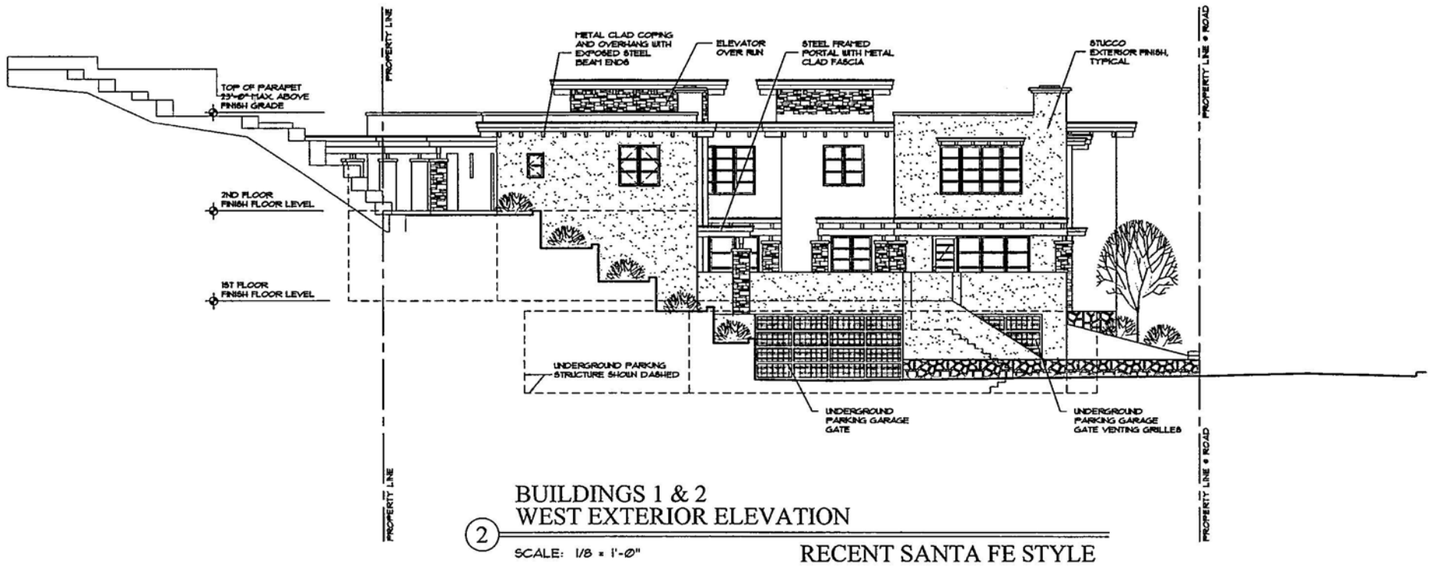
SHEET NO.
A-3



BUILDINGS 1 & 2
STREETSCAPE (SOUTH) EXTERIOR ELEVATION

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

RECENT SANTA FE STYLE



BUILDINGS 1 & 2
WEST EXTERIOR ELEVATION

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

RECENT SANTA FE STYLE

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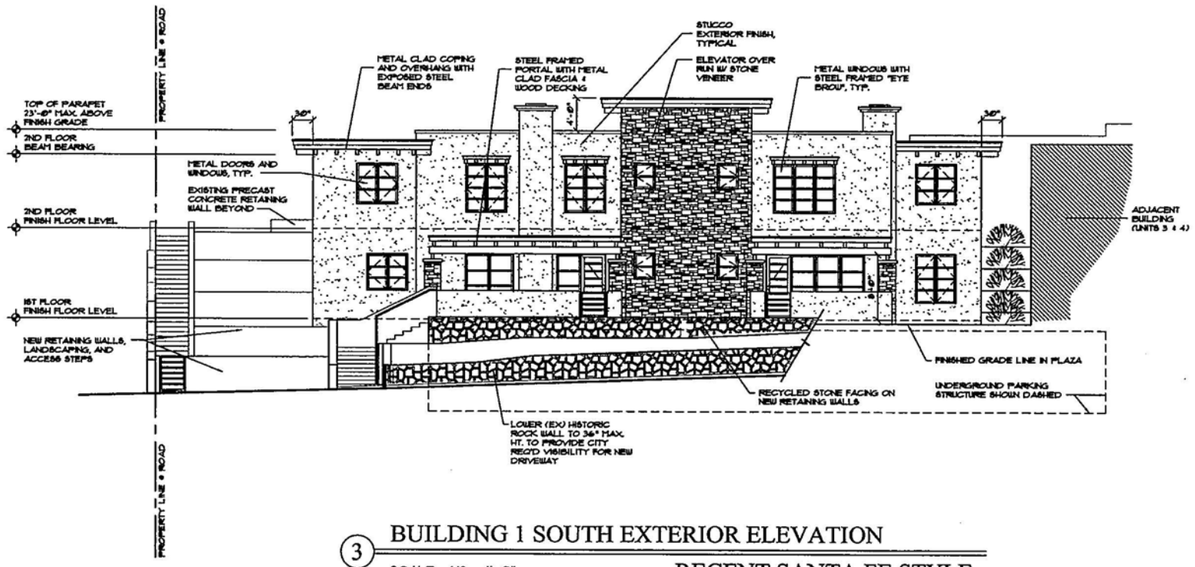
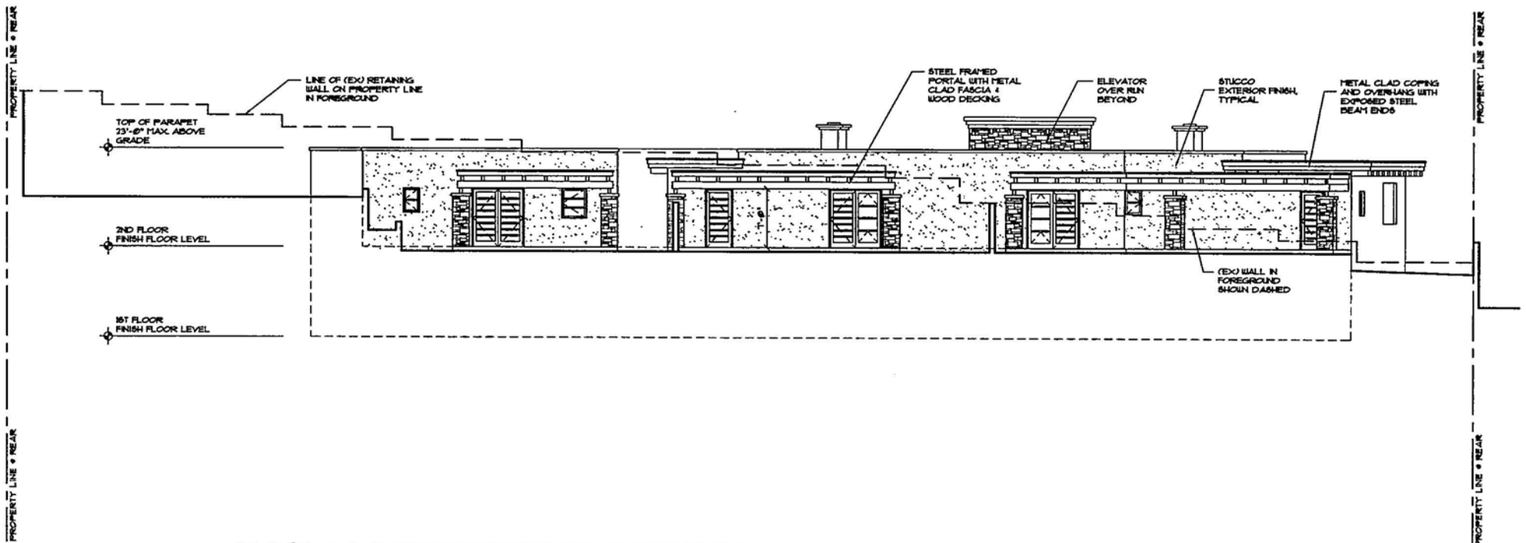
SHEET TITLE
PROPOSED STREET SCAPE EXTERIOR ELEVATIONS

SHEET NO.
A-4



3 BUILDING 1 SOUTH EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0" RECENT SANTA FE STYLE



4 BLDGS. 1 & 2 NORTH EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0" RECENT SANTA FE STYLE

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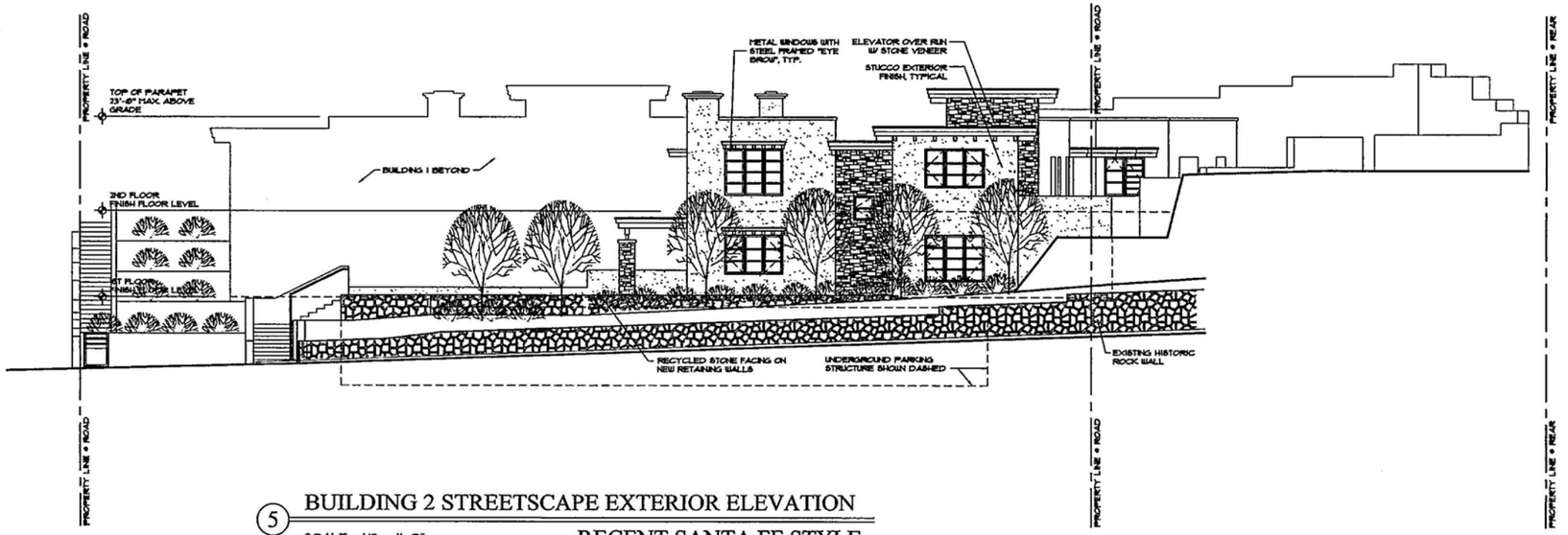
SHEET TITLE
PROPOSED BUILDINGS 1 & 2 EXTERIOR ELEVATIONS

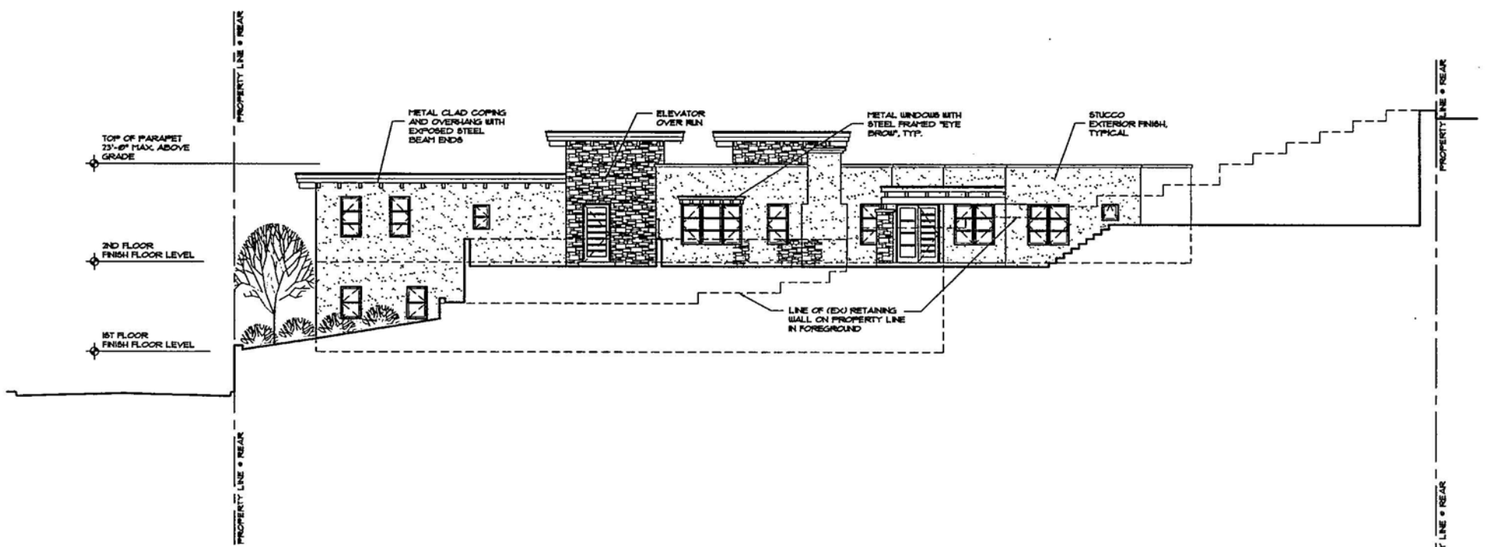
SHEET NO.
A-5



5 BUILDING 2 STREETSCAPE EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE



6 BUILDING 2 EAST EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE

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DRAWN BY	STAFF	DATE	4/28/14

SHEET TITLE

PROPOSED BUILDING 2 EXTERIOR ELEVATIONS

SHEET NO.

A-6



7 BUILDING 2 WEST EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
E-MAIL architecturalalliance@archalliinc.com
WEBSITE www.archalliinc.com

TRUE NORTH BUILDERS LLC
Cody North
505.699.9858
buildernth@gmail.com
truenorthbuildersnm.com

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NO.	REVISIONS/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

PASEO NORTH

511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

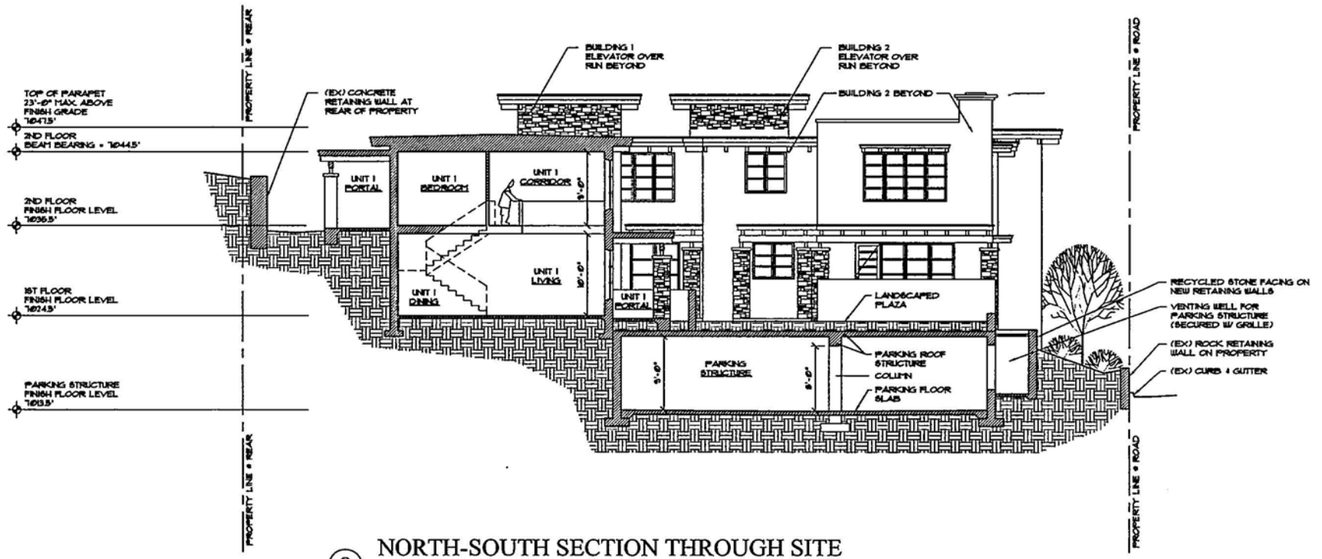
PROJECT NO.	13-38
CHECKED BY EE	DATE 4/28/14
DRAWN BY STAFF	DATE 4/28/14

SHEET TITLE

PROPOSED BUILDING 2 EXTERIOR ELEVATIONS

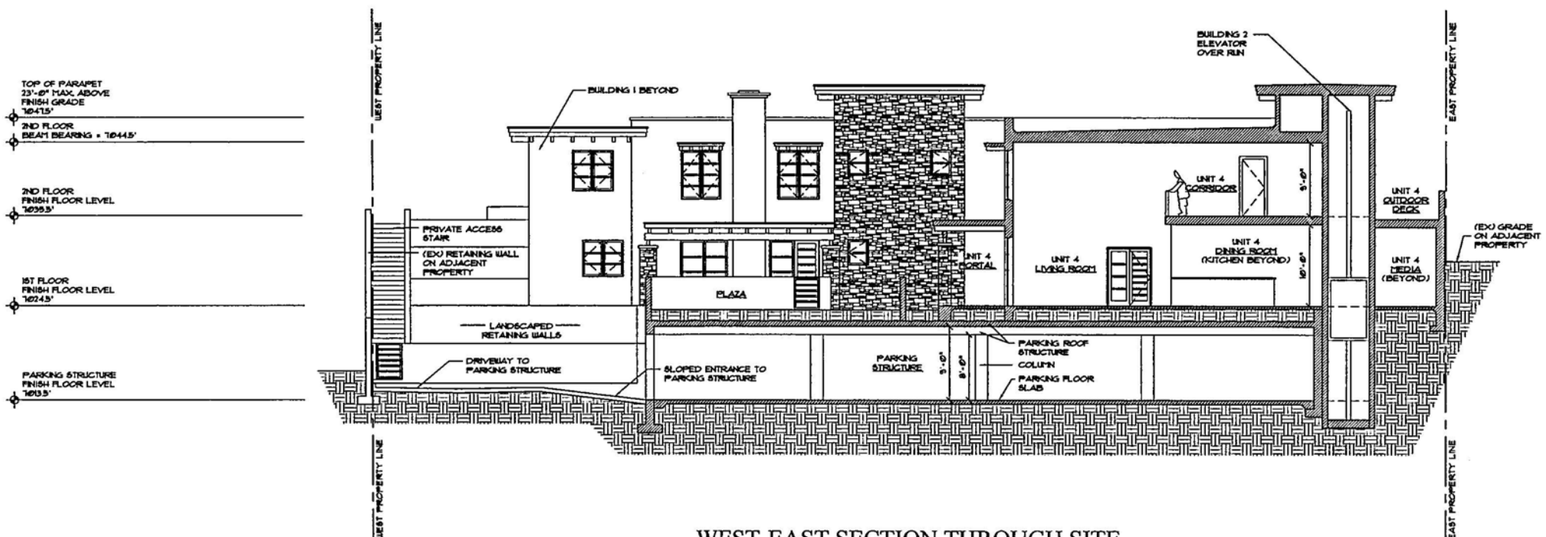
SHEET NO.

A-7



8 NORTH-SOUTH SECTION THROUGH SITE

SCALE: 1/8 = 1'-0"



9 WEST-EAST SECTION THROUGH SITE

SCALE: 1/8 = 1'-0"

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KEY PLAN

PROJECT TITLE

PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	4/28/14
DRAWN BY	RW	DATE	4/28/14

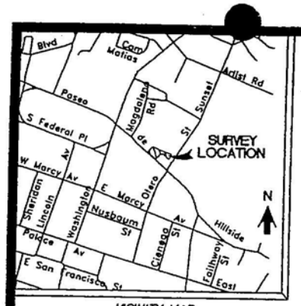
SHEET TITLE
PROPOSED BUILDING SECTIONS

SHEET NO.
A-8

PLAT OF LAND DIVISION
FOR
RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG

CREATING TRACT I-A AND I-B FROM TRACT I,
SITUATE AT 515 PASEO DE PERALTA, CITY OF SANTA FE,
SANTA FE COUNTY, NEW MEXICO.

589037



VICINITY MAP
(VICINITY MAP NOT TO SCALE)



SCALE: 1"=20'

0 10 20 40 50

LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey (PS 9758)
- Power poles.
- Fences.
- Walls.
- Concrete.
- Private Ingress/Egress & Utility easement

NOTES

1.) BASIS OF BEARING FOR THIS SURVEY IS TAKEN FROM GPS OBSERVATIONS OF THE SOUTHWESTERLY BOUNDARY OF TRACT I, (N 50°23'24" W) WGS 84 GEODETIC, LOCAL.

2.) THIS SURVEY IS BASED ON A PLAT OF BOUNDARY SURVEY FOR "RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG"... RECORDED IN PLAT BK. 560 AT PAGE 015, RECORDS OF SANTA FE COUNTY, NEW MEXICO. EXTERIOR BOUNDARIES ARE TAKEN FROM SAID PLAT. REFERENCE SURVEY "LOT LINE ADJUSTMENT RICHARD A. MORRIS PS 10277," BY RECORDED IN PLAT BK. 481 AT PAGE 27, RECORDS OF SANTA FE COUNTY, NM.

3.) FIRM PANEL NO. 350070-0003-C. ZONE C.

4.) SUBJECT TO: SIGNED CITY OF S.F. ZONING AFFIDAVIT, DATED 19 MAY, 2004.

5.) EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER INCLUDING SETTING UP SEPARATE METER SERVICE.

6.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

7.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE 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.

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

9.) DEVELOPMENT OF TRACT I-B WILL REQUIRE CLEAR VEHICLE ACCESS WIDTH OF 20' FROM LOMA STREET TO STRUCTURE(S) HAVING A MAXIMUM GRADIENT OF 15%. PLANS TO EFFECT THIS SHALL BE PART OF ANY DEVELOPMENT PLANS SUBMITTED.

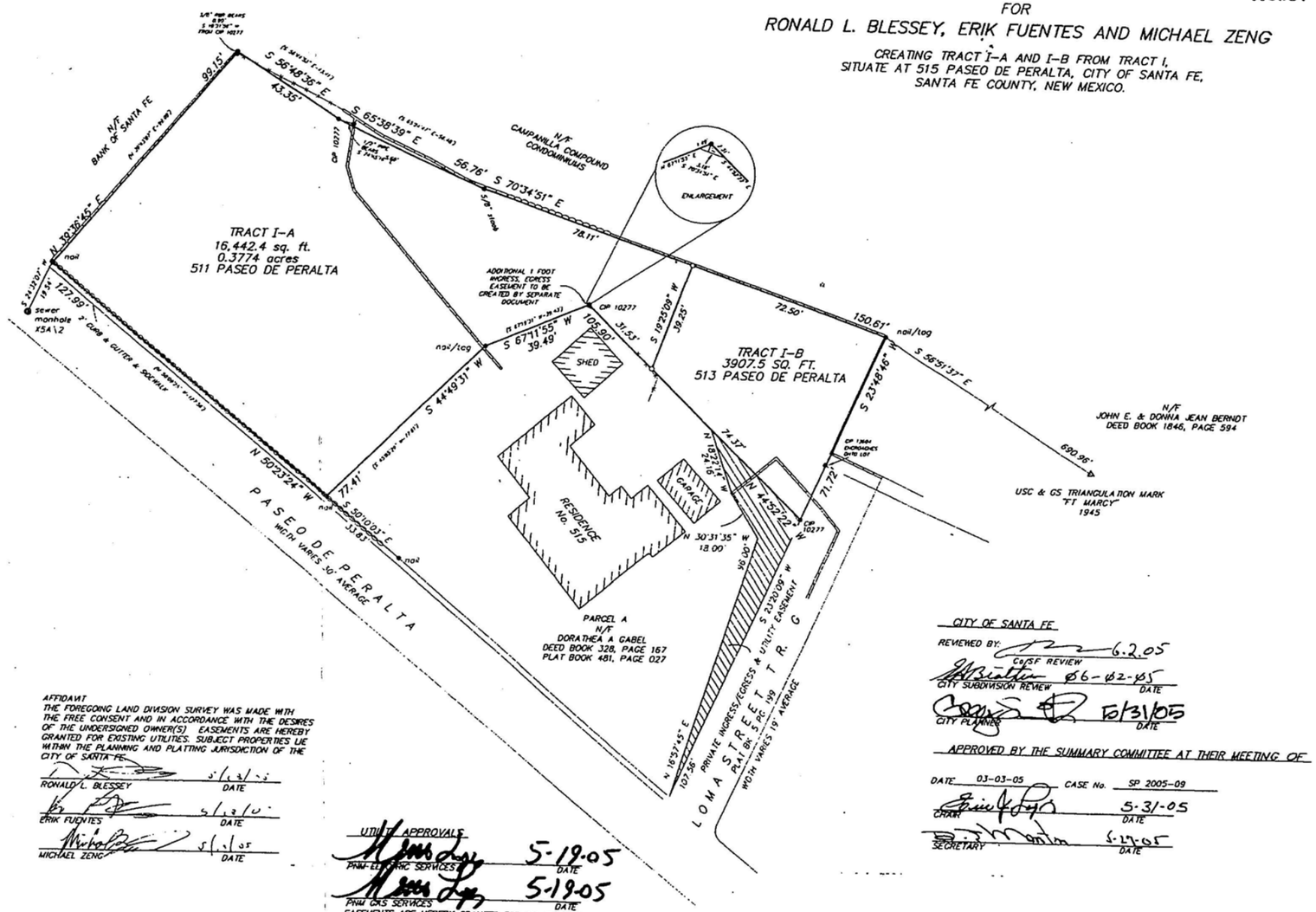
CERTIFICATE

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.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

Philip B. Wiegel 19 November, 2004

Philip B. Wiegel
P.O. Box 22773
P.S. No. 9758
Santa Fe, NM



AFFIDAVIT

THE FOREGOING LAND DIVISION SURVEY WAS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES. SUBJECT PROPERTIES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

RONALD L. BLESSEY — 5/13/05 DATE

ERIK FUENTES — 5/13/05 DATE

MICHAEL ZENG — 5/13/05 DATE

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF May 2005.

NOTARY PUBLIC — MY COMMISSION EXPIRES 04/19/08

OFFICIAL SEAL Mae Perea NOTARY PUBLIC STATE OF NEW MEXICO

UTILITY APPROVALS

PNM ELECTRIC SERVICES — 5-19-05 DATE

PNM GAS SERVICES — 5-19-05 DATE

EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES

SANGRE DE CRISTO WATER CO. — 5/24/05 DATE

COMCAST — 5-24-05 DATE

QWEST COMMUNICATIONS — 5/24/05 DATE

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

CITY OF SANTA FE

REVIEWED BY:

6.2.05 — COUNTY SUBDIVISION REVIEW

06-02-05 — CITY SUBDIVISION REVIEW DATE

CITY PLANNER — 5/31/05 DATE

APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF

DATE 03-03-05 CASE No. SP 2005-09

CHAIR — 5-31-05 DATE

SECRETARY — 6-17-05 DATE

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 2ND day of JUNE A.D. 2005 at 15:51 o'clock P.M. and was duly recorded in Book 504 Page 033 of the records of Santa Fe County.

Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, New Mexico

Deputy

1382613

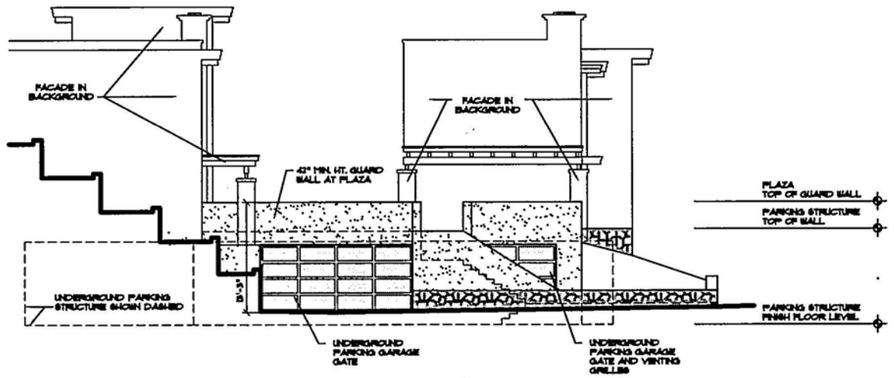
INDEXING INFORMATION FOR COUNTY CLERK
LAND DIVISION

OWNER: BLESSEY, FUENTES, ZENG
LOCATION: PASEO DE PERALTA
SECTION 24, T 17 N, R 9 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
UPC No.: 1-054-099-360-302

SANTA FE COUNTY, N.M.

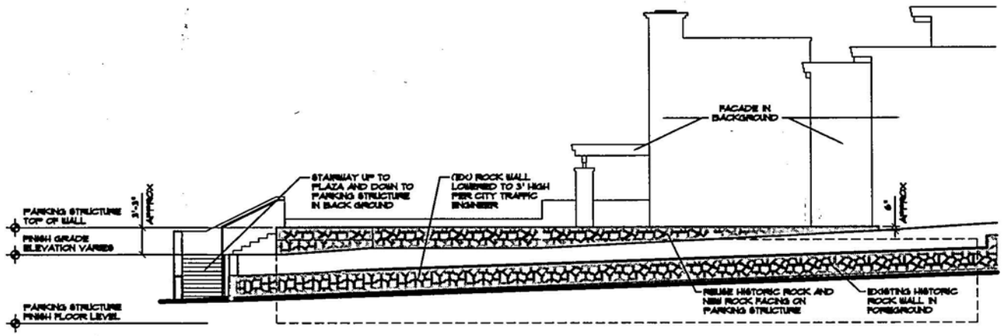
DEL RIO SURVEYS, INC.		
PO BOX 22773	SANTA FE, NM	820-9200
Project No. 0495993	Dwg. PW	Date 11/19/04
	CHK DV	Sht. #3

27



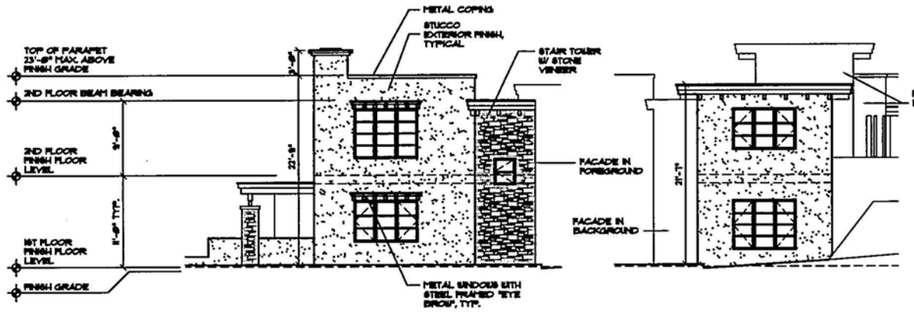
1 PARKING STRUCTURE FACADE

SCALE: 1/8 = 1'-0"



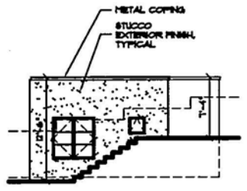
2 PARKING STRUCTURE FACADE

SCALE: 1/8 = 1'-0"



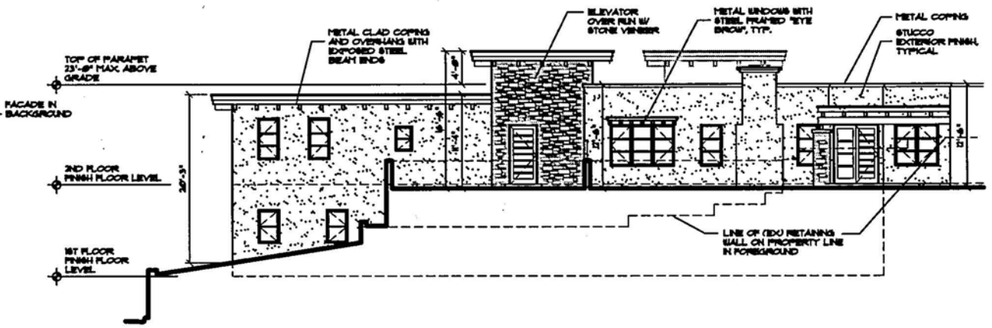
3 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



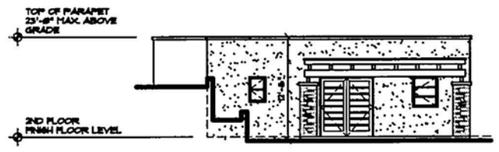
5B BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



4 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"

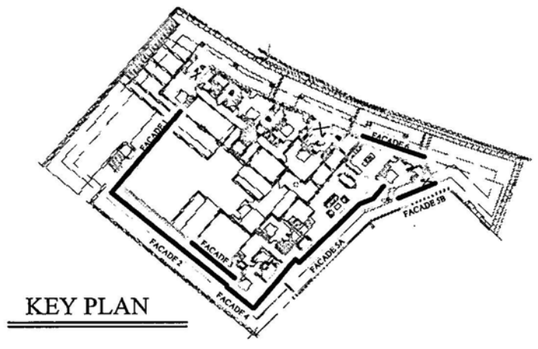


6 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"

5A BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



KEY PLAN

FACADE: ONE WHOLE EXTERIOR FACE OR ELEVATION OF A STRUCTURE DEFINED AS INCLUDING AT LEAST AN EIGHT FOOT WIDTH THAT IS OFFSET FROM AN ADJACENT PLANE BY AT LEAST FOUR FEET (DEFINITION, CITY CODE OF SANTA FE CHAPTER 14)

ARCHITECTURAL ALLIANCE INC
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TRUE NORTH BUILDERS LLC
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506-795-9456

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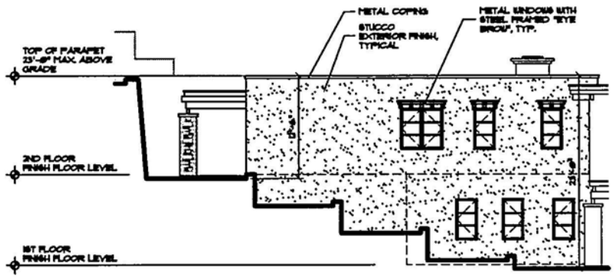
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	5/27/14
DRAWN BY	STAFF	DATE	5/27/14

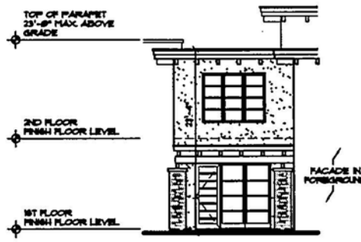
SHEET TITLE
EXTERIOR ELEVATION FACADE STUDIES

SHEET NO.
1



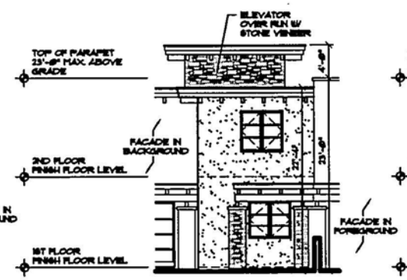
7 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



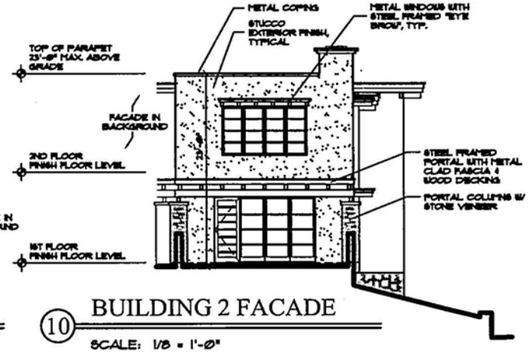
8 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



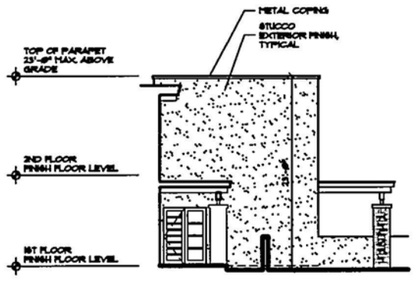
9 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



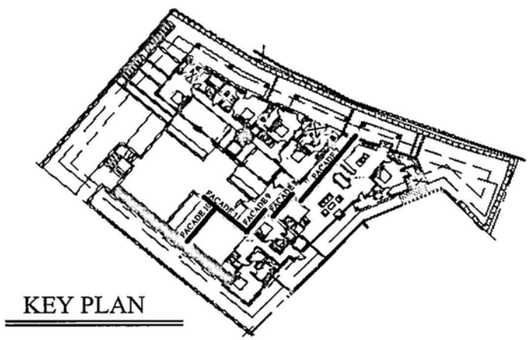
10 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



11 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



KEY PLAN

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PROJECT NO. 13-38

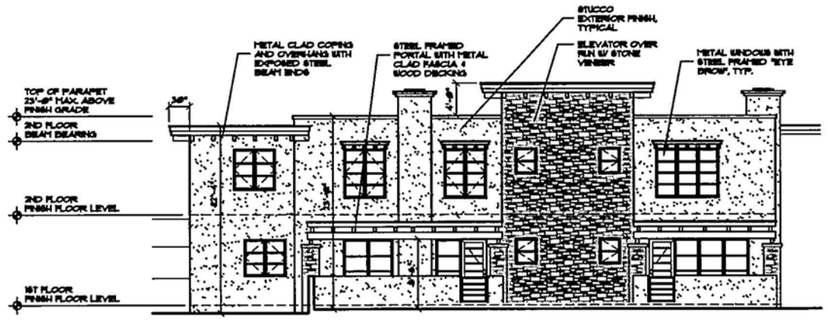
CHECKED BY	EE	DATE	5/27/14
DRAWN BY	STAFF	DATE	5/27/14

SHEET TITLE

EXTERIOR ELEVATION FACADE STUDIES

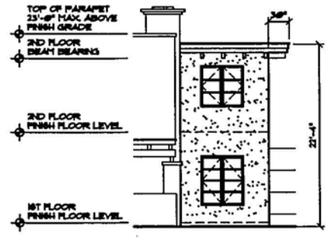
SHEET NO.

2



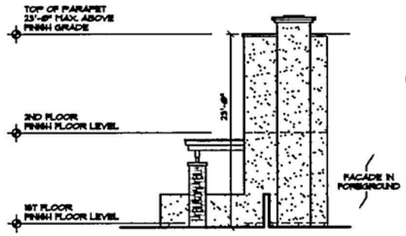
12 BUILDING 1 FACADE

SCALE: 1/8 = 1'-0"



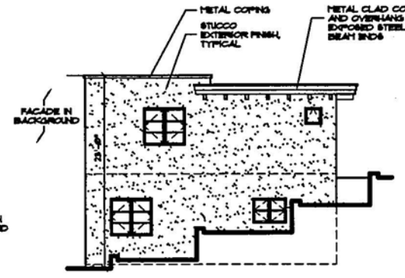
13 BUILDING 1 FACADE

SCALE: 1/8 = 1'-0"



14 BUILDING 1 FACADE

SCALE: 1/8 = 1'-0"



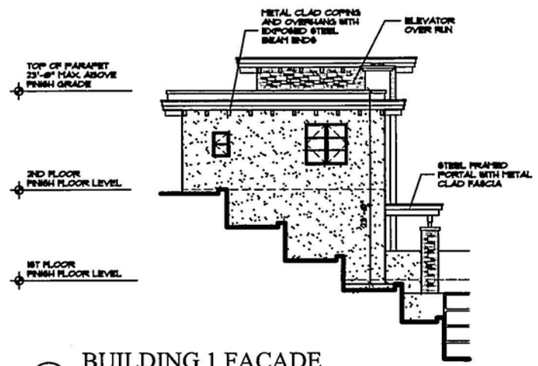
15 BUILDING 1 FACADE

SCALE: 1/8 = 1'-0"



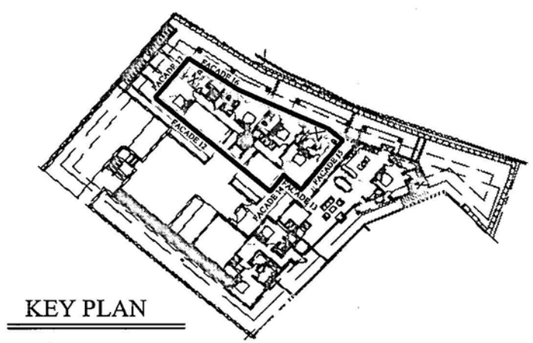
16 BUILDING 1 FACADE

SCALE: 1/8 = 1'-0"

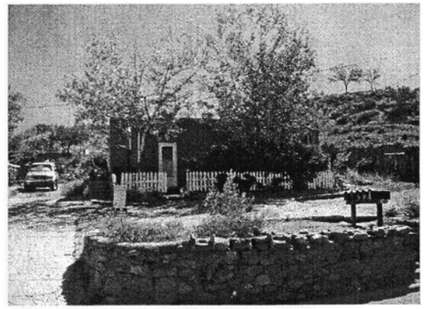
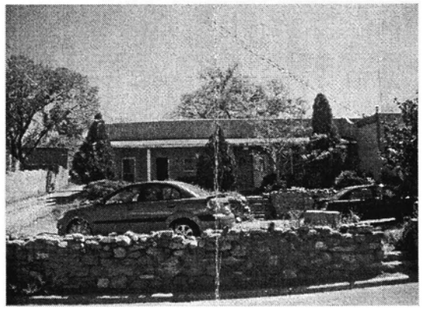
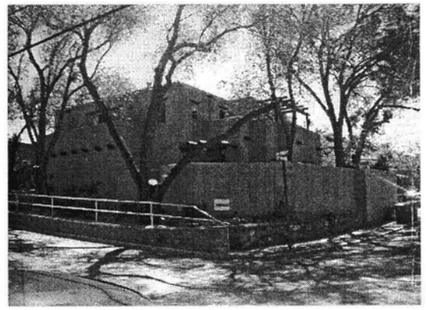
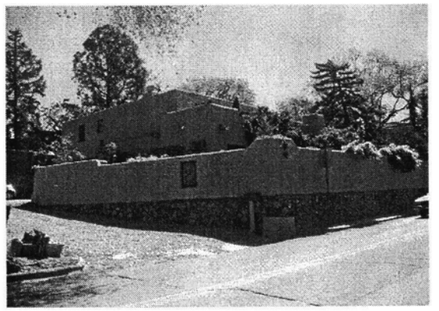
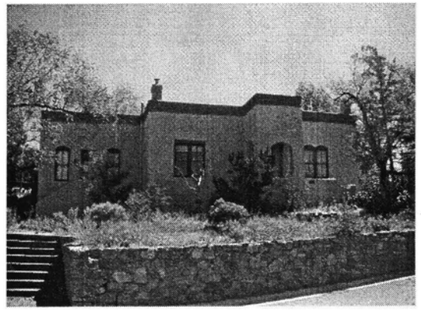
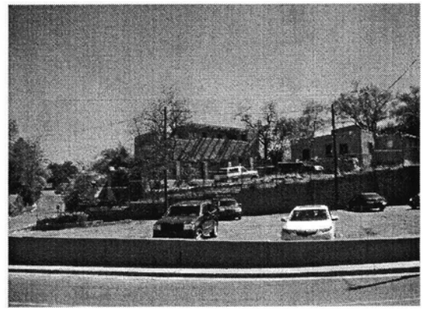
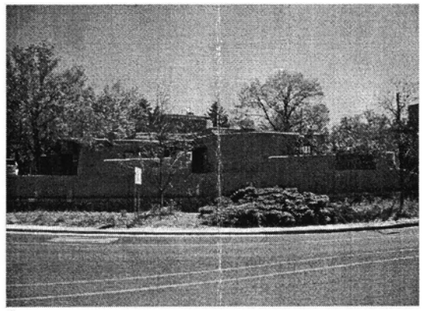


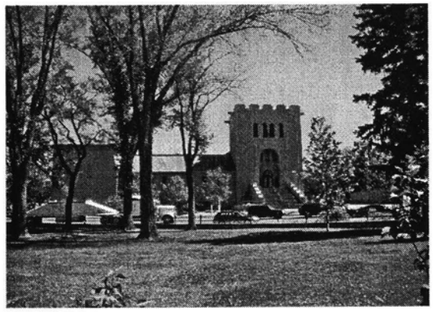
17 BUILDING 1 FACADE

SCALE: 1/8 = 1'-0"

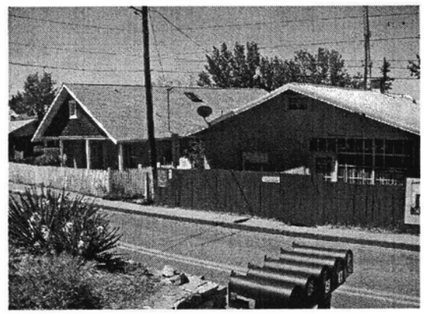
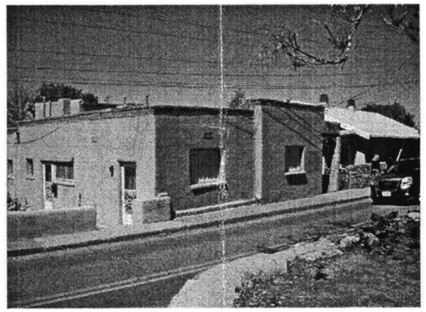
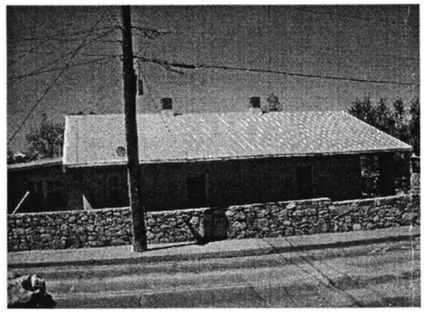
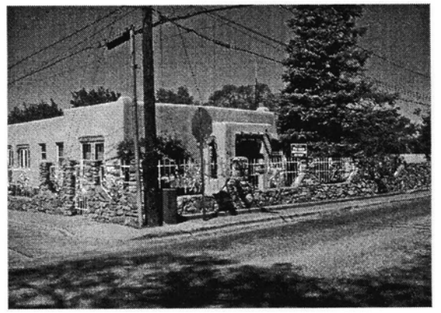
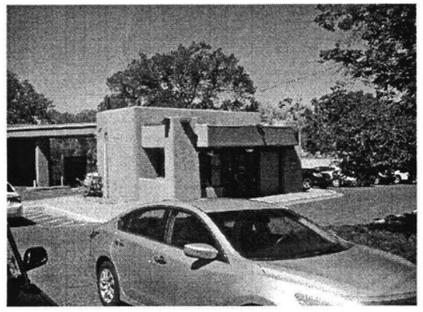
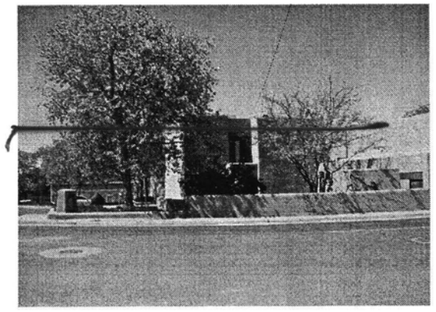
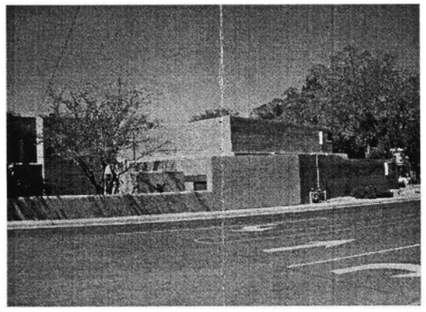
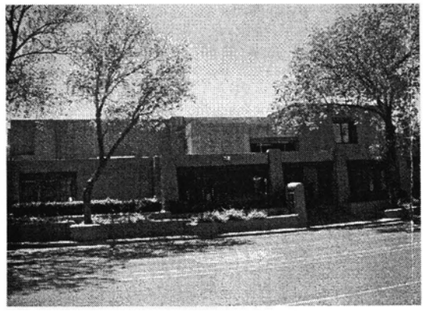


VIEWS LOOKING NORTH FROM PASEO DE PERALTA



VIEWS LOOKING SOUTH FROM PASEO DE PERALTA

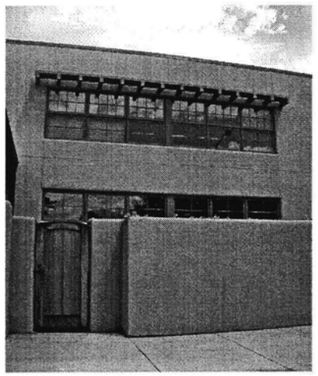

PASEO NORTH

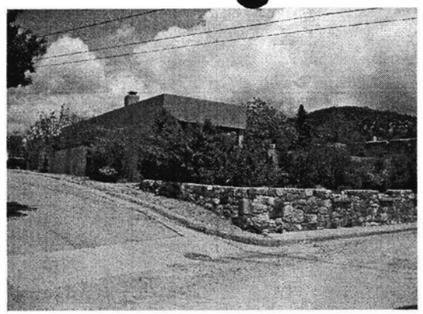
511 Paseo de Peralta

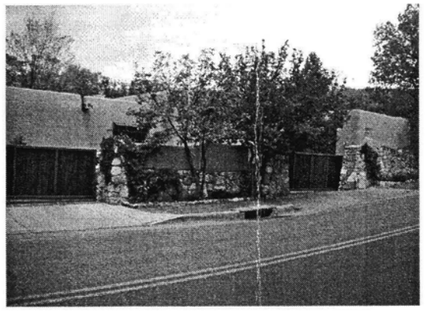
ARCHITECTURAL ALLIANCE INC

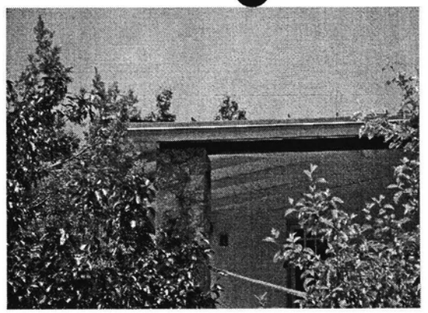
612 Old Santa Fe Trail
SANTA FE NEW MEXICO
Telephone: 505-988-5269
Fax: 505-986-1270

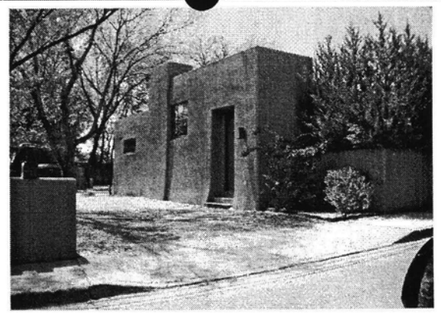
RECENT SANTA FE STYLE

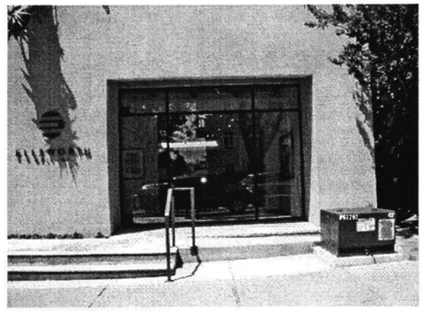


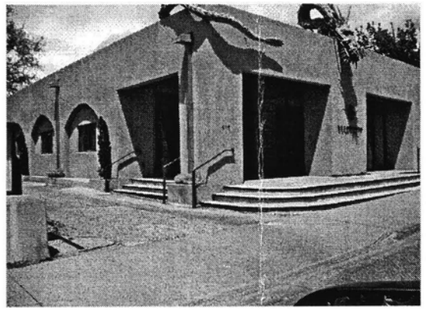




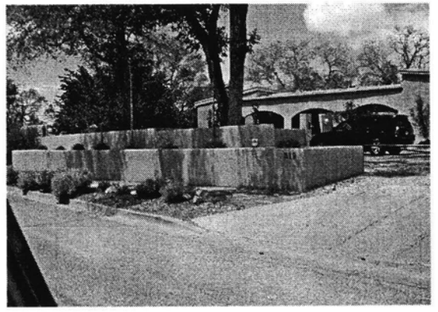




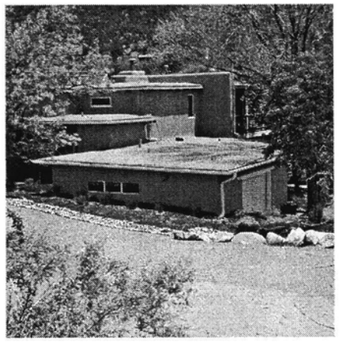


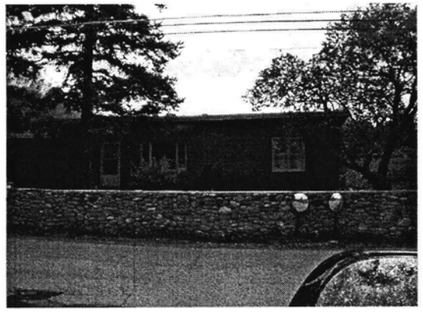


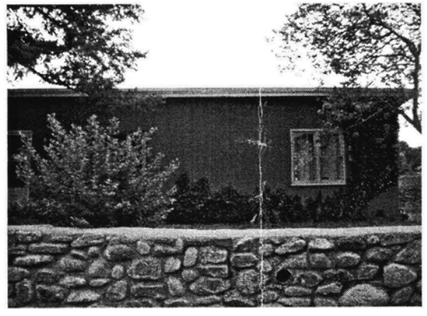


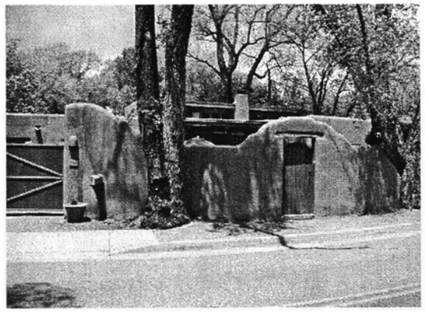


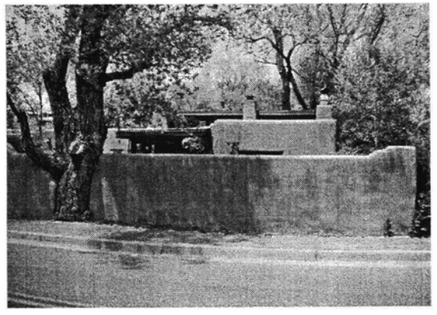
HISTORIC SANTA FE STYLE



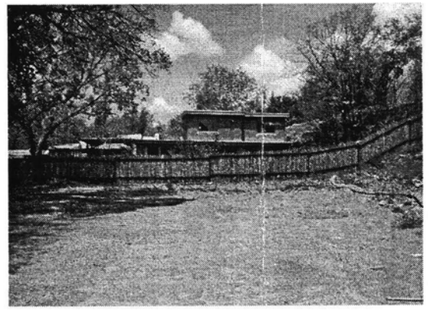


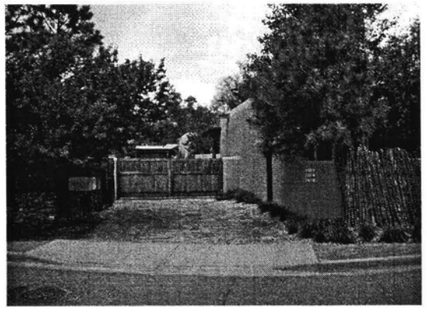














PASEO NORTH

511 Paseo de Peralta

ARCHITECTURAL ALLIANCE INC

612 Old Santa Fe Trail
SANTA FE NEW MEXICO
Telephone: 505-988-5269
Fax: 505-986-1270

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 511 Paseo de Peralta

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

PROJECT PROPOSAL: Four Residential Units

CONSTRUCTION COST: $ 1,43 Million **FEE:** $ 2000 **+ $25 Poster Cost = $** 2000

OWNER: 511 PDP LLC **PHONE #:** 505-988-5269

OWNER ADDRESS: 107 East Lupita

CITY, STATE, ZIP CODE: SF, NM 87505

APPLICANT: Architectural Alliance **PHONE #:** 505-988-5269

ADDRESS: 612 Old Santa Fe Trail

CITY, STATE, ZIP CODE: SF, NM 87505

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

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

PREAPPLICATION MEETING: Date: 4.23.14 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: 4-23-14 Planner: Zach Thomas
(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** [X] **NO** [ ]
If yes, please provide a written request for an updated maximum allowable height calculation.
What is the proposed height of your project? 23'-0" with 1' sloping site and elevator overrun,

---

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
I am,/We are the owner(s) and record title holder(s) of the property located at: 511 Paseo De Peralta

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

Signed: _____ Date: 4-23-14

Signed: _____ Date: _____

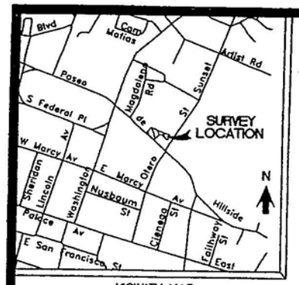
I agree to post notice of the proposed project on the site fifteen (15) days prior to the Historic Districts Review Board hearing. I am aware that a decision of the HDRB may be appealed by any aggrieved party within fifteen (15) days of the adoption of Findings and Conclusions.

_____ 4-23-14
Signature of Applicant/Owner Date

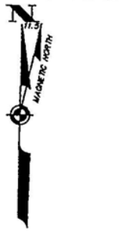
PLAT OF LAND DIVISION
FOR
RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG

CREATING TRACT I-A AND I-B FROM TRACT I,
SITUATE AT 515 PASEO DE PERALTA, CITY OF SANTA FE,
SANTA FE COUNTY, NEW MEXICO.

589937



VICINITY MAP
(VICINITY MAP NOT TO SCALE)



SCALE: 1"=20'

0 10 20 40 50

LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey (PS 9758)
- Power poles.
- Fences.
- Walls.
- Concrete.
- Private Ingress/Egress & Utility easement

NOTES

1.) BASIS OF BEARING FOR THIS SURVEY IS TAKEN FROM GPS OBSERVATIONS OF THE SOUTHWESTERLY BOUNDARY OF TRACT I, (N 50°23'24" W) WGS 84 GEODETIC, LOCAL.

2.) THIS SURVEY IS BASED ON A PLAT OF BOUNDARY SURVEY FOR "RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG"..., RECORDED IN PLAT BK. 560 AT PAGE 015, RECORDS OF SANTA FE COUNTY, NEW MEXICO. EXTERIOR BOUNDARIES ARE TAKEN FROM SAID PLAT, REFERENCE SURVEY: "LOT LINE ADJUSTMENT RICHARD A. MORRIS PS 10277," BY RECORDED IN PLAT BK. 481 AT PAGE 27, RECORDS OF SANTA FE COUNTY, NM.

3.) FIRM PANEL NO. 350070-0005-C. ZONE C.

4.) SUBJECT TO: SIGNED CITY OF S.F. ZONING AFFIDAVIT, DATED 19 MAY, 2004.

5.) EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER INCLUDING SETTING UP SEPARATE METER SERVICE.

6.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

7.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE 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.

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

9.) DEVELOPMENT OF TRACT I-B WILL REQUIRE CLEAR VEHICLE ACCESS WIDTH OF 20' FROM LOMA STREET TO STRUCTURE(S) HAVING A MAXIMUM GRADIENT OF 15%. PLANS TO EFFECT THIS SHALL BE PART OF ANY DEVELOPMENT PLANS SUBMITTED.

CERTIFICATE

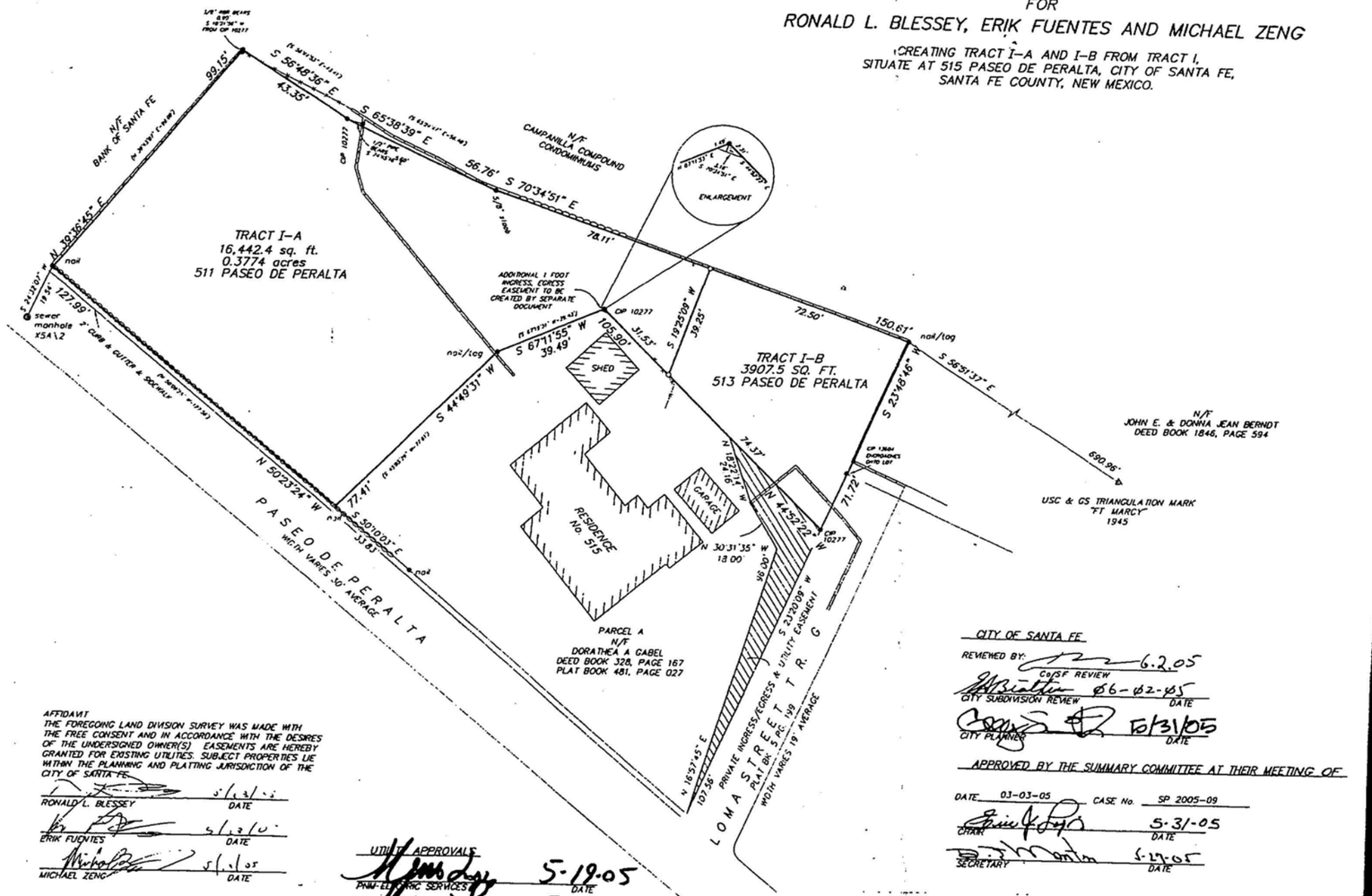
I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys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

Philip B. Wiegel 19 November, 2004

Philip B. Wiegel
P.O. Box 22773

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

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR



AFFIDAVIT

THE FOREGOING LAND DIVISION SURVEY WAS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES. SUBJECT PROPERTIES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

RONALD L. BLESSEY — 5/13/05 DATE

ERIK FUENTES — 5/13/05 DATE

MICHAEL ZENG — 5/13/05 DATE

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF May 2005.

NOTARY PUBLIC — MY COMMISSION EXPIRES: 2/19/08

OFFICIAL SEAL
Mae Perea
NOTARY PUBLIC
STATE OF NEW MEXICO

UTILITY APPROVALS

PNM ELECTRIC SERVICES — 5-19-05 DATE

PNM GAS SERVICES — 5-19-05 DATE

EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES

SANGRE DE CRISTO WATER CO. — 5/24/05 DATE

COMCAST — 5-24-05 DATE

QWEST COMMUNICATIONS — 5/24-05 DATE

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

CITY OF SANTA FE

REVIEWED BY:

CDRF REVIEW — 6.2.05

CITY SUBDIVISION REVIEW — 06-02-05 DATE

CITY PLANNER — 10/31/05 DATE

APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF

DATE 03-03-05 CASE No. SP 2005-09

CHAIR — 5-31-05 DATE

SECRETARY — 5-27-05 DATE

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 2ND day of JUNE A.D. 2005 at 15:54 o'clock P m. and was duly recorded in Book 509 Page 037 of the records of Santa Fe County.

Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, New Mexico

Deputy

Fee 1382613

INDEXING INFORMATION FOR COUNTY CLERK
LAND DIVISION

OWNER: BLESSEY, FUENTES, ZENG
LOCATION: PASEO DE PERALTA
SECTION 24, T 17 N, R 9 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
UPC No.: 1-054-099-360-302

SANTA FE COUNTY, N.M.

DEL RIO SURVEYS, INC.

PO BOX 22773 | SANTA FE, NM | 820-9200

Project No. 0495993 | Dwg. PW | Date 11/19/04 | Chk. DV | Bk. 93

27

CITY OF SANTA FE, NEW MEXICO

PO BOX 909/200 LINCOLN AVE
SANTA FE, NM 87504-0909

HISTORIC DESIGN REVIEW BOARD

APPEAL APPLICATION

Date: May 29, 2007 Case #: H-04-114

Appellant's Name: Real Estate Investment Partners Phone #: 983 9222

Address: 444 Galisteo Streets, Suite B1 C

Agent's Name: Rosanna C. Vazquez 820 6400

Subject Property Address: 511 Paseo de Peralta

Appeal Summary (use additional paper if necessary)

SUBMITTAL CERTIFICATION

I hereby certify that the documentation submitted for review and consideration by the City Council has been prepared in accordance with the attached verified appeal. I understand that failure to complete the minimum submittals may result in a delay in the scheduling of my application.

Appellant's Signature/Date

Rosanna Vazquez 5/29/07
Agent's Signature/Date

FOR OFFICIAL USE ONLY

Date Received: Historic District:

Comments:

Date of Public Hearing:

CITY OF SANTA FE, NEW MEXICO

PO BOX 909/200 LINCOLN AVE
SANTA FE, NM 87504-0909

PRECEDURE FOR APPEALING HISTORIC BOARD DECISIONS FOR CITY COUNCIL PUBLIC HEARING

CASE # H-04-114

Once a Historic decision has been rendered, the appellant must complete the following:

1. Public notice one time in legal advertisements (Section 14-3.17 (A) of the code. Publication date at least 15 days prior to City Council hearing on _____, 20____.

   New Mexican needs ad by close of business on _____, 20____.

2. Post notice on property, visible from street (Section 14-3.17 (A) of the code. Date at least 15 days prior to City Council hearing on _____, 20____.

3. Return to staff by close of business on _____, 20____.

4. Attend City Council hearing on _____, 20____.

I hereby certify that the above instructions have been explained to me and I understand the requirements. Failure to complete the above requirements will result in the renotification and rescheduling of the public hearing.

Rosanna Vazquez

APPLICANT'S SIGNATURE/DATE

_____

STAFF'S SIGNATURE/DATE

City of Santa Fe, New Mexico
Notice of Public Hearing

(For Official Use Only)

Case # H-04-114

Notice is hereby given that the City Council of the City of Santa Fe, New Mexico will hold a public hearing in the City Hall Council Chambers, 200 Lincoln Avenue on _____, 20____ at 7:00 P.M. for the purpose of acting on an appeal by _____ regarding the Historic Design Review Board's decision at their meeting of _____, 20____, on Case #_____

The decision of the Board was to _____

_____

_____

This request is as set forth in the Section 14-3.17(D) of the Code as they apply for the following described location in the City of Santa Fe, New Mexico, to Wit:_____

DATED AT SANTA FE, NEW MEXICO, THIS ____ DAY OF _____, 20___.

_____

Yolanda Y. Vigil, City Clerk

Note: New Mexico law requires the following administrative procedure to be followed by zoning boards conducting "quasi-judicial" hearings, all witnesses must be sworn in, under oath, prior to testimony and will be subject to cross examination. Witnesses have a right to have an attorney present at the hearing. The zoning board will in its discretion, grant or deny requests to postpone hearings

Since room location may be subject to change, it is recommended that interested parties contact the Planning Division prior to hearing at 505-955-6605.

Date to be Published: _____, 20 ___.

The New Mexican to mail affidavit of publication to the City of Santa Fe, Planning Division, PO Box 909, Santa Fe, NM 87504 – Prior to meeting date.

CITY OF SANTA FE, NEW MEXICO

PO BOX 909/200 LINCOLN AVE
SANTA FE, NM 87504-0909

VERIFIED PETITION

I/we, Real Estate Investment Partners, the undersigned first being sworn on my/our oath depose and hereby submit to the governing body this petition duly verified pursuant to Section 14-3.17 (D) (2) of the code setting forth the following:

1. How such petition constitutes an appeal

The Petitioner is an aggrieved party because the decision by H Board will not allow Petitioner to obtain a driveway permit from Public Works. The Petitioner meets all the requirements for a Special Exception

2. How such decision is illegal in whole or in part.

The decision is illegal in that the Petitioner has met the Special Exceptions requirements. Without a positive findings this development does not have any other access and cannot obtain a driveway permit

3. The specific grounds of the illegality.

The Special Exception requirements have been met. The issues at hand are due to a disagreement btwn Public Works + Historic Board, and application of AASHTO standards.

(Please use additional paper if necessary)

VERIFICATION

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } **ss.**

I/we Ron Blessey, *being duly sworn, deposes and says: That he/she has read the foregoing appeal and knows the contents thereof, and that the same are true of he/her own knowledge.*

PETITIONER

Subscribed and sworn to me before this 29th day of May, 2007

NOTARY PUBLIC

My commission expires: 2/10/08

OFFICIAL SEAL
Rosanna C. Vázquez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2/10/08

LAW OFFICES OF
ROSANNA C. VÁZQUEZ

May 29, 2007
VIA HAND-DELIVERY

City Council
City of Santa Fe
P.O. Box 909
Santa Fe, New Mexico 87504

Re: Appeal of Decision for Paseo Compound
Real Estate Investment Partners

Dear City Council members:

On behalf of owners of Real Estate Investment Partners owners of Paseo Compound, I submit an appeal to City Council from a decision made by historic Review to deny a request to remove a stone wall. We would respectfully request this item to be placed on the June agenda.

As background for this particular request, Paseo Compound initially went before the Historic Board in Fall of 2004, requesting a special exception for the partial removal of a wall, in order to create a driveway entrance. The Board approved a partial removal of the wall, to accommodate access to the driveway. After such approval, the owners obtained a driveway permit (February 8, 2005), which was signed off by then Public Works Director John Nitzel. After obtaining a driveway permit, Real Estate Investment Partners, were told by Planning and Zoning that a development plan would need to be submitted and approved. This was complied with, and we were in the midst of obtaining signatures on such development plan, when Public Works concern of safety was brought to the forefront and our attention.

The concern raised by John Romero, was that the existing configuration as previously approved by Historic Review did not provide sufficient intersection sight distance to comply with AASHTO. Public Works cites AASHTO standards stating "a sufficient sight triangle be provided for vehicles wanting to exit the development." In order to obtain sufficient sight distance, the existing wall will need to be removed and replaced with a lower stucco wall. The previous Traffic engineer had applied principles found in Section 14, found that the driveway cut had complied, and granted a permit for the driveway entrance in February 8, 2005. As such we are submitting this request for a special exception to remove the wall as a result of such public safety concerns raised by Public Works.

460 ST. MICHAELS DRIVE, SUITE 200 · PO BOX 2435, SANTA FE, NM 87504 · (505) 820-6400 · FAX (505) 820-6487

The case currently before Historic, brought forth the request recommended by Public Works for removal of the wall to obtain proper site distance. The Historic Board denied the request.

The owners are caught between the concerns of the two departments focusing on their own concerns. Historic is concerned with protecting the historic nature of the city, and the integrity of the wall; whereas Public Works' concern is focused on site distance and public safety of citizens of Santa Fe.

The decision previously made by Historic did not allow for a sufficient sight distance to protect passerby's and those exiting the driveway. The design submitted herewith removes the entire wall, and replaces the wall with a stucco wall. In our previous hearings with Historic Review, when the issue was raised as to what type of wall should replace the existing wall, there was very clear direction given that Historic did not look favorably on a wall re-constructed to look like an old wall, and rather preferred a stucco wall.

We respectfully request City Council to weigh the interests of Historic Board and the interests of Public Works and make a decision. We cannot move forward without such a decision.

In this last meeting Historic Review asked us if there were any other options. While there is a driveway behind the lot, it des not currently meet City standards and cannot be widened as it is private property. There are also historic walls that prohibit its expansion.

Real Estate Investment Partners tried to offer other solutions, keeping in mind, Historic Review Board direction of not creating a faux historic wall, but we were directed to submit a plan that complied with the site distance requirements as set forth in AASHTO. We are continuing the dialog to find a solution.

On behalf of Real Estate Investment Partners, I thank you for your attention to this matter. I ask you to resolve this issue so that we may move forward with this project. This project has been in the approval process for approximately two and half years. We would like direction as to whether the wall stays, or goes. Should you have any questions, please do not hesitate to call.

Very truly yours,

Rosanna C. Vazquez

cc: Real Estate Investment Partners

14-2.7 HISTORIC DESIGN REVIEW BOARD

(A) Powers and Duties

The Historic Design Review Board shall have the review and decision-making responsibilities set forth in Table 14-2.1-1, to be carried out in accordance with the terms of this chapter. In addition, the Board shall have the following additional responsibilities under this chapter:

(1) The Board shall review and approve or deny all applications for new construction, exterior alteration, and demolition of structures, except signs, in the Historic District in accordance with the standards set forth in this chapter. Staff shall review signs in accordance with §14-3.10(D).

(2) The Board shall hear appeals of parties aggrieved by the City Planning and Land Use Department's approvals or denials.

(3) The Board may recommend to the Governing Body the erection of appropriate plaques and markers designating various historical sites and points of interest in the City.

(4) The Board may make recommendations to the Governing Body relating to the purchase, acquisition by gift, grant, bequest, devise, or otherwise, of any real or personal property of historical background and interest;

(5) The Board may make recommendations to the Governing Body as to the exercise of the Governing Body's power of eminent domain in the acquisition of real property of historical background and significance and the proposed ways and means of compensation;

(6) The Board shall advise and assist officials, committees and commissions of the municipal government in making recommendations to the Governing Body;

(7) The Board shall compile and maintain a list of historical sites and structures;

(8) The Board shall perform such other acts providing that such acts relate specifically to this section as may be requested by the Governing Body; and

(9) The Board may conduct field trips upon request of the applicant, or as determined by the chair.

(B) Creation; Membership

(1) To carry out the purposes of this section, there is created a Historic Design Review Board, hereinafter referred to as the "Board."

(2) The Board shall consist of seven members appointed by the mayor with the consent of the Governing Body. All members shall be persons who, in the opinion of the mayor, have demonstrated interest and knowledge in the historic character of the City. One member shall be a licensed architect, one shall be a qualified historian, one shall represent some aspect of the construction industry, and one shall have a business in the Historic District. One member shall be a member of the Old Santa Fe Association, and there shall be two members-at-large. Members of the Governing Body may serve as at-large members.

(3) The following organizations are encouraged to recommend to the mayor up to three persons each for the appropriate position as designated in this section:

(a) Santa Fe chapter of the American Institute of Architects;

(b) Santa Fe Chamber of Commerce and Hispanic Chamber of Commerce;

(c) Museum of New Mexico; and

(d) Building Contractor's Association and Associated General Contractors of America, Building Branch (jointly).

Persons recommended are not required to be members or staff of the organization recommending them. This provision is in no way intended to prevent other organizations from recommending members, or to limit the appointment power of the Governing Body.

(4) The initial term of three of the seven members appointed shall expire on the date of the first regular Governing Body meeting in January one year after their appointment, and the initial term of the other four members shall expire on the date of the first regular City council meeting in January two years thereafter. Following the initial terms, the terms of all members shall be two years. An appointment to fill an unexpired term shall be only for the remainder of the term. Any member failing to attend three consecutive Board meetings or a total of six meetings in one year without a justified reason shall be considered to have resigned. Members serve at the pleasure of the Governing Body and may be removed with or without cause.

(5) A quorum shall consist of a majority of the members. The Board shall meet regularly twice a month and on the call of the chair. The Board shall follow Robert's Rules of Order.

(C) Functions of the Planning Division

The planning division shall provide administrative and advisory assistance to the Board, conduct site inspections, carry out reviews as set forth in §14-5.2, and shall have the authority to initiate all appropriate legal proceedings to enforce all provisions of this section and §14-5.2 (Ord. No. 2002-37 § 5)

(Ord. No. 2001-38 § 2)

(D) Appeals in the Historic Districts

(1) Appeals from Decisions of Planning and Land Use Department

Appeals based on action taken by the Planning and Land Use Department regarding the H District shall be heard by the Historic Design Review Board at its next regular meeting after the appeal is filed. Appeals may be filed by the applicant and must be filed within 7 days of the Division's action. The grounds for any such appeal shall be limited to a disagreement with the determination made by the Division under the procedures or required standards set forth in this section. Notice of the time and place of each such appeal shall be given by the Division. All appeals shall be in writing and shall state the specific standard or procedure that is being appealed.

(2) Appeals from Decisions of Historic Board

(a) Appeals from decisions of the Historic Board regarding the H District may be taken by any person aggrieved or by any officer, department, Board or bureau of the City affected by any decision of the Board in enforcement of this section or applicable rules or regulations. Such an appeal when taken shall stay all proceedings unless the officer, department, Board or bureau from whom the appeal is taken certifies that a stay would cause imminent peril to life or property. Appeals from the findings and recommendations of the Board on all matters under this section shall be taken to the Governing Body and the procedure, including the requirement of a public hearing, shall be the same as prescribed under paragraph (A) above and by the laws of the state.

(b) The grounds for the appeal shall be limited to a disagreement with the determination made by the Board under the procedures or standards set forth in this section. Appeals shall be in writing and shall state the specific standard or procedure that is being appealed. The appeal shall be filed within seven calendar days of the meeting at which the Board made the decision being appealed. Building permits shall not be granted until the appeal filing period is completed.

(Ord. No. 2001-38 § 2)

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* **Editor's Note:** Former subsection 14-3.1(D), New Building Permit Applications; Exceptions; New Development Approvals Other than Building Permits, previously codified herein and containing portions of Ordinance No. 2002-29 was repealed in its entirety by Ordinance No. 2003-36, § 4.

Wall

DATE: June 26, 2007

TO: Historic Design Review Board Members

VIA: Reed Liming, Long-Range Planning Division Director

FROM: David Rasch, Supervising Planner in Historic Preservation

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CASE # H-04-114

ADDRESS: 511 Paseo de Peralta
Historic Status: Contributing/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
__x__ Historic Survey Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
__x__ Other: Chapter 14 visibility triangles Public Works letter code citations previous case minutes	__x__ Photographs __x__ Other: exception responses

STAFF RECOMMENDATION:

Staff recommends denial of the exception required for this application which does not meet Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C, 1, a, c, and d) Regulation of Contributing Structures, 14-5.2 (D, 1, a and b) General Design Standards for All H Districts, and 14-5.2 (D, 5, a, ii and b) Design Standards for Windows, Doors, and Other Architectural Features, unless the Board has a positive finding of fact to grant the exception to demolish 16 additional feet down to 3' high and approximately 22 additional feet with a height taper of an historic stone wall along the streetscape in the core historic district.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property that were constructed at approximately the same date. The streetscape wall runs the length of the property right at the curbline, except for a driveway at the east end and a stone stair access at approximately the mid point.

Tract 1, also known as 511 Paseo de Peralta, is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street.

The HDRB approved an application on September 13, 2005 to construct seven single-family residences designed in the Spanish-Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The applicant provided the following responses for an exception that was granted in order for a minimal section of the historic streetscape stone wall to be demolished for driveway access into the site.

1. The proposed exception does not damage the character of the streetscape.

The proposed demolition of 30 feet of wall represents approximately 11% of the total length of the stone wall at the street. The applicant proposes to reuse the stone salvaged from the demolition to retain the side of the proposed a driveway in the area of the demolition.

2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

The proposed demolition allows the applicant to access the project site in an area where it is topographically possible to put in a driveway with a slope that meets the city code. The location of the proposed demolition, at the very western end of the property, is the best location from a traffic standpoint, according to the City traffic engineer.

3. The proposed exception will 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 district.

This project will add seven housing units to the historic district. Without the exception, it would be difficult or impossible to add these residences.

4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or structures in the related streetscape.

The request for demolition of a portion of the stone wall is to allow access to this site for a driveway. This is a condition that is unique to this site.

5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant.

The site and topographic conditions are part of this parcel. They were not a result of the actions of the applicant.

6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in section 14 –5. 2 (a) (1).

The area for the proposed demolition has the least negative impact visually, in that it is located at the western end of the wall rather than somewhere in the middle of the wall's length. The western end of the wall is located directly adjacent to a large concrete retaining wall and a surface parking lot. Construction of a new driveway in this location will reduce the height of the existing concrete retaining wall at the property line.

On April 12, 2007, Public Works Department staff found problems with traffic safety at the requested driveway access to the site, although Public Works staff had previously approved the design. Staff requires that a federal standard published by the American Association of State Highway and Transportation Officials (AASHTO) be used. That standard, which requires a sight triangle measuring 17' x 280', is being applied even though there are no federal funds being used on the project, the Paseo de Peralta is not a state highway, and the Chapter 14 driveway visibility triangle standards have been applied on numerous other projects both within and outside of the historic districts.

The driveway access, as approved by exception by the HDRB, used one of the legal standards in Section 14-7.4 (D). The standard used requires 10' of clearance along the street beyond the driveway with nothing obscuring vision between 3' and 8' high. The standard used was for a "public street" with a sidewalk or "parkway." Since no parkway exists at this site, perhaps the standard for "private streets" without a parkway should have been used. That standard requires a 26' clearance beyond the driveway.

On May 22, 2007, the HDRB denied a request to demolish an additional 72 feet of the historic wall to meet AASHTO federal highway standards for sight visibility safety and requested that other options be researched. The applicant filed an appeal to the Governing Body on May 29, 2007. City staff has worked with the applicant to propose additional alternatives for consideration before the appeal is heard.

Now, the applicant proposes one more additional option for remodeling of the historic wall. An additional 16' of the wall will be altered to retain only a 36" high wall. Then, for an additional approximately 22', the wall will be gradually tapered up to the existing height to mimic the taper on the east end. The applicant has submitted the following responses to the exception criteria.

1. The proposed exception does not damage the character of the streetscape.

The request of Public Works is to demolish most of the historic stone wall in order to provide site safety triangle for exiting the property. That request was denied by historic in May 2007. This current request angles the existing wall and requires the wall to be lowered to 36 inches from the ground elevation at an angle lowering the wall height but allows the remaining wall to be left in tact. Thus maintaining the character of the streetscape for which the wall is an important part of.

2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

By angling the stone wall, we believe sufficient sight distance would be maintained and there would be no adverse impact on public safety to the citizens of Santa Fe.

3. The proposed exception will 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 district.

This proposal allows a greater portion of the historical wall to be maintained along property line, thus maintaining the historic feel of Paseo de Peralta.

4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or structures in the related streetscape.

The topography and the narrowness of the lot make it very difficult to achieve a safe line of sight, and maintain the integrity of the existing wall. Also there is no other ingress or egress available to this property except for the driveway as proposed.

5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant.

The wall as it stands does not allow sufficient sight distance to allow safe egress from the lot. There are no other entry points to the lot.

6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in section 14 –5. 2 (a) (1).

If approved the lowering of the wall would require the wall to be removed stone by stone in order to preserve the lower portion of the wall. The wall is approximately 125 feet wide and 18 inches thick, making it impossible to cut through and lowered. A special precaution would need to be taken care of in order to protect the wall and allow it to withstand such impact.

Historic Districts applicable code citations are as follows:

14-5.1 General Purpose; Relationship to General Use Zoning Districts

"The requirements of an overlay district shall apply whenever they are in conflict with those in the general use district." The Historic Districts Zoning Overlay is intended to preserve the unique character of the historic districts and historic structures which may not be compliant to current zoning regulations.

14-5.2 (C, 1, a, c, + d) Regulation of Contributing Structures

"Changes that create a false sense of historical development...shall not be undertaken." The driveway visibility triangle is not a traditional or an historic principal for walls on an historic streetscape.

"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved." This type of historic stone wall right along the right of way is very rare in the historic districts.

"New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired." Once this historic stone wall is removed, it cannot be replaced and the property cannot be returned to its original integrity.

14-5.2 (D, 1, a + b) General Design Standards for All H Districts

"The status of a contributing structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its contributing 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." And, "If a proposed alteration or new construction will cause an adjacent structure to lose its contributing status, the application may be denied." This wall is a significant feature in this streetscape which, along with several other walls in the nearby streetscape, narrows the Paseo more than anywhere else on the Paseo.

14-5.2 (D, 5, a, ii + b) Design Standards for Other Architectural Features

"No new opening shall be made where one presently does not exist..." and "For all facades of contributing structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced..." The proposed substantial demolition of this historic streetscape wall would set a precedent that could profoundly alter the character of the historic districts. The HDRB previously found that the applicant had a hardship for access to the site and met the criteria required for an exception to remove a small section of the historic wall. This proposal will remove more than a small portion for a standard which is not in Chapter 14.

Mr. Newman said on the drawings the Board saw Sept 26th he remembered very well and commented on the applicant improving it by removing the shed.

Mr. Polese said the drawing showed a radius of 10'. They were in error. Those drawings were in error and they understood any addition had to be set back ten feet.

Chair Woods said that was not at issue. She said the issue was what was brought to the Board was not what was built.

There were no further speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 06-088 with the following conditions:

1. **That the applicant submit precise drawings that match what was being built,**
2. **That the stucco be cementitious and match existing,**
3. **That there be no rooftop appurtenances on this building or garage,**
4. **That the garage door windows be cedar having division on the outside and inside with spacers in between (simulated divided lights) with drawings submitted to staff,**
5. **That all lighting plans and fixtures be brought to staff.**

Ms. Shapiro seconded the motion.

Mr. Rasch explained to the applicant that pop in muntins were not allowed.

The vote on the motion resulted in a tie with Ms. Rios and Ms. Shapiro voting in favor and Mr. Frost and Mr. Newman voting against. Chair Woods voted in favor and the motion passed.

6. **Case #H 04-114.** 511 Paseo de Peralta. Downtown & Eastside Historic District. Roger Hunter, agent for Blessey, Fuentes, & Zeug, proposes to remodel an historic stone wall along the streetscape. An exception to remove historic material was requested to Section 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C, 1, a, c, and d) Regulation of Contributing Structures, 14-5.2 (D, 1, a and b) General Design Standards for Windows, Doors, and Other Architectural Features.

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

"515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed

before 1890 in the Neoclassical – Territorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as contributing to the Downtown and Eastside Historic District. There are associated historic buildings and stone walls on the property that were constructed at approximately the same date. The streetscape wall runs the length of the property right at the curb line, except for a driveway at the east end and a stone stair access at approximately the midpoint.

"Tract 1, also known as 511 Paseo de Peralta, is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street.

"The HDRB approved an application on September 13, 2005 to construct seven single-family residences designed in the Spanish Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

"The applicant provided the following responses for an exception that was granted in order for a minimal section of the historic streetscape stone wall to be demolished for driveway access into the site.

"1. The proposed exception does not damage the character of the streetscape. The proposed demolition of 30 feet of wall represents approximately 11% of the total length of the stone wall at the street. The applicant proposes to reuse the stone salvaged from the demolition to retain the wall site of the proposed a driveway in the area of the demolition.

"2. The proposed exception prevents a hardship to the applicant or and in the jury to the public welfare. The proposed demolition allows the applicant to access the project site in an area where it is topographically it possible to put in a driveway with a slope that meets the city code. The location of the proposed demolition, at the very western end of the property, is the best location from a traffic standpoint, according to the city traffic engineer.

"3. The proposed the exception will 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 district. This project will add seven housing units to the historic district. Without the exception, it would be difficult or impossible to add these residences.

"4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or

structures in the related streetscape. The request for demolition of a portion of the stone wall is to allow access to this site for a driveway. This is a condition that is unique to this site.

"5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant. The site and topographic conditions are part of this parcel. They were not a result of the actions of the applicant.

"6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in section 14-5.2(a, 1). The area for the proposed demolition has the least negative impact of visually, in that it is located at the western end of the wall rather than somewhere in the middle of the wall's length. The western end of the wall is located directly adjacent to a large concrete retaining wall and a surface parking lot. Construction of a new driveway in this location will reduce the height of the existing concrete retaining wall at the property line.

"On April 12, 2007, Public Works Department staff found problems with traffic safety at the requested driveway access to the site, although public works staff had previously approved the design. Staff requires that a federal standard published by the American Association of State Highway (AASHTO) and transportation officials be used. That standard, which requires a site triangle measuring 17' x 280', is being applied even though there are no federal funds being used on the project, the Paseo de Peralta is not a state highway, and the chapter 14 driveway visibility triangle standards have been applied on numerous other projects both within and outside of the historic districts.

"The driveway access, as approved by exception by the HDRB used one of the legal standards in section 14-7.4 (D). The standard used requires 10 feet of clearance along the street beyond the driveway with nothing obscuring vision between 3' and 8' high. The standard used was for a 'public street with a sidewalk or parkway.' Since no parkway exists at this site, perhaps the standard for 'private streets' without a parkway should have been used. That standard requires a 26-foot clearance beyond the driveway.

"On May 22, 2007, the HDRB denied their request to demolish an additional 72 feet of the historic wall to meet the federal highway standards for site visibility safety and requested that other options be reached researched. The applicant filed an appeal to the governing body on May 29, 2007. City staff has worked with the applicant to propose additional alternatives for consideration before the appeal is heard.

"Now, the applicant proposes one more additional option for remodeling of the

historic wall. An additional 16 feet of the wall will be altered to retain only a 36-inch high wall. Then, for an additional approximately 22 feet, the wall will be gradually tapered up to the existing height to mimic the taper on the east end. The applicant has submitted the following responses to the exception criteria.

"1. The proposed exception does not damage the character of the streetscape. The request of public Works is to demolish most of the historic stone wall in order to provide site safety triangle for exiting the property. That request was denied by historic in May 2007. This current request angles the existing wall and requires the wall to be lowered to 36" from the ground elevation at an angle lowering the wall height but allows the remaining wall to be left intact. Thus maintaining the character of the streetscape for which the wall is an important part.

"2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare. By angling to stone wall, we believed sufficient sight distance would be maintained and there would be no adverse impact on public safety to the citizens of Santa Fe.

"3. The proposed exception will 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 district. This proposal allows a greater portion of the historic wall to be maintained along property line, thus maintaining the historic feel of Paseo de Peralta.

"4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or structures in the related streetscape. The topography and the narrowness of the lot make it very difficult to achieve a safer flying of sight, and maintain the integrity of the existing wall. Also there is no other ingress or egress available to this property except for the driveway as proposed.

"5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant. The wall as it stands does not allow sufficient sight distance to allow safe egress from the lot. There are no other entry points to the lot.

"6. The exception will provide them the least negative impact with respect to the purpose of this section as set forth in section 14 – 5.2 (a, 1). If approved the lowering of the wall would require the wall to be removed stone by stone in order to preserve the lower portion of the wall. The wall is approximately 125 feet wide and 18 inches thick, making it impossible to cut through and lowered. A special precaution would need to be taken care of in order to protect the wall

and allow it to withstand such impact.

"Historic districts applicable code citations are as follows:

"14 – 5.1 General purpose; relationship to general use zoning districts

"The requirements of an overlay district shall apply whenever they are in conflict with those in the general use district. The historic districts zoning overlay is intended to preserve the unique character of the historic districts and historic structures which may not be compliant to current zoning regulations.

"14 – 5.2 (C., 1, a, c, +d) Regulation of Contributing Structures

"Changes that create a false sense of historical development shall not be undertaken. The driveway visibility triangle is not a traditional or an historic principle for walls on an historic streetscape.

"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved. This type of historic stonewall right along the right of way is very rare in the historic districts.

"New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be on impaired. Once this historic stonewall is removed, it cannot be replaced and the property cannot be returned the to its original integrity.

"14 – 5.2 (D, 1, a + b) General Design Standards for All H Districts

"The status of a contributing structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its contributing 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. And, if a proposed alteration or new construction will cause an adjacent structure to lose its contributing status, the application may be denied. This wall is a significant feature in this streetscape which, along with several other walls in the nearby streetscape, narrows the Paseo more than anywhere else on Paseo.

"14 – 5.2 (D., 5, a, ii, + b) Design Standards for Other Architectural Features

"No new opening shall be made where one presently does not exist. And, for all façades of contributing structures, architectural features, finishes and the details other

than doors and windows, shall be repaired rather than replaced. The proposed substantial demolition of this historic streetscape wall would set a precedent that could profoundly alter the character of the historic districts. The board previously found that the applicant had a hardship for access to the site and met the criteria required for an exception to remove a small section of the historic wall. This proposal will remove more than a small portion for a standard which is not in Chapter 14.

STAFF RECOMMENDATION:

"Staff recommends denial of the exception required for this application which does not meet Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C, 1, a, c, and d) Regulation of Contributing Structures, 14-5.2 (D., 1, and b) General Design Standards for All H Districts, and 14-5.2 (D., 5, a, ii, and b) Design Standards for Windows, Doors, and Other Architectural Features, unless the Board has a positive finding of fact to grant the exception to demolish 16 additional feet down to 3 feet high and approximately 22 additional feet with a height taper of an historic stone wall along the streetscape in the core historic district."

Ms. Rios asked if the removal of this portion of the wall keep the status of this wall.

Mr. Rasch said the footprint must be kept, rather than demolishing all of it. It would have a natural look and would not be as severe.

Ms. Rios asked if the taper would be similar to across the street.

Mr. Rasch agreed.

Mr. Katz apologized to the Board and commented how right the Board was to say last time, "maybe we should try to work something out" because the issue was not one motivated by the applicant but a conflict between departments. He said the City really did have to work it out. It was a very beautiful wall and there was now a plan to minimize the destruction. The Public Works Department was not happy about the safety involved. Their work was based on science. But this was based on what was in the code.

Mr. Katz said if the City wants to incorporate federal standards, it would require changing the Code. This plan would bring three additional safety features: A speed limit sign could have a mirror on it for people in the driveway. The City could prohibit left turns from the drive, and they also looked at reduced speed, flashing lights, etc. He suggested that a signal when the car exits the drive for those on the street would help ensure safety.

Chair Woods said those lights were out of the Board's jurisdiction.

Mr. Katz said that was true but he wanted the Board to be comfortable with those conditions.

Ms. Shapiro asked if this case was so unique that they applied the federal standards or if the Board would see a lot more of these in the future.

Mr. Katz said Public Works staff were trying to do their job. He thought the Board would see a lot more of this and it was in conflict with how the east side was built. He said if it were applied, the east side would soon look like San José California. He said it was ultimately up to the Governing Body but clearly, the overlay does trump the rest.

Chair Woods asked if AASHTO standards were part of the code.

Mr. Katz said they were not but were a standard to look to. He noted that in Plaza Chamisal on Acequia Madre a number of accommodations were made so as not to have to remove the wall but part of it was closed off. He felt they wanted a balance.

Chair Woods said she appreciated the precedent to look to safety but not to destroy the community.

Present and sworn was Ms. Rosanna Vasquez, P. O. Box 2435, Santa Fe.

Chair Woods said there were things in letters she wrote that needed to be clarified. She felt it was important to set the record straight.

She referred to Ms. Vasquez' submitted June 8 letter to Mr. Rasch, hand delivered as an exhibit [attached as Exhibit E].

Chair Woods suggested that it was inaccurate to say the applicants were at the whim of the two departments. She asked Ms. Vasquez not to use the word "whim."

Ms. Vasquez apologized and said she was not referring to this Board but to the City departments. She said she believed by her apology it was corrected in the record.

Chair Woods noted that in the letter to Council, on page 2, it referred to a faux wall.

Ms. Vasquez said the reference was brought in at the May Board meeting.

Chair Woods asked for clarification.

Ms. Vasquez said there was a strong message given to us (applicants) "that the Board did not want us to create a faux wall and it was not an option to rebuild it." She said that was where the term came from.

Ms. Vasquez said she wanted to thank the Board and Frank Katz who had been very instrumental and Mr. Rasch that they were able to come up with an idea. She said Mr. Katz came to the property and spent considerable time there and he came up with this idea for the proposal being presented.

For purposes of the record, she said they tried to keep to the Chapter 14 requirements but also be sensitive to the Public Works concerns. She said this would retain the entire length of the wall and it was very old. The concern at the May meeting was that it might fall down.

She believed they had a compromise that balanced the Board's interests and Public safety concerns. She said they did not believe the federal standards applied here but this respected the concerns of public safety.

She said if the proposal received approval here, they would go to Public Works for a driveway permit and would discuss those issues with them.

Ms. Rios asked her if any portion of the wall other than the part to be cut would be altered.

Ms. Vasquez said no.

Ms. Rios thanked them for working together and coming up with a solution. She felt it was a very good solution.

Ms. Shapiro asked what they planned for the rock that was removed.

Ms. Vasquez said the original approval from HDRB asked them to use if for the driveway and was not sure of any other intent for using it.

Present and sworn was Mr. Ron Blessing, 444 Galisteo Street. He said, for the record, at his last appearance before this Board, he was very frustrated. He thought this was clearly an excellent compromise that should satisfy both HDRB and Public Works. As far as what comes out of the wall, he said they were considering using it for the drive in the shadow line but also in the upper slope as well.

Ms. Shapiro thought it was great to use it there or somewhere else on the site and not taken to the dump. She felt some sentimentality about those old rocks.

Mr. Rasch said he would like clarification on the rest of the drive.

Mr. Blessing said it would be asphalt.

Ms. Rios said she could not recall the prior decision of the Board about it.

Mr. Rasch said it was that the wall footprint be retained across the driveway.

Chair Woods asked for further clarification.

Mr. Rasch said the previous approval was to keep the footprint of the original wall by keeping visible the rock base across the driveway.

Mr. Blessing said that was their intent.

PUBLIC COMMENT

Present and sworn was Ms. Marilyn Bane, 622½ B Canyon Road, who said that, as President of the Old Santa Fe Association, the Board asked her to come before the HDRB. She said Mr. Katz called them and several of the members walked the property. She expressed gratitude for what she saw as an honorable intent to keep the footprint and as much of the wall as possible. She said she flinched every time the cut was mentioned and noted that at one time, there was a proposal to use a saw. She said they wanted it to be done stone by stone with the utmost of care. She said they would want to keep every stone there but sympathized with the situation. And in no way did they wish to give the impression that the overlay was not important but do understand a need for safety. She said the OSFA was in favor of the solution and hoped the Board would consider it seriously.

There were no further speakers from the public regarding this case.

Ms. Vasquez said Ms. Bane was correct. They were proposing to take it down stone by stone so it could be used again. She said this testimony would put that on the record.

Chair Woods said she too, wanted to thank Mr. Katz and Mr. Rasch. She knew it was hard for the applicants to be caught between two different City departments. It was difficult and appreciated it not being confrontational.

Mr. Newman said he understood there was no agreement between departments at this time.

Chair Woods said that was right but they would do what they could and it was then out of their hands.

Mr. Frost moved to approve Case 04-114 as submitted and granting the exceptions as noted pertaining to Section 14-5.2 (C, 5, I-vi): Damage the character of the streetscape - I believe this particular modification to the original plan is a much better plan from a streetscape standpoint; Prevent a hardship to the applicant or an injury to the public welfare – that the ending of the stone wall will hopefully provide sufficient sight line aforementioned added safety features for the driveway; strengthen the heterogeneous character of the City – allows to maintain this old straight wall as much as possible; due to special circumstances beyond their control is that the wall was already there and the topography does require that they have some sight coming out; that the conditions and circumstances are not the result of the applicant – the fact that the wall was there; and provide the least negative impact with the purposes of this section – that the lowering of the wall would require that the wall be removed stone by stone in order to preserve the wall and I believe that does meet that as far as providing the least negative impact.

Ms. Rios seconded the motion and it passed by unanimous voice vote.

7. **Case #H 07-12.** 1433 Canyon. Downtown & Eastside Historic District. Philip Kozely, agent for Peter Kozely, proposes to remodel a Contributing building by constructing approximately 141 sq. ft. of additions, increase the basement by approximately 1,551 sq. ft., an approximately 165 sq. ft. deck, raising a non-historic addition to a height of 14' 3" where the maximum allowable height was 17' 5", replace windows, re-stucco, construct a 451 sq. ft. garage to a height of 11' 1" where the maximum allowable height was 17' 5", and construct walls and fences. Four exceptions were requested to create a new opening on a primary elevation (Section 14-t.2, D, 5, ii), to alter opening dimensions on a primary elevation (Section 14-5.2, D, 4), to replace historic material (Section 14-5.2, D, 5, a), and to construct an addition less than 10' back from a primary elevation (Section 14-5.2, D, 2, d).

Ms. Barrett presented the staff report for this case as follows:

BACKGROUND AND SUMMARY:

"The approximately 3,171 square foot Spanish Pueblo revival style single-family residence was first constructed in the 1940s and has undergone additions and alterations around 1985 (addition on the west elevation and window alterations). The Official Map lists the structure as contributing to the Downtown and Eastside Historic District.

DATE: May 22, 2007

TO: Historic Design Review Board Members

VIA: Reed Liming, Long-Range Planning Division Director

FROM: David Rasch, Supervising Planner in Historic Preservation

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CASE # H-04-114

ADDRESS: 511 Paseo de Peralta
Historic Status: Contributing/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
__x__ Historic Survey Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
__x__ Other: Chapter 14 visibility triangles Public Works letter code citations previous case minutes	__x__ Photographs
	__x__ Other: exception responses

STAFF RECOMMENDATION:

Staff recommends denial of the exception required for this application which does not meet Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C, 1, a, c, and d) Regulation of Contributing Structures, 14-5.2 (D, 1, a and b) General Design Standards for All H Districts, and 14-5.2 (D, 5, a, ii and b) Design Standards for Windows, Doors, and Other Architectural Features, unless the Board has a positive finding of fact to grant the exception to demolish approximately 72 additional feet of an historic stone wall along the streetscape in the core historic district.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property that were constructed at approximately the same date. The streetscape wall runs the length of the property right at the curbline, except for a driveway at the east end and a stone stair access at approximately the mid point.

Tract 1, also known as 511 Paseo de Peralta, is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street.

The HDRB approved an application on September 13, 2005 to construct seven single-family residences designed in the Spanish-Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The applicant provided the following responses for an exception that was granted in order for a section of the historic streetscape stone wall to be demolished for driveway access into the site.

1. The proposed exception does not damage the character of the streetscape.

The proposed demolition of 30 feet of wall represents approximately 11% of the total length of the stone wall at the street. The applicant proposes to reuse the stone salvaged from the demolition to retain the side of the proposed a driveway in the area of the demolition.

2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

The proposed demolition allows the applicant to access the project site in an area where it is topographically possible to put in a driveway with a slope that meets the city code. The location of the proposed demolition, at the very western end of the property, is the best location from a traffic standpoint, according to the City traffic engineer.

3. The proposed exception will 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 district.

This project will add seven housing units to the historic district. Without the exception, it would be difficult or impossible to add these residences.

4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or structures in the related streetscape.

The request for demolition of a portion of the stone wall is to allow access to this site for a driveway. This is a condition that is unique to this site.

5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant.

The site and topographic conditions are part of this parcel. They were not a result of the actions of the applicant.

6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in section 14 –5. 2 (a) (1).

The area for the proposed demolition has the least negative impact visually, in that it is located at the western end of the wall rather than somewhere in the middle of the wall's length. The western end of the wall is located directly adjacent to a large concrete retaining wall and a surface parking lot. Construction of a new driveway in this location will reduce the height of the existing concrete retaining wall at the property line.

On April 12, 2007, Public Works Department staff found problems with traffic safety at the requested driveway access to the site. Staff requires that a federal standard published by the American Association of State Highway and Transportation Officials (AASHTO) be used. That standard, which requires a sight triangle measuring 17' x 280', is being applied even though there are no federal funds being used on the project, the Paseo de Peralta is not a state highway, and the Chapter 14 driveway visibility triangle standards have been applied on numerous other projects both within and outside of the historic districts.

The driveway access, as approved by exception by the HDRB, used one of the legal standards in Section 14-7.4 (D). The standard used requires 10' of clearance along the street beyond the driveway with nothing obscuring vision between 3' and 8' high. The standard used was for a "public street" with a sidewalk or "parkway." Since no parkway exists at this site, perhaps the standard for "private streets" without a parkway should have been used. That standard requires a 26' clearance beyond the driveway.

Now, the applicant proposes to remove 72' of the streetscape wall in order to comply with AASHTO standards. The area behind the large triangle will need retaining and a stuccoed masonry wall is proposed along the diagonal line of the triangle. An exception to remove this historic material is required and the exception criteria responses are attached.

Historic Districts applicable code citations are as follows:

14-5.1 General Purpose; Relationship to General Use Zoning Districts

"The requirements of an overlay district shall apply whenever they are in conflict with those in the general use district." The Historic Districts Zoning Overlay is intended to preserve the unique character of the historic districts and historic structures which may not be compliant to current zoning regulations.

14-5.2 (C, 1, a, c, + d) Regulation of Contributing Structures

"Changes that create a false sense of historical development...shall not be undertaken." The driveway visibility triangle is not a traditional or an historic principal for walls on an historic streetscape.

"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved." This type of historic stone wall right along the right of way is very rare in the historic districts.

"New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired." Once this historic stone wall is removed, it cannot be replaced and the property cannot be returned to its original integrity.

14-5.2 (D, 1, a + b) General Design Standards for All H Districts

"The status of a contributing structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its contributing 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." And, "If a proposed alteration or new construction will cause an adjacent structure to lose its contributing status, the application may be denied." This wall is a significant feature in this streetscape which, along with several other walls in the nearby streetscape, narrows the Paseo more than anywhere else on the Paseo.

14-5.2 (D, 5, a, ii + b) Design Standards for Other Architectural Features

"No new opening shall be made where one presently does not exist..." and "For all facades of contributing structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced..." The proposed substantial demolition of this historic streetscape wall would set a precedent that could profoundly alter the character of the historic districts. The HDRB previously found that the applicant had a hardship for access to the site and met the criteria required for an exception to remove a small section of the historic wall. This proposal will remove more than a small portion for a standard which is not in Chapter 14.

OLD BUSINESS TO REMAIN POSTPONED

None.

Chair Woods explained to the public that anyone disagreeing with a decision of the Historic Design Review Board had seven days to file and appeal. She encouraged anyone contemplating an appeal to contact staff for further details.

OLD BUSINESS

1. Case #H-04-114. 511 Paseo de Peralta. Downtown & Eastside Historic District. Roger Hunter, agent for Blessey, Fuentes, & Zeug, proposes to remodel an historic stone wall along the streetscape. An exception to remove historic material was requested to Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C,1,a,c, and d) Regulation of Contributing Structures, 14-5.2 (D,1,a and b) General Design Standards for All H Districts, and 14-5.2 (D,5,a,ii and b) Design Standards for Windows, Doors, and Other Architectural Features.

Present and sworn were Mr. Ronald Blessey, 444 Galisteo, and Ms. Rosanna Vasquez.

Chair Woods made a disclosure of past involvement and left it to the discretion of the applicant if she should recuse herself.

Mr. Blessey had no objection.

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY

"515 Paseo de Peralta, Track 2 was a brick apartment building that was constructed before 1890 in the Neoclassical – Territorial Style. The building was finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and was listed as Contributing to the Downtown & Eastside Historic District. There were associated historic buildings and stone walls on the property that were constructed at approximately the same date. The streetscape wall runs the length of the property right at the curbline, except for a driveway at the east end and a stone stair access at approximately the mid-point.

"Tract 1, also known as 515 Paseo de Peralta, was a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street.

"The HDRB approved an application on September 13, 2005 to construct seven single-family residences designed in the Spanish-Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

"The applicant provided the following responses for an exception that was granted in order for a section of the historic streetscape stone wall to be demolished for driveway access into the site.

"1. The proposed exception does not damage the character of the streetscape.

"The proposed demolition of 30 feet of wall represents approximately 11% of the total length of the stone wall at the street. The applicant proposes to reuse the stone salvaged from the demolition to retain the side of the proposed driveway in the area of the demolition.

"2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

"The proposed demolition allows the applicant to access the project site in an area where it was topographically possible to put in a driveway with a slope that meets the City code. The location of the proposed demolition, at the very western end of the property, was the best location from a traffic standpoint, according to the City traffic engineer.

"3. The proposed exception will 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 district.

"This project will add seven housing units to the historic district. Without the exception, it would be difficult or impossible to add these residences.

"4. The exception was due to special conditions and circumstances which were peculiar to the land or structure involved and which were not applicable to other land or structures in the related streetscape.

"The request for demolition of a portion of the stone wall was to allow access to

this site for a driveway. This was a condition that was unique to this site.

"5. The exception was due to special conditions and circumstances which were not the result of the actions of the applicant.

"The site and topographic conditions were part of this parcel. They were not a result of the actions of the applicant.

"6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in Section 14-5.2 (a) (1).

"The were for the proposed demolition has the least negative impact visually, in that it was located at the western end of the wall rather than somewhere in the middle of the wall's length. The western end of the wall was located directly adjacent to a large concrete retaining wall and a surface parking lot. Construction of a new driveway in this location will reduce the height of the existing concrete retaining wall at the property line.

"On April 12, 2007, Public Works Department staff found problems with traffic safety at the requested driveway access to the site. Staff requires that a federal standard published by the American Association of State Highway and Transportation Officials (AASHTO) be used. That standard, which requires a site triangle measuring 17' x 280' was being applied even though there were no federal funds being used on the project, the Paseo de Peralta was not a state highway, and the Chapter 14 driveway visibility triangle standards have been applied on numerous other projects both within and outside of the historic districts.

"The driveway access, as approved by exception by the HDRB, used one of the legal standards in Section 14-7.4 (D). The standard used requires 10' of clearance along the street beyond the driveway with nothing obscuring vision between 3' and 8' high. The standard used was for a 'public street,' with a sidewalk or 'parkway.' Since no parkway exists at this site, perhaps the standard for 'private streets' without a parkway should have been used. That standard requires a 26' clearance beyond the driveway.

"Now, the applicant proposes to remove 72' of the streetscape wall in order to comply with AASHTO standards. The area behind the large triangle will need retaining and a stuccoed masonry wall was proposed along the diagonal line of the triangle. An exception to remove this historic material was required and the exception criteria responses were attached.

"Historic Districts applicable code citations were as follows:

14-5.1 General Purpose; Relationship to General Use Zoning Districts

"The requirements of an overlay district shall apply whenever they were in conflict with those in the general use district.' The Historic Districts Zoning Overlay was intended to preserve the unique character of the historic districts and historic structures which may not be compliant to current zoning regulations.

14-5.2 (C, 1, a, c, + d) Regulation of Contributing Structures

"Changes that create a false sense of historical development... shall not be undertaken.' The driveway visibility triangle was not a traditional or an historic principle for walls on an historic streetscape.

"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved.' This type of historic stone wall right along the right of way was very rare in the historic districts.

"New additions and related or adjacent, new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.' Once this historic stone wall was removed, it cannot be replaced and the property cannot be returned to its original integrity.

14-5.2 (D, 1, a + b) General Design Standards for All H Districts

"The status of a contributing structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its contributing status, the application shall be denied. The removal of historic materials or alterations of architectural features and spaces that embody the status shall be prohibited.' And, "If a proposed alteration or new construction will cause an adjacent structure to lose its contributing status, the application may be denied.' This wall was a significant feature in this streetscape which along with several other walls in the nearby streetscape, narrows the Paseo more than anywhere else on the Paseo.

14-5.2 (D, 5, a, ii + b) Design Standards for Other Architectural Features

"No new opening shall be made where one presently does not exist...." and "For all façades of contributing structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced ..." The proposed substantial demolition of this historic streetscape wall would set a precedent that could profoundly

alter the character of the historic districts. The HDRB previously found that the applicant had a hardship for access to the site and met the criteria required for an exception to remove a small section of the historic wall. This proposal will remove more than a small portion for a standard which was not in Chapter 14.

STAFF RECOMMENDATION:

"Staff recommends denial of the exception required for this application which does not meet Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C, 1, a, c, and d) Regulation of Contributing Structures, 14-5.2 (D, 1, a and b) General Design Standards for All H Districts, and 14-5.2 (D, 5, a, ii and b) Design Standards for Windows, Doors, and Other Architectural Features, unless the Board has a positive finding of fact to grant the exception to demolish approximately 72 additional feet of an historic stone wall along the streetscape in the core historic district."

Chair Woods asked if there had been a precedent coming before the Board that was similar.

Mr. Rasch said there was another a year and a half ago on Acequia Madre. The applicant came to request altering the wall. They appealed the Board's denial and Council upheld the denial.

Mr. Barrow had questions on jurisdiction on the requirements of an overlay and understood that overlay requirements took precedent.

Mr. Rasch agreed that they had precedence over general requirements. He said Public Works cited Chapter 23 and he was not sure how that pertained.

Ms. Vasquez said it was really an issue in which they were in the middle. The Board gave them approval and they obtained a permit but then they were required to get a development plan and the permit lapsed during that time. She explained that Public Works would not give them a driveway permit so unless the Board denied their request they didn't have any place to go and were stuck.

She believed they met the exception criteria most of which dealt with public safety that was beyond the control of the owner. She said the application of AASHTO standards was a policy decision the City must make. She said the City should be presenting because this was a disagreement of one City department with another. But they just needed a decision to get their project done.

Mr. Barrow recalled that the Board agonized over it because they didn't want to lose

any part of the wall. He said that during the site visit today, they didn't see this since part of the work had not been done.

Ms. Vasquez said they had only moved some of the dirt. She said they were going to use the stones but had not been able to get a permit to do any of that work.

Ms. Shapiro said that when looking at the plat, she thought there was another section of property with an entrance above the existing building.

Mr. Blessey explained that the lot was bigger and they did a lot split and sold the upper part to the neighbor. He said that part was now landlocked so the Board allowed them to cut 35' of the wall to allow access.

Mr. Frost asked what the height gradient of the wall was back 2'.

Mr. Blessey said it was 52".

Chair Woods asked for someone from Public Works to address the issue. Mr. Romero was not present nor any other staff member who could address Chapter 23.

Chair Woods asked if the applicant had addressed any other scenarios with Public Works like lowering the wall so part would be retained.

Mr. Blessey said they discussed the possibility but were told by the former Board that they could not do anything to the wall. That it had to stay the way it was now.

Chair Woods asked if other scenarios for safety factors had been addressed with the Traffic Engineer.

Mr. Blessey said they had but were told they couldn't do others. He said they were very concerned that if they cut it, it might fall down.

Mr. Newman asked if it wasn't also possible or likely that the wall would fall down in the process of construction.

Mr. Blessey agreed.

Mr. Frost said he should do whatever was needed to shore it up to prevent it from being destroyed.

Mr. Blessey said that would be fine but just needed to know which way he could go.

PUBLIC COMMENT

Present and sworn was Ms. Marilyn Bane, 622½ B Canyon Road, who said she was here speaking as President of the Old Santa Fe Association. She said her Board asked her to address this case and asked the Board to deny this. She did not believe that positive findings on each criterion could be made.

She specifically noted #1, and #6. She said this would be a massive change in the way the City would be approaching its historic neighborhoods. Half if not all would be affected if they had to use federal standards.

She said if the Board decided not to deny she would ask that it be postponed because there were legal issues. The federal ordinance has not been made available to the public.

Chair Woods asked Mr. Katz how the Board should address the overlay issue, especially since the applicant was caught in between.

Mr. Katz agreed that it was not easy and he sympathized. He said he strongly supported Mr. Rasch's position that the overlay controls. He said the historic district was not safe from the traffic engineer. He felt it was a shame that the alternative access was sold off. He said he didn't know if there was talk with the bank about using their parking lot as access but clearly the historic overlay did control the other aspect.

Ms. Vasquez pointed out that there was no other access when the Board first approved this case. She said they agreed with Ms. Bane on this. She added that the bank was really across the street and it was not a viable option. She agreed the overlay took precedent but they needed She said the case as presented here was the design that Public Works wanted.

Ms. Shapiro asked if they had explored going in from Loma Street by easement.

Mr. Blessey said the owner was going to develop that property so that would not be an option. He said they also explored the alleyway for Magdalena but it doesn't meet fire code.

Chair Woods asked the Board how they wanted to proceed.

Mr. Newman said he was very frustrated that neither Mr. Romero nor anyone from his department was present.

Mr. Barrow said the Board's considerations hadn't changed much but hopefully there were alternatives. He felt their options were to deny or postpone to consider one of them.

Ms. Vasquez said if that were the direction, they would ask the Board to deny it so we could consider other options. So they could work with staff.

Chair Woods disagreed, noting that staff had given lots of direction. She felt that to postpone would be so they could meet with the applicant to find something that would work.

Ms. Shapiro said she didn't want to decide without hearing from Mr. Romero. She wondered if they could find a date and have him here.

Chair Woods said the Board didn't want to have this be a stand against another department but to get it resolved and appealing to City Council was not necessarily the best way to go.

Ms. Vasquez said they had been going back and forth between Historic and Public Works and had numerous meetings and even a meeting with the City Attorney, the City Manager, the PLUD Director, and the Public Works Director. She said they didn't want to go against what the Board wanted. She said she asked herself why she was presenting because this was between Public Works and Historic.

Mr. Rasch said if the Board denied the request and asked them to work with staff, he would require that the whole wall remain. He explained that because it was a historic wall it required an exception and staff could not grant that exception.

Mr. Jack Hiatt said he regretted that they had not been able to find a solution before coming to the Board. He said Ms. Vasquez was right and he could not think of any issue they spent more time on with no resolution. He said he asked Public Works to be here and didn't know why John Romero wasn't here. He apologized, saying he understood the applicant's frustration.

Chair Woods asked Mr. Hiatt if he saw it in best interests to deny it or postpone it and work directly with Mr. Romero.

Mr. Hiatt thought they had engaged in enough solutions and had not been able to find the right one. He thought it conflicted with the statute itself. He didn't think it would benefit anybody to postpone it and it probably should be denied.

Mr. Barrow said they thought about reducing that wall down to three feet but there might be other options, perhaps a mirror could work. He questioned that this had to be the only way to solve it.

Mr. Hiatt said the City's obligation was to uphold the Code and thought the Board's denial would allow them to continue to talk and seek solutions.

Mr. Katz thanked the Board for their effort in trying to prevent this from coming to Council. He acknowledged that it was a dispute between functions of the City and it might be most appropriate to go to Council. He noted that Mr. Rasch asked if this case would be heard by the Public Works Committee.

Mr. Hiatt said he did not see a reason for it to go to Public Works.

Mr. Rasch said he didn't understand why the HDRB was involved in it and Public Works was not.

Chair Woods said she hoped the minutes would clearly reflect the City Attorney's position on the matter.

Mr. Boaz asked if the statement by Mr. Katz should be attached to the record.

Mr. Katz assumed it would be part of the record [attached as Exhibit B].

Chair Woods explained that a motion to deny needed to address findings of fact.

Mr. Barrow moved to deny Case #H 04-114 be denied per staff recommendations, finding that criterion #1 had not been met because taking down the historic wall would damage the streetscape and recommending that the applicant diligently pursue alternatives. Mr. Frost seconded the motion and it passed by unanimous voice vote.

NEW BUSINESS

1. Case #H-07-57. 417 E. Palace. Downtown & Eastside Historic District. Christopher Purvis, agent for Tommy Gardner & Darlene Strait, proposes to rehabilitate historic materials, remodel, and construct a 420 sq. ft. addition on a Significant building, replace non-historic windows and restore primary elevation opening dimensions on a Contributing garage, and re-design parking areas with screening of wire fence and

DATE: August 10, 2004

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director

FROM: David Rasch, Acting Supervising Planner in Historic Preservation

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CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__X__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Survey Form

__X__ Zoning Review Sheet

__X__ Other: bldg height calculation

APPLICANT SUBMITTALS

__X__ Proposal Letter

____ Vicinity Map

__X__ Site Plan/Floor Plan

__X__ Elevations

____ Photographs

____ Other:

STAFF RECOMMENDATION:

The applicant is requesting preliminary review at this time. Staff is of the opinion that the building heights exceed the maximum allowable heights for this location. Also, the demolition of the west end of the historic stone wall for vehicle access and the interior retaining walls for building location is problematic, however necessary. Otherwise, this application would comply with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. The applicant proposes to construct eight single-family residences on this lot for a total of 11,176 square feet in four building blocks, two along the streetscape and two along the rear of the lot.

The buildings will be designed in the Spanish – Pueblo Revival Style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The buildings will be approximately 20' high from finished grade to top of parapets. The heights from natural grade to top of parapets may be as much as 24' to 26' high, as shown on the south elevation drawing of Unit 8.

The maximum allowable height for this location is 17' 6", as determined by a linear calculation. Although topographic information was not submitted, there is probably enough slope on the lot for the Board to approve an additional 2' in height, for a total of 19' 6".

The westernmost section of the streetscape stone wall will be removed for driveway access to the lot. The lot interior stone walls will be partially or entirely removed. The stones will be reused to construct additional walls.

Ms. Rios asked if the garage doors would be of wood. Mr. Jordan agreed and said they would be finished with a natural sealer.

Ms. Farrar moved for approval of Case #H 04-113 per staff recommendations. Mr. Montoya seconded the motion which passed by majority voice vote with all voting in favor except Mr. Barrow, who abstained.

Ms. Farrar excused herself from the meeting at this time.

7. Case #H 04-114. Tract I, Paseo de Peralta. Downtown and Eastside Historic District. Lorn C. Tryk, agent for Erik Fuentes, proposes a residential compound consisting of 8 units at a total of 11,176 sq. ft.

Mr. Rasch presented the staff report for this case [attached as Exhibit K]. The staff report did not recommend approval of this project, determining that the building heights exceeded the maximum allowable height and citing problems with demolition of the portion of an historic wall.

Present and sworn was Mr. Lorn Tryk, 206 McKenzie, who said he brought drawings. He explained that these were really multi-family units. He pointed out that they planned to put the units behind the very large trees on the property and added that there would be two detached units on the street.

As he described the site plan, he said the walls behind were 6-8' above grade. He said the proposal included taking out the first twenty feet of the stone wall. He said the dilapidated stone wall through the middle would be demolished and the stones reused.

Regarding lot coverage, Mr. Tryk said the proposal was for 7,000 square feet where the maximum allowed was 14,000. He said they were putting in eight units and were allowed to put in ten.

Mr. Tryk said they met with the affected neighbors and agreed to pull back the second floors.

Mr. Tryk explained that this was a preliminary review and they would submit details at a later day. He shared additional photos with the Board.

In response to Ms. Rios, Mr. Tryk said the eight units varied from 800 square feet to 1,400 square feet and the height was 19' 6" maximum.

Ms. Rios asked how close they were to the street. Mr. Tryk said they were located 10 to 25' away on the west.

Mr. Tryk said the lot coverage was approximately 35% and described the open space provided.

Mr. Barrow asked him to compare the density with the property adjacent. Mr. Tryk said the Campanille Compound was maxed out and many others nearby were on a zero lot line. He added that to the west another compound was very dense.

Chair Purvis asked if there would be a sight triangle. Mr. Tryk said yes and it would be thirty feet.

Mr. Tryk and Chair Purvis discussed the streetscape heights in that area.

Mr. Bell said he was troubled by losing thirty feet of an historic wall. Mr. Tryk explained that there were five units already on Loma and that eight total would require a 38' road.

Mr. Bell said he was also concerned with the number of two-story structures on Paseo. Mr. Montoya asked if there was any way to re-design the units there. Mr. Tryk said he hoped to demonstrate that they were appropriate. He said they were not as linear as it appeared on the plans.

Mr. Rasch said that the wall on Tract 2 had to be altered before the curb cut could be granted.

Ms. Rios asked if there were separate owners for the two tracts. Mr. Tryk agreed.

Mr. Montoya asked about the retaining wall there. Mr. Tryk said it was partially on City owned property. Mr. Rasch said staff had no problem with the demolition of this wall.

PUBLIC COMMENT

Ms. Melton asked what piece the City owned. Mr. Tryk pointed it out, saying it was the right of way on Loma. He restated that part of the wall was in that right of way.

Mr. Tryk said he was asking that the Board be specific to them to help make the project approvable regarding heights at 19' 6" and second floor setbacks at about five feet.

Chair Purvis said he thought the second floor areas should be reduced about 25%.

Ms. Rios moved to postpone Case #H 04-114 to the meeting of August 24, 2004 and to suggest to the applicant and units one and two be reduced on the second floor, to show the drawing without yard walls and to have interruptions in the wall length. Ms. Shapiro seconded the motion and added that the rock removed from the rock wall be re-used. At Chair Purvis' suggestion, she added that the relationship of second floor to first floor on Unit 4 be changed and that an exception for the demolition of the rock wall be requested. The motion passed by unanimous voice vote. Ms. Farrar was not present for the vote.

MATTERS FROM THE BOARD

Ms. Rios said she might not be able to attend the Construction Industries Advisory Board meeting.

BUSINESS FROM THE FLOOR

None.

ADJOURNMENT

There being no further business to appear before the City of Santa Fe Historic Design Review Board, and the agenda completed, the meeting was adjourned at approximately 11:45 p.m.

Approved by:

Christopher Purvis, Chair

Submitted by:

Carl Boaz

DATE: August 24, 2004

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director

FROM: David Rasch, Acting Supervising Planner in Historic Preservation

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CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/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
__x__ Historic Survey Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
__x__ Other: bldg height calculation	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

The applicant is requesting preliminary review at this time. Staff is of the opinion that the demolition of the west end of the historic stone wall for vehicle access and the interior retaining walls for building location is problematic, however necessary. Otherwise, this application would comply with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. The applicant proposes to construct eight Units on this lot for a total of 11,176 square feet in four building blocks, two along the streetscape and two along the rear of the lot.

The buildings will be designed in the Spanish – Pueblo Revival Style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The buildings will be approximately 19' 6" high from finished grade to top of parapets. The maximum allowable height for this location is 17' 6", as determined by a linear calculation. Topographic information indicates that there is enough slope change on the lot for the Board to approve an additional 2' in height, for a total of 19' 6".

According to the previous preliminary hearing of this case on August 10, 2004, the applicant has reduced the second-story massing of Units 1 and 2 by 25% and Unit 4 by 15% and reduced the new streetscape wall in length by breaking it into several segments.

Approximately 30' of the westernmost section of the streetscape stone wall will be removed for driveway access to the lot. The lot interior stone walls will be partially or entirely removed. The stones will be reused to construct additional walls.

Ms. Farrar moved for approval of Case #H 04-110 using Option A. Ms. Shapiro seconded the motion. The motion passed by majority voice vote with all voting in favor except Mr. Barrow who voted against.

5. Case #H 04-114. 515 Paseo de Peralta. Downtown and Eastside Historic District. Lorn C. Tryk, agent for Erik Fuentes, proposes to construct a residential compound of eight units at a total of 11,176 sq. ft.

Ms. Farrar recused herself from consideration of this case.

Mr. Rasch presented the staff report for this case [attached as Exhibit G]. The staff report stated that the staff's opinion was that demolition of the west end of the historic stone wall for vehicle access and demolition of the interior retaining walls for building location were problematic but necessary.

Present and sworn was Mr. Lorn Tryk, 206 McKenzie Street, who said he looked at the Code and did not believe they needed to request an exception. He quoted Section 14-3.14. He explained that the language there was for height exceptions. He said he felt they just needed approval for a partial demolition.

Mr. Tryk showed some new renderings of the proposed project.

Ms. Rios asked what the height of each floor would be. Mr. Tryk said the first floor would be 13' and the total height would be 19' 6". He said it would be level from front to back.

Chair Purvis said the drawings made the back look higher than the front.

Ms. Rios asked how far back the structures would be from the wall. Mr. Tryk said the setback from the wall was ten feet.

Ms. Rios asked about the open space. Mr. Tryk said he had not calculated it but would bring it to the next hearing.

Ms. Shapiro asked about the building height. Mr. Tryk said the building height was 19' 6" from the existing grade.

Ms. Rios asked if there would be any rooftop appurtenances. Mr. Tryk said there would be none.

Chair Purvis asked if staff concurred with the applicant's interpretation regarding the exception. Mr. Rasch said staff felt a design exception was needed because it was a historic wall.

Mr. Bell asked about the criteria. Mr. Rasch said the wall was structurally unsound; it was historic; and what goes in its place here was nothing but the stones from the historic wall would be used in other walls on the property.

Mr. Tryk said he believed the operative Code section was 14-3.14. He said that 14-5.2C was about exceptions pertaining to height.

Mr. Rasch said they had used this section for exceptions (violations) of all kinds.

Chair Purvis asked about the wording. Mr. Rasch said it was a matter of semantics whether they used the word "removal," "alteration," or "demolition." The Board discussed this issue with no clear resolution.

Present and sworn was Mr. Ron Uber, 417 Paseo de Peralta, who said he heard the driveway mentioned. He said the driveway was on Loma Street and he was concerned about the impact of increased traffic and parking there.

Mr. Rasch said that Loma Street would be the egress only for Unit 8.

Mr. Uber said there was also a lot of erosion from the houses up above there. He said he spent lots of time picking up refuse in that area. He added that there were only 1½ units for parking there. He showed pictures of the area to the Board. Chair Purvis said the traffic and parking did not fall under the purview of the Board but the appearance did.

Present and sworn was Mr. John Burt, 316 Otero Street. He complimented the developers on their work. He said his property was no the east side next to unit 8. He said he had several concerns and a comment.

He said that unit 8 would look quite high from their yard. He said they had agreed to raise the wall to shield their bedroom. He said it was good that they agreed to set back the second floor. He said they had been talking with the owner about purchasing the land where unit 8 would be located.

There were no further speakers from the public regarding this case.

Mr. Bell said regarding the legal issue on exceptions that he agreed it was needed. He said that height was only one part on exceptions. He said he believed the staff was correct in their interpretation.

Chair Purvis suggested they treat it like that.

Mr. Bell said the maximum allowable height was 17' with two feet allowed for the terrain. He said it appeared the calculation was at the base of the footprint of the building and not from street level.

Mr. Rasch said the calculation was to be made from the finished or natural grade, whichever is more restrictive, to the top of the parapet and said that at Unit 8 there was a retaining wall far enough away from the building that it was not considered.

Chair Purvis said that at some places the retaining wall almost touched the structure. Mr. Rash said it was Unit 8 that was under discussion where the wall is about ten feet away.

Chair Purvis said the testimony was that the retaining wall was to protect a cut, not to have a fill. He said that visually, it read much higher.

Mr. Rasch asked if there was another point on the property where that was at issue.

Chair Purvis said that on the east end, it went from 0 to 5½'.

Mr. Bell said he agreed and it was his concern that it reads as part of the retaining wall. He said there was also a density issue. He said he was concerned with tearing down part of the historic wall. He added that access should be from the back and the scale should be reduced.

Mr. Bell asked what the total square footage was. Mr. Rasch said it was approximately 11,000 square feet. Mr. Tryk said the area of the footprint was 7,023 square feet.

Ms. Shapiro said that from the street, this would read as one massive building. She asked if he had looked at access from Magdalena.

Mr. Tryk said they did not have legal access from that street. He said there was a parking lot there at the street level.

Ms. Shapiro said she also was concerned with Unit 8. She said it seemed overwhelming and asked if he had considered a one-story there.

Mr. Tryk said there already was a two-story towering over it. He said that everything there was cut in at the back.

Ms. Rios asked how far it was from the two-story next door. Mr. Tryk said it was twenty feet away. He said these units were separated further and set back further than all of the others on Otero Street. He showed the Board pictures of the wall, pointing out that it had much more impact at the middle of the site.

Mr. Bell said he disagreed with the engineer's report interpretation. He said this wall needed maintenance, not demolition.

Mr. Rasch said the worst part of the wall was at the east end where material was already lost. He said they were not breaching through the middle but at the end.

Chair Purvis asked if the lot was split and now there was only one access. Mr. Tryk agreed it had been split but not by the applicant. He clarified that this was not a condition created by the applicant.

Mr. Rasch said he would like to know how the City granted a lot split when there was not any access because of the historic walls. Chair Purvis said they ignored it.

Mr. Bell asked what the result of review by the Traffic Division was. Mr. Rasch said it was on the review sheet. He explained that the thirty feet for demolition was what they requested for the view triangle.

Mr. Tryk said he met with John Nitzel in person and reported he had no problem with the proposed opening and driveway and parking spaces being proposed. He clarified that he was not talking about Loma Street which is a private street. He said Mr. Nitzel asked them to push it all the way to the west.

Mr. Rasch said if he got a chance at City Council, he would clarify that the historic ordinance was an overlay and took precedence over underlying zoning. He said that battle has not yet been fought.

Ms. Rios asked for the length of the wall.

Mr. Tryk said the wall was 127' to the end of the property but the entire length was 275 feet.

Ms. Rios asked the applicant to answer the questions raised in public comment.

Mr. Tryk said they tried to minimize traffic on Loma by having access on the west side for most of the units. He said the drainage and erosion control was now by governed by the terrain management standards so they had ponding for the entire project. He said that trash areas could be controlled. He added that the concrete wall was being replaced by the stone wall at the foot of Unit 8.

Ms. Rios asked if the applicant did consider one story units. Mr. Tryk said it would hurt the open space there but added that they did consider one-story units. He explained that most of the units were cut into the hillside significantly.

Mr. Barrow agreed about the density and commented that it was losing a sense of openness. Regarding the wall, he said he would not support the extension of the wall back into the property. He said he did think the design met the requirements of the ordinance.

Mr. Bell said he was prepared to move for postponement in order that the case be properly advertised regarding the demolition.

Mr. Bell moved to postpone Case #H 04-114 to the September 14, 2004 meeting to allow the project to come back as a requested exception regarding the demolition of the historic wall. Ms. Rios seconded the motion.

Mr. Barrow suggested the applicant resolve the issues of Unit 8.

Ms. Rios said the Board does have an option on granting 19' 6" or 17' 6".

The Board briefly discussed their rights in this matter.

Mr. Bell said he would prefer fewer units.

Mr. Rasch said there were a great variety of uses here.

Mr. Bell said the case was presented as only being accessible from Paseo and asked why it could not be access on the back side.

Mr. Tryk responded that the Code would require a 37' road because of the number of units already accessing from Loma.

The motion passed by majority voice vote with all voting in favor except Ms. Farrar who had recused herself.

Ms. Farrar rejoined the bench at this time.

NEW BUSINESS

1. Case #H 04-109. 215 Lincoln Avenue. Downtown & Eastside Historic District. Mark Hogan, agent for The Jones Law Firm, proposes window, door, and balcony additions to a Non-Contributing building.

Ms. Barrett presented the staff report for this case [attached as Exhibit H]. The staff report recommended approval of the case with the condition that window and wood trim color and door color be submitted to staff before issuance of a building permit.

Present and previously sworn was Mr. Mark Hogan who said they agreed with the conditions recommended by staff.

Ms. Rios asked what colors they would use. Mr. Hogan said they would match existing colors and would submit them to staff for approval.

There were no speakers from the public regarding this case.

Mr. Barrow asked for the balcony detail. Mr. Hogan briefly described the balcony.

Ms. Farrar asked if he had explored other balcony designs, noting that the rest of the building was Pueblo Revival in style.

Mr. Hogan said they could add the wood element more like the south elevation. He said they were trying to let light in. He said he would be glad to submit a new design to staff.

Ms. Rios moved for approval per staff recommendations and the condition that the balcony design be revised with wood and iron and submitted for staff review and approval. Ms. Shapiro seconded the motion which passed by unanimous voice vote.

2. Case #H 04-111. 512 Calle Corvo. Downtown & Eastside Historic District. Laura Van Amburgh, agent for Gloria List, proposes to remodel a 273 sq. ft. Non-contributing garage.

DATE: August 24, 2004 9.28.04

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director

FROM: David Rasch, Supervising Planner in Historic Preservation

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CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Survey Form

__x__ Zoning Review Sheet

__x__ Other: bldg height calculation

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: letter from neighbor

STAFF RECOMMENDATION:

Staff defers to the Board as to whether the applicant has conclusively demonstrated for the Board to have a positive finding of fact to grant the exception. Otherwise, this application complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. The applicant proposes to construct eight Units on this lot for a total of 11,176 square feet in four building blocks, two along the streetscape and two along the rear of the lot.

The buildings will be designed in the Spanish – Pueblo Revival Style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The buildings will be approximately 19' 6" high from finished grade to top of parapets. The maximum allowable height for this location is 17' 6", as determined by a linear calculation. Topographic information indicates that there is enough slope change on the lot for the Board to approve an additional 2' in height, for a total of 19' 6".

According to the previous preliminary hearing of this case on August 10, 2004, the applicant has reduced the second-story massing of Units 1 and 2 by 25% and Unit 4 by 15% and reduced the new streetscape wall in length by breaking it into several segments.

This application was postponed on August 24, 2004 pending a request for exception to demolish a portion of the historic stone wall at the west end of the streetscape.

The exception request has now been submitted. Further alterations of the application include: reducing the two Units along the streetscape to single-story buildings; eliminating Unit 8 at the east end of the property; and significantly stepping back the westernmost rear unit to reduce its visibility.

Approximately 30' of the westernmost section of the streetscape stone wall will be removed for driveway access to the lot. The lot interior stone walls will be partially or entirely removed. The stones will be reused to construct additional walls.

The applicant provided the following responses for an exception to be granted in order for a section of the historic streetscape stone wall to be demolished.

1. The proposed exception does not damage the character of the streetscape.

The proposed demolition of 30 feet of wall represents approximately 11% of the total length of the stone wall at the street. The applicant proposes to reuse the stone salvaged from the demolition to retain the side of the proposed a driveway in the area of the demolition.

2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

The proposed demolition allows the applicant to access the project site in an area where it is topographically possible to put in a driveway with a slope that meets the city code. The location of the proposed demolition, at the very western end of the property, is the best location from a traffic standpoint, according to the City traffic engineer.

3. The proposed exception will 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 district.

This project will add seven housing units to the historic district. Without the exception, it would be difficult or impossible to add these residences.

4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or structures in the related streetscape.

The request for demolition of a portion of the stone wall is to allow access to this site for a driveway. This is a condition that is unique to this site.

5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant.

The site and topographic conditions are part of this parcel. They were not a result of the actions of the applicant.

6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in section 14 – 5.2 (a) (1)

The area for the proposed demolition has the least negative impact visually, in that it is located at the western end of the wall rather than somewhere in the middle of the wall's length. The western end of the wall is located directly adjacent to a large concrete retaining wall and a surface parking lot. Construction of a new driveway in this location will reduce the height of the existing concrete retaining wall at the property line.

5. Case #H 04-114. Tract 1, Paseo de Peralta (adjacent to #515). Downtown and Eastside Historic District. Lorn C. Tryk, agent for Erik Fuentes, proposes to construct a residential compound of seven units at a total of 10,168 sq. ft. to the maximum allowable height of 17' 6" plus 2 additional feet per Board approval. An exception is requested to partially demolish an historic stone wall per Section 14-5.2 (D,1,a).

Mr. Rasch presented the staff report for this case [attached as Exhibit F]. The staff report recommended approval of all but the exception request for historic wall demolition and deferred to the Board on that issue.

Ms. Farrar recused herself from consideration of this case.

Present and sworn was Mr. Erik Fuentes, who said the objective for this property was to make the best use of it. He said they had talked with all the neighbors around it. He said the corner piece (formerly Unit 8) was 90% under contract with a neighbor to purchase it when the remaining issues were worked out. He said the neighbor told him he was not planning to do anything with it for at least a year.

He briefly introduced the other members of his team.

Ms. Rios asked if the removal of the wall was the only way this property could be accessed. Mr. Fuentes agreed and briefly explained all the other possibilities and why they could not be done. He added that the height of the wall was unsafe.

Ms. Rios asked how the erosion and run off issues would be addressed. She said she understood the City built the wall to deal with them.

Present and sworn was Mr. Lorn Tryk, 206 McKenzie Street, who said that he wanted to fill in a couple of the blanks. He said the project started in floor area at 11,176 and currently is proposed at 8,091 square feet for a reduction of approximately 20%. He said they removed about 1,420 square feet of second floor space. He noted that Unit 4 was moved back and stepped back. He said the open space had been increased 1750 square feet which was three to four times what was required.

Mr. Tryk said that by not accessing through Loma Street solved the erosion problem. He said the impact was considerably less than first proposed.

Regarding exceptions, he said that about 11% at the western end was proposed for demotion. He reminded them that last time there was a worry about the impact on the

street and particularly about Unit 8. He suggested that they had come a long way in meeting the concerns of the Board.

He said he walked around the neighborhood and he showed the pictures he took of those neighboring structures, all of which were taller.

Mr. Barrow said the pictures were helpful. He asked how old the wall was.

Mr. Rasch said the wall was the same age as the Contributing building, in the late 19th century. He said he thought the wall would have to be modified. He said he was concerned about the design. He said he favored transition to the new wall but did not favor having the new wall mimic the old one.

Mr. Rasch said that perhaps they could have the foundation of the wall revealed in the pavement at the access. He said that would help transition to the new design wall.

Mr. Tryk said they would come back with detail treatments.

Ms. Rios said the transition was a good suggestion to distinguish the old from the new. She complimented the applicants for their reductions.

Ms. Rios asked for the setback distance of the second stories. Mr. Tryk said they were 30', 45', and 37'. He said the impact was low because they were dug into the hillside. Mr. Rasch agreed.

Mr. Tryk said he did not find an exact date for the age of the stone wall. He said the survey said the apartment building was 1890's.

Ms. Rios asked what materials of construction would be used. Mr. Tryk said they would be frame stucco and concrete stucco. He said the entire back of the two-story buildings were concrete because they were retaining.

Chair Purvis said this was just preliminary. Mr. Tryk said he was seeking final approval but would bring back the details for approval.

Ms. Rios asked what would be on the rooftops. Mr. Tryk said there would be no rooftop equipment.

Mr. Barrow asked what lighting would be in the parking area. Mr. Tryk said there would be no up-lighting. He said it was all down lighting and no floodlights would be used.

Chair Purvis asked for the on-story height. Mr. Tryk said it was 13' 6".

Ms. Rios asked for the two-story heights. Mr. Tryk said they were 19' 6".

Mr. Montoya asked what additional open space there would be besides parking.

Mr. Tryk said there would be back yards and side yards.

Mr. Montoya asked about vegetation. Mr. Tryk said they would have trees and other plantings.

There were no speakers from the public regarding this case.

Ms. Rios asked for the square footage of the single story units. Mr. Tryk said #1 was 1,129 square feet, #2 was 1,178, #3 was 1,198, #4 was 1,199, #5 was 1,198, #6 was 1,191, and #7 was 1,198.

Mr. Montoya moved for approval of Case #H 04-114 per staff recommendations with a positive finding of fact for the exception, with the outline of the existing foundation of the wall to be retained in the drive and details, including details of the wall to be brought back to the Board. Ms. Rios seconded the motion. The motion passed by majority voice vote with all voting in favor except Ms. Farrar who voted against.

6. **Case #H 04-116.** 1104½ Camino San Acacio. Downtown & Eastside Historic District. Andy Lyons, agent for Jimmy and Jennifer Day, proposes to construct a 5,492 sq. ft. residence to the maximum allowable height of 16' 1" plus 2 additional feet per Board approval.

This case was postponed under Approval of the Agenda.

7. **Case #H 04-118.** 234-A Rodriguez. Downtown and Eastside Historic District. Christina Alfieri & Mike Schriber, agents/owners, propose a 1277 sq. ft. single family residence to a height of 13' 2" where the maximum allowable height is 13' 7".

Mr. Rasch presented the staff report for this case [attached as Exhibit G]. The staff report recommended approval of this case without any conditions of approval.

Ms. Rios asked how this differed from the previous submittal. Mr. Rash said they changed the design style with brick coping and window and door surrounds.

DATE: September 13, 2005

TO: Historic Design Review Board Members

VIA: Reed Liming, Planning Division Director

FROM: David Rasch, Supervising Planner in Historic Preservation

---

CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/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
__x__ Historic Survey Form	__X__ Site Plan/Floor Plan
__X__ Zoning Review Sheet	__X__ Elevations
__X__ Other: previous case	__X__ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot, also known as 511 Paseo de Peralta, includes part of the streetscape stone wall and other stone retaining walls further back from the street.

The HDRB approved an application on November 30, 2004 to construct seven single-family residences designed in the Spanish-Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

When the permit came in for approval, there were enough changes to the original approval that staff requested Board review before the permit could be released. Now, the applicant is requesting the following changes.

1. There are several slight massing changes. The most notable change is the loss of the battered and stepped back second floor on the south elevation of Unit 5. Instead, the second floor has been expanded to the size of the first floor. There appears to be less battering of walls, but this may be due to a difference in drafting rather than an intentional change.

2. Several stairways have been added to the plan for easier access. These are located on the west end of Unit 4 and between Units 6 and 7 on the north elevation. The stairways will have simplified railings, but details of materials, colors, and finishes were not submitted.

3. Several portals will be altered in size. One larger portal on the south elevation of Unit 2 will be split into two smaller portals. A portal on the north elevation of Unit 1 will be reduced to approximately one half its approved size. Portals on the northeast corner of Unit 2 and on the east elevation of Unit 7 will be reduced in size.

4. Several window and door opening sizes and locations will be altered. The most notable changes are in Unit 7. Although, in general, the overall character of the fenestration is unchanged throughout.

5. The exterior lighting fixtures are drawn differently from the previously approved drawings. But, the numbered notes still list the approved Artesanos Nuevo Mexico sconces.

Mr. Bell asked that the motion be amended to have the lights turned off at night.

Ms. Rios said she would keep the lights on but said **the Board should have the right to restrict the hours.**

Ms. Shapiro agreed.

The motion passed by unanimous voice vote.

Mr. Rasch clarified that if it appears this was too dim, the applicant could return to request more. The Board members agreed with this provision.

Ms. Bell said that the height not to exceed 17' was implied.

2. **Case #H 04-114** 511 Paseo de Peralta. Downtown & Eastside Historic District. Roger Hunter, agent for Blessey, Fuentes, & Zeug, proposes to alter a previously approved multi-family development with portal changes and stairway additions.

Mr. Rasch presented the staff report for this case [attached as Exhibit C]. The staff report recommended approval of this application which complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

Present and sworn was Mr. Steve Russell, 105 Camino Encantado, who showed each change (highlighted in yellow) beginning with the streetscape area. He said some portal reductions were to reduce lot coverage to less than 40% and acknowledging that the previous approval meant they had exceeded 40% of lot coverage. He said the windows that were removed were taken out because of the code requirements on zero lot line building.

Mr. Russell said that the common open space was on the back side and the west side has retaining walls. He added that they removed a section of wall that violated ADA standards. He said the stairways were to access open common areas. He briefly commented on the stair railings. He said that on the east elevation, windows were not allowed by zoning.

Mr. Bell said the staff report emphasized an overall change on the drawings. He pointed out that the old drawings were a different style. He pointed out that the new, non-battered walls and non-rounded edges were very different.

Mr. Russell said it was due to CAD drawings. He said they had no problem with battering but probably not the whole wall.

Chair Purvis said they could do battered walls. He pointed out that what the Board approved was the bottom three feet being battered. He said they could use wafer board and the Board should

not have to review what was approved for the character. He added that there was no height change in these drawings but said the air conditioner units could not be on the street side.

Ms. Shapiro referred to page 28 and asked where the shutters were located.

Mr. Russell said they were on the north elevation in the courtyard.

Ms. Shapiro said the reveal around the headers and windows needed to be soft.

Ms. Rios said that could be included in the motion.

In response to Ms. Farrar, Mr. Russell briefly explained the changes to the portals.

There were no speakers from the public regarding this case.

Mr. Bell referred to pages 28 and 29 and asked if that was part of the approval.

Mr. Rasch said it was at the final hearing.

Mr. Bell asked about the rails.

Mr. Russell said they could change the stairways with a screening plastered wall.

Ms. Shapiro noted the STO stucco listed on the detail sheet and asked if that had been approved by the Board.

Mr. Rasch said those were new details.

Chair Purvis said that, rather than going through point by point, it would be better to stick with what the Board originally approved and to identify changes from it which the Board approved. As an example, he said he did not want to go back to the height issue.

Mr. Rasch said nothing was stated about stucco in the original approval.

Ms. Farrar asked if she should recuse herself since she was not present at the prior approval.

Mr. Rasch said that was not necessary.

Ms. Rios said she felt the motion should go elevation by elevation.

Ms. Shapiro moved to approve Case #H 04-114 with the following conditions: 1) on the street-facing, south façade, that the portal remain as originally drawn and approved on Unit 2; that the window be removed because of zero lot line; that on Unit 7, the two windows be eliminated; that the railing become a stucco wall to cover the railing; that the air

conditioner units be moved to another location, not publicly visible nor on the roof; that on Unit 1, partial west-facing façade window remain the same size; that the little trash walls be included; that the handicapped ramp is approved with the small wall be removed and that the portal there be shortened; 2) on South-facing façade (Units 4-7), that the handrails on the stairwell become a solid masonry wall; that the air conditioning units be screened; that Unit 5 be stepped back as in the original drawings; that the planter be removed and a handicapped ramp be installed; 3) on the North façade of the back of Units 4, 6, 7, that the air conditioning units be screened; that the railings become a solid masonry wall with the handrails on the inside; 4) on the East façade, that the portal on Unit 7 be reduced in size, that the double French doors be changed to a window; that the chimney on the outside have a mechanical chase; that the windows on the zero lot line be removed; 5) on the West elevation, the portal on Unit 3 be changed as requested; that the window be relocated and smaller in size; that the staircase becomes a masonry wall; that the electrical cabinet be approved and the color notes on page 29 be approved Ms. Rios seconded the motion.

Mr. Rasch said having the portal on Unit 2 remain as originally approved would be a problem.

Chair Purvis said it meant that something that was not publicly visible would have to be reduced instead. He asked the applicant if that could be done.

Mr. Russell said it could be done.

Chair Purvis said that included in the motion should be: **that there be no changes in height, no floor height changes, no difference in the look of the building so the battering be preserved.**

Mr. Bell said that his understanding was that the drawings were only being used to identify changes from the original approval. Chair Purvis agreed.

Ms. Shapiro agreed

Chair Purvis said the nature of the stucco and the battering needed to be included.

Ms. Shapiro added to her motion that in the typical notes on page 29 where stucco was listed as a STO product would instead be a cementitious stucco and on page 26, the copper down spout be in a traditional material and color matching the building as reviewed and approved by staff; that the walls be battered, the parapets be rounded, the reveals be at least 4" in depth, including the lintels, and the corners rounded as in the original plans. Ms. Rios agreed with those additions to the motion.

Mr. Bell asked if there were directions on the specifications for the windows.

Mr. Russell requested that they allow simulated divided windows but true divided lights were in the original approval.

Mr. Bell said the window specs that were approved should remain. He said that the drawings given to the builder must be as the Board approved.

Mr. Russell said the notes would be changed.

Mr. Bell asked about the canales.

Mr. Rasch said the proposal was for copper lined canales with carved supports.

Ms. Shapiro said that copper patina'd canales were fine.

Mr. Bell asked if there were any changes to roof top appurtenances.

Mr. Russell said no.

The motion passed by unanimous voice vote.

3. **Case #H 05-145.** 201 Ambrosio. Westside-Guadalupe Historic District. Ted & Barbara Seeley, agents/owners, propose to construct an approximately 80 sq. ft. addition, an approximately 32 sq. ft. portal, and re-install a window on a Contributing property.

Ms. Barrett presented the staff report for this case [attached as Exhibit D]. The staff report recommended approval on the condition that the west elevation door detail be brought to staff for approval. Otherwise, this application complies with Section 14-5.2 (C) Regulations for Contributing Structures and Section 14-5.2 (I) Westside-Guadalupe Historic District design standards.

Present and sworn was Mr. Ted Seeley, Box 176, Tesuque, who said he had been thinking about the wall where it meets the coyote fence and said he would like to replace that section of coyote with adobe wall to the corner and a pillar there.

Mr. Rasch said that if it was altered, he would have to comply with the safety visibility triangle which would mean it had to come down to three feet high for a length of twenty feet.

Chair Purvis said if the design is approved by zoning, the applicant could bring it back for review. He asked about the condition.

Ms. Barrett said the detail for the door needed to be reviewed by staff.

Chair Purvis explained to the applicant that the detail did not have to be presented at this meeting but would have to be submitted to staff for review.

There were no speakers from the public regarding this case.

DATE: November 9, 2004 11.30.04

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director

FROM: David Rasch, Supervising Planner in Historic Preservation

---

CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Survey Form

__x__ Zoning Review Sheet

__x__ Other: Board Action letter

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

__x__ Site Plan/Floor Plan

__x__ Elevations

____ Photographs

__x__ Other: Details

STAFF RECOMMENDATION:

Staff recommends approval of this application complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. This Board approved the proposal for seven residential Units, the site plan, building footprints, and elevations on September 28, 2004 with the condition that architectural details be submitted for review at a later date. Now, the applicant is seeking approval of these details.

The buildings are designed in the Spanish-Pueblo Revival Style. The stucco-finished buildings will have battered and rounded parapets and rounded corners. Copper-lined canales will have carved corbel supports.

Portals will have exposed wooden headers, carved corbels, and viga posts. Exposed viga ends will be chisel-cut in vertical orientation.

Porches will have stucco-finished 3' high walls and 2" x 6" wooden decking.

The balcony on Unit 5 will have 32" high simple square-rod steel railings.

Doors will be true-divided light or wooden panel with exposed wooden headers.

Windows will be true-divided light with exposed wooden headers. Sills will be stucco-finished bevels. Window shutters on Units 4 and 5 will be 1-over-1 wood panel. Window boxes on Units 3 and 4 will be 1' high and 1' deep with a simple panel design. They will be slightly wider than the windows and mounted below the sills.

Exterior lights will be Artesanos wall-mounted Nuevo Mexico design. They are 21" high x 13" wide and finished in either a copper oxide or pewter color.

Mr. Barrow asked what the windows would look like.

Mr. Durán said they would be true-divided light windows.

Ms. Rios moved for approval of Case #H 04-104, per staff recommendations, with positive finding of fact regarding the requested exceptions and with the condition that the portal be eliminated as well as the exposed viga ends and the windows being divided to meet the 30" rule and the final design submitted to staff for final approval. The motion was seconded by Mr. Barrow and passed by majority voice vote with all voting in favor except Ms. Farrar who voted against.

4. Case #H 03-114. 515 Paseo de Peralta, Tract 1. Downtown and Eastside Historic District. Lorn C. Tryk, agent for Erik Fuentes, propose architectural details for a residential compound of seven units, previously approved by the HDRB.

Ms. Farrar recused herself from consideration of this case.

Mr. Rasch presented the staff report for this case [attached as Exhibit G]. The staff reported recommended approval of the project as submitted.

Present and sworn was Mr. Lorn Tryk, 206 McKenzie, who corrected the staff report by saying that the railings were 36" high, being 4" off the deck. He said they proposed the Artesano's Estrella fixture for use under the portal. He added that the stucco color was STO Pecos and Pella Tan for the windows.

Chair Purvis asked where the rail would be placed. Mr. Tryk said it was on Unit 5.

Chair Purvis asked where the shutters were. Mr. Tryk said they were on Units 4 and 5.

Chair Purvis asked where the exposed vigas were. Mr. Tryk said they were on units 2 and 7.

Mr. Tryk showed the other details. He said that all exterior wood would be stained brown.

Mr. Barrow asked about the viga end details. Mr. Tryk said they would be chopped, beveled and with caps.

Ms. Shapiro asked about the corbels. Mr. Tryk said they would be the same shape.

Mr. Tryk showed the interior wall details. He said they would be 12" thick and three to three and a half feet high.

Ms. Shapiro asked about the reveal around the window sides. Mr. Tryk said the windows would be recessed approximately 2.5". He said the doors would be done in the same way.

Chair Purvis asked if the viga ends would be publicly visible. Mr. Tryk said they would but the caps would not be seen.

There were no speakers from the public regarding this case.

Mr. Barrow moved for approval of Case #H 04-114 per staff recommendations. Mr. Montoya seconded the motion.

Mr. Barrow asked if there would be any other submittals. Mr. Tryk said there would be no others unless they made further changes.

The motion passed by majority voice vote with all voting in favor except Ms. Farrar who had recused herself.

Ms. Farrar rejoined the bench at this time.

5. Case #H 04-120. 767½ Acequia Madre. Downtown & Eastside Historic District. Howard Mier, agent for Diana Olguin, proposes to build a stucco wall at front, add gate, and re-construct carport.

Mr. Rasch presented the staff report for this case [attached as Exhibit H]. The staff report recommended approval of the project as submitted.

Mr. Rasch distributed copies of the letter of support by the Neighborhood Association [attached as Exhibit I].

Present and sworn was Mr. Howard Mier, 1704-B Llano Street. He said he felt the Council would like something other than chain link fence here. He said the gate was five feet, set back, and made of wood with a metal backing. He said it would have tongue and groove boards which were rough sawn and laminated. He said it would be stained an antique grey to match existing.

Ms. Shapiro asked about the acequia.

LORN TRYK ARCHITECTS

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are submitting for preliminary approval of an 8 unit residential compound, as well as demolition approval for portions of existing site walls. The project is a total of 11176 s.f. of new construction. It is located adjacent to 515 Paseo de Peralta, a contributing historic apartment building.

Note that stone material will be salvaged from the site wall demolition for reuse on the most publicly visible new site walls.

We intend to submit finishes, lighting and details of windows, railings, doors and other exterior features at a later date.

Thank you for your consideration.

Sincerely,

Lorn C. Tryk

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

LORN TRYK ARCHITECTS

August 13, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are resubmitting for preliminary approval of an 8 unit residential compound, as well as demolition approval for portions of existing site walls. At the suggestion of the HDRB we have reduced the second floors of units 1 and 2 by 25%; we have also reduced the second floor of unit 4 by about 15% to break up the two story massing of that unit.

We are asking for permission to demolish portions of the stone walls. We have included a structural engineers report as to the condition of the walls.

Note that stone material will be salvaged from the site wall demolition for reuse on the most publicly visible new site walls.

We will submit finishes, lighting and details of windows, railings, doors and other exterior features at a later date.

Thank you for your consideration.

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505-982-5340 mail@ltryk.com Fax:505-982-5393

LORN TRYK ARCHITECTS

October 20, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are submitting additional details for final approval of a 7 unit residential compound. The project has already received final approval, with the condition that we return to the Board with architectural details.

The enclosed drawings contain information on finishes, lighting and details of windows, railings, doors and other exterior features.

Thank you for your consideration.

Sincerely,



Lorn C. Tryk

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LORN TRYK ARCHITECTS

September 17, 2004

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Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are submitting for final approval of a 7 unit residential compound, as well as requesting an exception to allow demolition approval for portions of existing site walls.

Based upon input at our last hearing we have made substantial changes, including:

1. Reducing the units at the street to one story

2. Eliminating Unit 8, the unit at the east end of the property which impacted the immediate neighbors to the east.

3. Significantly stepping back the westernmost unit in back to reduce impact of the project when viewed from the west

In a previous submittal we included a structural engineers report as to the condition of the walls. Note that stone material will be salvaged from the site wall demolition for reuse on the most publicly visible new site walls.

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505-982-5340 mail@ltryk.com Fax:505-982-5393

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City of Santa Fe
P. O. Box 909
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Thank you for your consideration.

Sincerely,

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We are asking for permission to demolish portions of the stone walls. We have included a structural engineers report as to the condition of the walls.

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505-982-5340 mail@ltryk.com Fax:505-982-5393

LORN TRYK ARCHITECTS

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Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

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Lorn C. Tryk

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505-982-5340 mail@ltryk.com Fax:505-982-5393

RECEIVED
JUL 21 2004
11:57 Am

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: TRACT I, PASEO DE PERALTA (ADJACENT TO # 515)

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

PROJECT PROPOSAL: 11176 SF NEW CONSTRUCTION, SITE WALL DEMOLITION

CONSTRUCTION COST: $ 1,500,000 **FEE:** $ 1,000 + $20 Poster Cost = $ 1020

OWNER: ERIK FUENTES **PHONE#:** 660 8320
OWNER ADDRESS: #10 CAMINO CABALLOS SPUR
CITY, STATE, ZIP CODE: LAMY, NM 87540

APPLICANT: LORN C. TRYK **PHONE #:** 982 5340 ext 17
ADDRESS: 206 McKENZIE ST, SUITE F-2
CITY, STATE, ZIP CODE: SANTA 87501-1888

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

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

PREAPPLICATION MEETING: Date: JUNE 18,04 Case Planner: DAVID RASCH

PRELIMINARY ZONING REVIEW: Date: 7/20/04 Planner: ANDREW HARNDEN
(You must schedule a meeting with Zoning Planner Andrew Harnden @ 955-6654 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

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

What is the proposed height of your project? 18 FT (FRONT) 20' (BACK)

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

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

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

Signature of Applicant/Owner

7/21/04
Date

04-118

H-04-114

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. The applicant proposes to construct eight Units on this lot for a total of 11,176 square feet in four building blocks, two along the streetscape and two along the rear of the lot.

The buildings will be designed in the Spanish – Pueblo Revival Style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The buildings will be approximately 19' 6" high from finished grade to top of parapets. The maximum allowable height for this location is 17' 6", as determined by a linear calculation. Topographic information indicates that there is enough slope change on the lot for the Board to approve an additional 2' in height, for a total of 19' 6".

According to the previous preliminary hearing of this case on August 10, 2004, the applicant has reduced the second-story massing of Units 1 and 2 by 25% and Unit 4 by 15% and reduced the new streetscape wall in length by breaking it into several segments.

This application was postponed on August 24, 2004 pending a request for exception to demolish a portion of the historic stone wall at the west end of the streetscape.

The exception request has now been submitted. Further alterations of the application include: reducing the two Units along the streetscape to single-story buildings; eliminating Unit 8 at the east end of the property; and significantly stepping back the westernmost rear unit to reduce its visibility.

City of Santa Fe, New Mexico

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

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

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

Project description: Remodel an historic stone wall along the streetscape. An exception to remove historic material is requested to Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C,1,a,c and d) Regulation of Contributing Structures, 14-5.2 (D,1,a and b) General Design Standards for All H Districts, and 14-5.2 (D,5,a,ii and b) Design Standards for Windows, Doors, and Other Architectural Features.

Project number: 04-10100114
Case number: H-04-114
Project type: HDRB

PROJECT LOCATION (S): 511 Paseo de Peralta

PROJECT NAMES:

OW - Ron Blessey, Eric Fuentes, Michael Zehg
Lamy, NM 87540
#10 Camino Caballos Spur
505-466-2404

AP – Ron Blessey
Lamy, NM 87540
#10 Camino Caballos Spur
505-466-2404

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on, June 26, 2007, acted on the above referenced case. The decision of the board was to approve your request.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

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

City of Santa Fe, New Mexico

memo

DATE: June 26, 2007

TO: Historic Design Review Board Members

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

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-04-114

ADDRESS: 511 Paseo de Peralta
Historic Status: Contributing/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
_x_ Historic Survey Form	_X_ Site Plan/Floor Plan
_X_ Zoning Review Sheet	_X_ Elevations
_X_ Other: Chapter 14 visibility triangles Public Works letter code citations previous case minutes	_X_ Photographs
	_X_ Other: exception responses appeal

STAFF RECOMMENDATION:

Staff recommends denial of the exception required for this application which does not meet Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C, 1, a, c, and d) Regulation of Contributing Structures, 14-5.2 (D, 1, a and b) General Design Standards for All H Districts, and 14-5.2 (D, 5, a, ii and b) Design Standards for Windows, Doors, and Other Architectural Features, unless the Board has a positive finding of fact to grant the exception to demolish 16 additional feet down to 3' high and approximately 22 additional feet with a height taper of an historic stone wall along the streetscape in the core historic district.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Territorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property that were constructed at approximately the same date. The streetscape wall runs the length of the property right at the curbline, except for a driveway at the east end and a stone stair access at approximately the mid point.

Tract 1, also known as 511 Paseo de Peralta, is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street.

The HDRB approved an application on September 13, 2005 to construct seven single-family residences designed in the Spanish-Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The applicant provided the following responses for an exception that was granted in order for a minimal section of the historic streetscape stone wall to be demolished for driveway access into the site.

1. The proposed exception does not damage the character of the streetscape.

The proposed demolition of 30 feet of wall represents approximately 11% of the total length of the stone wall at the street. The applicant proposes to reuse the stone salvaged from the demolition to retain the side of the proposed a driveway in the area of the demolition.

2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

The proposed demolition allows the applicant to access the project site in an area where it is topographically possible to put in a driveway with a slope that meets the city code. The location of the proposed demolition, at the very western end of the property, is the best location from a traffic standpoint, according to the City traffic engineer.

3. The proposed exception will 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 district.

This project will add seven housing units to the historic district. Without the exception, it would be difficult or impossible to add these residences.

4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or structures in the related streetscape.

The request for demolition of a portion of the stone wall is to allow access to this site for a driveway. This is a condition that is unique to this site.

5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant.

The site and topographic conditions are part of this parcel. They were not a result of the actions of the applicant.

6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in section 14 –5.2 (a) (1).

The area for the proposed demolition has the least negative impact visually, in that it is located at the western end of the wall rather than somewhere in the middle of the wall's length. The western end of the wall is located directly adjacent to a large concrete retaining wall and a surface parking lot. Construction of a new driveway in this location will reduce the height of the existing concrete retaining wall at the property line.

On April 12, 2007, Public Works Department staff found problems with traffic safety at the requested driveway access to the site, although Public Works staff had previously approved the design. Staff requires that a federal standard published by the American Association of State Highway and Transportation Officials (AASHTO) be used. That standard, which requires a sight triangle measuring 17' x 280', is being applied even though there are no federal funds being used on the project, the Paseo de Peralta is not a state highway, and the Chapter 14 driveway visibility triangle standards have been applied on numerous other projects both within and outside of the historic districts.

The driveway access, as approved by exception by the HDRB, used one of the legal standards in Section 14-7.4 (D). The standard used requires 10' of clearance along the street beyond the driveway with nothing obscuring vision between 3' and 8' high. The standard used was for a "public street" with a sidewalk or "parkway." Since no parkway exists at this site, perhaps the standard for "private streets" without a parkway should have been used. That standard requires a 26' clearance beyond the driveway.

On May 22, 2007, the HDRB denied a request to demolish an additional 72 feet of the historic wall to meet AASHTO federal highway standards for sight visibility safety and requested that other options be researched. The applicant filed an appeal to the Governing Body on May 29, 2007. City staff has worked with the applicant to propose additional alternatives for consideration before the appeal is heard.

Now, the applicant proposes one more additional option for remodeling of the historic wall. An additional 16' of the wall will be altered to retain only a 36" high wall. Then, for an additional approximately 22', the wall will be gradually tapered up to the existing height to mimic the taper on the east end. The applicant has submitted the following responses to the exception criteria.

1. The proposed exception does not damage the character of the streetscape.

The request of Public Works is to demolish most of the historic stone wall in order to provide site safety triangle for exiting the property. That request was denied by historic in May 2007. This current request angles the existing wall and requires the wall to be lowered to 36 inches from the ground elevation at an angle lowering the wall height but allows the remaining wall to be left in tact. Thus maintaining the character of the streetscape for which the wall is an important part of.

2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

By angling the stone wall, we believe sufficient sight distance would be maintained and there would be no adverse impact on public safety to the citizens of Santa Fe.

3. The proposed exception will 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 district.

This proposal allows a greater portion of the historical wall to be maintained along property line, thus maintaining the historic feel of Paseo de Peralta.

4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or structures in the related streetscape.

The topography and the narrowness of the lot make it very difficult to achieve a safe line of sight, and maintain the integrity of the existing wall. Also there is no other ingress or egress available to this property except for the driveway as proposed.

5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant.

The wall as it stands does not allow sufficient sight distance to allow safe egress from the lot. There are no other entry points to the lot.

6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in section 14 –5.2 (a) (1).

If approved the lowering of the wall would require the wall to be removed stone by stone in order to preserve the lower portion of the wall. The wall is approximately 125 feet wide and 18 inches thick, making it impossible to cut through and lowered. A special precaution would need to be taken care of in order to protect the wall and allow it to withstand such impact.

Historic Districts applicable code citations are as follows:

14-5.1 General Purpose; Relationship to General Use Zoning Districts

"The requirements of an overlay district shall apply whenever they are in conflict with those in the general use district." The Historic Districts Zoning Overlay is intended to preserve the unique character of the historic districts and historic structures which may not be compliant to current zoning regulations.

14-5.2 (C, 1, a, c, + d) Regulation of Contributing Structures

"Changes that create a false sense of historical development...shall not be undertaken." The driveway visibility triangle is not a traditional or an historic principal for walls on an historic streetscape.

"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved." This type of historic stone wall right along the right of way is very rare in the historic districts.

"New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired." Once this historic stone wall is removed, it cannot be replaced and the property cannot be returned to its original integrity.

14-5.2 (D, 1, a + b) General Design Standards for All H Districts

"The status of a contributing structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its contributing 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." And, "If a proposed alteration or new construction will cause an adjacent structure to lose its contributing status, the application may be denied." This wall is a significant feature in this streetscape which, along with several other walls in the nearby streetscape, narrows the Paseo more than anywhere else on the Paseo.

14-5.2 (D, 5, a, ii + b) Design Standards for Other Architectural Features

"No new opening shall be made where one presently does not exist..." and "For all facades of contributing structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced..." The proposed substantial demolition of this historic streetscape wall would set a precedent that could profoundly alter the character of the historic districts. The HDRB previously found that the applicant had a hardship for access to the site and met the criteria required for an exception to remove a small section of the historic wall. This proposal will remove more than a small portion for a standard which is not in Chapter 14.

NEW MEXICO H[illegible]RIC BUILDING INVENTORY - SANTA F[illegible] SURVEY 1996

IDENTIFICATION

ADDRESS: 515 Paseo de Peralta (previously 133 Hillside)

OLD ID NUMBER: 0516105666

BUILDING NAME:

SANTA FE ID NUMBER: H30040

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 NE1/4 SW1/4

FIELD MAP Santa Fe
Historic Status Map 1996

BUILDING DATA

DATE OF CONSTRUCTION:
_____ ESTIMATE 1890 by ACTUAL
SOURCE(S) owners

ARCHITECTURAL STYLE:
Neoclassical

USE:
HISTORIC: (residential)
OTHER _____
PRESENT: (residential)
OTHER _____

SURROUNDINGS:
residential/commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:
X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:
X YES ___ NO
WHAT TYPE? shed, garage
IF INVENTORIED, LIST ID NUMBER(S)
H30041, H30042

DEGREE OF REMODELING:
___ MINOR X MODERATE
___ MAJOR porch remodel, addition 1940s
EXPLAIN:

OVERALL CONDITION:
___ EXCELLENT ___ GOOD
X FAIR ___ DETERIORATED

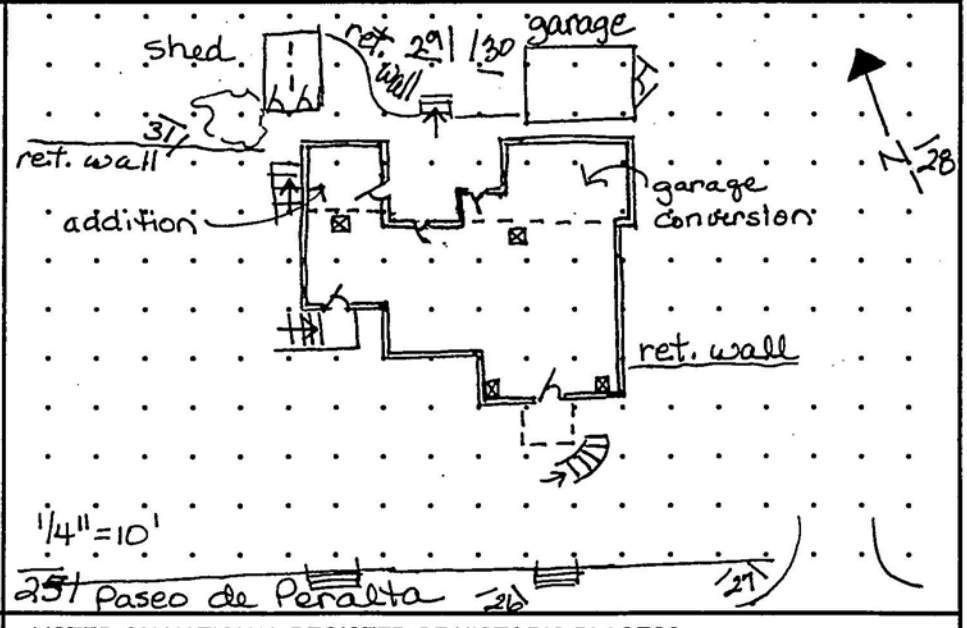
BUILDING THREATENED?
___ YES X NO

PHOTO



#26 south elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?
X YES ___ NO ___ ELIGIBLE
X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?
X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Downtown-Eastside HISTORIC DISTRICT
X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

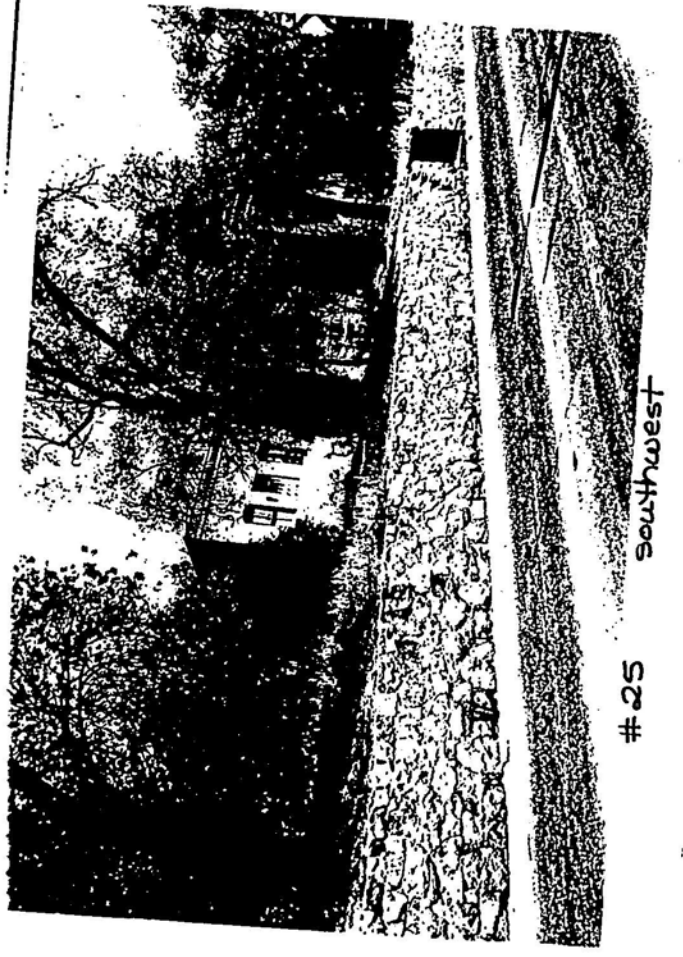
LOCAL LANDMARK ___ YES X NO

SURVEYED 5/96 BY DB

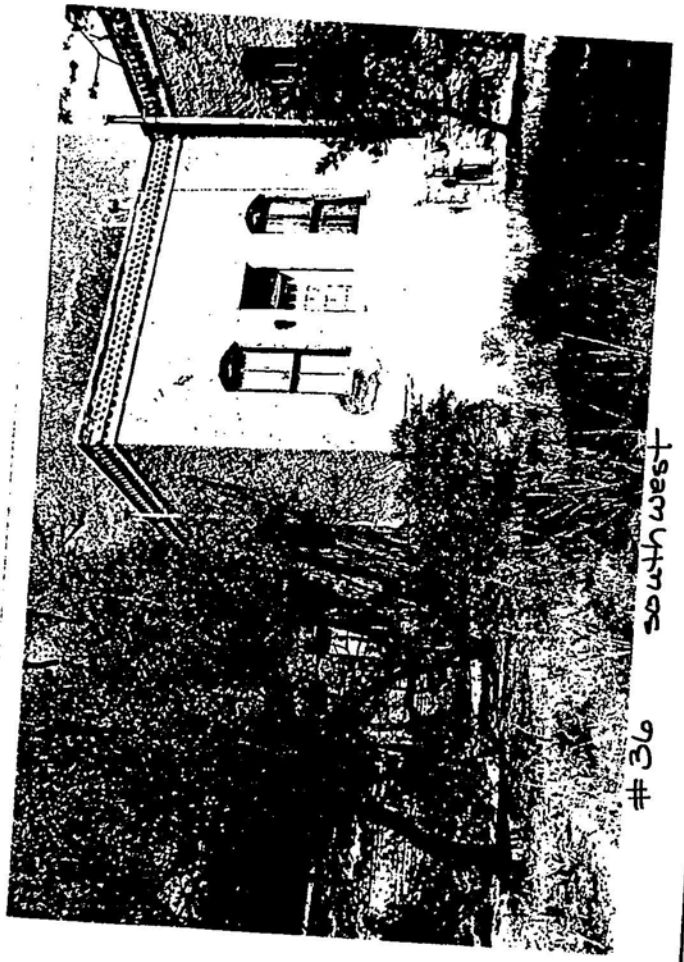
NEGATIVES WITH NMHPD ROLL # D01 NEG # 25 TO 31 & 36

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Shed (with brick coping, stabili[redacted] with concrete & asphal[redacted] along top row; flat w/ asphalt roofing
BUILDING WALLS	tan textured stucco over double brick
FOUNDATIONS	stone (visible under porch) — APPROX. HEIGHT (FT.) 20
DOORS	S - wood with double arched light N - wood panel w/ 4 lights, wood panel w/ 2 lights, wood panel w/ single light - all w/ old wood screens
WINDOWS	paired and single 2/2 wood DHWs in double or single segmental openings, old glass (windows at S center in flat openings); 6/6 wood DHWs on NE
PORCHES OR PORTALES	center S - projecting "tower" with arched openings, stuccoed brick banister, approached by curving steps on E; concrete stoop SE w/ steps; brick steps NE corner
ARCHITECTURAL DETAILS	string course on parapet, windows in segmental recesses, brick evident under stucco - stucco has deteriorated & is patched on porch.
FENCES/WALLS	stone wall all along property, S on street (no side-walks) with stone steps
SITE FEATURES	stone retaining walls at street and at intervals up the slope; large concrete retaining wall on N
OTHER/ COMMENTS	In 1940s, porch was partially demolished and west stairs removed. Addition on NW 1940s with clearly different windows (3 light awning). Shed at NW very old, exposed adobe w/ metal roof.



southwest #25



southwest #36

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 7/20/04

Property Owner of Record ERIK FUENTES, RONALD BLESSEY, MICHAEL ZENG

Applicant Name ERIK FUENTES AGENT: LORN TRYK Phone 982 5340 ext 1#

Site Address TRACT I, PASEO DE PERALTA - ADJACENT TO 515 PASEO DE PER

Proposed Construction RESIDENTIAL COMPOUND - 8 UNITS NEW CONSTRUCTION, TOTAL NEW FLOOR AREA = 11,176 sf.

TO BE COMPLETED BY STAFF:

Zoning District RM1 Subdivision _____ Lot _____ Block _____

Permitted Use: ☐ Section # _____
Accessory Use: ☐ Section # _____
Special Exception: ☐ Case # _____
Variance: ☐ Case # _____
Prohibited Use: ☐ Section # _____

— Includes neighbor affidavits for Ø lot line.

Setbacks:
(Front) Provided 10' Minimum 10' (Rear) Provided 15' Minimum 15'

(Left Side) Provided 5' Minimum 5' (Right Side) Provided 5' Minimum 5'

(Special Yard) Provided _____ Minimum _____

Density: ±17 du/ac Open Space: _____

Lot Size: 20350 sf Total Roof Area: 7023 sf Lot Coverage: < 40%

Height: 20' - (apx.) Wall Requirement: _____

Parking: # Required 14 # Provided 14 Maneuverability _____

Other District Requirements: _____

Preliminary Approved ☐
Preliminary Approval w/Conditions ☑
Preliminary Rejection ☐

Conditional to Traffic Division approval for site access from Loma St. at Paseo de Peralta w/ 5'x10' visibility triangles.

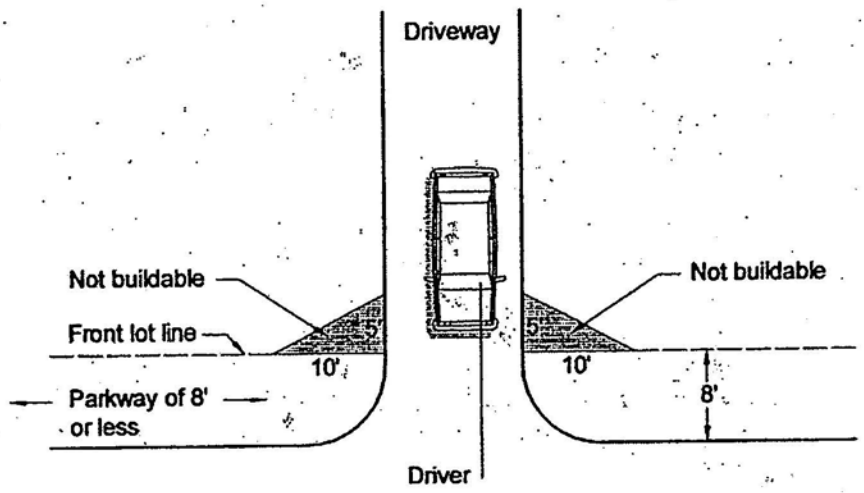
Comments: _____

Reviewer [signature] Date 7-20-4

— PZR does not include review of Terrain Management, Water & Sewer service, or Common Open Space as per Landscape Review.

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

PUBLIC STREETS



PRIVATE STREETS

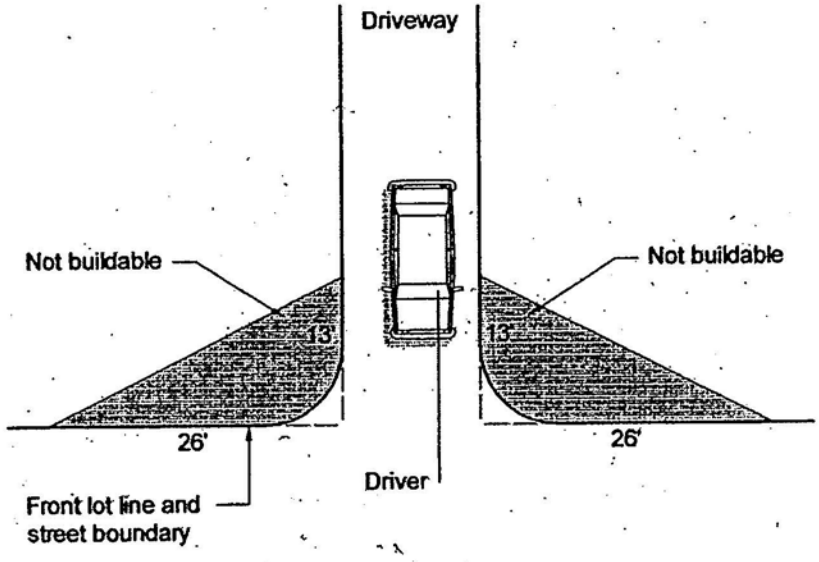


Illustration 14-7.4-1 Visibility at Driveways on Public and Private Streets

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

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

April 12, 2007

Ameriwest Constructions Inc.
Attn: Wyatt Fenn
P.O. Box 5707
Santa Fe, NM 87502

RE: Paseo Compound Driveway Permit

Dear Mr. Fenn,

This letter is in reply to your letter received by my office on April 10, 2007, regarding the driveway permit for the Paseo Compound Development. In summary, the subject development received an approved driveway permit on February 8, 2005, which expired on October 30, 2005. It is my understanding that the Historic Review Board (HRB) has approved the removal of a certain portion of an existing historic wall, to accommodate access to the driveway. I have no record that this determination was made by the HRB in light of any intersection sight distance deficiencies.

The developer is now required to re-apply for a driveway permit of which I am currently responsible for reviewing and approving or denying. Article 23, under which the driveway permit is governed, states:

> *After examination and consideration of the application and plan, and examination of the premises, if deemed necessary, the public works department is authorized and directed to approve a permit for the curb cut and for construction of a driveway over a right-of-way, if the use of the driveway will not unreasonably interfere with the proper and safe use of the sidewalk or right-of-way to be crossed, or the proper and safe use of the street or other public way to which ingress and egress is made from private premises.*

It is based on this that I'm exercising my authority and making my determination.

In reviewing the proposed driveway for the Paseo Compound Development onto Paseo de Peralta, I have concerns with the amount of intersection sight distance that will be provided. I am requiring that, in an order to ensure the "proper and safe use of the street to which ingress and egress is made from a private premises," that a sufficient sight triangle be provided for vehicles wanting to exit the development. I am requiring that the "A Policy on Geometric Design of Highways and Streets, 2004, 5th Edition" (Green Book), published by the American Association of State Highway and Transportation Officials, be used to determine the needed sight triangle to accommodate the appropriate intersection sight distance. The Green Book is a nationally recognized policy used for the design of transportation facilities.

During our April 5, 2007 meeting, a question arose regarding the definition of intersection and how driveways apply to intersection sight distance. The Public Works Department considers driveways to be intersections and therefore sees the need to accommodate adequate intersection sight distance. The Green Book states that "Driveway terminals are, in effect, low-volume intersections" (p.348). The Green Book also states that "sight distance is an important design control for driveways" (p.398).

Because of the proximity of the stop controlled intersection at Paseo de Peralta and Otero St. to the proposed access point, I believe that an alternative design approach may be used while remaining consistent with the principles described in the Green Book. I recommend that through field observation of vehicles traveling westbound on Paseo de Peralta, you determine what sight triangle would offer a 7.5 seconds time gap. This could reduce the sight triangle since it takes a while for cars to get up to speed coming from the Otero St. 4-way stop.

The ultimate product I would like you to provide me with is a plan view of the development plan including an appropriate amount of mapping of the surrounding structures, property lines, roadway features, etc. On this plan view I ask that you show:

- Sight Triangle for a left turn from stop, based on a design speed of 25mph, according to the Green Book.
- Sight Triangle base on field observation providing a 7.5 second time gap.
- Sight Triangle using the south east property corner as a control point.
- Initially proposed Sight Triangle.

Please include all dimensions correlating with Exhibit 9-50-B of the Green Book. Also include an appropriate record of all field observations used to determine the field measured 7.5 second gap. Remember the fact that the Green Book assumes a 3.5' driver's eye height and a 3.5' object height. You may use this, along with a profile, to demonstrate that only partial removal of the wall is needed. All plans pertaining to the sight triangle are to be stamped by a professional civil engineer licensed in the State of New Mexico.

After receiving the above mentioned submittals, I will make my determination on what appropriate measures are needed to accommodate adequate sight distance at this driveway location. If at this point it is felt that my determination is unreasonable, there is an appeal process. If you wish to appeal my decision, send me a formal driveway permit application showing what you deem reasonable. I will review and if considered unacceptable formally deny. Within ten (10) days after denial of the application or receipt of the notice, you may appeal the decision to the governing body, through the city manager. This is all explained under Article 23-3.4 of the City Code.

If you feel the HRB will deem it unacceptable to remove or alter the existing wall in any way other then what was previously approved, in light of any sight distance issues as determined by using the Green Book guidelines, please obtain and provide me with an official ruling from the HRB stating such.

The Transportation Research Board (who is supported by state transportation departments, the U.S. Department of Transportation, and other organizations and

individuals interested in the development of transportation), through their National Cooperative Highway Research Program has made the following determination:

> "Adequate sight distance for drivers at stop- or yield-controlled approaches to intersections has long been recognized as among the most important factors contributing to overall safety at unsignalized intersections. Estimates of the safety effectiveness of providing full intersection sight distance where it does not currently exist suggest that up to a 20% reduction in related crashes can be expected."

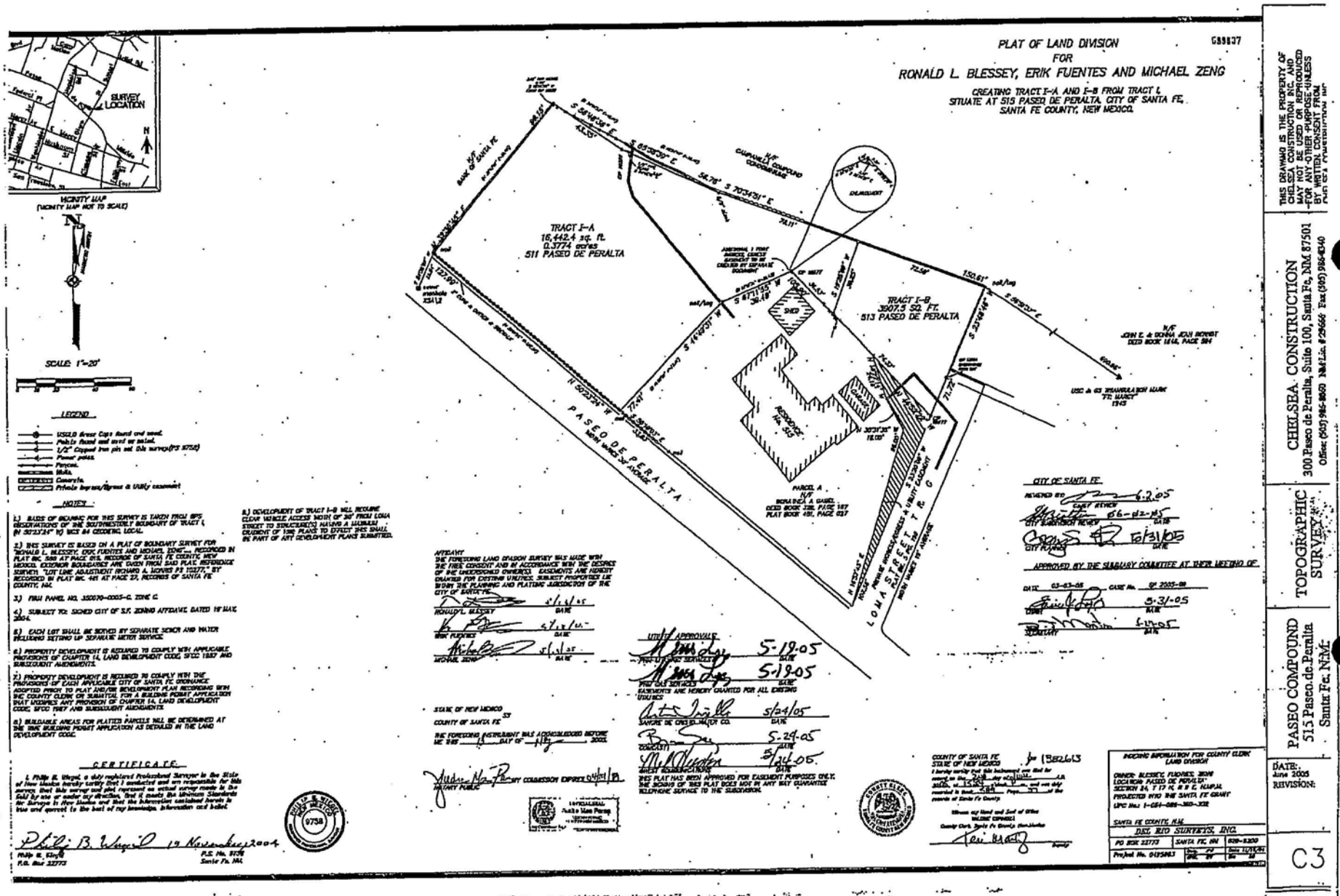
I'd like to clarify that all of the decisions I've made to date are not intended to hold up your project in any way but intended to ensure proper and safe egress and ingress from the Paseo Compound site onto Paseo de Peralta.

If you have any questions or need further information, please contact me at 955-6638.

Sincerely,

John J. Romero
Traffic Impacts Section
Public Works Department/Engineering Division

Attachments


PLAT OF LAND DIVISION
FOR
RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG
CREATING TRACT I-A AND I-B FROM TRACT L
SITUATE AT 515 PASEO DE PERALTA, CITY OF SANTA FE,
SANTA FE COUNTY, NEW MEXICO.
G89837
TRACT I-A
16,442.4 sq. ft.
0.3774 acres
511 PASEO DE PERALTA
TRACT I-B
3907.3 SQ. FT.
513 PASEO DE PERALTA
PASEO DE PERALTA
LOMA STREET
SURVEY LOCATION
VICINITY MAP
(VICINITY MAP NOT TO SCALE)
SCALE: 1"=20'
LEGEND
NOTES
CERTIFICATE
CHILSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office (505) 986-8660 NM Lic. # 29666 Fax (505) 986-8340
TOPOGRAPHIC SURVEY
PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, NM
DATE:
June 2005
REVISION:
C3
THIS DRAWING IS THE PROPERTY OF CHILSEA CONSTRUCTION AND MAY NOT BE USED OR REPRODUCED FOR ANY OTHER PURPOSE UNLESS BY WRITTEN CONSENT FROM CHILSEA CONSTRUCTION INC.

City of Santa Fe
Public Works Department
Permit to Access Public Right-of-way

APPLICANT NAME Ron Blessey, as Agent for Paseo Compound

ACCESS PERMIT NUMBER 05-10-11

IN ACCORDANCE WITH THE SUBMITTED APPLICATION, AND CONDITIONS NOTED BELOW, PERMISSION IS HEREBY GRANTED FOR ACCESS TO PUBLIC RIGHT-OF-WAY FOR THE FOLLOWING LOCATION:

Temporary closure of Paseo De Peralta between Magdalena and Otero Street for providing access to site for construction operations at 515 Paseo de Peralta

NAME OF SUBDIVISION (IF APPLICABLE) The Paseo Compound

THE WORK IS TO COMMENCE ON OR ABOUT November 4, 2005

THIS PERMIT EXPIRES November 30, 2005 (Surety Bond Expiration Date)

CONDITIONS NOTED:

This Permit for a legal access from private property onto a public right-of-way is governed by the requirements of City Code Chapter 14, "Visibility at Driveways" and Chapter 23 – Construction and Maintenance of Curb, Gutter, and Sidewalk (where applicable). All Conditions and restrictions required by law shall be complied with, and failure to comply with the conditions of this permit shall result in revocation of this permit and the reconstruction of any nonconforming driveway to City of Santa Fe standards at the property owner's expense.

Agent agrees to release and hold harmless the City of Santa Fe from any claims by reason of this work; Agent agrees to repair any CSF property damaged as a result of its work within 30 days of each occurrence. Agent agrees to abide by Traffic Control Plan submitted by Southwest Safety and as amended by CSF. Agent agrees to hold a general liability insurance policy in the amount of $1,000,000 and a $10,000 surety bond that names CSF as a policyholder.

Traffic Engineering Supervisor [signature] **DATE** 11/3/05

Inspection by _____ **DATE** _____

City of Santa Fe, New Mexico

memo

DATE: May 14, 2007

TO: David Rasch, Historic Preservation Supervising Planner

FROM: John Romero, Public Works Dpt/Engineering Div/Traffic Impacts Section JR

SUBJECT: **Case #H-04-114, 511 Paseo de Peralta, Downtown & Eastside Historic District**

ISSUE

Roger Hunter agent for Blessey, Fuentes, & Zeug, proposes to remodel an historic stone wall along the streetscape. An exception to remove historic material is requested (Section 14-5.2 D, 5, b).

BACKGROUND & SUMMARY:

The Public Works Department (PWD) received a request to approve a driveway permit for the Paseo Compound onto Paseo de Peralta. The initial request included the removal of a certain portion of a historic wall as approved by the Historic Review Board. The PWD has concluded that the amount of removal approved by the Historic Review Board does not allow adequate sight distance for traffic wishing to exit the development onto Paseo de Peralta (see attached photos).

The developer has been asked by the PWD to design an access onto Paseo de Peralta with sufficient sight distance in order to accommodate a 25mph design speed (the posted speed limit on Paseo de Peralta). In order to provide adequate sight distance, the developer must remove a total of ≈ 103' of the wall measured from the south west corner of the subject property towards the east. This is base on requirements set forth in *A Policy on Geometric Design of Highways and Streets, 2004, 5th Edition* (Green Book), published by the American Association of State Highway and Transportation Officials. The Green Book is a nationally recognized policy used for the design of transportation facilities including urban arterials, collectors, and local roads. The guidance supplied by the Green Book is based on established practices and is supplemented by recent research.

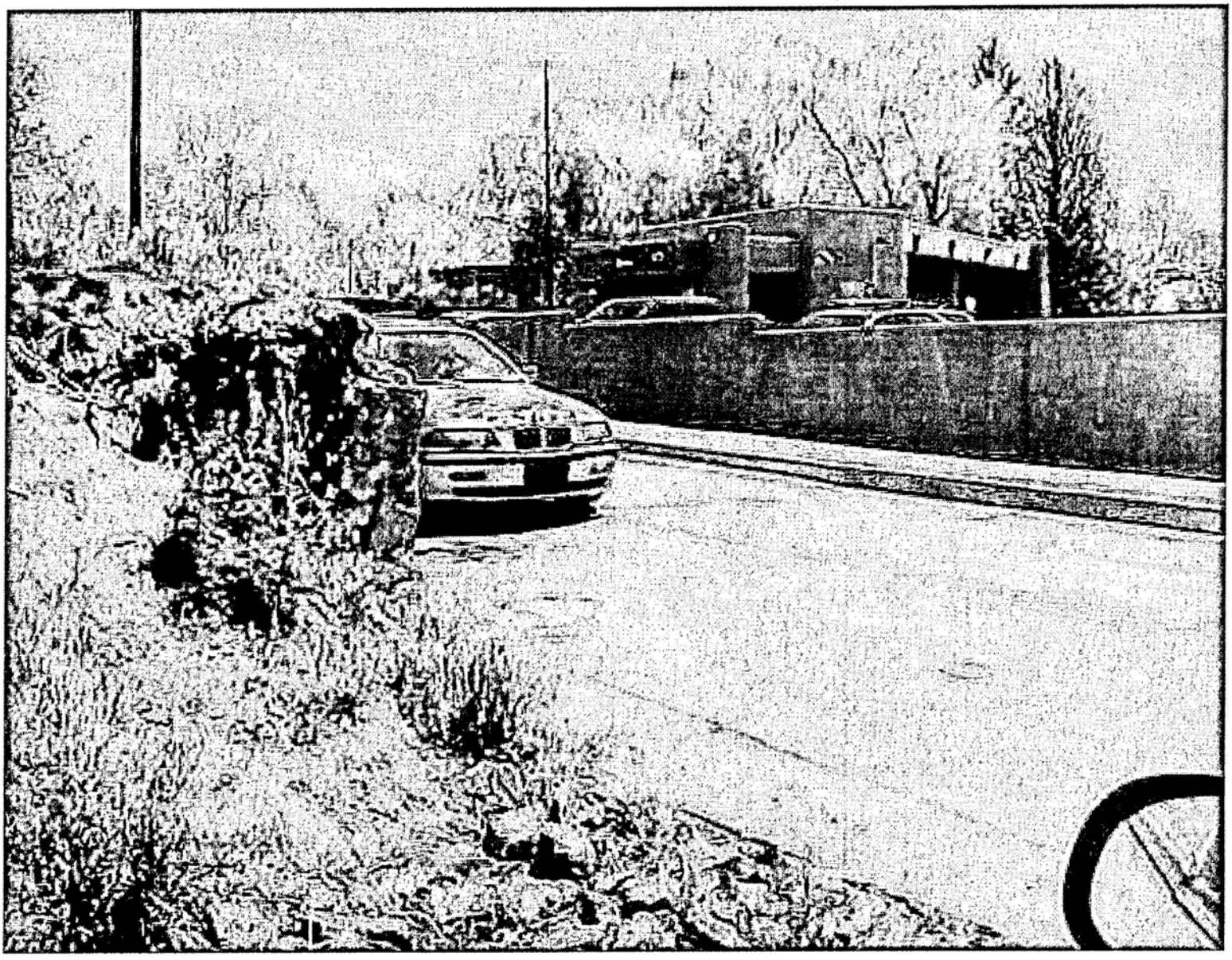
The PWD appreciates the importance of maintaining historical features within the City of Santa Fe, where feasible, but in this case feels it important to ensure proper and safe egress and ingress from the Paseo Compound. The Transportation Research Board (who is supported by state transportation departments, the U.S. Department of Transportation, and other organizations and individuals interested in the development of transportation), through their National Cooperative Highway Research Program has made the following determination:

"Adequate sight distance for drivers at stop- or yield-controlled approaches to intersections has long been recognized as among the most important factors contributing to overall safety at unsignalized intersections. Estimates of the safety effectiveness of providing full intersection sight distance where it does not currently exist suggest that up to a 20% reduction in related crashes can be expected."

If you have any questions or need any more information, feel free to contact me at 955-6638. Thank you.

M:\Traffic Impacts\01-TIAs\2007\Paseo Compound\Paseo Compound HBRD 05-14-07.doc





City of Santa Fe
Public Works Department
Permit to Access Public Right-of-way

APPLICANT NAME Ameriwest Construction Inc.

ACCESS PERMIT NUMBER 07-05-06

IN ACCORDANCE WITH THE SUBMITTED APPLICATION, AND CONDITIONS NOTED BELOW, PERMISSION IS HEREBY GRANTED FOR ACCESS TO PUBLIC RIGHT-OF-WAY FOR THE FOLLOWING LOCATION:

SITE ADDRESS OR LOT NO 511 Paseo de Peralta

NAME OF SUBDIVISION (IF APPLICABLE) Paseo Compound

THE WORK IS TO COMMENCE ON OR ABOUT June 2007

THIS PERMIT EXPIRES December 31, 2007

CONDITIONS NOTED:

*This Permit provides **legal access from private property onto a public right-of-way** and is governed by the requirements of City Code Chapter 14, "Visibility at Driveways" and Chapter 23 – Construction and Maintenance of Curb, Gutter, and Sidewalk (where applicable). All Conditions and restrictions required by law shall be complied with, and failure to comply with the conditions of this permit shall result in revocation of this permit and the reconstruction of any nonconforming driveway to City of Santa Fe standards at the property owner's expense.*

Prior to commencing construction of the new or modified driveway, the property owner shall obtain a *Right-of-way Excavation & Restoration Permit* from the Streets, Drainage & Fleet Management Division (application attached) located at 1142 Siler Road (Phone - 955-3000). Alterations to the existing rock wall along the property's frontage with Paseo de Peralta shall be reviewed by the Historic Review Board. Any change to the attached drawing shall be reviewed by the Public Works Department and shall be in compliance with intersection sight distance requirements as set forth in the *A Policy on Geometric Design of Highways and Streets, 2004, 5th Edition* published by the American Association of State Highway and Transportation Officials.

REVIEWED AND SIGNED BY _____ **DATE** 5/14/07

DRIVEWAY INSPECTED BY _____ **DATE** _____

FEE PAID 15 00

RECEIPT # 728307

Article 14-5: OVERLAY ZONING DISTRICTS

14-5.1 GENERAL PURPOSE; RELATIONSHIP TO GENERAL USE ZONING DISTRICTS

The overlay zoning districts of this article are intended to apply in combination with the underlying general use zoning districts to impose regulations and standards in addition to those required by the general use districts. The requirements of an overlay district shall apply whenever they are in conflict with those in the general use district. The following overlay districts are hereby created:

(A) Historic Districts;

(B) Archaeological Review Districts;

(C) Arts and Crafts District;

(D) Highway Corridor Protection Districts;

(E) Escarpment Overlay Districts; and

(F) PUD Planned Unit Development District.

(G) Residential Suite Hotel/Motel District.

(Ord. No. 2001-38 § 2; Ord. No. 2002-37 § 22)

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

(12) Defective or lack of weather protection for exterior wall covering, including lack of paint, or weathering due to lack of paint or other protective covering; or

(13) Any fault or default in the building or structure that renders the same structurally unsafe or not properly watertight.

(C) Regulation of Significant and Contributing Structures in the Historic Districts
(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

(a) Status Designation

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

demonstrate and the Board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

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

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

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

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

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

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

(D) General Design Standards for All H Districts

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

(1) General

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

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

(2) Additions

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

(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.

(7) Surface Cleaning

The surface cleaning of structures, when undertaken, shall employ the gentlest means possible. Chemical or physical treatment, such as sandblasting, that causes damage to historic materials, is not permitted.

(8) Archaeological Resources

Discovery of archaeological resources made during the Historic Districts review process shall be referred to the Archaeological Review Committee.

Mr. Barrow asked what the windows would look like.

Mr. Durán said they would be true-divided light windows.

Ms. Rios moved for approval of Case #H 04-104, per staff recommendations, with positive finding of fact regarding the requested exceptions and with the condition that the portal be eliminated as well as the exposed viga ends and the windows being divided to meet the 30" rule and the final design submitted to staff for final approval. The motion was seconded by Mr. Barrow and passed by majority voice vote with all voting in favor except Ms. Farrar who voted against.

4. Case #H 03-114. 515 Paseo de Peralta, Tract 1. Downtown and Eastside Historic District. Lorn C. Tryk, agent for Erik Fuentes, propose architectural details for a residential compound of seven units, previously approved by the HDRB.

Ms. Farrar recused herself from consideration of this case.

Mr. Rasch presented the staff report for this case [attached as Exhibit G]. The staff reported recommended approval of the project as submitted.

Present and sworn was Mr. Lorn Tryk, 206 McKenzie, who corrected the staff report by saying that the railings were 36" high, being 4" off the deck. He said they proposed the Artesano's Estrella fixture for use under the portal. He added that the stucco color was STO Pecos and Pella Tan for the windows.

Chair Purvis asked where the rail would be placed. Mr. Tryk said it was on Unit 5.

Chair Purvis asked where the shutters were. Mr. Tryk said they were on Units 4 and 5.

Chair Purvis asked where the exposed vigas were. Mr. Tryk said they were on units 2 and 7.

Mr. Tryk showed the other details. He said that all exterior wood would be stained brown.

Mr. Barrow asked about the viga end details. Mr. Tryk said they would be chopped, beveled and with caps.

Ms. Shapiro asked about the corbels. Mr. Tryk said they would be the same shape.

Mr. Tryk showed the interior wall details. He said they would be 12" thick and three to three and a half feet high.

Ms. Shapiro asked about the reveal around the window sides. Mr. Tryk said the windows would be recessed approximately 2.5". He said the doors would be done in the same way.

Chair Purvis asked if the viga ends would be publicly visible. Mr. Tryk said they would but the caps would not be seen.

There were no speakers from the public regarding this case.

Mr. Barrow moved for approval of Case #H 04-114 per staff recommendations. Mr. Montoya seconded the motion.

Mr. Barrow asked if there would be any other submittals. Mr. Tryk said there would be no others unless they made further changes.

The motion passed by majority voice vote with all voting in favor except Ms. Farrar who had recused herself.

Ms. Farrar rejoined the bench at this time.

5. **Case #H 04-120.** 767½ Acequia Madre. Downtown & Eastside Historic District. Howard Mier, agent for Diana Olguin, proposes to build a stucco wall at front, add gate, and re-construct carport.

Mr. Rasch presented the staff report for this case [attached as Exhibit H]. The staff report recommended approval of the project as submitted.

Mr. Rasch distributed copies of the letter of support by the Neighborhood Association [attached as Exhibit I].

Present and sworn was Mr. Howard Mier, 1704-B Llano Street. He said he felt the Council would like something other than chain link fence here. He said the gate was five feet, set back, and made of wood with a metal backing. He said it would have tongue and groove boards which were rough sawn and laminated. He said it would be stained an antique grey to match existing.

Ms. Shapiro asked about the acequia.

5. Case #H 04-114. Tract 1, Paseo de Peralta (adjacent to #515). Downtown and Eastside Historic District. Lorn C. Tryk, agent for Erik Fuentes, proposes to construct a residential compound of seven units at a total of 10,168 sq. ft. to the maximum allowable height of 17' 6" plus 2 additional feet per Board approval. An exception is requested to partially demolish an historic stone wall per Section 14-5.2 (D,1,a).

Mr. Rasch presented the staff report for this case [attached as Exhibit F]. The staff report recommended approval of all but the exception request for historic wall demolition and deferred to the Board on that issue.

Ms. Farrar recused herself from consideration of this case.

Present and sworn was Mr. Erik Fuentes, who said the objective for this property was to make the best use of it. He said they had talked with all the neighbors around it. He said the corner piece (formerly Unit 8) was 90% under contract with a neighbor to purchase it when the remaining issues were worked out. He said the neighbor told him he was not planning to do anything with it for at least a year.

He briefly introduced the other members of his team.

Ms. Rios asked if the removal of the wall was the only way this property could be accessed. Mr. Fuentes agreed and briefly explained all the other possibilities and why they could not be done. He added that the height of the wall was unsafe.

Ms. Rios asked how the erosion and run off issues would be addressed. She said she understood the City built the wall to deal with them.

Present and sworn was Mr. Lorn Tryk, 206 McKenzie Street, who said that he wanted to fill in a couple of the blanks. He said the project started in floor area at 11,176 and currently is proposed at 8,091 square feet for a reduction of approximately 20%. He said they removed about 1,420 square feet of second floor space. He noted that Unit 4 was moved back and stepped back. He said the open space had been increased 1750 square feet which was three to four times what was required.

Mr. Tryk said that by not accessing through Loma Street solved the erosion problem. He said the impact was considerably less than first proposed.

Regarding exceptions, he said that about 11% at the western end was proposed for demotion. He reminded them that last time there was a worry about the impact on the

street and particularly about Unit 8. He suggested that they had come a long way in meeting the concerns of the Board.

He said he walked around the neighborhood and he showed the pictures he took of those neighboring structures, all of which were taller.

Mr. Barrow said the pictures were helpful. He asked how old the wall was.

Mr. Rasch said the wall was the same age as the Contributing building, in the late 19th century. He said he thought the wall would have to be modified. He said he was concerned about the design. He said he favored transition to the new wall but did not favor having the new wall mimic the old one.

Mr. Rasch said that perhaps they could have the foundation of the wall revealed in the pavement at the access. He said that would help transition to the new design wall.

Mr. Tryk said they would come back with detail treatments.

Ms. Rios said the transition was a good suggestion to distinguish the old from the new. She complimented the applicants for their reductions.

Ms. Rios asked for the setback distance of the second stories. Mr. Tryk said they were 30', 45', and 37'. He said the impact was low because they were dug into the hillside. Mr. Rasch agreed.

Mr. Tryk said he did not find an exact date for the age of the stone wall. He said the survey said the apartment building was 1890's.

Ms. Rios asked what materials of construction would be used. Mr. Tryk said they would be frame stucco and concrete stucco. He said the entire back of the two-story buildings were concrete because they were retaining.

Chair Purvis said this was just preliminary. Mr. Tryk said he was seeking final approval but would bring back the details for approval.

Ms. Rios asked what would be on the rooftops. Mr. Tryk said there would be no rooftop equipment.

Mr. Barrow asked what lighting would be in the parking area. Mr. Tryk said there would be no up-lighting. He said it was all down lighting and no floodlights would be used.

Chair Purvis asked for the on-story height. Mr. Tryk said it was 13' 6".

Ms. Rios asked for the two-story heights. Mr. Tryk said they were 19' 6".

Mr. Montoya asked what additional open space there would be besides parking.

Mr. Tryk said there would be back yards and side yards.

Mr. Montoya asked about vegetation. Mr. Tryk said they would have trees and other plantings.

There were no speakers from the public regarding this case.

Ms. Rios asked for the square footage of the single story units. Mr. Tryk said #1 was 1,129 square feet, #2 was 1,178, #3 was 1,198, #4 was 1,199, #5 was 1,198, #6 was 1,191, and #7 was 1,198.

Mr. Montoya moved for approval of Case #H 04-114 per staff recommendations with a positive finding of fact for the exception, with the outline of the existing foundation of the wall to be retained in the drive and details, including details of the wall to be brought back to the Board. Ms. Rios seconded the motion. The motion passed by majority voice vote with all voting in favor except Ms. Farrar who voted against.

6. **Case #H 04-116.** 1104½ Camino San Acacio. Downtown & Eastside Historic District. Andy Lyons, agent for Jimmy and Jennifer Day, proposes to construct a 5,492 sq. ft. residence to the maximum allowable height of 16' 1" plus 2 additional feet per Board approval.

This case was postponed under Approval of the Agenda.

7. **Case #H 04-118.** 234-A Rodriguez. Downtown and Eastside Historic District. Christina Alfieri & Mike Schriber, agents/owners, propose a 1277 sq. ft. single family residence to a height of 13' 2" where the maximum allowable height is 13' 7".

Mr. Rasch presented the staff report for this case [attached as Exhibit G]. The staff report recommended approval of this case without any conditions of approval.

Ms. Rios asked how this differed from the previous submittal. Mr. Rash said they changed the design style with brick coping and window and door surrounds.

Mr. Bell asked that the motion be amended to have the lights turned off at night.

Ms. Rios said she would keep the lights on but said **the Board should have the right to restrict the hours.**

Ms. Shapiro agreed.

The motion passed by unanimous voice vote.

Mr. Rasch clarified that if it appears this was too dim, the applicant could return to request more. The Board members agreed with this provision.

Ms. Bell said that the height not to exceed 17' was implied.

2. **Case #H 04-114** 511 Paseo de Peralta. Downtown & Eastside Historic District. Roger Hunter, agent for Blessey, Fuentes, & Zeug, proposes to alter a previously approved multi-family development with portal changes and stairway additions.

Mr. Rasch presented the staff report for this case [attached as Exhibit C]. The staff report recommended approval of this application which complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

Present and sworn was Mr. Steve Russell, 105 Camino Encantado, who showed each change (highlighted in yellow) beginning with the streetscape area. He said some portal reductions were to reduce lot coverage to less than 40% and acknowledging that the previous approval meant they had exceeded 40% of lot coverage. He said the windows that were removed were taken out because of the code requirements on zero lot line building.

Mr. Russell said that the common open space was on the back side and the west side has retaining walls. He added that they removed a section of wall that violated ADA standards. He said the stairways were to access open common areas. He briefly commented on the stair railings. He said that on the east elevation, windows were not allowed by zoning.

Mr. Bell said the staff report emphasized an overall change on the drawings. He pointed out that the old drawings were a different style. He pointed out that the new, non-battered walls and non-rounded edges were very different.

Mr. Russell said it was due to CAD drawings. He said they had no problem with battering but probably not the whole wall.

Chair Purvis said they could do battered walls. He pointed out that what the Board approved was the bottom three feet being battered. He said they could use wafer board and the Board should

not have to review what was approved for the character. He added that there was no height change in these drawings but said the air conditioner units could not be on the street side.

Ms. Shapiro referred to page 28 and asked where the shutters were located.

Mr. Russell said they were on the north elevation in the courtyard.

Ms. Shapiro said the reveal around the headers and windows needed to be soft.

Ms. Rios said that could be included in the motion.

In response to Ms. Farrar, Mr. Russell briefly explained the changes to the portals.

There were no speakers from the public regarding this case.

Mr. Bell referred to pages 28 and 29 and asked if that was part of the approval.

Mr. Rasch said it was at the final hearing.

Mr. Bell asked about the rails.

Mr. Russell said they could change the stairways with a screening plastered wall.

Ms. Shapiro noted the STO stucco listed on the detail sheet and asked if that had been approved by the Board.

Mr. Rasch said those were new details.

Chair Purvis said that, rather than going through point by point, it would be better to stick with what the Board originally approved and to identify changes from it which the Board approved. As an example, he said he did not want to go back to the height issue.

Mr. Rasch said nothing was stated about stucco in the original approval.

Ms. Farrar asked if she should recuse herself since she was not present at the prior approval.

Mr. Rasch said that was not necessary.

Ms. Rios said she felt the motion should go elevation by elevation.

Ms. Shapiro moved to approve Case #H 04-114 with the following conditions: 1) on the street-facing, south façade, that the portal remain as originally drawn and approved on Unit 2; that the window be removed because of zero lot line; that on Unit 7, the two windows be eliminated; that the railing become a stucco wall to cover the railing; that the air

conditioner units be moved to another location, not publicly visible nor on the roof; that on Unit 1, partial west-facing façade window remain the same size; that the little trash walls be included; that the handicapped ramp is approved with the small wall be removed and that the portal there be shortened; 2) on South-facing façade (Units 4-7), that the handrails on the stairwell become a solid masonry wall; that the air conditioning units be screened; that Unit 5 be stepped back as in the original drawings; that the planter be removed and a handicapped ramp be installed; 3) on the North façade of the back of Units 4, 6, 7, that the air conditioning units be screened; that the railings become a solid masonry wall with the handrails on the inside; 4) on the East façade, that the portal on Unit 7 be reduced in size, that the double French doors be changed to a window; that the chimney on the outside have a mechanical chase; that the windows on the zero lot line be removed; 5) on the West elevation, the portal on Unit 3 be changed as requested; that the window be relocated and smaller in size; that the staircase becomes a masonry wall; that the electrical cabinet be approved and the color notes on page 29 be approved Ms. Rios seconded the motion.

Mr. Rasch said having the portal on Unit 2 remain as originally approved would be a problem.

Chair Purvis said it meant that something that was not publicly visible would have to be reduced instead. He asked the applicant if that could be done.

Mr. Russell said it could be done.

Chair Purvis said that included in the motion should be: **that there be no changes in height, no floor height changes, no difference in the look of the building so the battering be preserved.**

Mr. Bell said that his understanding was that the drawings were only being used to identify changes from the original approval. Chair Purvis agreed.

Ms. Shapiro agreed

Chair Purvis said the nature of the stucco and the battering needed to be included.

Ms. Shapiro added to her motion that in the typical notes on page 29 where stucco was listed as a STO product would instead be a cementitious stucco and on page 26, the copper down spout be in a traditional material and color matching the building as reviewed and approved by staff; that the walls be battered, the parapets be rounded, the reveals be at least 4" in depth, including the lintels, and the corners rounded as in the original plans. Ms. Rios agreed with those additions to the motion.

Mr. Bell asked if there were directions on the specifications for the windows.

Mr. Russell requested that they allow simulated divided windows but true divided lights were in the original approval.

Mr. Bell said the window specs that were approved should remain. He said that the drawings given to the builder must be as the Board approved.

Mr. Russell said the notes would be changed.

Mr. Bell asked about the canales.

Mr. Rasch said the proposal was for copper lined canales with carved supports.

Ms. Shapiro said that copper patina'd canales were fine.

Mr. Bell asked if there were any changes to roof top appurtenances.

Mr. Russell said no.

The motion passed by unanimous voice vote.

3. **Case #H 05-145.** 201 Ambrosio. Westside-Guadalupe Historic District. Ted & Barbara Seeley, agents/owners, propose to construct an approximately 80 sq. ft. addition, an approximately 32 sq. ft. portal, and re-install a window on a Contributing property.

Ms. Barrett presented the staff report for this case [attached as Exhibit D]. The staff report recommended approval on the condition that the west elevation door detail be brought to staff for approval. Otherwise, this application complies with Section 14-5.2 (C) Regulations for Contributing Structures and Section 14-5.2 (I) Westside-Guadalupe Historic District design standards.

Present and sworn was Mr. Ted Seeley, Box 176, Tesuque, who said he had been thinking about the wall where it meets the coyote fence and said he would like to replace that section of coyote with adobe wall to the corner and a pillar there.

Mr. Rasch said that if it was altered, he would have to comply with the safety visibility triangle which would mean it had to come down to three feet high for a length of twenty feet.

Chair Purvis said if the design is approved by zoning, the applicant could bring it back for review. He asked about the condition.

Ms. Barrett said the detail for the door needed to be reviewed by staff.

Chair Purvis explained to the applicant that the detail did not have to be presented at this meeting but would have to be submitted to staff for review.

There were no speakers from the public regarding this case.

LAW OFFICES OF
ROSANNA C. VÁZQUEZ

May 14, 2007
VIA HAND-DELIVERY

Mr. David Rasch
Historic Preservation Planner
P.O. Box 909
Santa Fe, New Mexico 87504

Re: Request for Special Exception - Paseo Compound
Real Estate Investment Partners

Dear Mr. Rasch:

On behalf of owners of Real Estate Investment Partners owners of Paseo Compound, I submit application for a request for Special Exception to allow the applicant to make modifications to a stone wall bordering Paseo de Peralta and the lot in question. We would respectfully request this item to be placed on the May agenda.

As background for this particular request, Paseo Compound came before the Board in Fall of 2004, requesting a special exception for the partial removal of a wall, in order to expand the driveway entrance. The Board approved a partial removal of the wall, to accommodate access to the driveway. After such approval, the owners obtained a driveway permit (February 8, 2005), which was signed off by then Public Works Director John Nitzel. After obtaining a driveway permit, Real Estate Investment Partners was told that a development plan would need to be submitted and approved. This was completed and we were in the midst of obtaining signatures when Public Works concern of safety was brought to the forefront and our attention.

The concern raised by John Romero, was that the existing configuration as previously approved by Historic Review did not provide sufficient intersection sight distance. Public Works cites AASHTO standards stating "a sufficient sight triangle be provided for vehicles wanting to exit the development." In order to obtain sufficient sight distance, the existing wall will need to be removed and replaced with a lower stucco wall. As such we are submitting this request for a special exception to remove the wall as a result of such public safety concerns raised by Public Works.

The owners are caught between the concerns of the two departments focusing on their own concerns. Historic is concerned with protecting the historic nature of the city, and the integrity of the wall; whereas Public Works' concern is focused on site distance and public safety of citizens of Santa Fe.

460 ST. MICHAELS DRIVE, SUITE 200 · PO BOX 2435, SANTA FE, NM 87504 · (505) 820-6400 · FAX (505) 820-6487

The decision previously made by Historic did not allow for a sufficient sight distance to protect passerby's and those exiting the driveway. The design submitted herewith removes the entire wall, and replaces the wall with a stucco wall. In our previous hearings, when the issue was raised as to what type of wall should replace the existing wall, there was very clear direction given that Historic did not look favorably on a wall constructed to look like an old wall, and rather preferred a stucco wall.

We respectfully request Historic Review consider the plans as submitted, balance the concern raised by Public Works, and provide a decision on this current proposal.

I enclose copies of the application, response to the special exception criteria, proposed and existing design plan, site plan, and correspondence from John Romero. It is our understanding from discussions with John Romero that a letter from Public Works will be forwarded directly to you on this matter.

On behalf of Real Estate Investment Partners, I thank you for your attention to this matter. I ask you to resolve this issue so that we may move forward with this project. Should you have any questions, please do not hesitate to call.

Very truly yours,

Rosanna C. Vazquez

cc: Real Estate Investment Partners

ANSWERS TO CRITERIA FOR SPECIAL EXCEPTION REQUEST
BY
REAL ESTATE INVESTMENT PARTNERS
PASEO COMPOUND
MAY 14, 2007

1. Damage the character of the streetscape:

   The proposed request leaves intact the portion of the wall by the existing historic home. The new construction is directly across the street from a similar wall of the Bank parking lot. The portion of the wall being removed would front the new construction.

2. Prevent a hardship to the applicant or an injury to the public welfare:

   Maintaining the rock wall would cause a deficiency in sufficient sight distance, and would have an adverse impact on the public safety of the citizens of Santa Fe. In addition, without removal of the rock wall and replacement of the wall with a lower stucco wall, Public Works will not issue a driveway permit.

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

   The integrity of the historic nature of the area is being maintained by retaining the wall in front of the existing historic home. The new construction will continue the pueblo style of the area, harmonizing with the wall and construction directly across the street and contrast with the adjacent architecture.

4. Are 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:

   The topography and the narrowness of the lot makes it very difficult to achieve a safe line of sight and maintain the integrity of the existing wall.

5. Are due to special conditions and circumstances which are not a result of the actions of the applicant:

   The wall as it stands dose not allow sufficient sight distance to allow safe egress from the lot. There is no other ingress and egress to the lot.

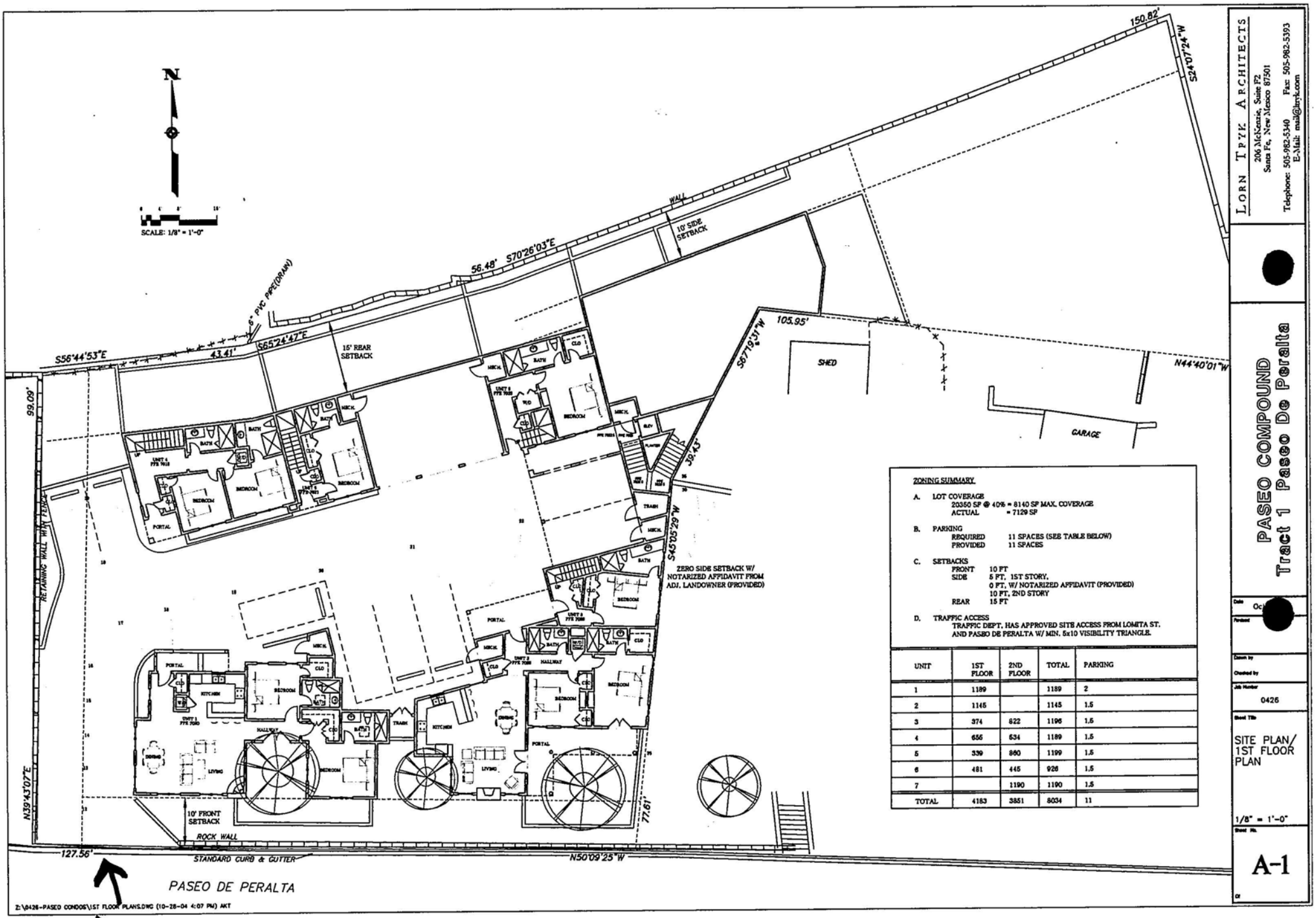
6. Provide the least negative impact with respect to the purpose of this section as set forth in Section 14-5.2(a)(1):

   There is no manner to lower the height of the existing wall. The wall is approximately 125 feet wide and 18 inches thick, making it impossible to cut through and lowered. In addition the wall could not withstand such impact and would most likely fall apart. A stucco wall is the most prudent approach as it blends into the surrounding area, and does not mimic a historic wall.

RESPECTFULLY SUBMTTED,

REAL ESTATE INVESMENT PARTNERS

By: _____
Rosanna C. Vazquez
Legal Counsel



ZONING SUMMARY

A. LOT COVERAGE
20350 SF @ 40% = 8140 SF MAX. COVERAGE
ACTUAL = 7129 SF

B. PARKING
REQUIRED 11 SPACES (SEE TABLE BELOW)
PROVIDED 11 SPACES

C. SETBACKS
FRONT 10 FT
SIDE 5 FT, 1ST STORY,
0 FT, W/ NOTARIZED AFFIDAVIT (PROVIDED)
10 FT, 2ND STORY
REAR 15 FT

D. TRAFFIC ACCESS
TRAFFIC DEPT. HAS APPROVED SITE ACCESS FROM LOMITA ST. AND PASEO DE PERALTA W/ MIN. 5x10 VISIBILITY TRIANGLE.

UNIT	1ST FLOOR	2ND FLOOR	TOTAL	PARKING
1	1189		1189	2
2	1145		1145	1.5
3	374	822	1196	1.5
4	655	534	1189	1.5
5	339	860	1199	1.5
6	481	445	926	1.5
7		1190	1190	1.5
TOTAL	4183	3851	8034	11

LORN TYPK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lork.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

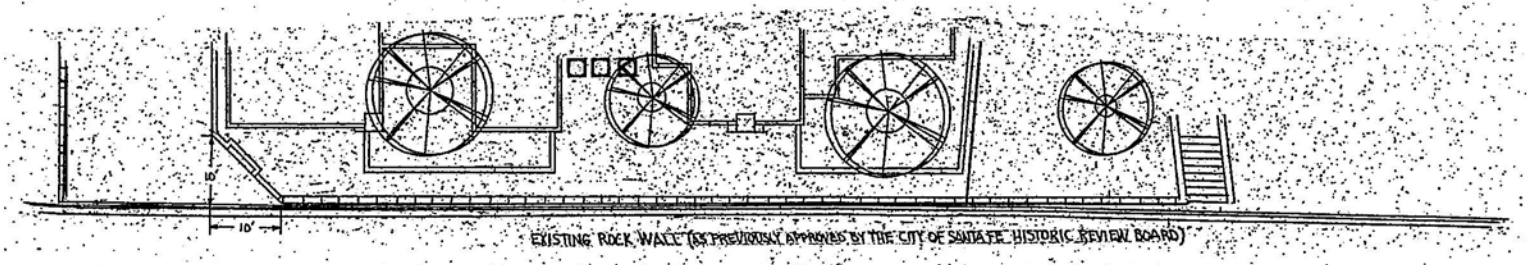
Date Oct
Revised
Drawn by
Checked by
Job Number 0426
Sheet Title SITE PLAN/ 1ST FLOOR PLAN
1/8" = 1'-0"
Sheet No. A-1
Of

driveway access

Paseo Compound

511 Paseo de Peralta
Santa Fe

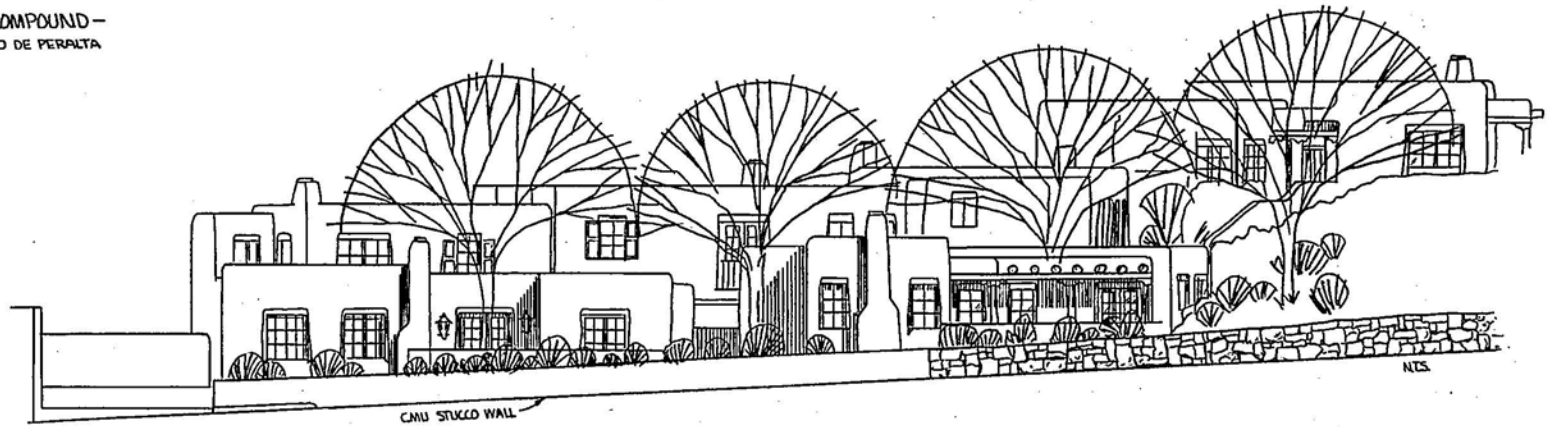


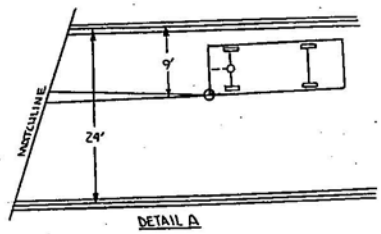


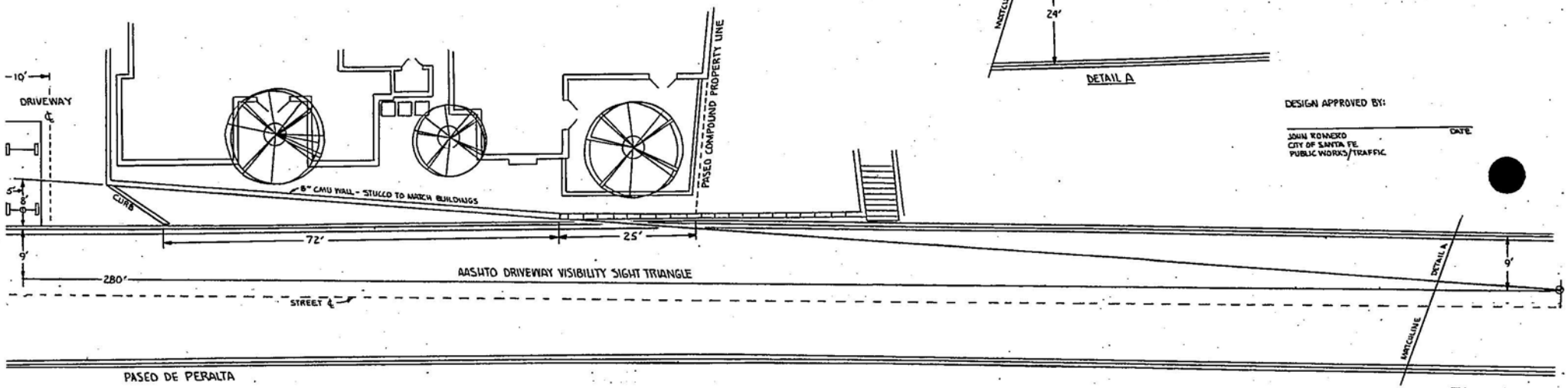
SCALE: 1/8"=1'

as approved September 2005

-PASEO COMPOUND-
511 PASEO DE PERALTA







DESIGN APPROVED BY:

DATE

JOHN ROMERO
CITY OF SANTA FE
PUBLIC WORKS/TRAFFIC

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

proposed May 2007

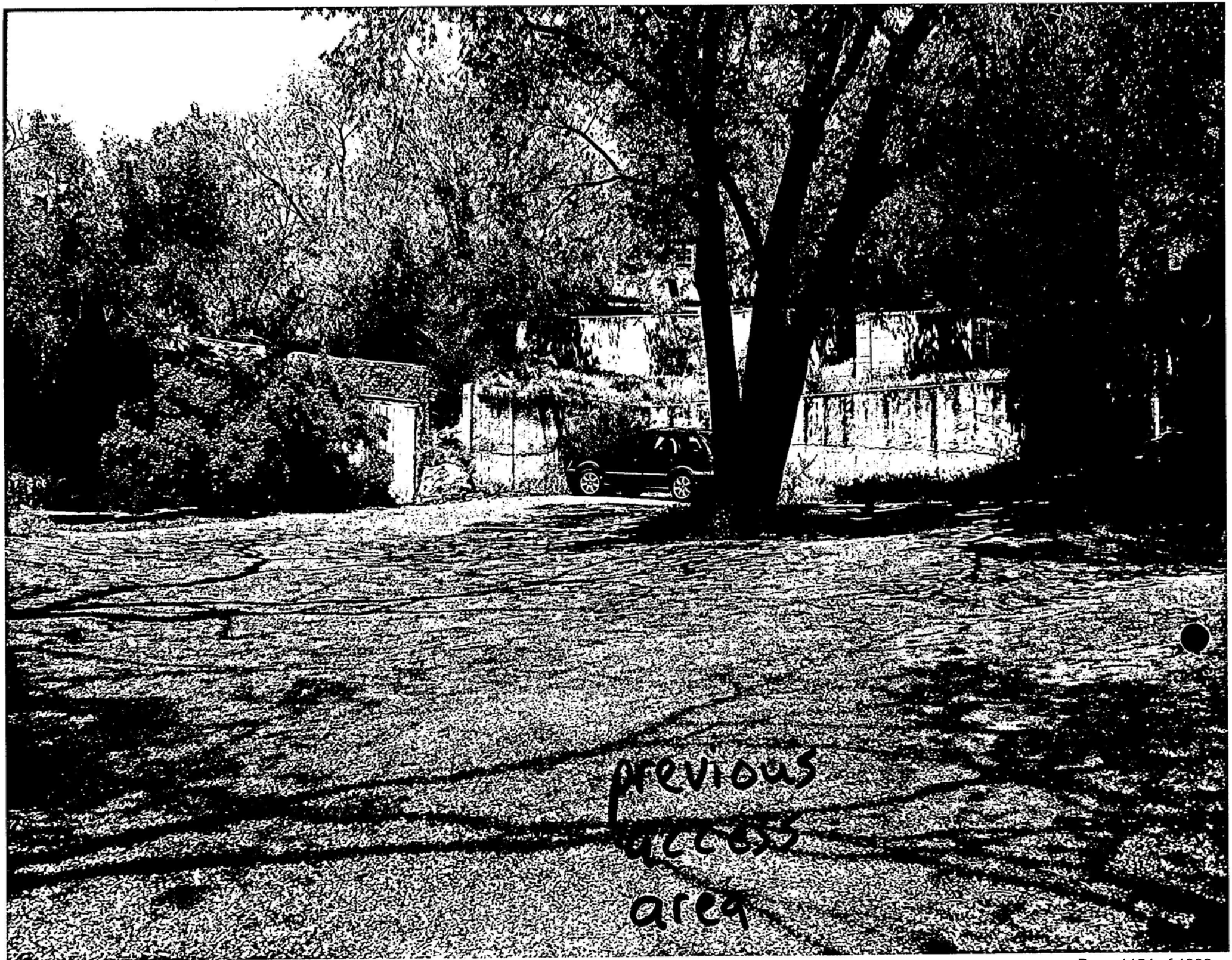
5-03-07

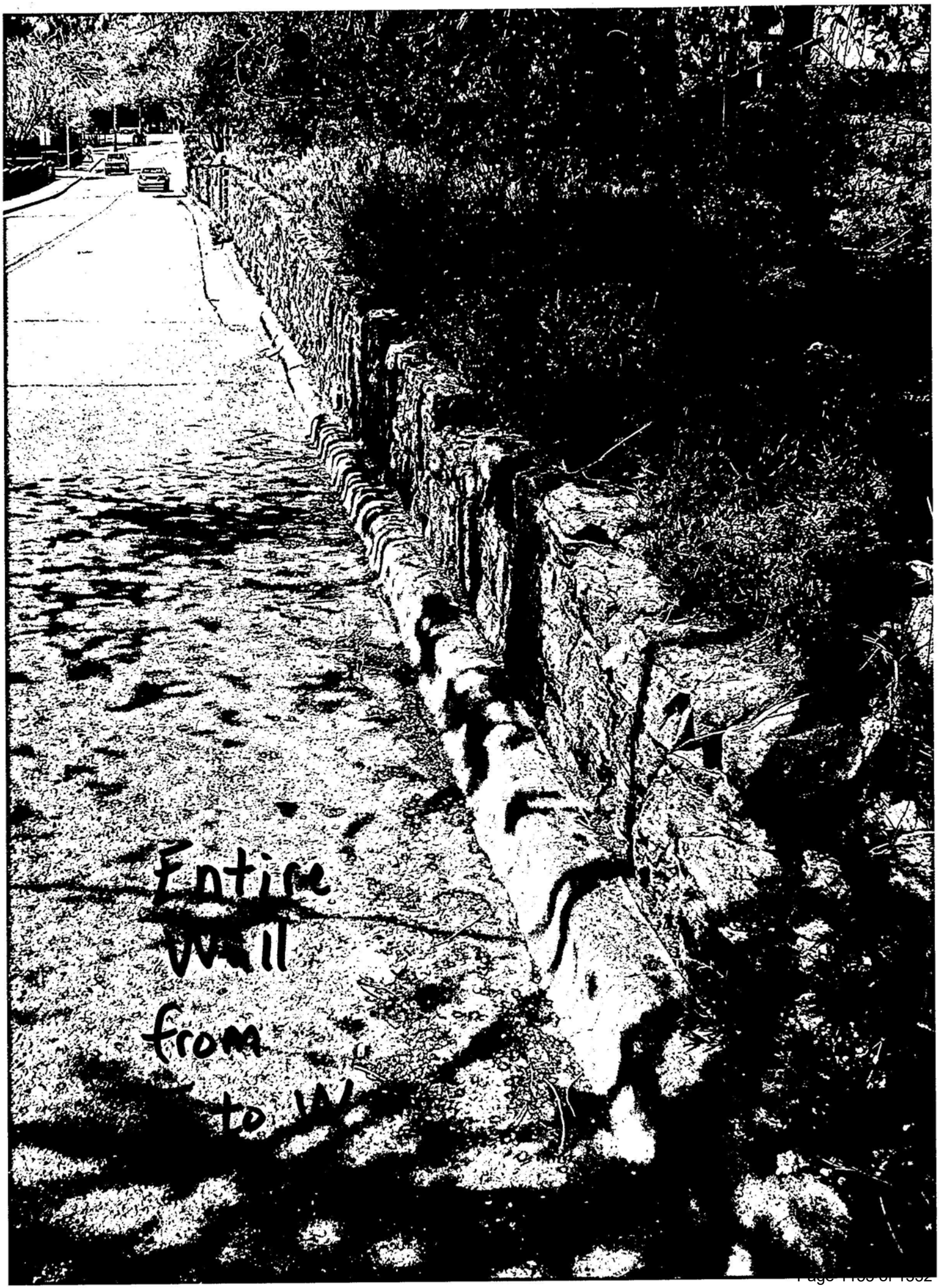


LOOKING NORTHWEST

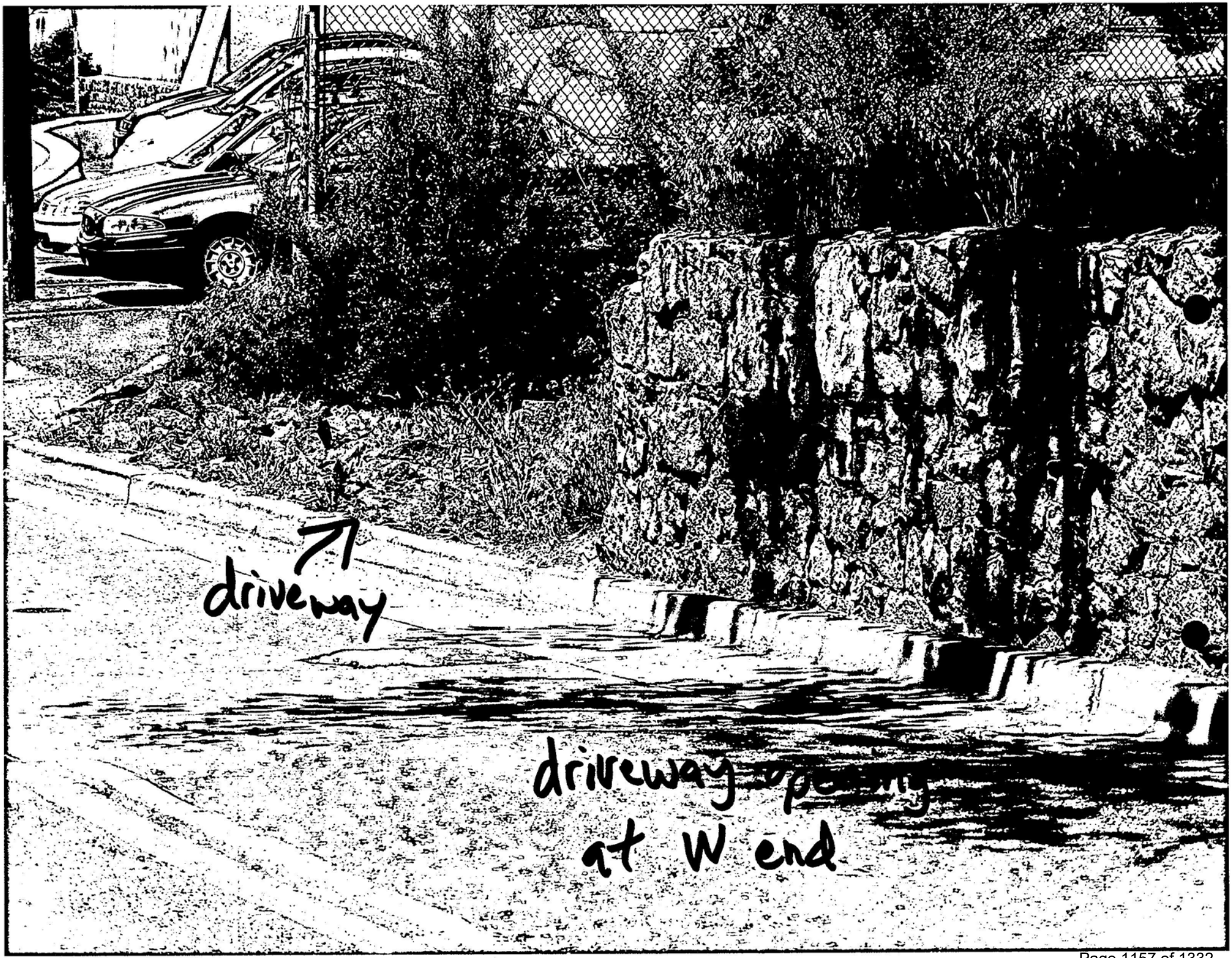


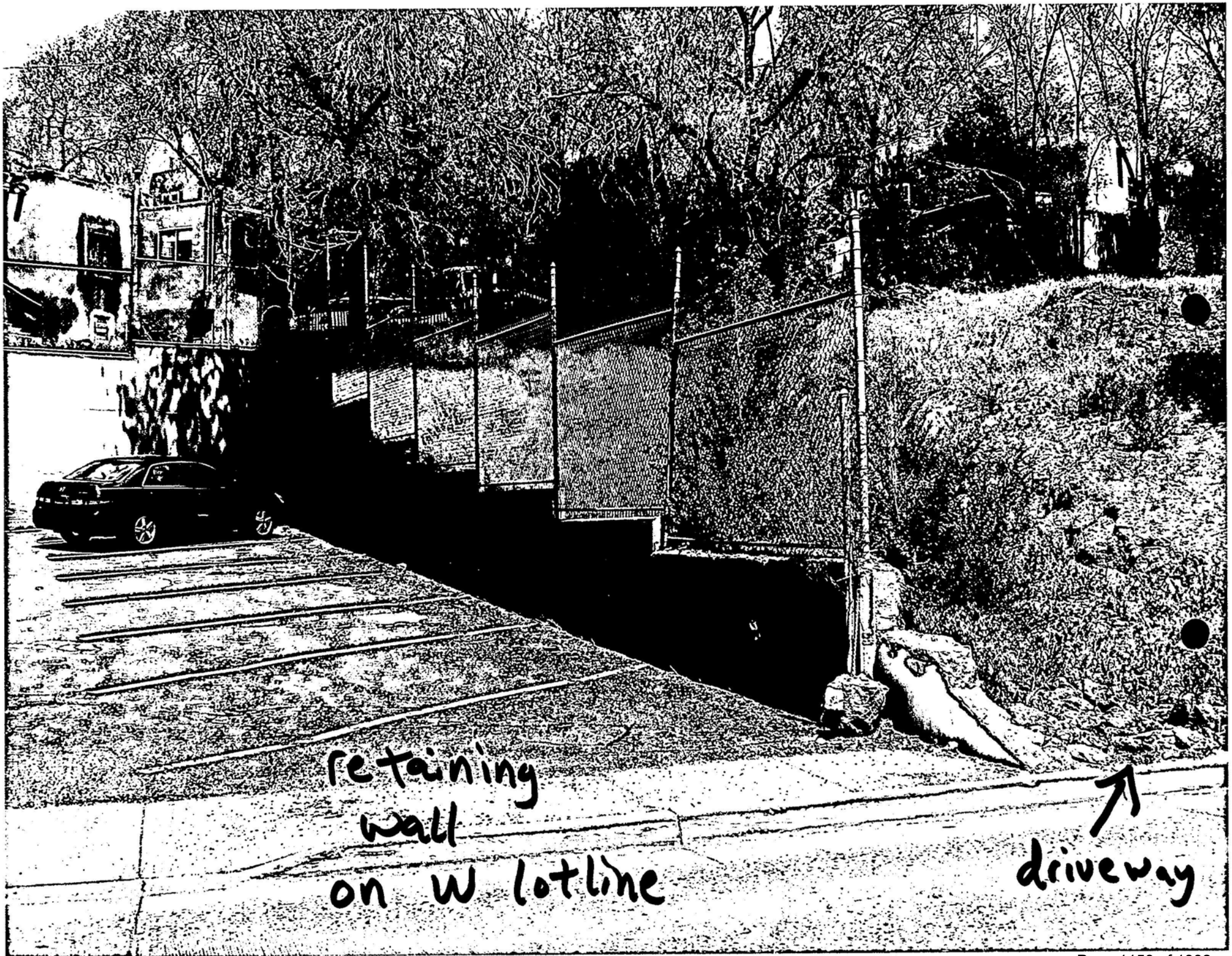
LOOKING NORTHEAST


previous
access
area


Entire
wall
from
to W


entire driveway
opening


71
driveway
driveway
at W end


retaining
wall
on W lotline
driveway

City of Santa Fe, New Mexico

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

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

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

Project description: Remodel an historic stone wall along the streetscape. An exception to remove historic material is requested (Section 14-5.2,D,5,b).
Project number: 04-10100114
Case number: H-04-114
Project type: HDRB

PROJECT LOCATION (S): **511 Paseo de Peralta**

PROJECT NAMES:

OW - Ron Blessey, Eric Fuentes, Michael Zehg
Lamy, NM 87540

#10 Camino Caballos Spur
505-466-2404

AP - Roger Hunter
Santa Fe, NM 87501

300 Paseo de Peralta
505-986-8060

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on, May 22, 2007, acted on the above referenced case. The decision of the board was to deny your request citing that exception criteria number 1 was not met by determining that the streetscape would indeed be damaged by removal of 72 feet of the historic stone wall and that the applicant should diligently pursue alternatives to demolition of historic fabric, of which many ideas were identified at the hearing.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

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

RASCH, DAVID A.

From: KATZ, FRANK D
Sent: Monday, May 07, 2007 11:45 AM
To: ROMERO, ROBERT P; HIATT, JOHN (JACK) B.; RASCH, DAVID A.
Cc: LOVELY, ANNE L.; BULLER, GALEN M.
Subject: RE: clarification needed

While I agree that these are the "minimum requirements" but we do have a conflict with the Historic Overlay District. Section 14-5.1 clearly states that "The requirements of an overlay district shall apply whenever they are in conflict with those in the general use district."

Historic would like to preserve the entire wall. Arguably that should control. But the H-Board has granted an exception to conform to the view triangle at 14-7.4(D)(4)(b). I think that is as far as we can push it.

I realize that a longer view triangle would be safer. So would a shoulder, a sidewalk and greater setback for the entire property. But if we required the maximum safety, the Historic District would be destroyed.

Yes I do think we need to meet.

Frank

-----Original Message-----
From: ROMERO, ROBERT P
Sent: Monday, May 07, 2007 11:28 AM
To: KATZ, FRANK D; HIATT, JOHN (JACK) B.; RASCH, DAVID A.
Cc: LOVELY, ANNE L.; BULLER, GALEN M.
Subject: FW: clarification needed

Frank,

Please read below. If you think we need to meet again, we'd be glad to sit down and discuss the issue.

Let me know.

Robert P. Romero, P.E.
City Of Santa Fe
Public Works Department Director
(505)955-6621 - phone
(505)955-6627 - fax
-----Original Message-----
From: ORTEGA, CHRIS A.
Sent: Monday, May 07, 2007 11:19 AM
To: ROMERO, ROBERT P
Cc: ROMERO, JOHN J
Subject: RE: clarification needed

I think John already sent you this, but I want to reemphasize the words "minimum requirements" and "safety" in this ordinance citation (also from Chapter 14). David is not correct if he is asserting that the (one) sight triangle in Chapter 14 is the singular legal "standard". Concluding that we are not following it would be correct ONLY if someone believes that it is the single, all-encompassing standard.

Bottom line: the singular sight triangle in Chapter 14 is the minimum requirement, not the singular standard.

co

14-1.4 MINIMUM REQUIREMENTS

In their interpretation and application, the provisions of this chapter are minimum requirements, adopted for the promotion of the public health, safety, convenience, comfort, morals, prosperity, or general welfare. (Ord. No. 2001-38 § 2)

-----Original Message-----
From: ROMERO, ROBERT P
Sent: Monday, May 07, 2007 9:42 AM
To: ROMERO, JOHN J; ORTEGA, CHRIS A.
Subject: FW: clarification needed

Thoughts?

Robert P. Romero, P.E.
City Of Santa Fe
Public Works Department Director
(505)955-6621 - phone
(505)955-6627 - fax
-----Original Message-----
From: KATZ, FRANK D
Sent: Friday, May 04, 2007 11:43 AM
To: RASCH, DAVID A.; HIATT, JOHN (JACK) B.; LOVELY, ANNE L.
Cc: ROMERO, ROBERT P; BULLER, GALEN M.
Subject: RE: clarification needed

I do think David has a point.

Frank

> -----Original Message-----
> **From:** RASCH, DAVID A.
> **Sent:** Friday, May 04, 2007 9:59 AM
> **To:** HIATT, JOHN (JACK) B.; KATZ, FRANK D; LOVELY, ANNE L.
> **Subject:** clarification needed
>
> Hi All,
>
> I need clarification regarding the historic stone wall at the Paseo Compound and the driveway visibility standard. I am unclear as to why a standard which is not in Chapter 14 is being applied to this project, especially since the Chapter 14 standard is clear and planners use it consistently elsewhere in the historic districts. The general rules for measurement and exceptions 14-7.4 D, 4, b, i page 739 is quite clear in requiring a 26' by 13' triangle in which nothing can be over 3' high and below 8' high. An exception was granted by the Historic Design Review Board for this triangle under the advice of John

Nitzel. Additionally, I understand from legal advice that interpretation of the code is allowable only when the code is unclear. I am not debating whether the current legal standard is safe or not, but need to know why we are not following it.

Thank you.

David Rasch
Historic Preservation Section Head
City of Santa Fe

LAW OFFICES OF
ROSANNA C. VÁZQUEZ

June7, 2007
Hand Delivered and
Certified Mail

Frank Katz
City Attorney
PO Box 909
Santa Fe, NM 87504

Re: Paseo Compound

Dear Frank,

Thank you for your recent attempts at trying to find a solution between the issue of Public Works and the Historic Board. I am concerned however that my client Mr. Blessey is being brought in the middle of an internal problem which we have no control over and are at the whim of both departments to find a solution.

I am concerned that your suggestion that we go to Historic Board on June 26 only because we have made an appeal to City Council regarding the decision historic made in May. I am concerned that by seeking another decision on June 26th, and going to the board in July we will muddy the jurisdiction of the City Council. I do believe the City Council has the ability to override historic and make the judgment call between Public Works and the City. I believe that any design that is brought to City Council in July can be approved by them and will not affect historic review's jurisdiction. As such I would like your opinion as to whether or not this causes more problems for City Council to make a decision on this. Previously you had stated that you thought it was City Council's jurisdiction to override historic and make recommendations for what was prudent, in that they were balancing the interest of historic and the interest of Public Works. It is their purview to do so. I did research the code and I am comfortable with your legal position, and I am not exactly sure on what basis you've changed your mind. I respectfully ask that you provide us with a written legal analysis of this point by June 13.

As you are aware Mr. Blessey has attempted to get a development permit since November of 2006. There was a delay of almost five months because of issues with the planning and zoning department to get the development plan through the process. Thanks to the efforts from Jack Hiatt we are at the point that everyone in the process has signed off with the exception of John Romero in Public Works.

On March 23 of this year Mr. Blessey and Mr. Romero met at the site and this is when we were informed that he would not issue a driveway permit because of his assessment of the site triangle issue. He told Mr. Blessey at that point that he would have criteria for us to follow by the following week in order for the contractor to amend the plans per his directive. On April 12, Mr. Romero finally responded to a request that was sent to him via registered

160 St. Michaels Drive, Suite 200 · PO Box 2435, Santa Fe, NM 87504 · (505) 820-6400 · Fax (505) 820-6487

mail; please see attached. He was adamant about our need to follow the Federal AASHTO Standards that he felt was applicable and claimed that he had the discretion to make us comply per Article 23 of the City Code. Keep in mind that we had been issued a driveway permit previously by the City in November 2005 which applied to Chapter 14 requirements and not AASHTO, which eventually lapsed due to the endless nature of this process. A plan that met Chapter 14 requirements was presented to Mr. Romero and he roundly rejected it, based on his opinion that AASHTO standards should govern.

In April, we met with Gaelen Buller, Jack Hiatt, John Romero, Rob Romero, and David Rasch at City hall. It was apparent neither Public Works nor H Board was going to compromise at this point and we were requested to go before the H Board on May 22nd. The decision was made to bring forth one design and one design only and that was the design that was brought forth on May 22nd.

The H Board's decision was unanimous in favor of leaving the wall alone, and upholding the previous decision to only cut 35 feet of the wall to provide access to what was a landlocked property. They further directed us not to demolish anymore of the wall and work with both departments to find another solution. Public Works was not present at the May 22nd H Board meeting to present their viewpoint. Your discussions with John Romero have apparently ended with his refusal to look at any other solutions other than those that conform to the AASHTO code. Mr. Romero indicated verbally to my client and in his letter of April 12 that if we presented him with a ruling from H Board on this issue that prevented us from removing the wall, that he would sign off on the driveway permit.

We are required to do an appeal to City Council. Currently we are not allowed to move forward in the position that we are in, and that is where we are. It was at this point that you and I had this discussion that City Council has the prerogative to not only over turn the H Board's decision but come up with alternate designs that would satisfy the concerns of Public Works and Historic.

While I am grateful for your attempts to try to mediate this situation I have some concerns with regards to legal interpretations and procedural interpretations which I would like to get your written opinion on by Wednesday, June 13. They are as follows:

1. What jurisdiction does Public Works have to impose the AASHTO standards in Chapter 14? Where in the code does it state that Public Works has discretionary powers to override the Chapter 14 code requirements? I do not believe that Chapter 23 is sufficient for the City Code to be overridden. Where in the City code is AASHTO mentioned?

2. We feel that there is precedent in the fact that the City has previously issued a permit for access to the project and is now going back on that permit. The permit has lapsed due to the inability of the city's planning and zoning department to deal with this case properly. John Romero has stated to my client that this precedent is irrelevant.

3. AASHTO standards are only recommendations and are being used by Public Works in an effort to enhance the Chapter 14 requirements instead of replacing such requirements. If the City makes a decision that AASHTO standards must apply, is the City prepared to enforce that code on scores of driveways that do not meet such AASHTO standards? You and I have both stated that this would end the historic nature of Santa Fe as we know it today because there aren't historic driveways in historic areas that could comply with the AASHTO standards. Furthermore, John Romero has stated to my clients that the City considers private driveways the same as any other city street and therefore he can enforce the AASHTO standard which is relevant only to the intersection of public streets and highways..

This is the only access to this property and H board and Public Works both agreed in November 2005 that the 35 foot cut to the wall is proper and appropriate and gave us the only access to what was previously a landmark property. Any denial in giving us access to this property would prompt an immediate condemnation of the property by the city.

Real Estate Investment Partners has a compromise scenario which we will present to all attending our meeting today, June 6 and eventually to City Council. We will do anything that we can to comply with any written directives with the final scenario but we will not assume the responsibility of trying to determine what these two departments want only to have to go back in forth in and endless attempt to resolve this problem. We will not get caught up in a process of reengineering this project from this point forward without clear, written direction from the City. Real Estate Investment Partners have spent and tied up an enormous amount of money in this project, and the interest continues to accrue on a daily basis.

Please provide us with written answers with regards to my legal questions set forth above and a written directive as to how we shall proceed no later than June 14 so that we have adequate time to prepare for the City Council meeting in July..

Very truly yours,

Rosanna C. Vázquez

cc: Ron Blessey
cc: Gaelen Buller
cc: John Romero
cc: David Rasch
cc: David Coss

LAW OFFICES OF
ROSANNA C. VÁZQUEZ

June 8, 2007
VIA HAND-DELIVERY

Mr. David Rasch
Historic Preservation Planner
P.O. Box 909
Santa Fe, New Mexico 87504

Re: Third Request for Special Exception - Paseo Compound
Real Estate Investment Partners

Dear Mr. Rasch:

In conjunction with the City of Santa Fe, and on behalf of the owners of Paseo compound, Real Estate Investment Partners, we submit a new application for a request for Special Exception to allow Real Estate Investment Partners to make modifications to a stone wall bordering Paseo de Peralta and the lot in question.

This is a joint request made both by the City and Real Estate Investment Partners. It is being submitted in this matter because as has been stated in the previous application, Real Estate Investment Partners is caught between meeting the Historic board's recommendations and desires for preservation of the historic wall, and meeting the Public Works' concern for a sufficient site triangle for vehicles wanting to exit the development. In our last Historic meeting in May 2007, there was a strong message that we go back to the drawing board, work with City Staff and come up with an alternate solution that will address the safety concerns cited by Public Works, while preserving the historical wall. In a good faith effort we have met numerous times with various City Officials and Staff to come up with a solution. What is before you is what we believe is a compromise. The design would allow a greater amount of safety site distance and while preserving a greater portion of the wall than what was recommended in the May 2007 public hearing. Rather than removing the entire wall as we had done in the May 2007 submittal, we are replacing the wall with a stucco wall. We submit before you a wall that is diagonally cut in such a manner to allow sight distance as a driver is exiting the property and preserving more of the original wall than our previous submittal.

This is a joint request as an attempt to work together closely to satisfy the concerns of Historic Review and Public Works. We have not received a recommendation from Public Works with regard to this design. We believe that this is a compromise that relieves the concerns raised by both departments.

460 ST. MICHAELS DRIVE, SUITE 200 · PO BOX 2435, SANTA FE, NM 87504 · (505) 820-6400 · FAX (505) 820-6487

For purposes of procedural background it is important that you are aware that the May 2007 decision was appealed and sent to City Council. This was done because we were not going to be able to move forward with out a driveway permit from Public Works. In preparation for such appeal, and the on going discussions with City Staff, it was recommended that this design be brought forward to Historic Review so that when we went before the City Council in July 2007, we would be able to offer them yet another design that had been reviewed by Historic Review.

I enclose copies of the application, response to the special exception criteria, proposed and existing design plan, a colored pencil drawing of the same and a plan view of the development.

On behalf of Real Estate Investment Partners, I thank you for your attention to this matter. I thank you again for the interest you showed at the last Historic Review meeting in trying to work with us with this delicate situation. I ask you to look carefully at this proposal and look at it as a compromise between two very important aspects of the City's jurisdiction that is public safety and historic review. Should you have any questions, please do not hesitate to call.

Very truly yours,

Rosanna C. Vazquez

Rosanna C. Vazquez

cc: Real Estate Investment Partners
Frank Katz
John Romero

ANSWERS TO CRITERIA FOR SPECIAL EXCEPTION REQUEST
BY
REAL ESTATE INVESTMENT PARTNERS
PASEO COMPOUND

June 8, 2007

1. Damage the character of the streetscape:

   The request of Public Works is to demolish most of the historic stone wall in order to provide site safety triangle for exiting the property. That request was denied by historic in May 2007. This current request angles the existing wall and requires the wall to be lowered to 36 feet from the ground elevating at an angle lowering the wall height but allows the remaining wall to be left in tact. Thus maintaining the character of the streetscape for which the wall is an important part of. (sic)

2. Prevent a hardship to the applicant or an injury to the public welfare:

   By angling the stone wall, we believe sufficient sight distance would be maintained and there would be no adverse impact on public safety to the citizens of Santa Fe.

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

   This proposal allows a greater portion of the historical wall to be maintained along property line, thus maintaining the historic feel of Paseo de Peralta.

4. Are 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:

   The topography and the narrowness of the lot make it very difficult to achieve a safe line of sight, and maintain the integrity of the existing wall. Also there is no other ingress or egress available to this property except for the driveway as proposed.

5. Are due to special conditions and circumstances which are not a result of the actions of the applicant:

   The wall as it stands does not allow sufficient sight distance to allow safe egress from the lot. There are no other entry points to the lot.

6. Provide the least negative impact with respect to the purpose of this section as set forth in Section 14-5.2(a)(1):

   If approved the lowering of the wall would require the wall to be removed stone by stone in order to preserve the lower portion of the wall. The wall is approximately 125 feet wide and 18 inches thick, making it impossible to cut through and lowered. A special precaution would need to be taken care of in order to protect the wall and allow it to withstand with such impact. (sic)

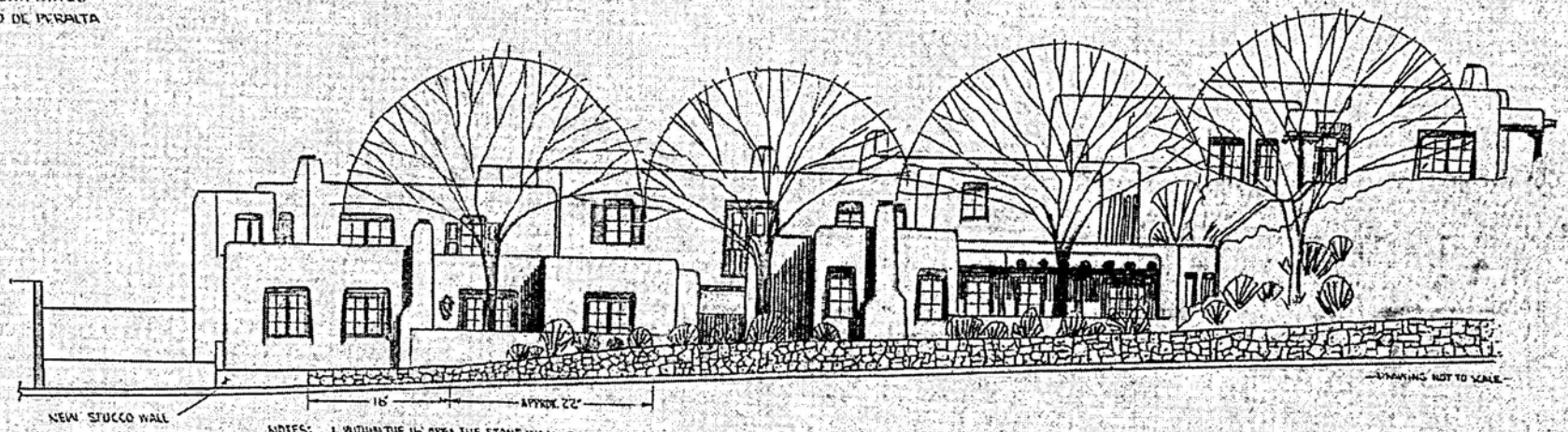
RESPECTFULLY SUBMTTED,

REAL ESTATE INVESMENT PARTNERS

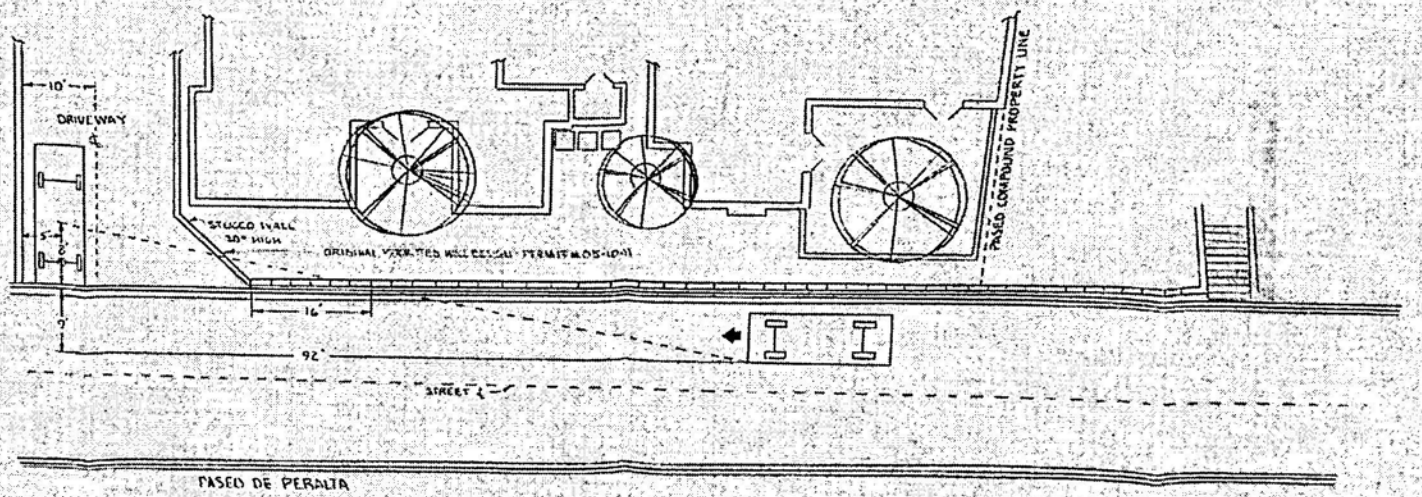
By: Rosanna C. Vazquez

Rosanna C. Vazquez
Legal Counsel

-PASEO COMPOUND-
511 PASEO DE PERALTA



NOTES:
1. WITHIN THE 16' AREA THE STONE WALL IS 36" ABOVE THE ROAD SURFACE.
2. WITHIN THE 22' AREA THE STONE WALL RISES FROM 36" ABOVE THE ROAD SURFACE TO MEET THE ORIGINAL WALL HEIGHT.



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

6.26.06 proposal

CITY OF SANTA FE, NEW MEXICO

PO BOX 909/200 LINCOLN AVE
SANTA FE, NM 87504-0909

appeal

VERIFIED PETITION

I/we, Real Estate Investment Partners, the undersigned first being sworn on my/our oath depose and hereby submit to the governing body this petition duly verified pursuant to Section 14-3.17 (D) (2) of the code setting forth the following:

1. How such petition constitutes an appeal

The Petitioner is an aggrieved party because the decision by H Board will not allow Petitioner to obtain a driveway permit from Public Works. The Petitioner meets all the requirements for a Special Exception

2. How such decision is illegal in whole or in part.

The decision is illegal in that the Petitioner has met the Special Exceptions requirements. Without a positive findings this development does not have any other access and cannot obtain a driveway permit

3. The specific grounds of the illegality.

The Special Exception requirements have been met. The issues at hand are due to a disagreement btwn Public Works + Historic Board, and application of AASHTO standards.

(Please use additional paper if necessary)

VERIFICATION

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } **ss.**

I/we Jim Blessey, *being duly sworn, deposes and says: That he/she has read the foregoing appeal and knows the contents thereof, and that the same are true of he/her own knowledge.*

PETITIONER

Subscribed and sworn to me before this 29th day of May, 2007

NOTARY PUBLIC

My commission expires: 2/10/08

OFFICIAL SEAL
Rosanna C. Vázquez
NOTARY PUBLIC
STATE OF NEW MEXICO
Commission Expires: 2/10/08

2.

LAW OFFICES OF
ROSANNA C. VÁZQUEZ

May 29, 2007
VIA HAND-DELIVERY

City Council
City of Santa Fe
P.O. Box 909
Santa Fe, New Mexico 87504

Re: Appeal of Decision for Paseo Compound
Real Estate Investment Partners

Dear City Council members:

On behalf of owners of Real Estate Investment Partners owners of Paseo Compound, I submit an appeal to City Council from a decision made by historic Review to deny a request to remove a stone wall. We would respectfully request this item to be placed on the June agenda.

As background for this particular request, Paseo Compound initially went before the Historic Board in Fall of 2004, requesting a special exception for the partial removal of a wall, in order to create a driveway entrance. The Board approved a partial removal of the wall, to accommodate access to the driveway. After such approval, the owners obtained a driveway permit (February 8, 2005), which was signed off by then Public Works Director John Nitzel. After obtaining a driveway permit, Real Estate Investment Partners, were told by Planning and Zoning that a development plan would need to be submitted and approved. This was complied with, and we were in the midst of obtaining signatures on such development plan, when Public Works concern of safety was brought to the forefront and our attention.

The concern raised by John Romero, was that the existing configuration as previously approved by Historic Review did not provide sufficient intersection sight distance to comply with AASHTO. Public Works cites AASHTO standards stating "a sufficient sight triangle be provided for vehicles wanting to exit the development." In order to obtain sufficient sight distance, the existing wall will need to be removed and replaced with a lower stucco wall. The previous Traffic engineer had applied principles found in Section 14, found that the driveway cut had complied, and granted a permit for the driveway entrance in February 8, 2005. As such we are submitting this request for a special exception to remove the wall as a result of such public safety concerns raised by Public Works.

460 ST. MICHAELS DRIVE, SUITE 200 · PO BOX 2435, SANTA FE, NM 87504 · (505) 820-6400 · FAX (505) 820-6487

The case currently before Historic, brought forth the request recommended by Public Works for removal of the wall to obtain proper site distance. The Historic Board denied the request.

The owners are caught between the concerns of the two departments focusing on their own concerns. Historic is concerned with protecting the historic nature of the city, and the integrity of the wall; whereas Public Works' concern is focused on site distance and public safety of citizens of Santa Fe.

The decision previously made by Historic did not allow for a sufficient sight distance to protect passerby's and those exiting the driveway. The design submitted herewith removes the entire wall, and replaces the wall with a stucco wall. In our previous hearings with Historic Review, when the issue was raised as to what type of wall should replace the existing wall, there was very clear direction given that Historic did not look favorably on a wall re-constructed to look like an old wall, and rather preferred a stucco wall.

We respectfully request City Council to weigh the interests of Historic Board and the interests of Public Works and make a decision. We cannot move forward without such a decision.

In this last meeting Historic Review asked us if there were any other options. While there is a driveway behind the lot, it des not currently meet City standards and cannot be widened as it is private property. There are also historic walls that prohibit its expansion.

Real Estate Investment Partners tried to offer other solutions, keeping in mind, Historic Review Board direction of not creating a faux historic wall, but we were directed to submit a plan that complied with the site distance requirements as set forth in AASHTO. We are continuing the dialog to find a solution.

On behalf of Real Estate Investment Partners, I thank you for your attention to this matter. I ask you to resolve this issue so that we may move forward with this project. This project has been in the approval process for approximately two and half years. We would like direction as to whether the wall stays, or goes. Should you have any questions, please do not hesitate to call.

Very truly yours,

Rosanna C. Vazquez

cc: Real Estate Investment Partners

14-2.7 HISTORIC DESIGN REVIEW BOARD

(A) Powers and Duties

The Historic Design Review Board shall have the review and decision-making responsibilities set forth in Table 14-2.1-1, to be carried out in accordance with the terms of this chapter. In addition, the Board shall have the following additional responsibilities under this chapter:

(1) The Board shall review and approve or deny all applications for new construction, exterior alteration, and demolition of structures, except signs, in the Historic District in accordance with the standards set forth in this chapter. Staff shall review signs in accordance with §14-3.10(D).

(2) The Board shall hear appeals of parties aggrieved by the City Planning and Land Use Department's approvals or denials.

(3) The Board may recommend to the Governing Body the erection of appropriate plaques and markers designating various historical sites and points of interest in the City.

(4) The Board may make recommendations to the Governing Body relating to the purchase, acquisition by gift, grant, bequest, devise, or otherwise, of any real or personal property of historical background and interest;

(5) The Board may make recommendations to the Governing Body as to the exercise of the Governing Body's power of eminent domain in the acquisition of real property of historical background and significance and the proposed ways and means of compensation;

(6) The Board shall advise and assist officials, committees and commissions of the municipal government in making recommendations to the Governing Body;

(7) The Board shall compile and maintain a list of historical sites and structures;

(8) The Board shall perform such other acts providing that such acts relate specifically to this section as may be requested by the Governing Body; and

(9) The Board may conduct field trips upon request of the applicant, or as determined by the chair.

(B) Creation; Membership

(1) To carry out the purposes of this section, there is created a Historic Design Review Board, hereinafter referred to as the "Board."

(2) The Board shall consist of seven members appointed by the mayor with the consent of the Governing Body. All members shall be persons who, in the opinion of the mayor, have demonstrated interest and knowledge in the historic character of the City. One member shall be a licensed architect, one shall be a qualified historian, one shall represent some aspect of the construction industry, and one shall have a business in the Historic District. One member shall be a member of the Old Santa Fe Association, and there shall be two members-at-large. Members of the Governing Body may serve as at-large members.

(3) The following organizations are encouraged to recommend to the mayor up to three persons each for the appropriate position as designated in this section:

(a) Santa Fe chapter of the American Institute of Architects;

(b) Santa Fe Chamber of Commerce and Hispanic Chamber of Commerce;

(c) Museum of New Mexico; and

(d) Building Contractor's Association and Associated General Contractors of America, Building Branch (jointly).

Persons recommended are not required to be members or staff of the organization recommending them. This provision is in no way intended to prevent other organizations from recommending members, or to limit the appointment power of the Governing Body.

(4) The initial term of three of the seven members appointed shall expire on the date of the first regular Governing Body meeting in January one year after their appointment, and the initial term of the other four members shall expire on the date of the first regular City council meeting in January two years thereafter. Following the initial terms, the terms of all members shall be two years. An appointment to fill an unexpired term shall be only for the remainder of the term. Any member failing to attend three consecutive Board meetings or a total of six meetings in one year without a justified reason shall be considered to have resigned. Members serve at the pleasure of the Governing Body and may be removed with or without cause.

(5) A quorum shall consist of a majority of the members. The Board shall meet regularly twice a month and on the call of the chair. The Board shall follow Robert's Rules of Order.

(C) Functions of the Planning Division

The planning division shall provide administrative and advisory assistance to the Board, conduct site inspections, carry out reviews as set forth in §14-5.2, and shall have the authority to initiate all appropriate legal proceedings to enforce all provisions of this section and §14-5.2 (Ord. No. 2002-37 § 5)

(Ord. No. 2001-38 § 2)

(D) Appeals in the Historic Districts

(1) Appeals from Decisions of Planning and Land Use Department

Appeals based on action taken by the Planning and Land Use Department regarding the H District shall be heard by the Historic Design Review Board at its next regular meeting after the appeal is filed. Appeals may be filed by the applicant and must be filed within 7 days of the Division's action. The grounds for any such appeal shall be limited to a disagreement with the determination made by the Division under the procedures or required standards set forth in this section. Notice of the time and place of each such appeal shall be given by the Division. All appeals shall be in writing and shall state the specific standard or procedure that is being appealed.

(2) Appeals from Decisions of Historic Board

(a) Appeals from decisions of the Historic Board regarding the H District may be taken by any person aggrieved or by any officer, department, Board or bureau of the City affected by any decision of the Board in enforcement of this section or applicable rules or regulations. Such an appeal when taken shall stay all proceedings unless the officer, department, Board or bureau from whom the appeal is taken certifies that a stay would cause imminent peril to life or property. Appeals from the findings and recommendations of the Board on all matters under this section shall be taken to the Governing Body and the procedure, including the requirement of a public hearing, shall be the same as prescribed under paragraph (A) above and by the laws of the state.

(b) The grounds for the appeal shall be limited to a disagreement with the determination made by the Board under the procedures or standards set forth in this section. Appeals shall be in writing and shall state the specific standard or procedure that is being appealed. The appeal shall be filed within seven calendar days of the meeting at which the Board made the decision being appealed. Building permits shall not be granted until the appeal filing period is completed.

(Ord. No. 2001-38 § 2)

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* **Editor's Note:** Former subsection 14-3.1(D), New Building Permit Applications; Exceptions; New Development Approvals Other than Building Permits, previously codified herein and containing portions of Ordinance No. 2002-29 was repealed in its entirety by Ordinance No. 2003-36, § 4.

CITY OF SANTA FE, NEW MEXICO

Project description: Remodel an historic stone wall along the streetscape. An exception to remove historic material is requested (Section 14-5.2,D,5,b).
Project number: 04-10100114
Case number: H-04-114
Project type: HDRB

PROJECT LOCATION (S): 511 Paseo de Peralta

PROJECT NAMES:

OW – Ron Blessey, Eric Fuentes, Michael Zehg Lamy, NM 87540	#10 Camino Caballos Spur 505-466-2404
AP – Roger Hunter Santa Fe, NM 87501	300 Paseo de Peralta 505-986-8060

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & 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
HISTORIC DISTRICT SURVEY NUMBER	N/A
YEAR OF CONSTRUCTION	N/A
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, EXISTING	VACANT
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	N/A

City of Santa Fe, New Mexico

memo

DATE: May 22, 2007

TO: Historic Design Review Board Members

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

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-04-114

ADDRESS: 511 Paseo de Peralta
Historic Status: Contributing/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
_x_ Historic Survey Form	_X_ Site Plan/Floor Plan
_X_ Zoning Review Sheet	_X_ Elevations
_X_ Other: Chapter 14 visibility triangles Public Works letter code citations previous case minutes	_X_ Photographs
	_X_ Other: exception responses

STAFF RECOMMENDATION:

Staff recommends denial of the exception required for this application which does not meet Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C, 1, a, c, and d) Regulation of Contributing Structures, 14-5.2 (D, 1, a and b) General Design Standards for All H Districts, and 14-5.2 (D, 5, a, ii and b) Design Standards for Windows, Doors, and Other Architectural Features, unless the Board has a positive finding of fact to grant the exception to demolish approximately 72 additional feet of an historic stone wall along the streetscape in the core historic district.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Territorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property that were constructed at approximately the same date. The streetscape wall runs the length of the property right at the curbline, except for a driveway at the east end and a stone stair access at approximately the mid point.

Tract 1, also known as 511 Paseo de Peralta, is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street.

The HDRB approved an application on September 13, 2005 to construct seven single-family residences designed in the Spanish-Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The applicant provided the following responses for an exception that was granted in order for a section of the historic streetscape stone wall to be demolished for driveway access into the site.

1. The proposed exception does not damage the character of the streetscape.

The proposed demolition of 30 feet of wall represents approximately 11% of the total length of the stone wall at the street. The applicant proposes to reuse the stone salvaged from the demolition to retain the side of the proposed a driveway in the area of the demolition.

2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

The proposed demolition allows the applicant to access the project site in an area where it is topographically possible to put in a driveway with a slope that meets the city code. The location of the proposed demolition, at the very western end of the property, is the best location from a traffic standpoint, according to the City traffic engineer.

3. The proposed exception will 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 district.

This project will add seven housing units to the historic district. Without the exception, it would be difficult or impossible to add these residences.

4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or structures in the related streetscape.

The request for demolition of a portion of the stone wall is to allow access to this site for a driveway. This is a condition that is unique to this site.

5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant.

The site and topographic conditions are part of this parcel. They were not a result of the actions of the applicant.

6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in section 14 –5.2 (a) (1).

The area for the proposed demolition has the least negative impact visually, in that it is located at the western end of the wall rather than somewhere in the middle of the wall's length. The western end of the wall is located directly adjacent to a large concrete retaining wall and a surface parking lot. Construction of a new driveway in this location will reduce the height of the existing concrete retaining wall at the property line.

On April 12, 2007, Public Works Department staff found problems with traffic safety at the requested driveway access to the site. Staff requires that a federal standard published by the American Association of State Highway and Transportation Officials (AASHTO) be used. That standard, which requires a sight triangle measuring 17' x 280', is being applied even though there are no federal funds being used on the project, the Paseo de Peralta is not a state highway, and the Chapter 14 driveway visibility triangle standards have been applied on numerous other projects both within and outside of the historic districts.

The driveway access, as approved by exception by the HDRB, used one of the legal standards in Section 14-7.4 (D). The standard used requires 10' of clearance along the street beyond the driveway with nothing obscuring vision between 3' and 8' high. The standard used was for a "public street" with a sidewalk or "parkway." Since no parkway exists at this site, perhaps the standard for "private streets" without a parkway should have been used. That standard requires a 26' clearance beyond the driveway.

Now, the applicant proposes to remove 72' of the streetscape wall in order to comply with AASHTO standards. The area behind the large triangle will need retaining and a stuccoed masonry wall is proposed along the diagonal line of the triangle. An exception to remove this historic material is required and the exception criteria responses are attached.

Historic Districts applicable code citations are as follows:

14-5.1 General Purpose; Relationship to General Use Zoning Districts

"The requirements of an overlay district shall apply whenever they are in conflict with those in the general use district." The Historic Districts Zoning Overlay is intended to preserve the unique character of the historic districts and historic structures which may not be compliant to current zoning regulations.

14-5.2 (C, 1, a, c, + d) Regulation of Contributing Structures

"Changes that create a false sense of historical development...shall not be undertaken." The driveway visibility triangle is not a traditional or an historic principal for walls on an historic streetscape.

"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved." This type of historic stone wall right along the right of way is very rare in the historic districts.

"New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired." Once this historic stone wall is removed, it cannot be replaced and the property cannot be returned to its original integrity.

14-5.2 (D, 1, a + b) General Design Standards for All H Districts

"The status of a contributing structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its contributing 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." And, "If a proposed alteration or new construction will cause an adjacent structure to lose its contributing status, the application may be denied." This wall is a significant feature in this streetscape which, along with several other walls in the nearby streetscape, narrows the Paseo more than anywhere else on the Paseo.

14-5.2 (D, 5, a, ii + b) Design Standards for Other Architectural Features

"No new opening shall be made where one presently does not exist..." and "For all facades of contributing structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced..." The proposed substantial demolition of this historic streetscape wall would set a precedent that could profoundly alter the character of the historic districts. The HDRB previously found that the applicant had a hardship for access to the site and met the criteria required for an exception to remove a small section of the historic wall. This proposal will remove more than a small portion for a standard which is not in Chapter 14.

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted _____

Property Owner of Record Real Estate Investment Partners

Applicant Name Ron Bussey / Agent Rosanna Vazquez Phone 8206400

Site Address 511 Paseo de Peralta

Proposed Construction Modification of existing deck

TO BE COMPLETED BY STAFF:

Zoning District/Overlay _____ Subdivision _____ Lot _____ Block _____

Permitted Use: ☐ Section # _____
Accessory Use: ☐ Section # _____
Special Exception: ☐ Case # _____
Variance: ☐ Case # _____
Prohibited Use: ☐ Section # _____

Setbacks:
(Front) Provided _____ Required _____ (2nd Front) Provided _____ Required _____

(Left Side) Provided _____ Required _____ (Right Side) Provided _____ Required _____

(Rear) Provided _____ Required _____ (Special Yard) Provided _____ Required _____

Zero lot line affidavit (yes/no) side _____ rear _____

Density: _____ Open Space: _____

Lot Size: _____ Total Roof Area: _____ Lot Coverage (%): _____

Height of new construction: _____ Wall Requirement: _____ Visibility triangle: _____

Parking: #Spaces Required _____ #Spaces Provided _____ HC spaces: Van _____ Regular _____ Bike rack _____

Other District Requirements: _____

Preliminary Approval: ☐

Preliminary Approval w/Conditions: ☐ _____

Comments: _____

Reviewer _____ Date _____

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City staff with questions related to terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting.

Rosanna Vazquez
Applicant

5/15/07
Date

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

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

April 12, 2007

Ameriwest Constructions Inc.
Attn: Wyatt Fenn
P.O. Box 5707
Santa Fe, NM 87502

RE: Paseo Compound Driveway Permit

Dear Mr. Fenn,

This letter is in reply to your letter received by my office on April 10, 2007, regarding the driveway permit for the Paseo Compound Development. In summary, the subject development received an approved driveway permit on February 8, 2005, which expired on October 30, 2005. It is my understanding that the Historic Review Board (HRB) has approved the removal of a certain portion of an existing historic wall, to accommodate access to the driveway. I have no record that this determination was made by the HRB in light of any intersection sight distance deficiencies.

The developer is now required to re-apply for a driveway permit of which I am currently responsible for reviewing and approving or denying. Article 23, under which the driveway permit is governed, states:

> *After examination and consideration of the application and plan, and examination of the premises, if deemed necessary, the public works department is authorized and directed to approve a permit for the curb cut and for construction of a driveway over a right-of-way, if the use of the driveway will not unreasonably interfere with the proper and safe use of the sidewalk or right-of-way to be crossed, or the proper and safe use of the street or other public way to which ingress and egress is made from private premises.*

It is based on this that I'm exercising my authority and making my determination.

In reviewing the proposed driveway for the Paseo Compound Development onto Paseo de Peralta, I have concerns with the amount of intersection sight distance that will be provided. I am requiring that, in an order to ensure the "proper and safe use of the street to which ingress and egress is made from a private premises," that a sufficient sight triangle be provided for vehicles wanting to exit the development. I am requiring that the "A Policy on Geometric Design of Highways and Streets, 2004, 5th Edition" (Green Book), published by the American Association of State Highway and Transportation Officials, be used to determine the needed sight triangle to accommodate the appropriate intersection sight distance. The Green Book is a nationally recognized policy used for the design of transportation facilities.

During our April 5, 2007 meeting, a question arose regarding the definition of intersection and how driveways apply to intersection sight distance. The Public Works Department considers driveways to be intersections and therefore sees the need to accommodate adequate intersection sight distance. The Green Book states that "Driveway terminals are, in effect, low-volume intersections" (p.348). The Green Book also states that "sight distance is an important design control for driveways" (p.398).

Because of the proximity of the stop controlled intersection at Paseo de Peralta and Otero St. to the proposed access point, I believe that an alternative design approach may be used while remaining consistent with the principles described in the Green Book. I recommend that through field observation of vehicles traveling westbound on Paseo de Peralta, you determine what sight triangle would offer a 7.5 seconds time gap. This could reduce the sight triangle since it takes a while for cars to get up to speed coming from the Otero St. 4-way stop.

The ultimate product I would like you to provide me with is a plan view of the development plan including an appropriate amount of mapping of the surrounding structures, property lines, roadway features, etc. On this plan view I ask that you show:

- Sight Triangle for a left turn from stop, based on a design speed of 25mph, according to the Green Book.
- Sight Triangle base on field observation providing a 7.5 second time gap.
- Sight Triangle using the south east property corner as a control point.
- Initially proposed Sight Triangle.

Please include all dimensions correlating with Exhibit 9-50-B of the Green Book. Also include an appropriate record of all field observations used to determine the field measured 7.5 second gap. Remember the fact that the Green Book assumes a 3.5' driver's eye height and a 3.5' object height. You may use this, along with a profile, to demonstrate that only partial removal of the wall is needed. All plans pertaining to the sight triangle are to be stamped by a professional civil engineer licensed in the State of New Mexico.

After receiving the above mentioned submittals, I will make my determination on what appropriate measures are needed to accommodate adequate sight distance at this driveway location. If at this point it is felt that my determination is unreasonable, there is an appeal process. If you wish to appeal my decision, send me a formal driveway permit application showing what you deem reasonable. I will review and if considered unacceptable formally deny. Within ten (10) days after denial of the application or receipt of the notice, you may appeal the decision to the governing body, through the city manager. This is all explained under Article 23-3.4 of the City Code.

If you feel the HRB will deem it unacceptable to remove or alter the existing wall in any way other then what was previously approved, in light of any sight distance issues as determined by using the Green Book guidelines, please obtain and provide me with an official ruling from the HRB stating such.

The Transportation Research Board (who is supported by state transportation departments, the U.S. Department of Transportation, and other organizations and

individuals interested in the development of transportation), through their National Cooperative Highway Research Program has made the following determination:

> "Adequate sight distance for drivers at stop- or yield-controlled approaches to intersections has long been recognized as among the most important factors contributing to overall safety at unsignalized intersections. Estimates of the safety effectiveness of providing full intersection sight distance where it does not currently exist suggest that up to a 20% reduction in related crashes can be expected."

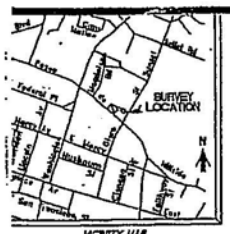
I'd like to clarify that all of the decisions I've made to date are not intended to hold up your project in any way but intended to ensure proper and safe egress and ingress from the Paseo Compound site onto Paseo de Peralta.

If you have any questions or need further information, please contact me at 955-6638.

Sincerely,

John J. Romero
Traffic Impacts Section
Public Works Department/Engineering Division

Attachments



VICINITY MAP
(VICINITY MAP NOT TO SCALE)

SCALE: 1"=20'

LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey (PLS 9758)
- Power poles.
- Fences.
- Walls.
- Contours.
- Private Ingress/Egress & Utility easement

NOTES:

1.) BASIS OF BEARING FOR THIS SURVEY IS TAKEN FROM GPS OBSERVATIONS OF THE SOUTHWESTERLY BOUNDARY OF TRACT I, (N 50°23'24" W) NAD 84 GEODETIC LOCAL.

2.) THIS SURVEY IS BASED ON A PLAT OF BOUNDARY SURVEY FOR "RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG", RECORDED IN PLAT BK. 350 AT PAGE 015, RECORDS OF SANTA FE COUNTY, NEW MEXICO. EXTERIOR BOUNDARIES ARE TAKEN FROM SAID PLAT. REFERENCE SURVEYS: "LOT LINE ADJUSTMENT RICHARD A. MORRIS PS 10277," BY RECORDED IN PLAT BK. 481 AT PAGE 27, RECORDS OF SANTA FE COUNTY, NM.

3.) FIRM PANEL NO. 350070-0005-C, ZONE C.

4.) SUBJECT TO: SIGNED CITY OF S.F. ZONING AFFIDAVIT DATED 19 MAY 2004.

5.) EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER INCLUDING SETTING UP SEPARATE METER SERVICE.

6.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

7.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE 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.

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

9.) DEVELOPMENT OF TRACT I-B WILL REQUIRE CLEAR VEHICLE ACCESS WIDTH OF 20' FROM LOMA STREET TO STRUCTURE(S) HAVING A MAXIMUM GRADIENT OF 15% PLANS TO EFFECT THIS SHALL BE PART OF ANY DEVELOPMENT PLANS SUBMITTED.

CERTIFICATE

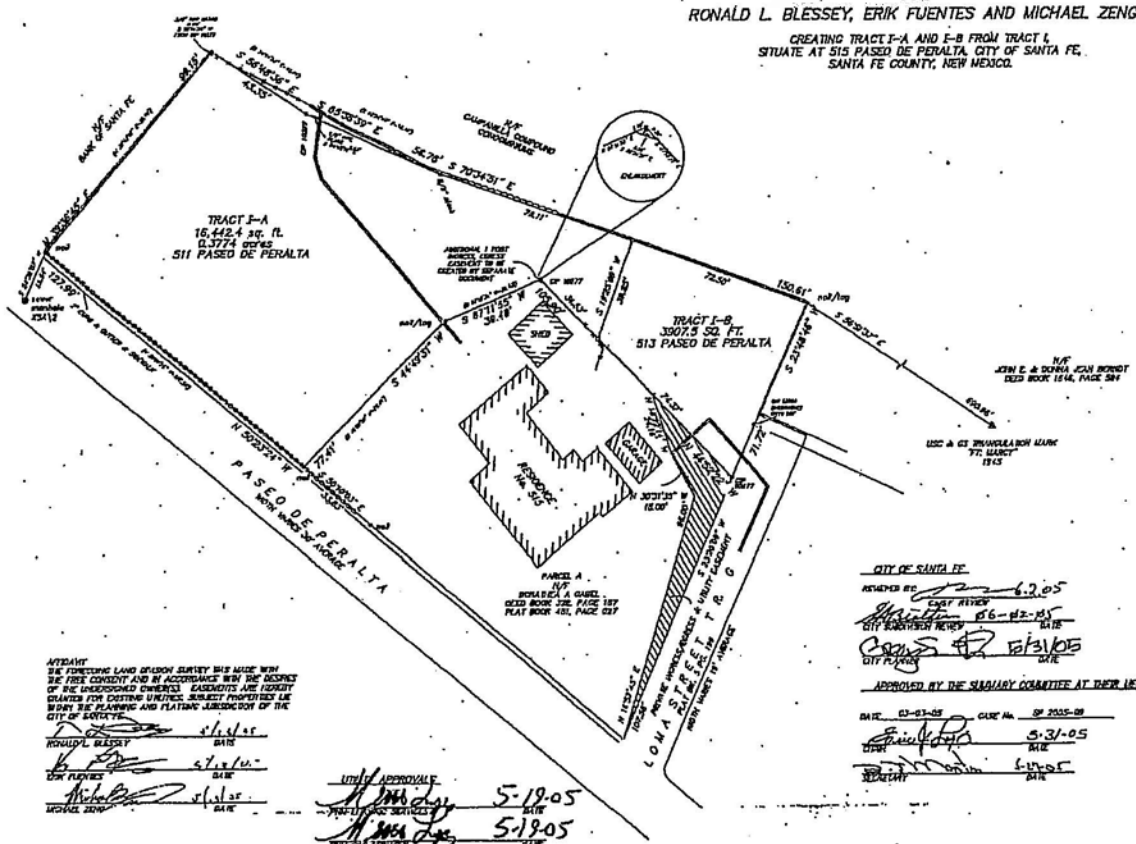
I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico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

Philip B. Wiegel 19 November 2004

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM

PHILIP B. WIEGEL
NEW MEXICO
9758
PROFESSIONAL SURVEYOR



AFFIDAVIT

THE FOREGOING LAND DIVISION SURVEY WAS MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES. SUBJECT PROPERTIES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

RONALD L. BLESSEY — 5/16/05 DATE

ERIK FUENTES — 5/16/05 DATE

MICHAEL ZENG — 5/16/05 DATE

STATE OF NEW MEXICO
COUNTY OF SANTA FE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF May 2005.

Judith Mae Perea
NOTARY PUBLIC

MY COMMISSION EXPIRES 04/14/08

JUDITH MAE PEREA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 04/14/08

UTILITY APPROVALS

PNM ELECTRIC SERVICES — 5-19-05 DATE

PNM GAS SERVICES — 5-19-05 DATE

EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES

SANTA FE CABLE SYSTEM CO. — 5/24/05 DATE

COMCAST — 5-24-05 DATE

QWEST COMMUNICATIONS — 5/24/05 DATE

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

CITY OF SANTA FE

REVIEWED BY: 6-2-05
CAST REVIEW

06-02-05
CITY SURVEYOR REVIEW DATE

5/31/05
CITY PLANNING DATE

APPROVED BY THE SUBDIVISION COMMITTEE AT THEIR MEETING OF

DATE 03-03-05 CASE No. SP 2005-09

5-31-05
CHAIR DATE

5-17-05
SECRETARY DATE

COUNTY OF SANTA FE
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 24th day of May, 2005, at 15:54 o'clock P.M., and was duly recorded in Book 589 Page 37 of the records of Santa Fe County

Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, New Mexico

Deputy

1382613

INDEXING INFORMATION FOR COUNTY CLERK
LAND DIVISION

OWNER: BLESSEY, FUENTES, ZENG
LOCATION: PASEO DE PERALTA
SECTION 36, T 17 N, R 9 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
UPC No.: 1-054-025-360-302

SANTA FE COUNTY, N.M.

DEL RIO SURVEYS, INC.

PO BOX 22773	SANTA FE, NM	820-9300
Project No. 0175953	Dwg. FF / Chk. BW	Date 11/13/04 / Scale

THIS DRAWING IS THE PROPERTY OF CHELSEA CONSTRUCTION INC. AND MAY NOT BE USED OR REPRODUCED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT FROM CHELSEA CONSTRUCTION INC.

CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office: (505) 986-8060 NM Lic. #29666 Fax: (505) 986-8340

TOPOGRAPHIC SURVEY

PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, N.M.

DATE: June 2005
REVISION:

C3



Commercial/Residential
Construction

P.O. Box 5707, Santa Fe, N.M. 87502
1221 Mercantile Road, Santa Fe, N.M. 87507

Wyatt Fenn
Project Manager
(505) 438-8236 ext 103
(505) 438-3889 fax
(505) 660-1548 cell

City of Santa Fe
Public Works Department
Permit to Access Public Right-of-way

APPLICANT NAME Ron Blessey, as Agent for Paseo Compound

ACCESS PERMIT NUMBER 05-10-11

IN ACCORDANCE WITH THE SUBMITTED APPLICATION, AND CONDITIONS NOTED BELOW, PERMISSION IS HEREBY GRANTED FOR ACCESS TO PUBLIC RIGHT-OF-WAY FOR THE FOLLOWING LOCATION:

Temporary closure of Paseo De Peralta between Magdalena and Otero Street for providing access to site for construction operations at 515 Paseo de Peralta

NAME OF SUBDIVISION (IF APPLICABLE) The Paseo Compound

THE WORK IS TO COMMENCE ON OR ABOUT November 4, 2005

THIS PERMIT EXPIRES November 30, 2005 (Surety Bond Expiration Date)

CONDITIONS NOTED:

This Permit for a legal access from private property onto a public right-of-way is governed by the requirements of City Code Chapter 14, "Visibility at Driveways" and Chapter 23 – Construction and Maintenance of Curb, Gutter, and Sidewalk (where applicable). All Conditions and restrictions required by law shall be complied with, and failure to comply with the conditions of this permit shall result in revocation of this permit and the reconstruction of any nonconforming driveway to City of Santa Fe standards at the property owner's expense.

Agent agrees to release and hold harmless the City of Santa Fe from any claims by reason of this work; Agent agrees to repair any CSF property damaged as a result of its work within 30 days of each occurrence. Agent agrees to abide by Traffic Control Plan submitted by Southwest Safety and as amended by CSF. Agent agrees to hold a general liability insurance policy in the amount of $1,000,000 and a $10,000 surety bond that names CSF as a policyholder.

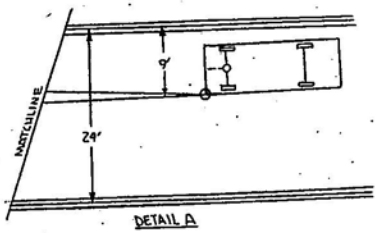
Traffic Engineering Supervisor _____ DATE 11/3/05

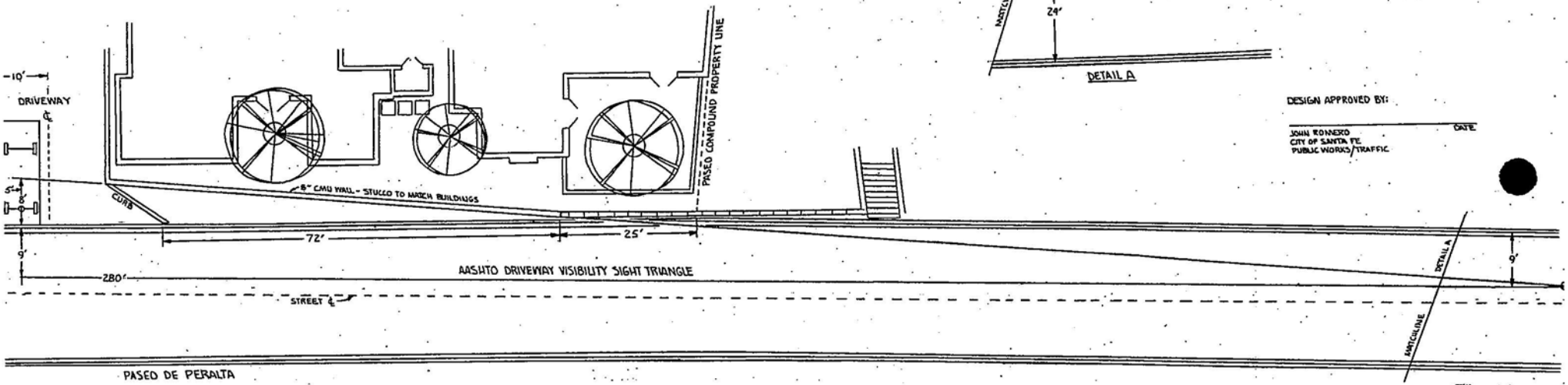
Inspection by _____ DATE _____

-PASEO COMPOUND-

511 PASEO DE PERALTA







DESIGN APPROVED BY:

JOHN ROMERO
CITY OF SANTA FE
PUBLIC WORKS/TRAFFIC

DATE

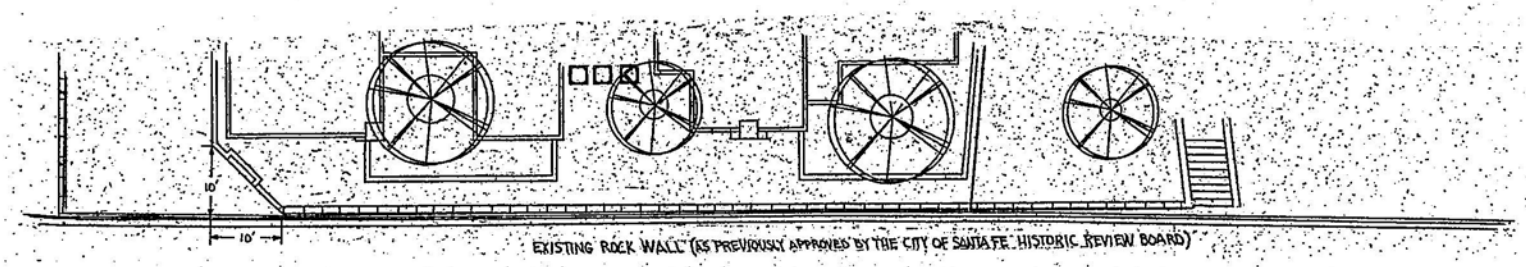
SCALE: 1/8"=1-0"

5-03-07

Paseo Compound

511 Paseo de Peralta
Santa Fe





SCALE: 1/8"=1'

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Alter a previously approved multi-family development with portal changes and stairway additions.
Project number: 04-10100114
Case number: H-04-114
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 511 Paseo de Peralta

PROJECT NAMES:

OW - Ron Blessey, Eric Fuentes, & Michael Zeug
Lamy, NM 87540

#10 Camino Caballos Spur
505-466-2404

AP - Roger Hunter
Santa Fe, NM 87501

300 Paseo de Peralta
505-986-8060

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on September 13, 2005, acted on the above referenced case. The decision of the board was to approve your request with the following conditions: that the originally approved drawings shall maintain the height, wall-battering, cementitious stucco, and tone divided lights on new drawings; that the south elevation of Unit 2 portal shall remain as originally designed; that the Unit 1 portal shall remain as originally designed; that the stepback of the second story on Unit 5 be retained as originally designed; that all stair handrails be changed from balustrade to stuccoed walls; that all air-conditioning units be not publicly visible or screened; and that electric cabinet panels be stained like the lintels.

For further information please call 955-6605.

Sincerely,

Marissa C. Barrett
Historic Preservation Planner

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

CITY OF SANTA FE, NEW MEXICO

Project description: Alter a previously approved multi-family development with portal changes and stairway additions.
Project number: 04-10100114
Case number: H-04-114
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 511 Paseo de Peralta

PROJECT NAMES:

OW – Ron Blessey, Eric Fuentes, & Michael Zeug Lamy, NM 87540	#10 Camino Caballos Spur 505-466-2404
AP – Roger Hunter Santa Fe, NM 87501	300 Paseo de Peralta 505-986-8060

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & 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
HISTORIC DISTRICT SURVEY NUMBER	N/A
YEAR OF CONSTRUCTION	N/A
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, EXISTING	VACANT
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	N/A

City of Santa Fe, New Mexico

memo

DATE: September 13, 2005

TO: Historic Design Review Board Members

VIA: Reed Liming, Planning Division Director RL

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/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
_x_ Historic Survey Form	_X_ Site Plan/Floor Plan
_X_ Zoning Review Sheet	_X_ Elevations
_X_ Other: previous case	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Territorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot, also known as 511 Paseo de Peralta, includes part of the streetscape stone wall and other stone retaining walls further back from the street.

The HDRB approved an application on November 30, 2004 to construct seven single-family residences designed in the Spanish-Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

When the permit came in for approval, there were enough changes to the original approval that staff requested Board review before the permit could be released. Now, the applicant is requesting the following changes.

1. There are several slight massing changes. The most notable change is the loss of the battered and stepped back second floor on the south elevation of Unit 5. Instead, the second floor has been expanded to the size of the first floor. There appears to be less battering of walls, but this may be due to a difference in drafting rather than an intentional change.

2. Several stairways have been added to the plan for easier access. These are located on the west end of Unit 4 and between Units 6 and 7 on the north elevation. The stairways will have simplified railings, but details of materials, colors, and finishes were not submitted.

3. Several portals will be altered in size. One larger portal on the south elevation of Unit 2 will be split into two smaller portals. A portal on the north elevation of Unit 1 will be reduced to approximately one half its approved size. Portals on the northeast corner of Unit 2 and on the east elevation of Unit 7 will be reduced in size.

4. Several window and door opening sizes and locations will be altered. The most notable changes are in Unit 7. Although, in general, the overall character of the fenestration is unchanged throughout.

5. The exterior lighting fixtures are drawn differently from the previously approved drawings. But, the numbered notes still list the approved Artesanos Nuevo Mexico sconces.

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Architectural details for a residential compound of seven units, previously approved by the HDRB.
Project number: 04-10100114
Case number: H-04-114
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **515 Paseo de Peralta, Tract 1**

PROJECT NAMES:

OW - Erik Fuentes
Lamy, NM 87540

#10 Camino Caballos Spur
505-660-8320

AP - Lorn C. Tryk
Santa Fe, NM 87501-1888

206 McKenzie St., Ste. F-2
505-982-5340

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on November 30, 2004, acted on the above referenced case. The decision of the board was to approve your request.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

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

City of Santa Fe, New Mexico

memo

DATE: November 9, 2004

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director RL

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/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
__x__ Historic Survey Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
__x__ Other: Board Action letter Building height calculation	____ Photographs
	__x__ Other: Details

STAFF RECOMMENDATION:

Staff recommends approval of this application complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Territorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. This Board approved the proposal for seven residential Units, the site plan, building footprints, and elevations on September 28, 2004 with the condition that architectural details be submitted for review at a later date. Now, the applicant is seeking approval of these details.

The buildings are designed in the Spanish-Pueblo Revival Style. The stucco-finished buildings will have battered and rounded parapets and rounded corners. Copper-lined canales will have carved corbel supports.

Portals will have exposed wooden headers, carved corbels, and viga posts. Exposed viga ends will be chisel-cut in vertical orientation.

Porches will have stucco-finished 3' high walls and 2" x 6" wooden decking.

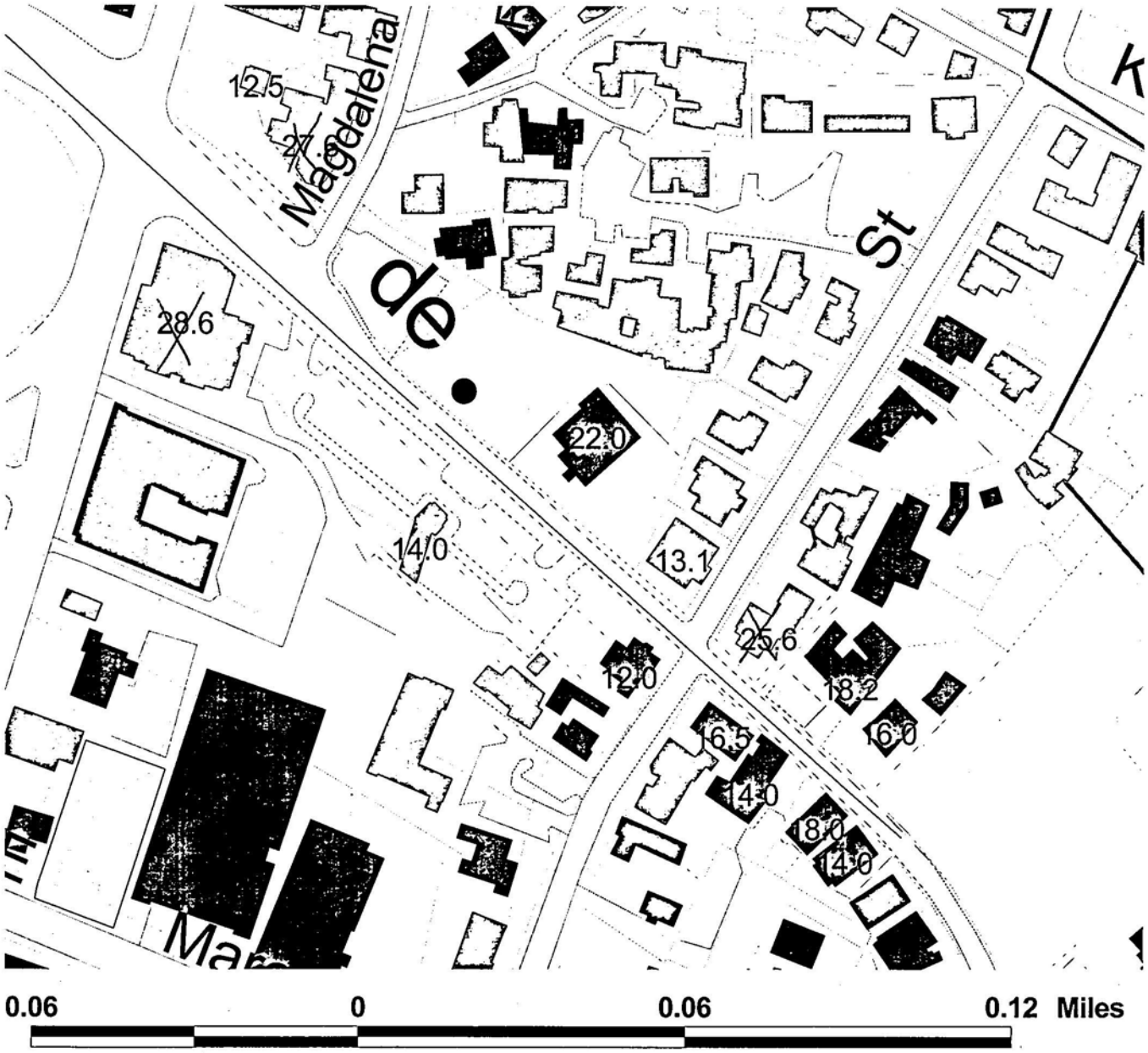
The balcony on Unit 5 will have 32" high simple square-rod steel railings.

Doors will be true-divided light or wooden panel with exposed wooden headers.

Windows will be true-divided light with exposed wooden headers. Sills will be stucco-finished bevels. Window shutters on Units 4 and 5 will be 1-over-1 wood panel. Window boxes on Units 3 and 4 will be 1' high and 1' deep with a simple panel design. They will be slightly wider than the windows and mounted below the sills.

Exterior lights will be Artesanos wall-mounted Nuevo Mexico design. They are 21" high x 13" wide and finished in either a copper oxide or pewter color.

515 Paseo de Peralta Height Calculation



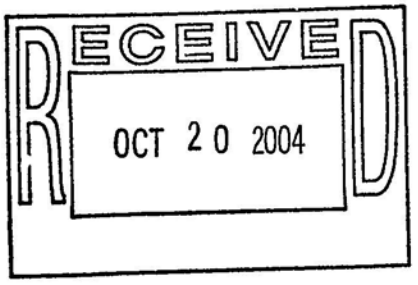
total: 170.30
count: 11
average: 15.49
Maximum Allowable Height: 17' 6

DAR
8.22.03

Text **Arcvw**
Building rooflines
C
L
N
NA
NON
NR
S
Sfparcll.shp
Hdist.shp

N
W
E
S

LORN TRYK ARCHITECTS



October 20, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are submitting additional details for final approval of a 7 unit residential compound. The project has already received final approval, with the condition that we return to the Board with architectural details.

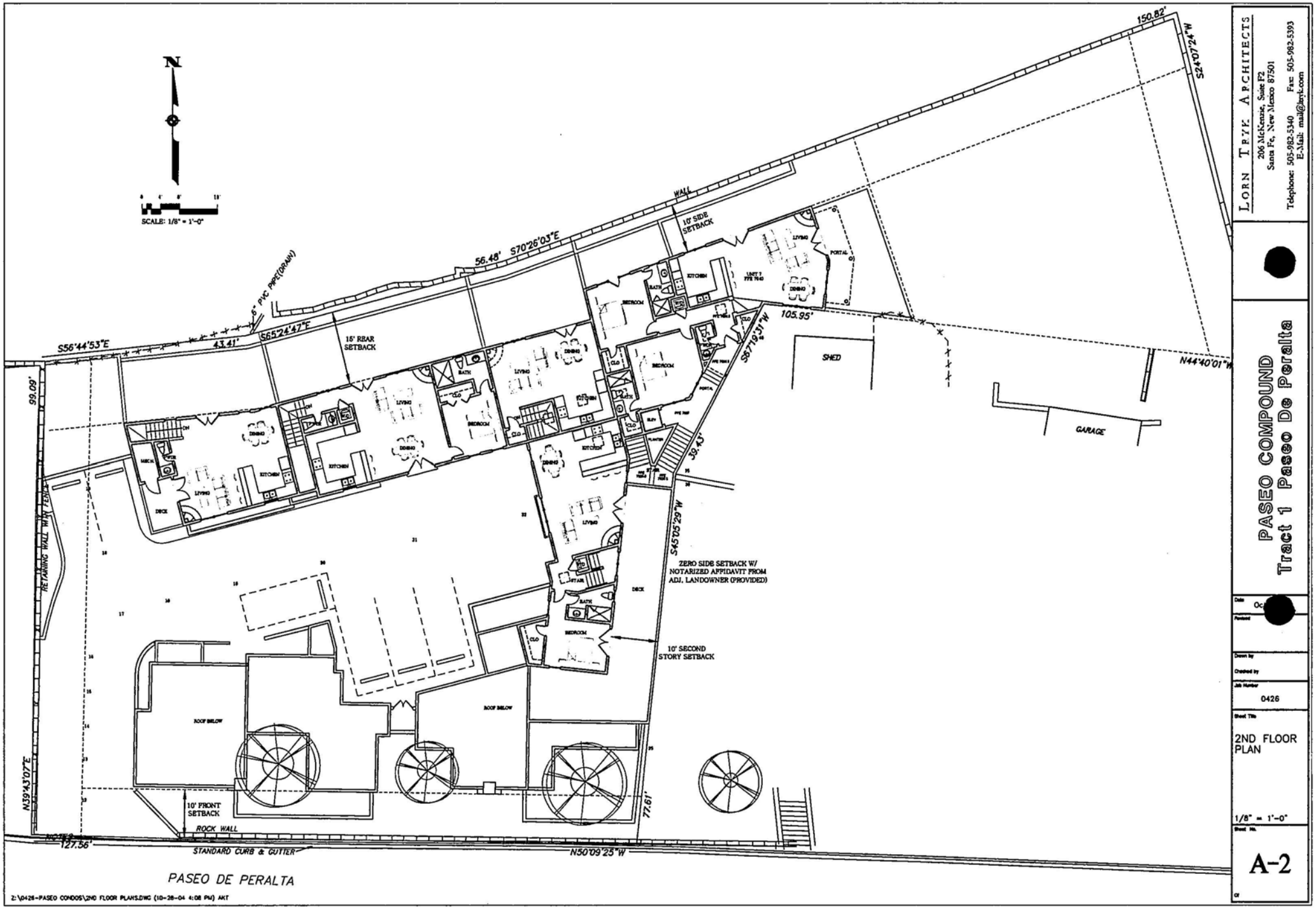
The enclosed drawings contain information on finishes, lighting and details of windows, railings, doors and other exterior features.

Thank you for your consideration.

Sincerely,

Lorn C. Tryk

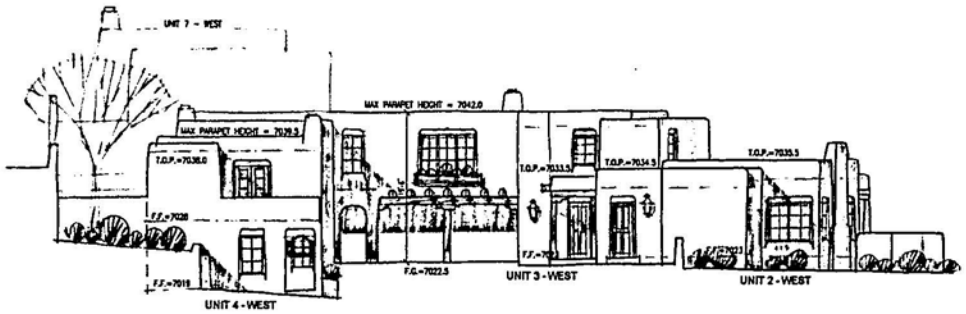
206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

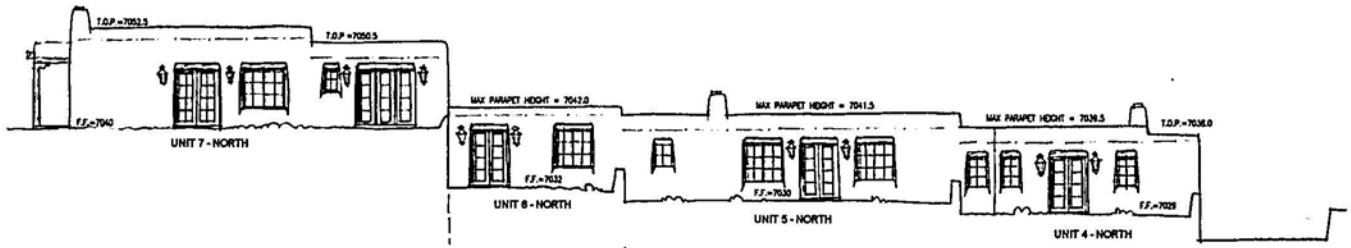


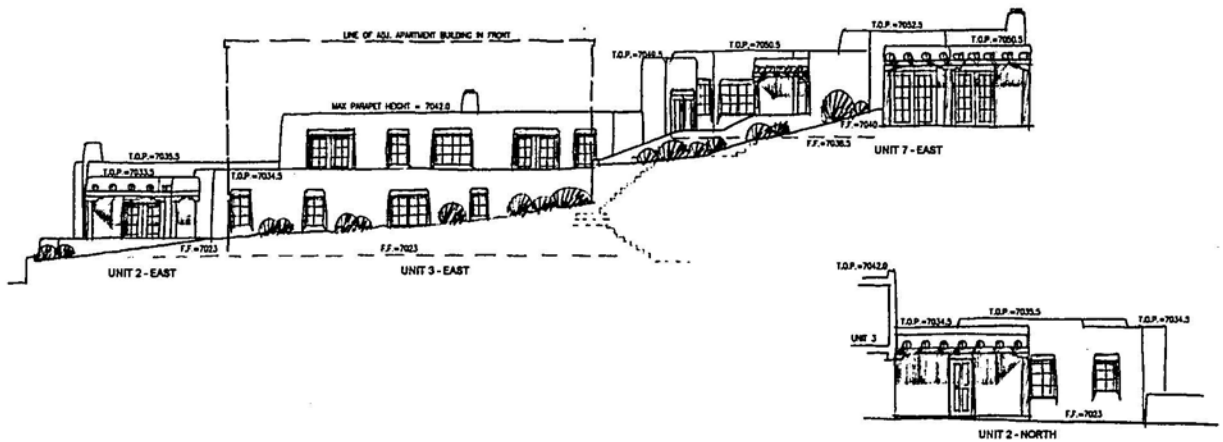
LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@tryk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Oc
Revised
Drawn by
Checked by
Job Number: 0426
Sheet Title: 2ND FLOOR PLAN
1/8" = 1'-0"
Sheet No.: A-2
Of





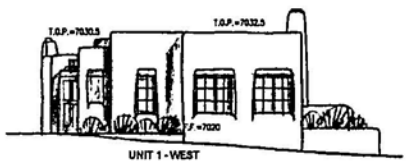


LORN TYPE ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorntc.com

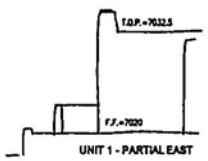
PASEO COMPOUND
Tract 1 Paseo De Peralta

Date Oct
Printed
Drawn by
Checked by
Job Number 0426
Sheet Title ELEVATIONS
1/8" = 1'-0"
Sheet No. 01

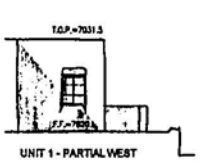
Z:\0426-PASEO CONDOS\HAND ELEVS.DWG (10-28-04 2:22 PM) AKT



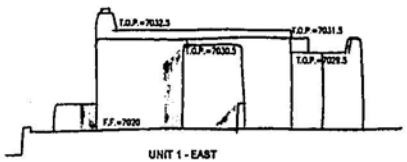
UNIT 1 - WEST



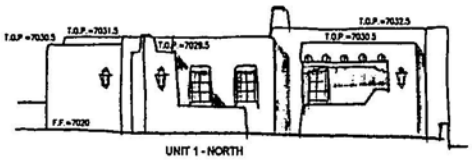
UNIT 1 - PARTIAL EAST



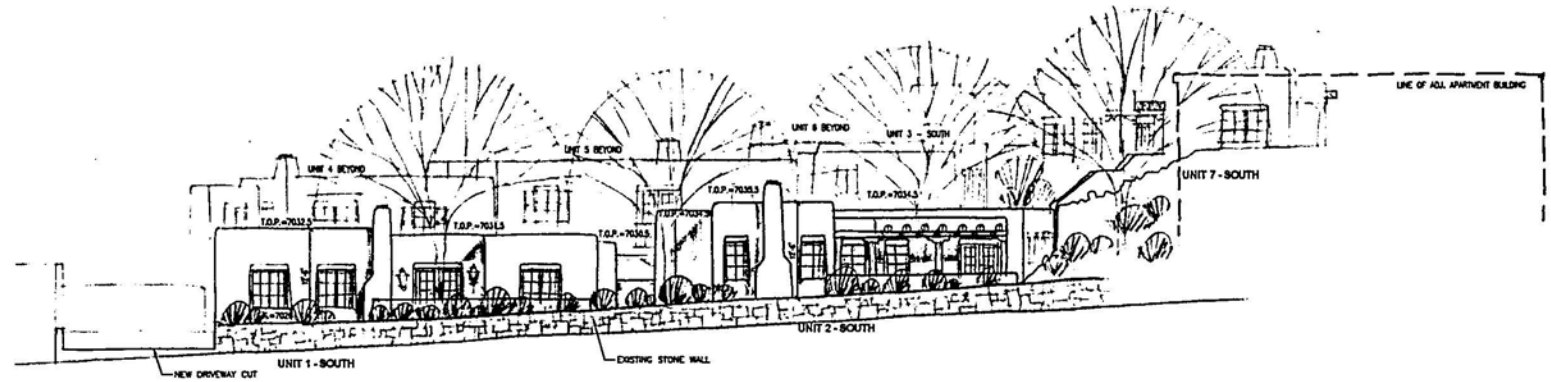
UNIT 1 - PARTIAL WEST



UNIT 1 - EAST

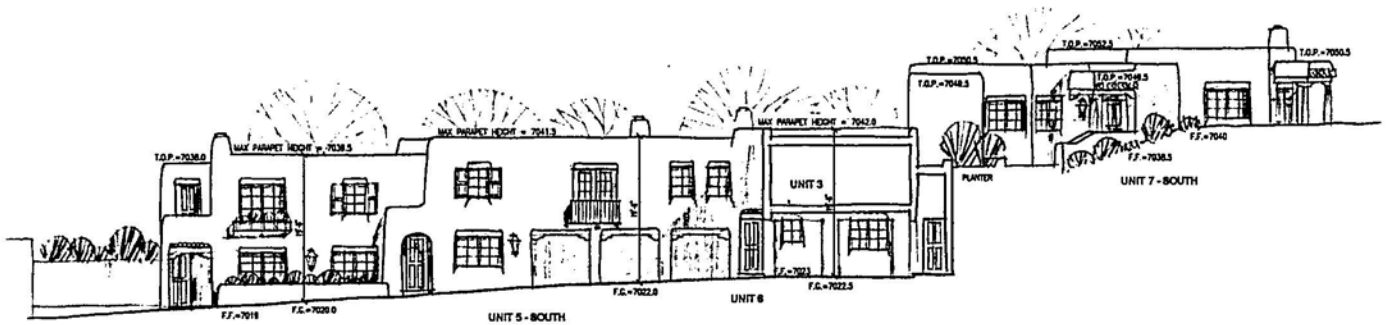


UNIT 1 - NORTH



STREET ELEVATION

1/8" = 1'-0"



EXTERIOR COLORS:

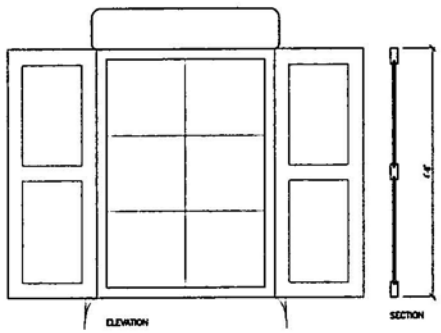
STUCCO =	STO PECOS
WINDOWS =	PELLA TAN
FRENCH DOORS =	PELLA TAN
WOOD STAIN =	MEDIUM BROWN

LORN TYZK ARCHITECTS
206 McKenzie, Suite P2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorntyzk.com

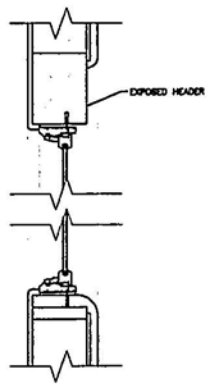
PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Oc
Revised
Drawn by
Checked by
Job Number: 0426
Sheet Title: ELEVATIONS
1/8" = 1'-0"
Sheet No.
Of

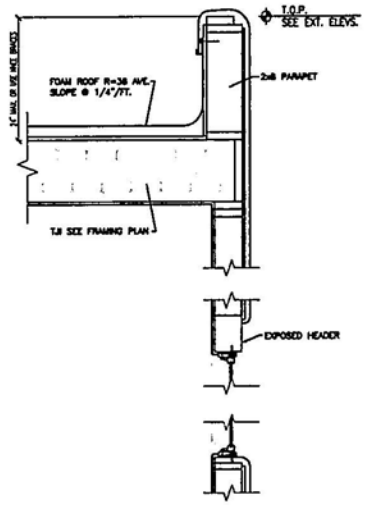
Z:\0426-PASEO CONDOS\HAND ELEVS.DWG (10-28-04 2:21 PM) AKT

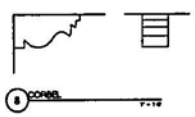


9 WINDOW SHUTTERS

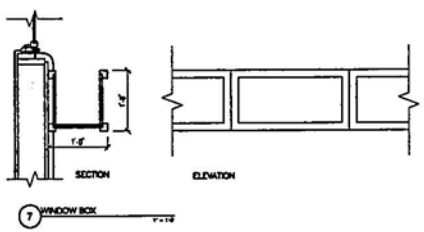


4 WINDOW DETAIL

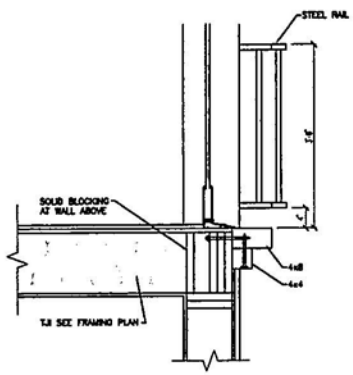




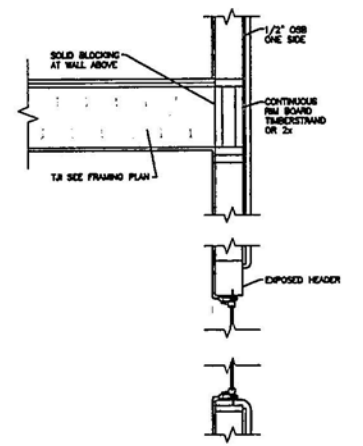
8 CORBEL

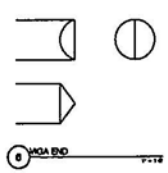


7 WINDOW BOX

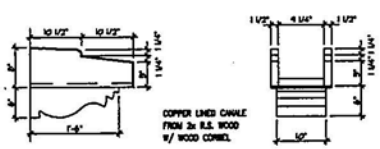


3 BALCONY SECTION





6 VIGA END



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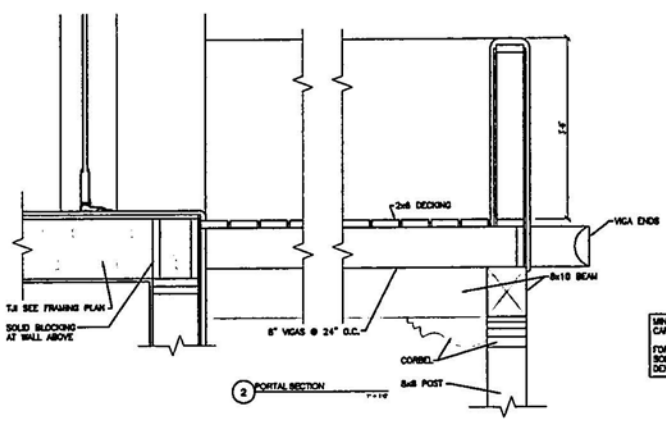
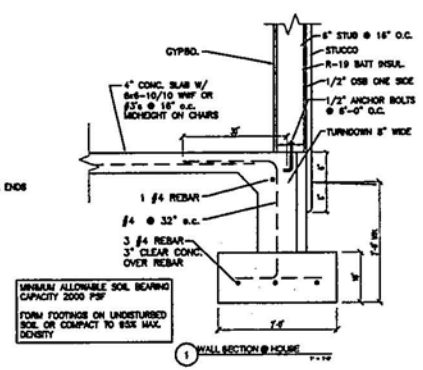


2 PORTAL SECTION



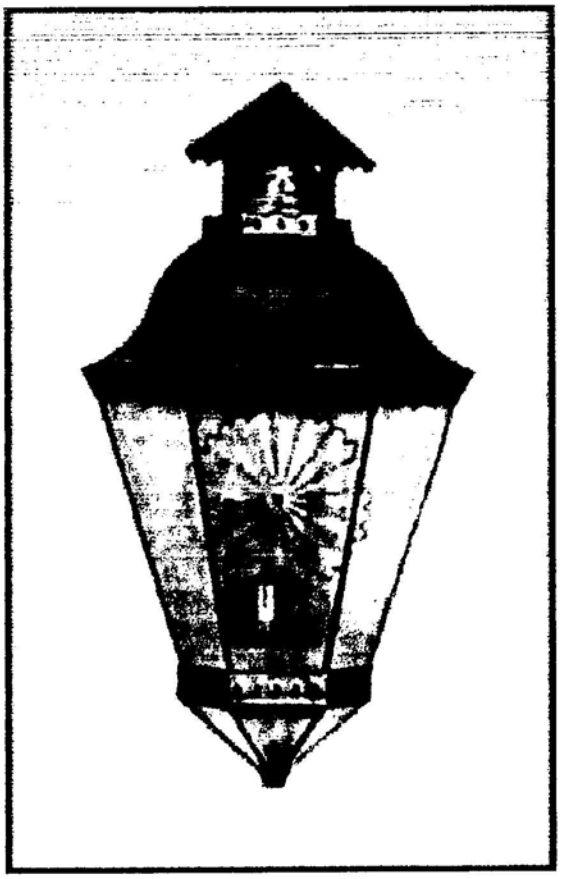
1 WALL SECTION @ HOUSE

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@trykarch.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Oct
Revised
Drawn by
Checked by
Job Number: 0426
Sheet Title: DETAILS
1" = 1'-0"
Sheet No.
of

Z:\0426-PASEO CONDOS\DETAILS.DWG (10-28-04 6:25 PM) AKT

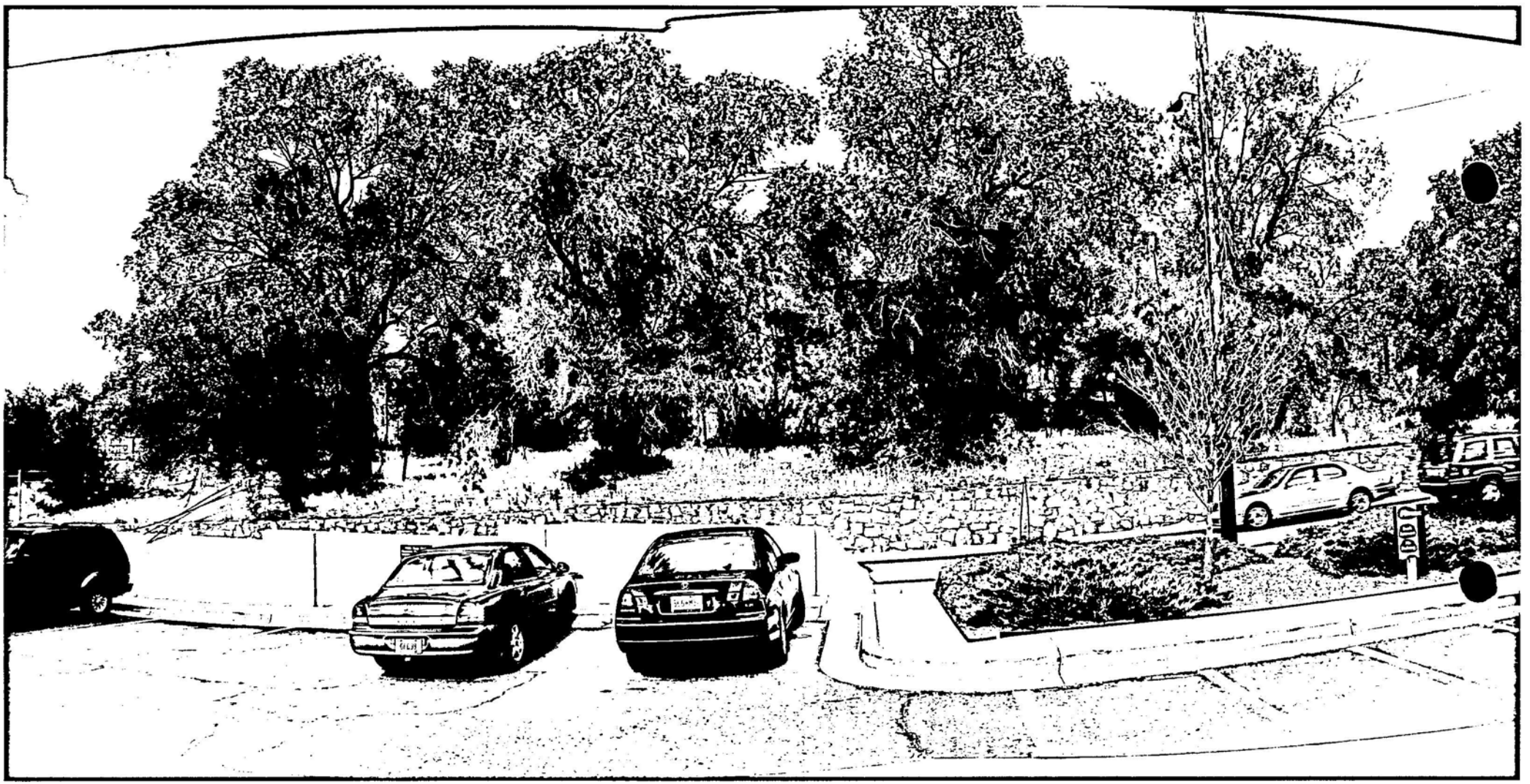


wall mounted

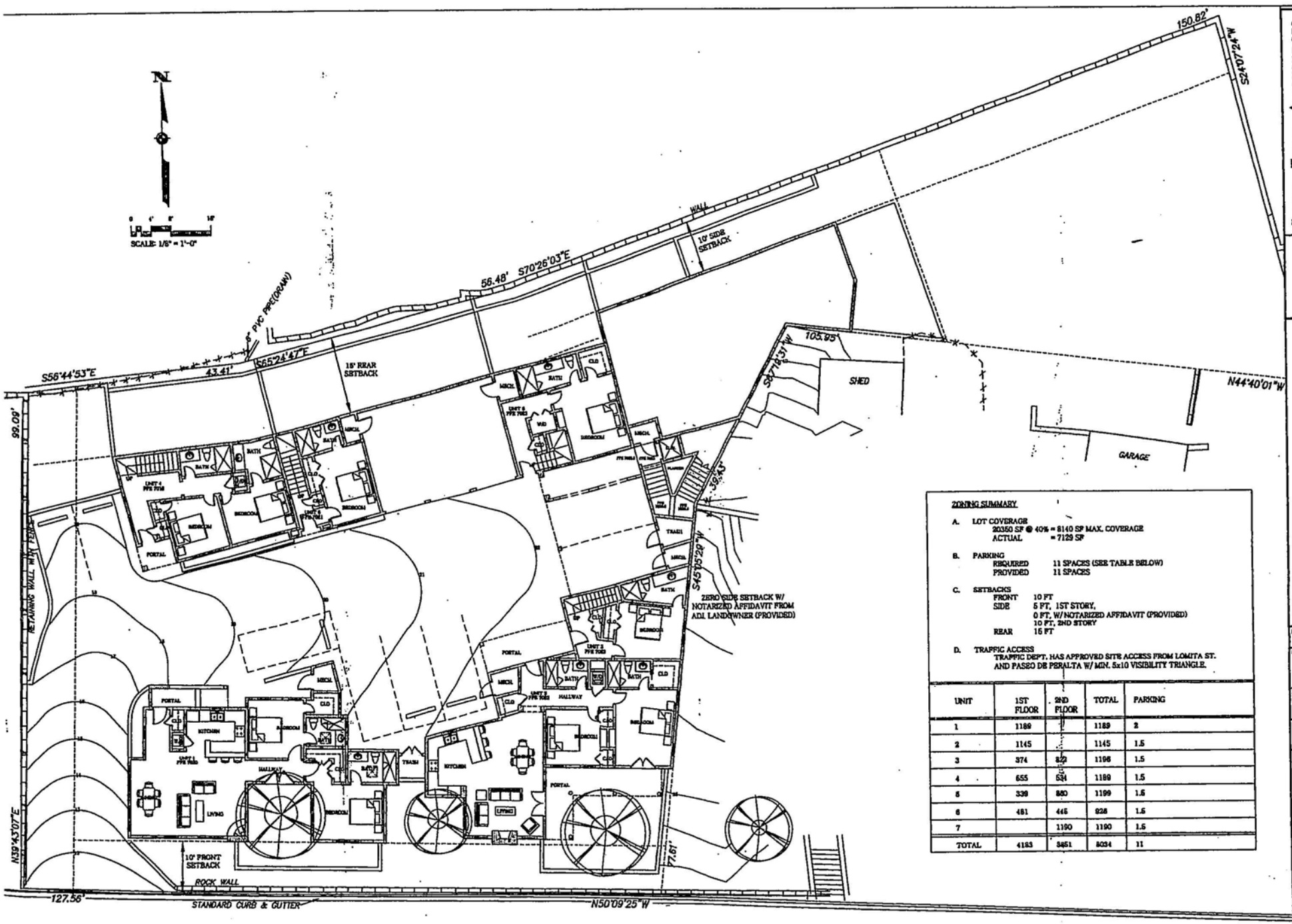
Nuevo Mexico

21" x 13"

copper oxide
or
pewter



VIEW OF SITE FROM WELLS FARGO PARKING LOT
NOTE 4 SIGNIFICANT TREES AND STONE WALL.
APARTMENT BUILDING AT 515 PASEO ON RIGHT BEHIND TREES.



ZONING SUMMARY

A. LOT COVERAGE
20350 SF @ 40% = 8140 SF MAX. COVERAGE
ACTUAL = 7129 SF

B. PARKING
REQUIRED 11 SPACES (SEE TABLE BELOW)
PROVIDED 11 SPACES

C. SETBACKS
FRONT 10 FT
SIDE 5 FT, 1ST STORY,
0 FT, W/NOTARIZED AFFIDAVIT (PROVIDED)
10 FT, 2ND STORY
REAR 15 FT

D. TRAFFIC ACCESS
TRAFFIC DEPT. HAS APPROVED SITE ACCESS FROM LOMITA ST. AND PASEO DE PERALTA W/ MIN. 5x10 VISIBILITY TRIANGLE.

UNIT	1ST FLOOR	2ND FLOOR	TOTAL	PARKING
1	1189		1189	2
2	1145		1145	1.5
3	374	822	1196	1.5
4	655	534	1189	1.5
5	330	880	1199	1.5
6	481	445	926	1.5
7		1190	1190	1.5
TOTAL	4183	5451	8034	11

— PREVIOUSLY H BOARD APPROVED —

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltryk.com

PASEO COMPOUND
Lot 1 Paseo De Peralta

Date: Oct 28,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: SITE PLAN/ 1ST FLOOR PLAN
1/8" = 1'-0"
Sheet No.: A-1

COMMON OPEN SPACE

DENOTES COMMON OPEN SPACE:
TOTAL REQUIRED FOR PROJECT: (7)UNITS X 250 = 1750 S.F.
1ST FLOOR PROVIDED = 1,342 S.F.
1ST FLOOR PROVIDED (LEGAL)= 519 S.F.
2ND FLOOR PROVIDED = 2,783 S.F.
2ND FLOOR PROVIDED (LEGAL)= 2,307 S.F.

TOTAL LEGAL COMMON OPEN SPACE PROVIDED = 2,826 S.F.

PRIVATE OPEN SPACE

DENOTES PRIVATE OPEN SPACE:
TOTAL REQUIRED = 0.0 S.F.
1ST FLOOR PROVIDED = 805 S.F.
2ND FLOOR PROVIDED = 739 S.F.

TOTAL PRIVATE OPEN SPACE PROVIDED = 1,544 S.F.

GENERAL NOTES:

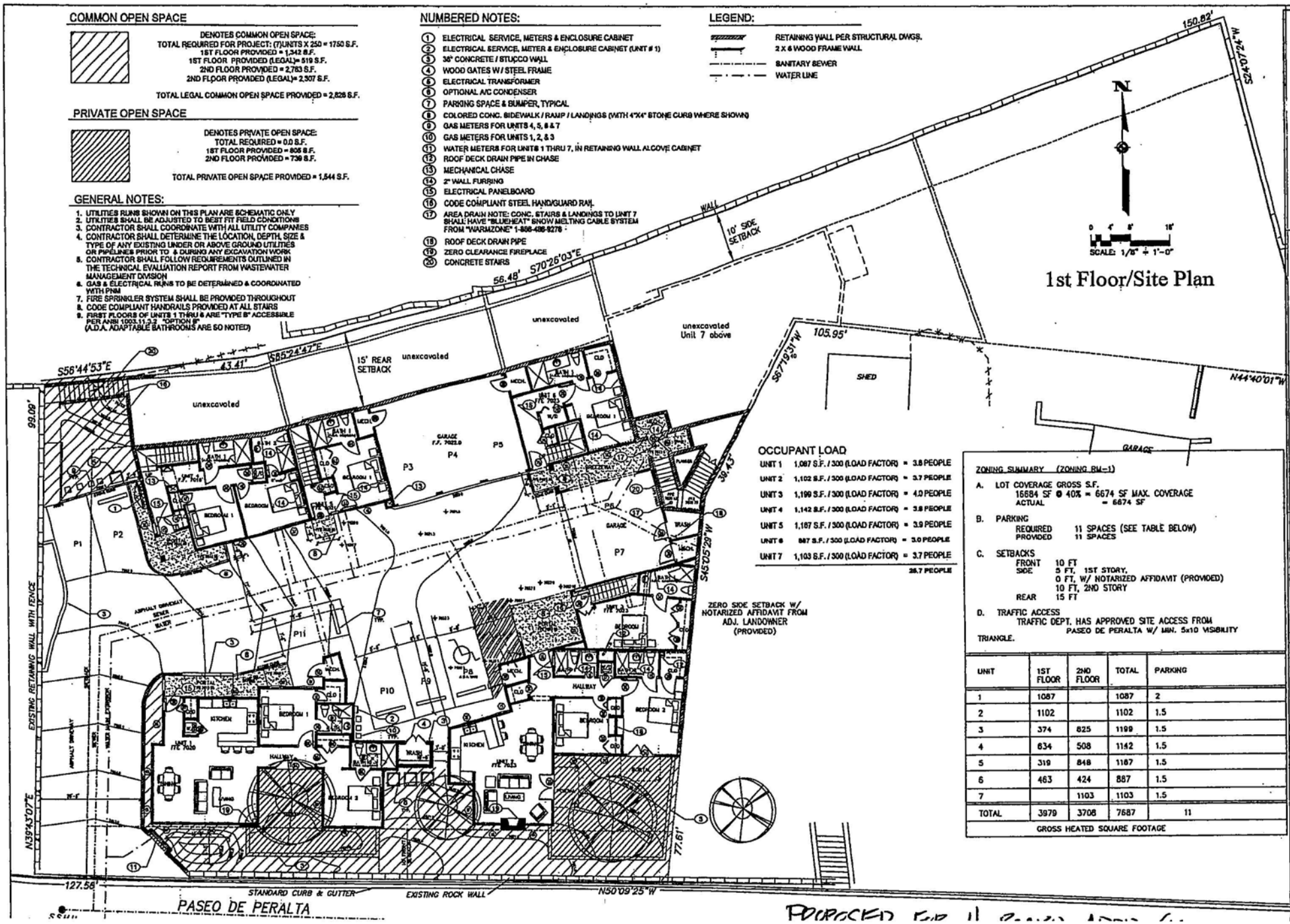
1. UTILITIES RUNS SHOWN ON THIS PLAN ARE SCHEMATIC ONLY
2. UTILITIES SHALL BE ADJUSTED TO BEST FIT FIELD CONDITIONS
3. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES
4. CONTRACTOR SHALL DETERMINE THE LOCATION, DEPTH, SIZE & TYPE OF ANY EXISTING UNDER OR ABOVE GROUND UTILITIES OR PIPELINES PRIOR TO & DURING ANY EXCAVATION WORK
5. CONTRACTOR SHALL FOLLOW REQUIREMENTS OUTLINED IN THE TECHNICAL EVALUATION REPORT FROM WASTEWATER MANAGEMENT DIVISION
6. GAS & ELECTRICAL RUNS TO BE DETERMINED & COORDINATED WITH PNM
7. FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT
8. CODE COMPLIANT HANDRAILS PROVIDED AT ALL STAIRS
9. FIRST FLOORS OF UNITS 1 THRU 6 ARE "TYPE B" ACCESSIBLE PER ANSI 1003.11.3.2 "OPTION B" (A.D.A. ADAPTABLE BATHROOMS ARE SO NOTED)

NUMBERED NOTES:

1. ELECTRICAL SERVICE, METERS & ENCLOSURE CABINET
2. ELECTRICAL SERVICE, METER & ENCLOSURE CABINET (UNIT # 1)
3. 36" CONCRETE / STUCCO WALL
4. WOOD GATES W/ STEEL FRAME
5. ELECTRICAL TRANSFORMER
6. OPTIONAL A/C CONDENSER
7. PARKING SPACE & BUMPER, TYPICAL
8. COLORED CONC. SIDEWALK / RAMP / LANDINGS (WITH 4"X4" STONE CURB WHERE SHOWN)
9. GAS METERS FOR UNITS 4, 5, 6 & 7
10. GAS METERS FOR UNITS 1, 2, & 3
11. WATER METERS FOR UNITS 1 THRU 7, IN RETAINING WALL ALCOVE CABINET
12. ROOF DECK DRAIN PIPE IN CHASE
13. MECHANICAL CHASE
14. 2" WALL FURRING
15. ELECTRICAL PANELBOARD
16. CODE COMPLIANT STEEL HANDGUARD RAIL
17. AREA DRAIN NOTE: CONC. STAIRS & LANDINGS TO UNIT 7 SHALL HAVE "BLUEHEAT" SNOW MELTING CABLE SYSTEM FROM "WARMZONE" 1-888-498-9276
18. ROOF DECK DRAIN PIPE
19. ZERO CLEARANCE FIREPLACE
20. CONCRETE STAIRS

LEGEND:

- RETAINING WALL PER STRUCTURAL DWGS.
- 2 X 6 WOOD FRAME WALL
- SANITARY SEWER
- WATER LINE



OCCUPANT LOAD

UNIT 1	1,087 S.F. / 300 (LOAD FACTOR) =	3.6 PEOPLE
UNIT 2	1,102 S.F. / 300 (LOAD FACTOR) =	3.7 PEOPLE
UNIT 3	1,199 S.F. / 300 (LOAD FACTOR) =	4.0 PEOPLE
UNIT 4	1,142 S.F. / 300 (LOAD FACTOR) =	3.8 PEOPLE
UNIT 5	1,167 S.F. / 300 (LOAD FACTOR) =	3.9 PEOPLE
UNIT 6	887 S.F. / 300 (LOAD FACTOR) =	3.0 PEOPLE
UNIT 7	1,103 S.F. / 300 (LOAD FACTOR) =	3.7 PEOPLE
		25.7 PEOPLE

ZONING SUMMARY (ZONING RM-1)

A. LOT COVERAGE GROSS S.F.
16684 SF @ 40% = 6674 SF MAX. COVERAGE
ACTUAL = 6674 SF

B. PARKING
REQUIRED 11 SPACES (SEE TABLE BELOW)
PROVIDED 11 SPACES

C. SETBACKS
FRONT 10 FT
SIDE 5 FT, 1ST STORY,
0 FT, W/ NOTARIZED AFFIDAVIT (PROVIDED)
10 FT, 2ND STORY
REAR 15 FT

D. TRAFFIC ACCESS
TRAFFIC DEPT. HAS APPROVED SITE ACCESS FROM PASEO DE PERALTA W/ MIN. 5x10 VISIBILITY TRIANGLE.

UNIT	1ST FLOOR	2ND FLOOR	TOTAL	PARKING
1	1087		1087	2
2	1102		1102	1.5
3	374	825	1199	1.5
4	634	508	1142	1.5
5	319	848	1167	1.5
6	463	424	887	1.5
7		1103	1103	1.5
TOTAL	3979	3708	7687	11
GROSS HEATED SQUARE FOOTAGE				

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CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office: (505) 986-8060 NM Lic. # 29666 . Fax: (505) 986-8340

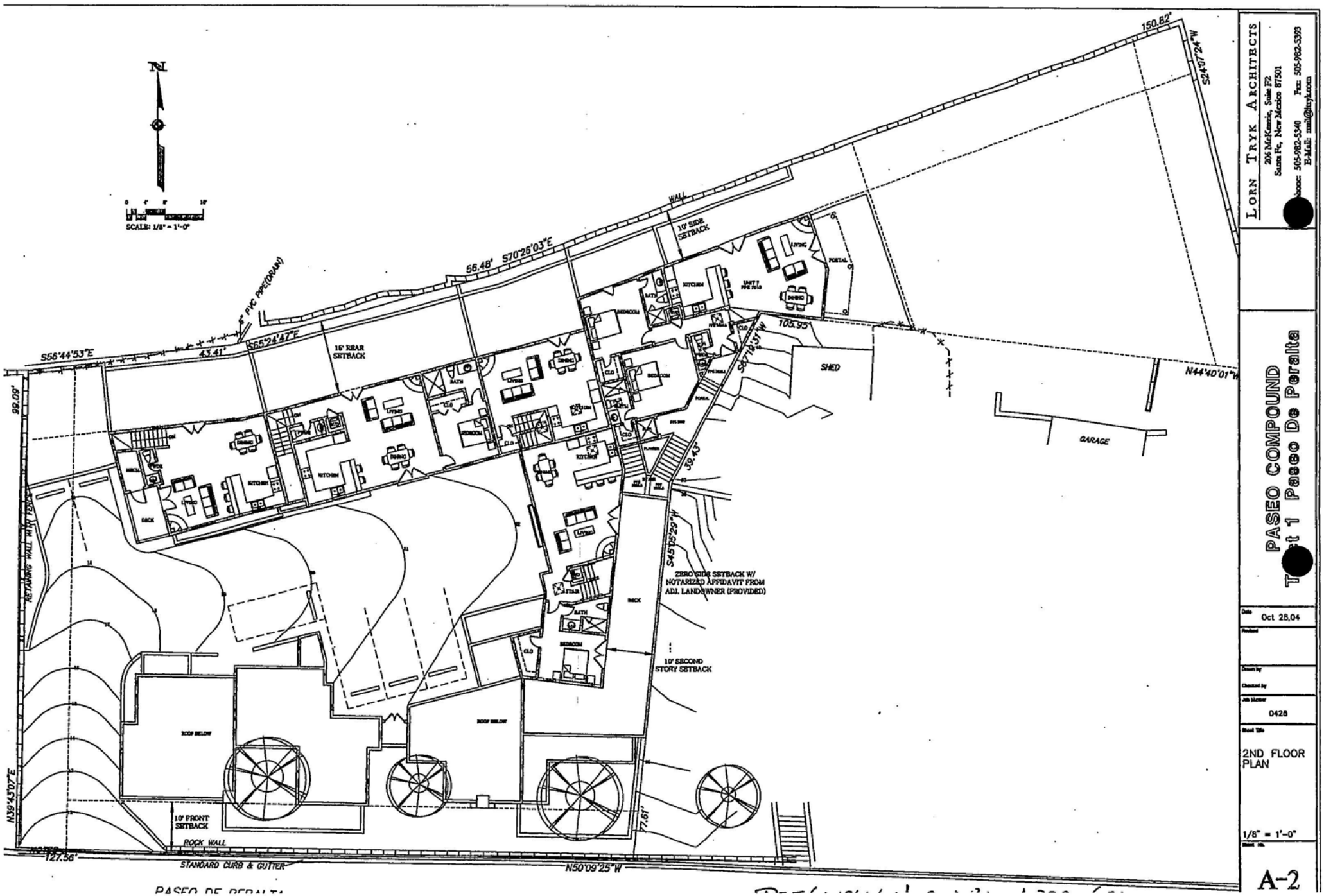
1ST FLOOR/SITE PLAN

PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, N.M.

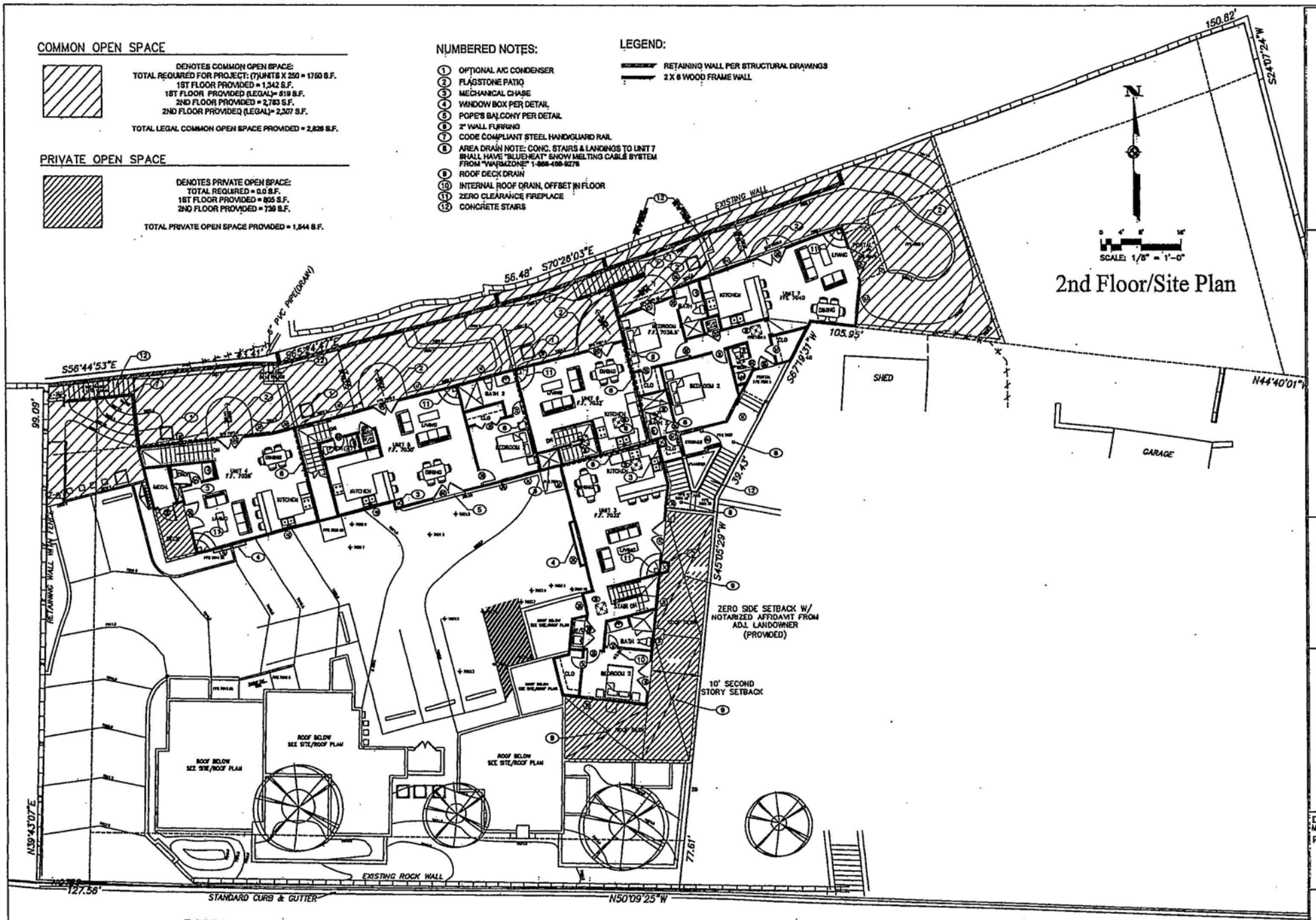
DATE: June 2005
REVISION:

A2

PROPOSED FOR H-BOARD APPROVAL



— PREVIOUSLY H-BOARD APPROVED —



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Office: (505) 986-8060 NM Lic. # 29666 Fax (505) 986-8340

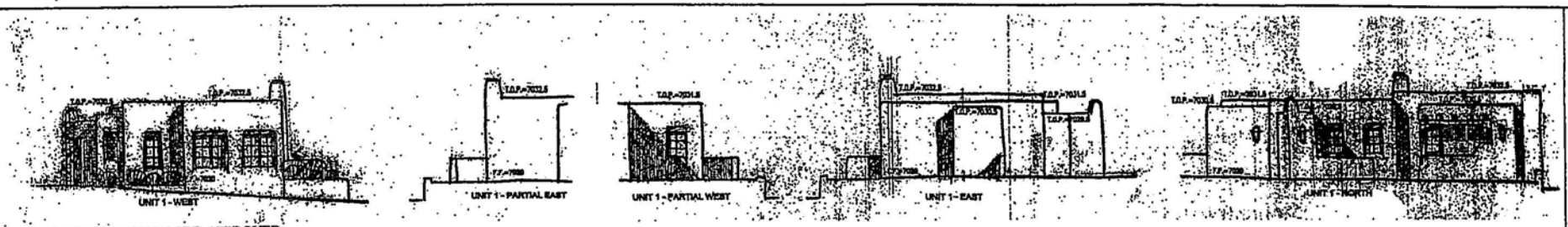
2ND FLOOR/SITE PLAN

PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, N.M.

DATE: May 2005
REVISION:

A3

- PROPOSED FOR H-BOARD APPROVAL



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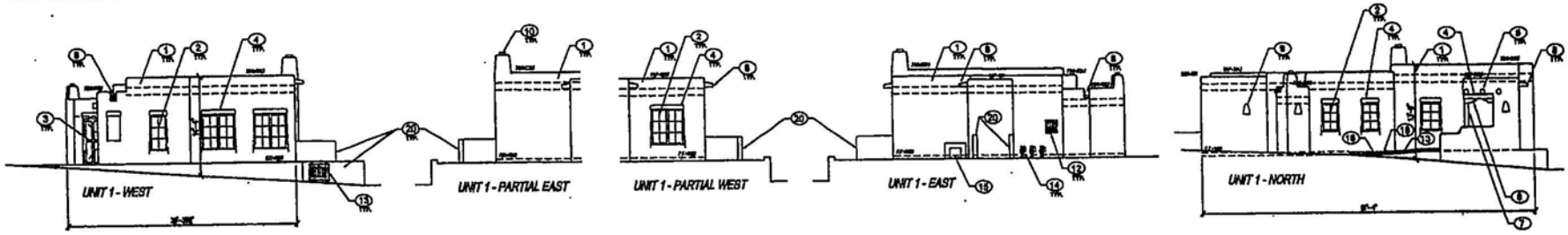

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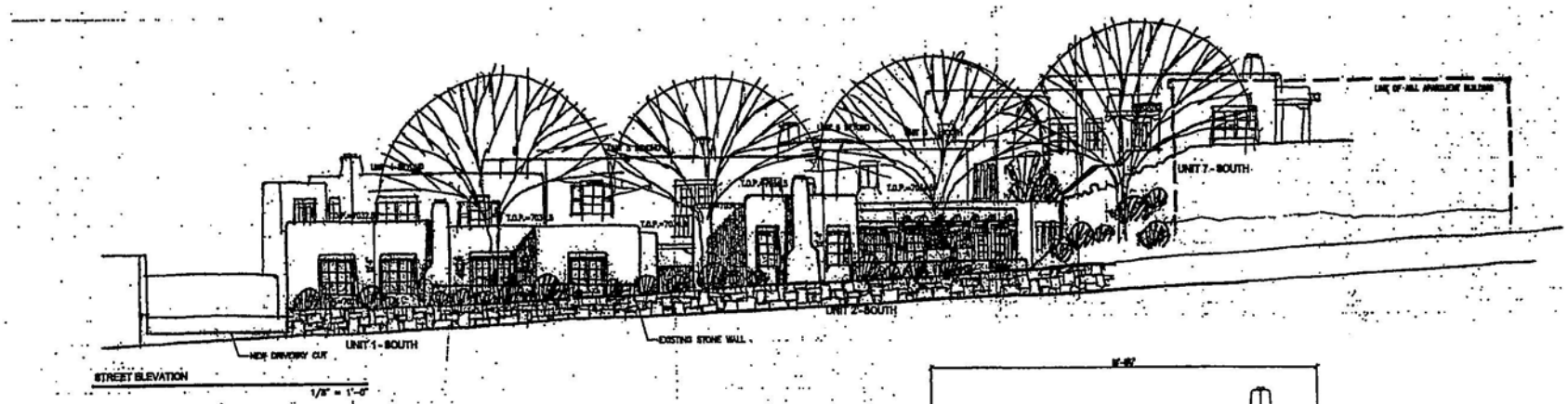

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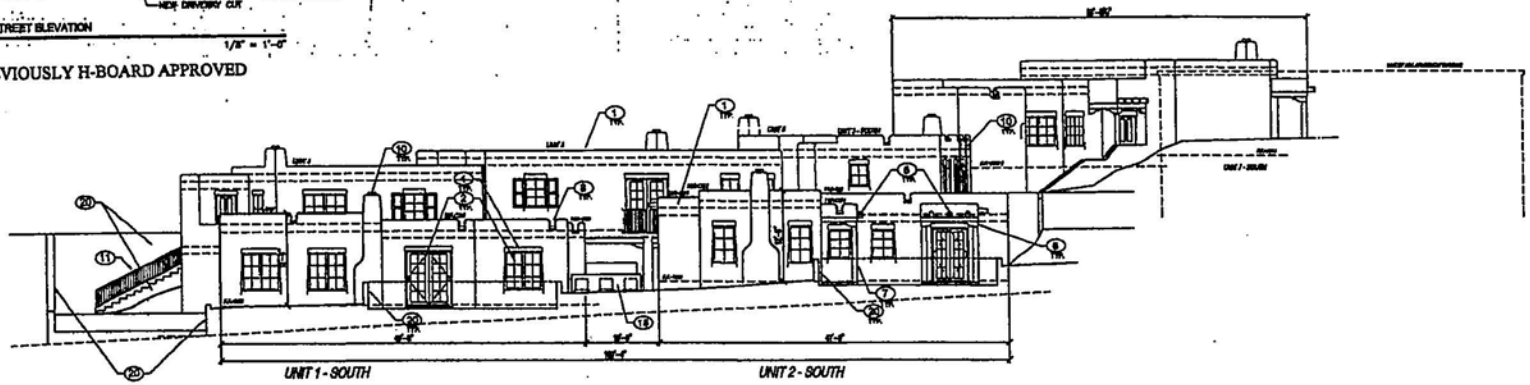

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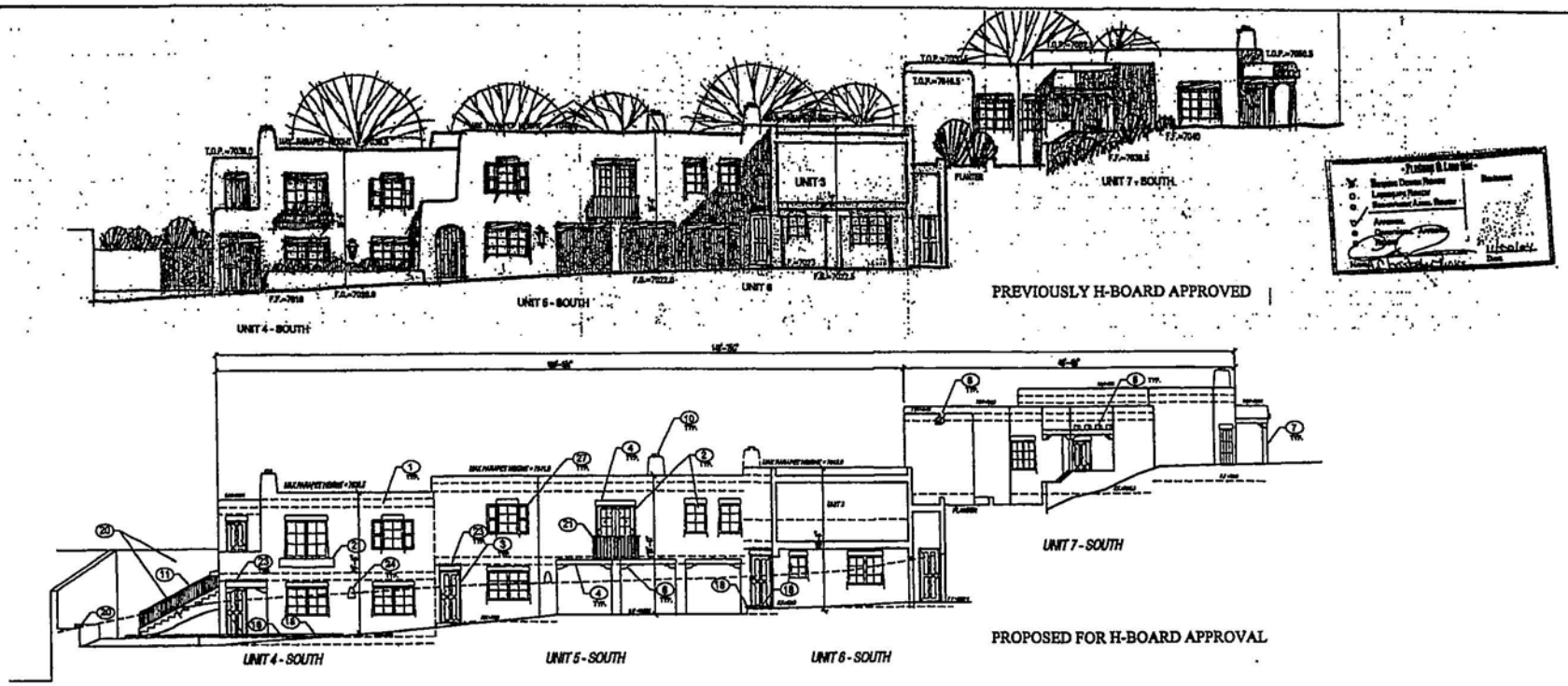
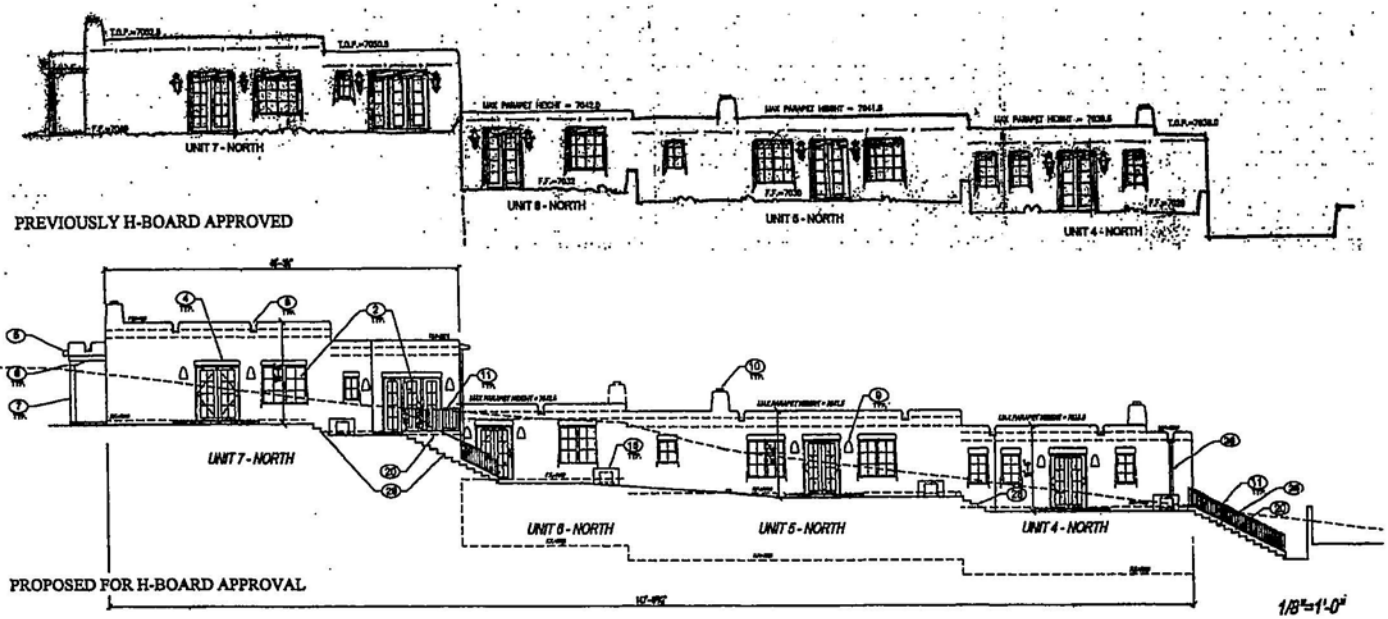
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office: (505) 986-8660 NM Lic. # 29666 (505) 986-8340

EXTERIOR ELEVATIONS

PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, N.M.

DATE: August 2005
REVISION:





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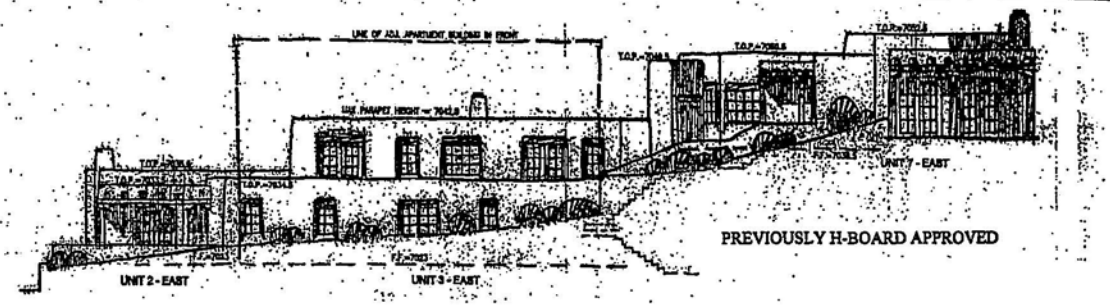
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office: (505) 986-8060 NM Lic. # 29[redacted] (505) 986-8340

EXTERIOR ELEVATIONS

PASEO COMPOUND
515 Paseo de Peralta
Santa Fe[redacted]

DATE: August 2005
REVISION:



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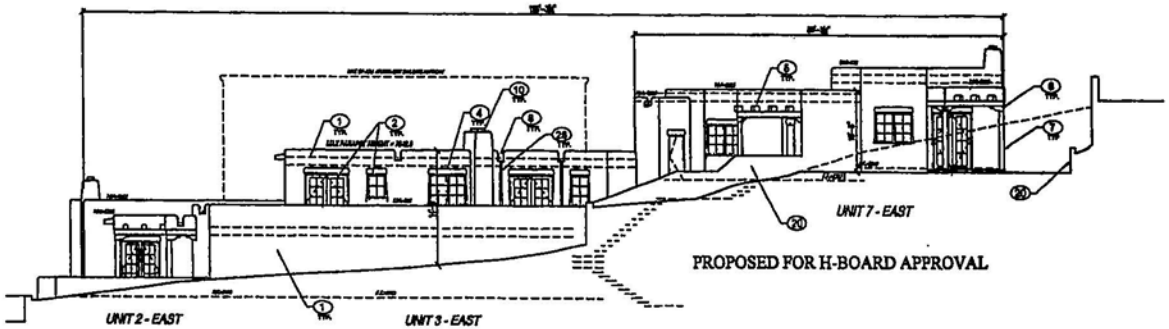

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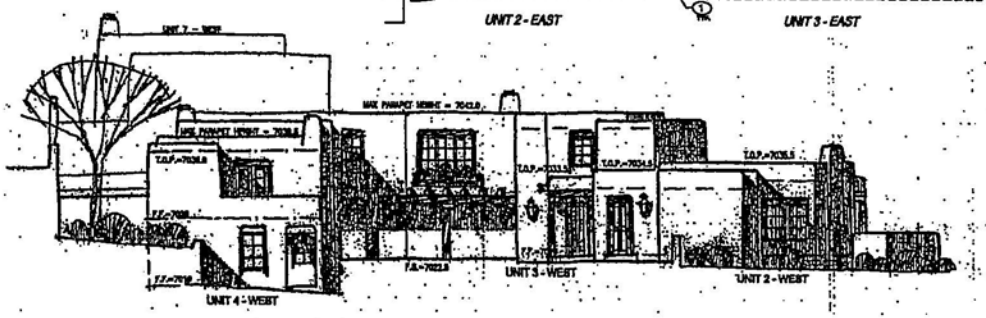

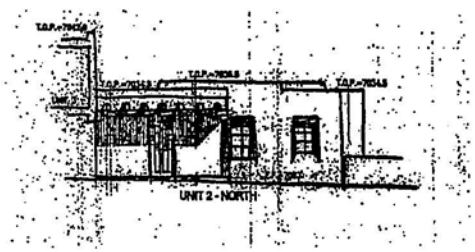

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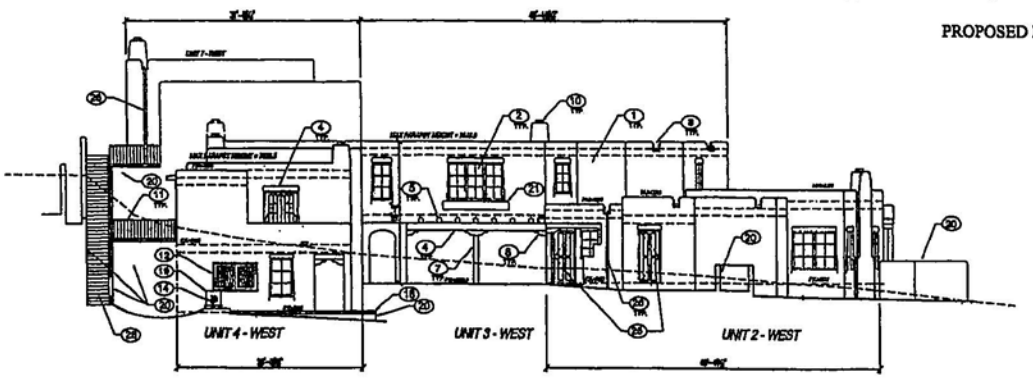

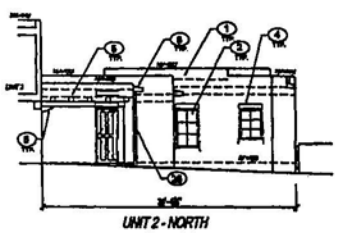

1/8"=1'-0"

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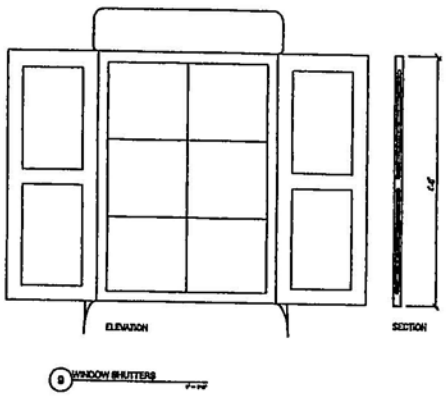
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office: (505) 986-8060 NM Lic. #29666 (505) 986-8340

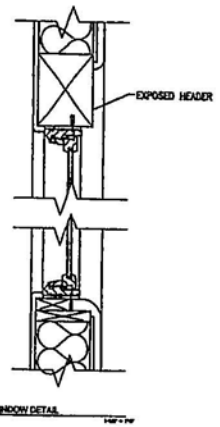
EXTERIOR ELEVATIONS

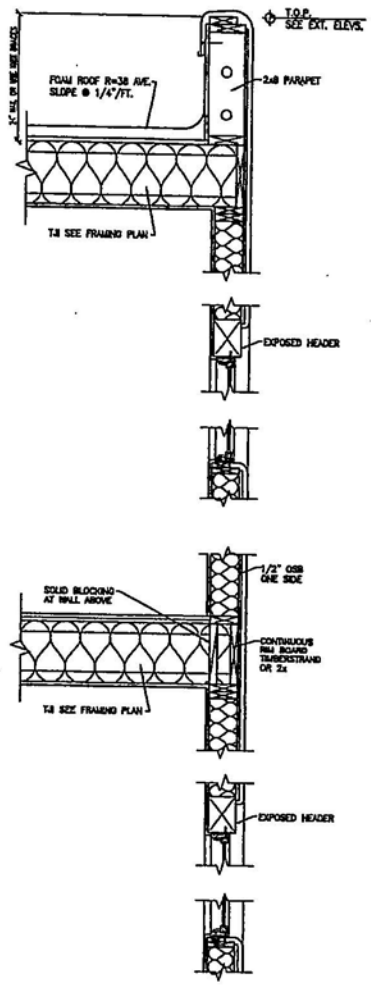
PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, NM

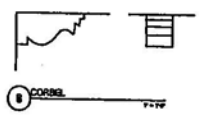
DATE:
August 2005
REVISION:

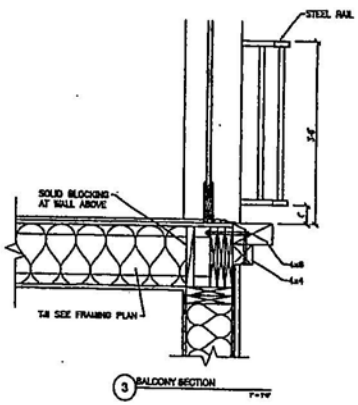
— PREVIOUSLY H-BOARD APPROVED —

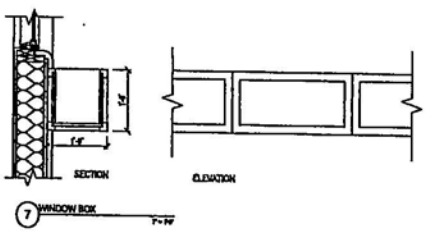


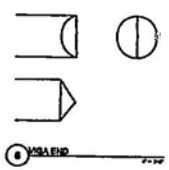


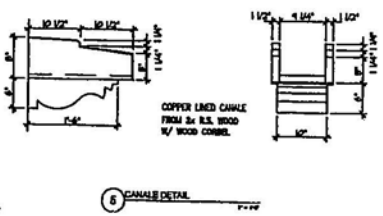


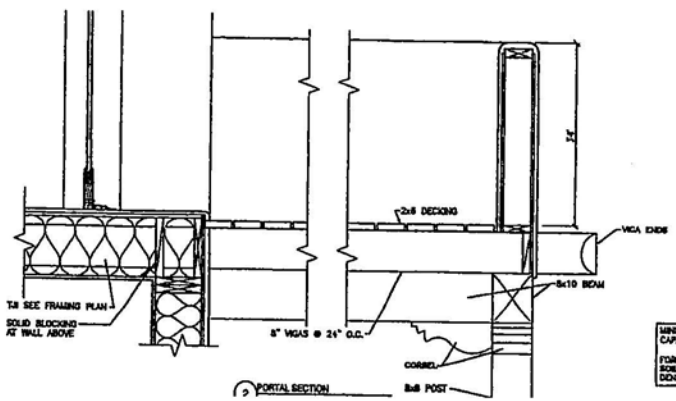


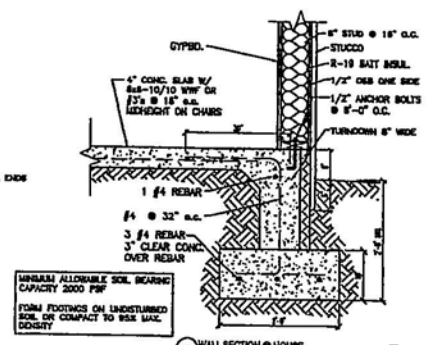












LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Phone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@trykarch.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Oct 25,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: DETAILS
1" = 1'-0"
Sheet No.

TYPICAL NUMBERED NOTES:

1. STUCCO (COLOR - "PECOS" BY "STO")
2. ALUMINUM CLAD WOOD WINDOWS & PATIO DOORS (COLOR - "PELLA TAN" OR MATCH)
3. STAINED WOOD ENTRY DOORS (MEDIUM BROWN)
4. STAINED WOOD BEAMS (MEDIUM BROWN)
5. STAINED WOOD VIGAS (MEDIUM BROWN)
6. STAINED WOOD CORBEL (MEDIUM BROWN)
7. STAINED WOOD POSTS (MEDIUM BROWN)
8. STAINED WOOD CANALE (MEDIUM BROWN) PER DETAIL
9. WALL SCONCE "ARTESANOS NEUVO MEXICO"
10. CHIMNEY CAP
11. STEEL HAND / GUARD RAIL
12. STAINED WOOD ELECT. METER CABINET (MEDIUM BROWN)
13. STAINED WOOD WATER METER CABINET (MEDIUM BROWN)
14. GAS METER
15. BUYERS OPTIONAL A/C CONDENSING UNIT (WITH MEDIUM BROWN STAINED CEDAR SCREEN)
16. CONCRETE LANDING
17. CONCRETE RAMP 1:12 MAX
18. STONE CAP
19. ELECTRICAL TRANSFORMER
20. CONCRETE / STUCCO WALL
21. WINDOW BOX PER DETAIL
22. POPE'S BALCONY PER DETAIL
23. STAINED VIGA OVERHANG (MEDIUM BROWN)
24. WALL SCONCE - "ARTESANOS NUEVO MEXICO"
25. STAINED WOOD ENTRY DOOR (MEDIUM BROWN)
26. COPPER DOWNSPOUT
27. STAINED WOOD WINDOW SHUTTER (MEDIUM BROWN)
28. CONCRETE STEPS

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Territorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. This Board approved the proposal for seven residential Units, the site plan, building footprints, and elevations on September 28, 2004 with the condition that architectural details be submitted for review at a later date. Now, the applicant is seeking approval of these details.

The buildings are designed in the Spanish-Pueblo Revival Style. The stucco-finished buildings will have battered and rounded parapets and rounded corners. Copper-lined canales will have carved corbel supports.

Portals will have exposed wooden headers, carved corbels, and viga posts. Exposed viga ends will be chisel-cut in vertical orientation.

Porches will have stucco-finished 3' high walls and 2" x 6" wooden decking.

The balcony on Unit 5 will have 32" high simple square-rod steel railings.

Doors will be true-divided light or wooden panel with exposed wooden headers.

Windows will be true-divided light with exposed wooden headers. Sills will be stucco-finished bevels. Window shutters on Units 4 and 5 will be 1-over-1 wood panel. Window boxes on Units 3 and 4 will be 1' high and 1' deep with a simple panel design. They will be slightly wider than the windows and mounted below the sills.

Exterior lights will be Artesanos wall-mounted Nuevo Mexico design. They are 21" high x 13" wide and finished in either a copper oxide or pewter color.

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Jim Romero, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Construct a residential compound of seven units at a total of 10,168 sq. ft. to the maximum allowable height of 17'6" plus 2 additional feet per Board approval. An exception is requested to partiallly demolish an historic stone wall per (Section 14-5.2 (D,1,a)).
Project number: 04-10100114
Case number: H-04-114
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 515 Paseo de Peralta, Tract 1

PROJECT NAMES:

OW - Erik Fuentes
Lamy, NM 87540

#10 Camino Caballos Spur
505-660-8320

AP - Lorn C. Tryk
Santa Fe, NM 87501-1888

206 McKenzie St., Suite F-2
505-982-5340

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on September 28, 2004, acted on the above referenced case. The decision of the board was to approve your request with the following conditions: 1) that rock from the demolished section of the historic streetscape wall should be installed in the pavement along the original footprint; 2) that the new wall differ from the historic wall rather than mimic it; and 3) that architectural details be submitted for Board approval before a building permit is issued.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

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

City of Santa Fe, New Mexico

memo

DATE: November 9, 2004

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director RL

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/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
_x_ Historic Survey Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: Board Action letter	____ Photographs
	_x_ Other: Details

STAFF RECOMMENDATION:

Staff recommends approval of this application complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

SS001.PM5 - 7/95

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Architectural details for a residential compound of seven units, previously approved by the HDRB.
Project number: 04-10100114
Case number: H-04-114
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 515 Paseo de Peralta, Tract 1

PROJECT NAMES:

OW - Erik Fuentes
Lamy, NM 87540

#10 Camino Caballos Spur
505-660-8320

AP - Lorn C. Tryk
Santa Fe, NM 87501-1888

206 McKenzie St., Ste. F-2
505-982-5340

BOARD ACTION

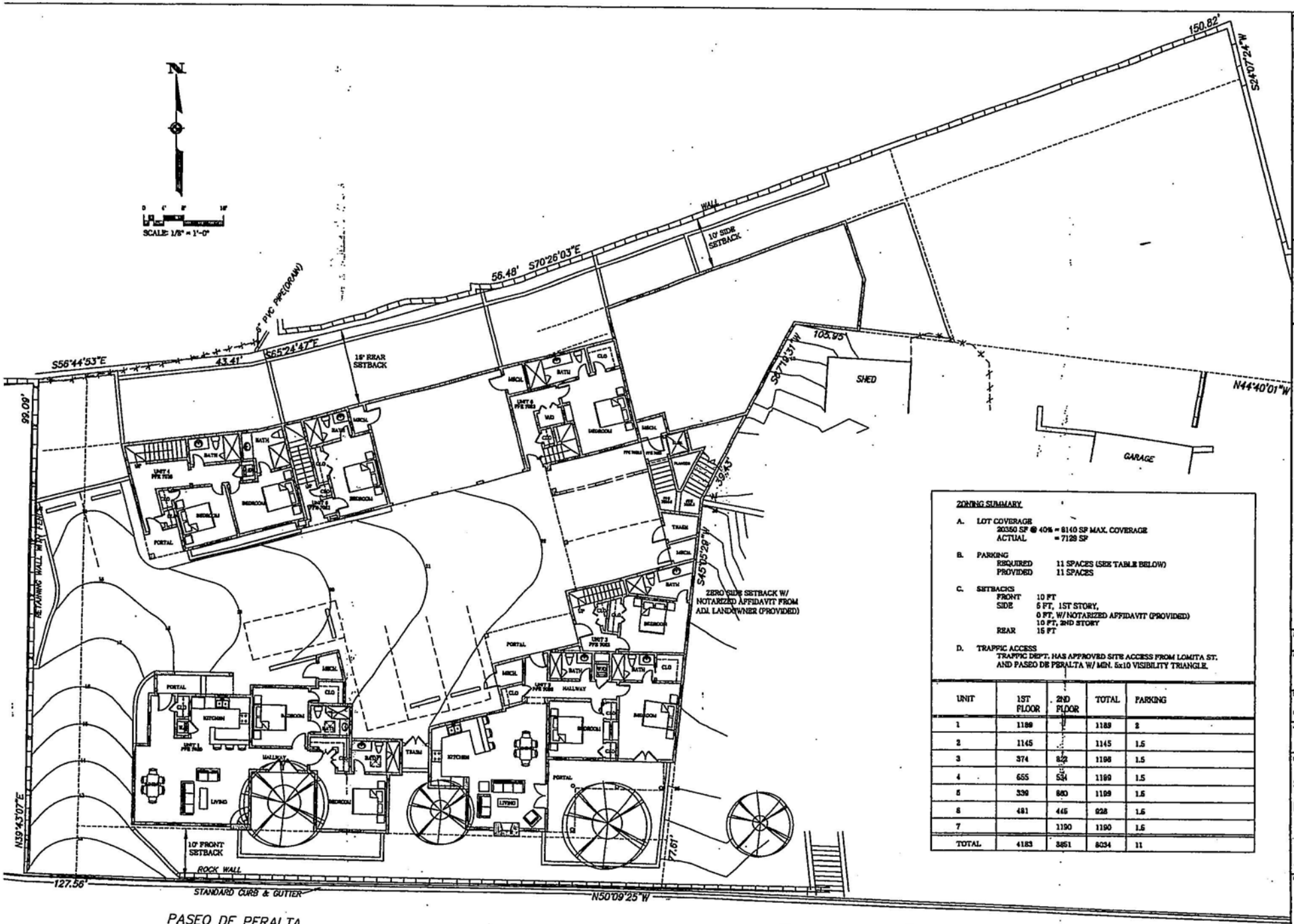
This is to certify that the Historic Design Review Board (HDRB) at their meeting on November 30, 2004, acted on the above referenced case. The decision of the board was to approve your request.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

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



ZONING SUMMARY

A. LOT COVERAGE
20350 SF @ 40% = 8140 SF MAX. COVERAGE
ACTUAL = 7129 SF

B. PARKING
REQUIRED 11 SPACES (SEE TABLE BELOW)
PROVIDED 11 SPACES

C. SETBACKS
FRONT 10 FT
SIDE 5 FT, 1ST STORY,
0 FT. W/NOTARIZED AFFIDAVIT (PROVIDED)
10 FT. 2ND STORY
REAR 15 FT

D. TRAFFIC ACCESS
TRAFFIC DEPT. HAS APPROVED SITE ACCESS FROM LOMITA ST. AND PASEO DE PERALTA W/ MIN. 5x10 VISIBILITY TRIANGLE.

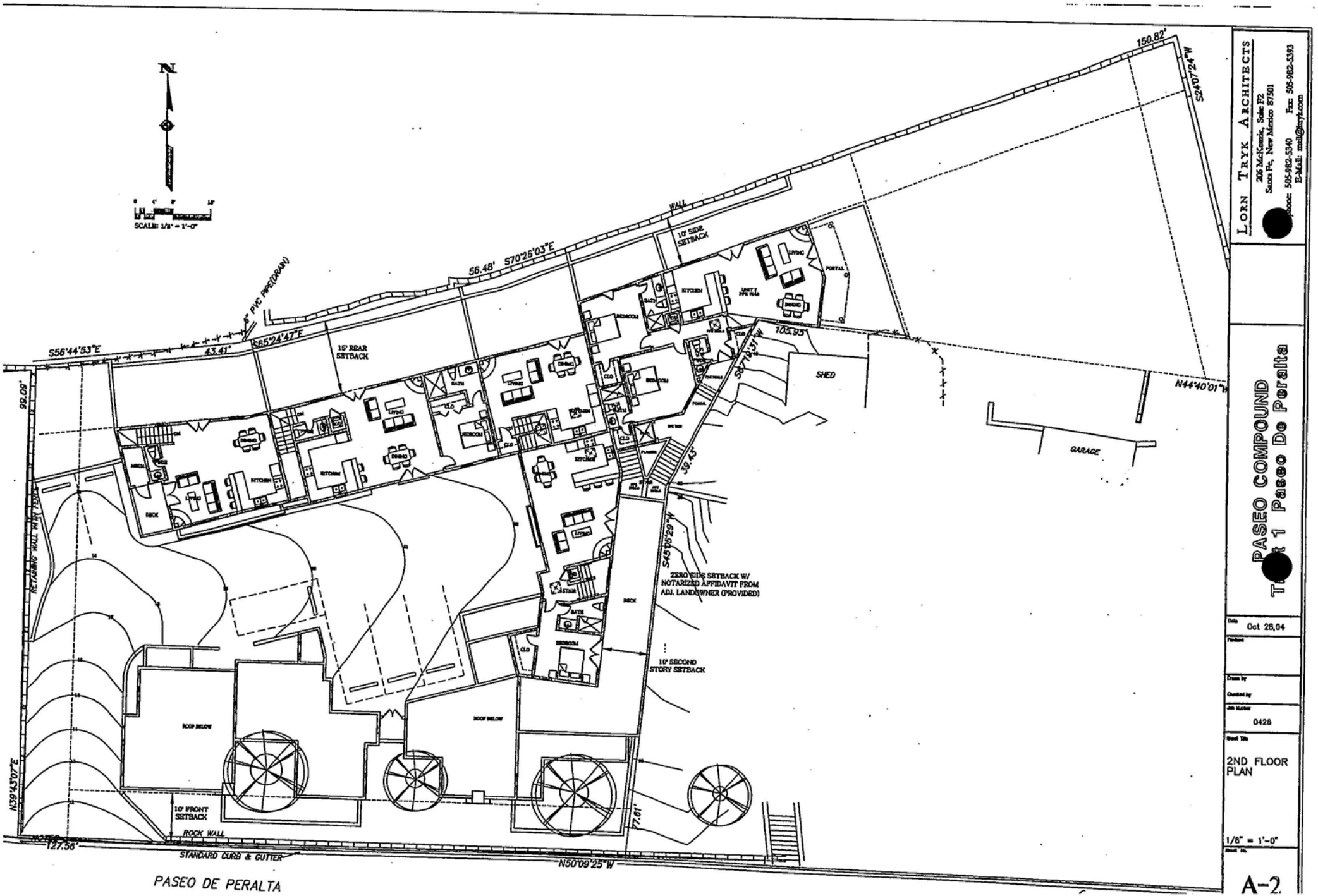
UNIT	1ST FLOOR	2ND FLOOR	TOTAL	PARKING
1	1189		1189	2
2	1145		1145	1.5
3	374	822	1196	1.5
4	655	534	1189	1.5
5	330	880	1109	1.5
6	481	445	926	1.5
7		1190	1190	1.5
TOTAL	4183	3851	8034	11

- PREVIOUSLY H-BOARD APPROVED -

LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Phone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorytk.com

PASEO COMPOUND
Lot 1 Paseo De Peralta

Date: Oct 28,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: SITE PLAN/ 1ST FLOOR PLAN
1/8" = 1'-0"
Sheet No.: A-1



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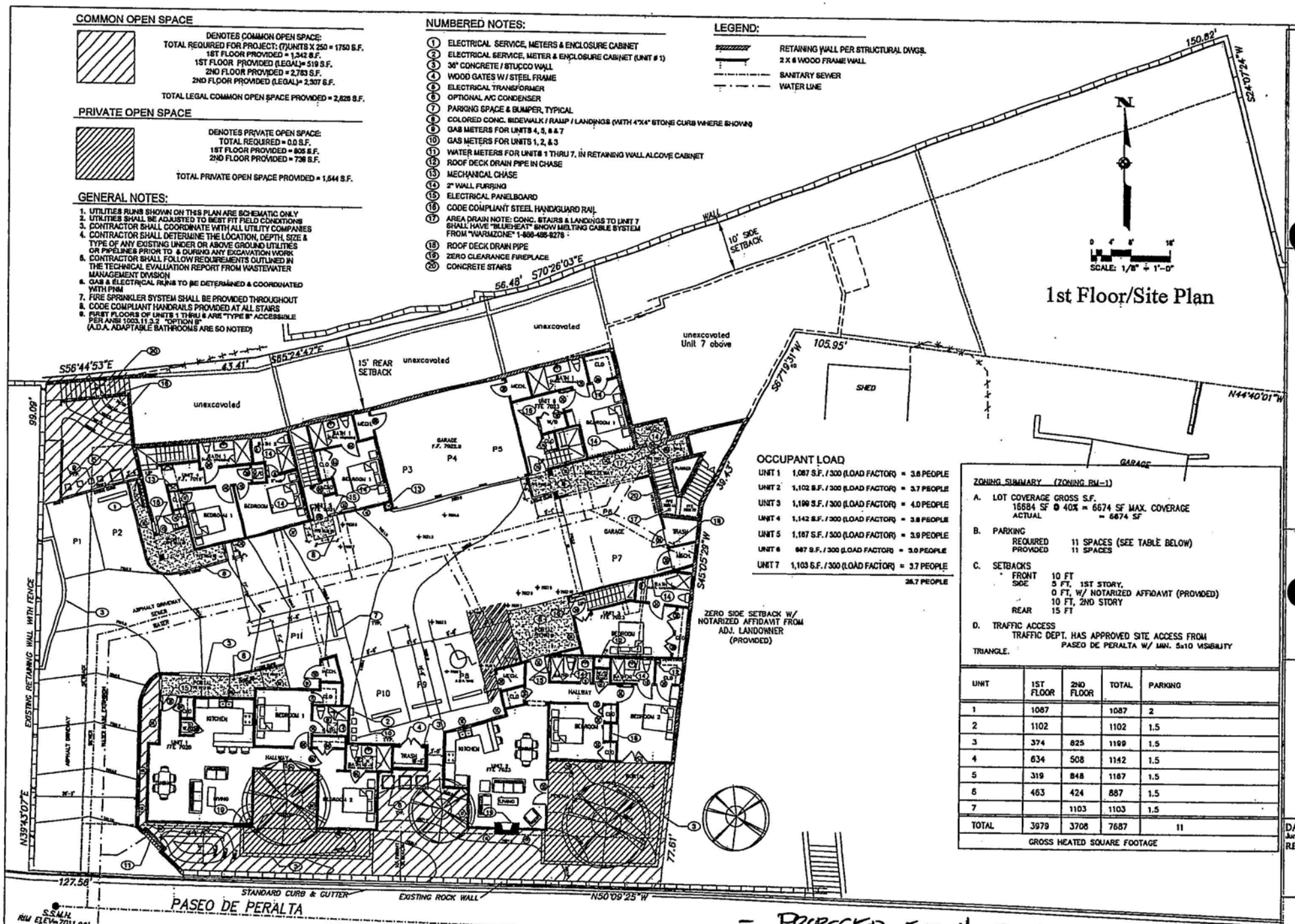

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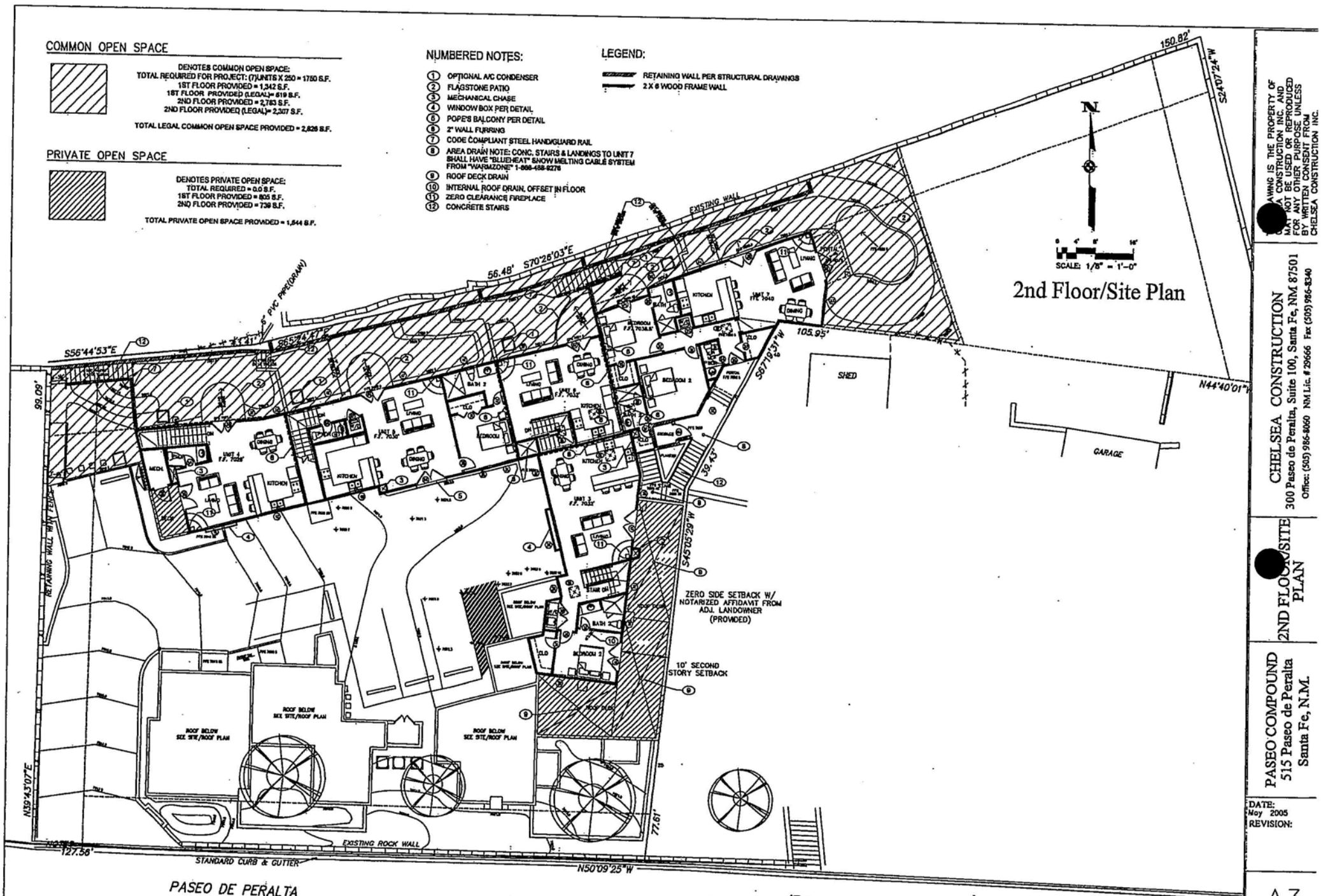
CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office (505) 986-8060 NM Lic. # 29666 . Fax (505) 986-8340

1ST FLOOR/SITE PLAN

PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, N.M.

DATE: June 2005
REVISION:

A2



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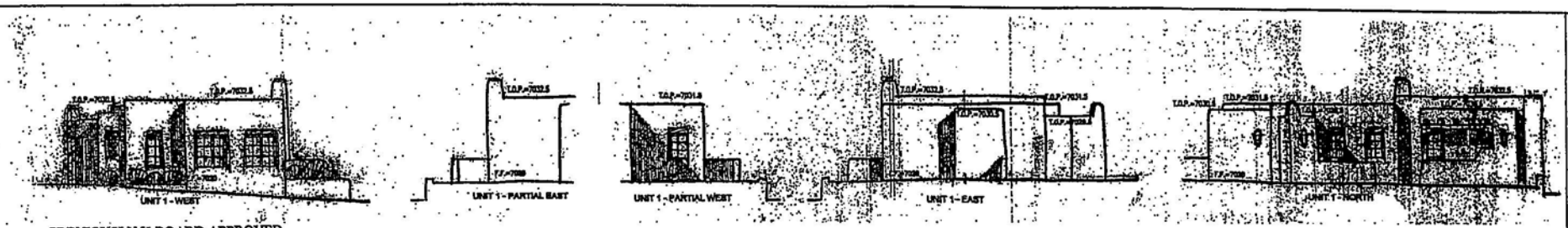

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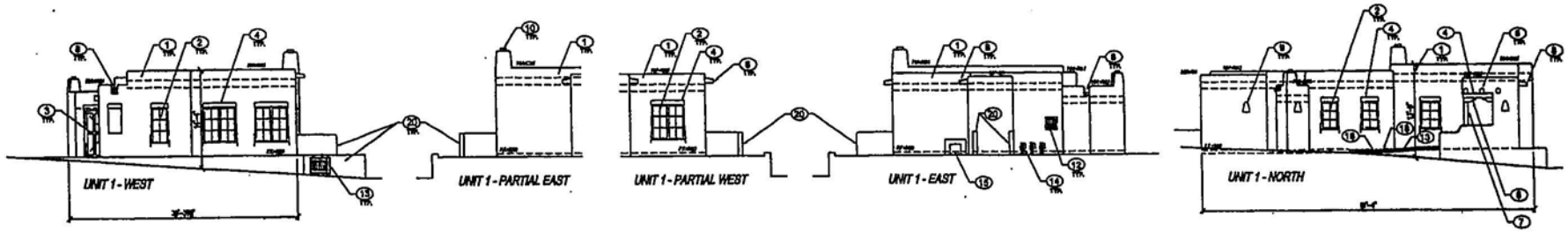

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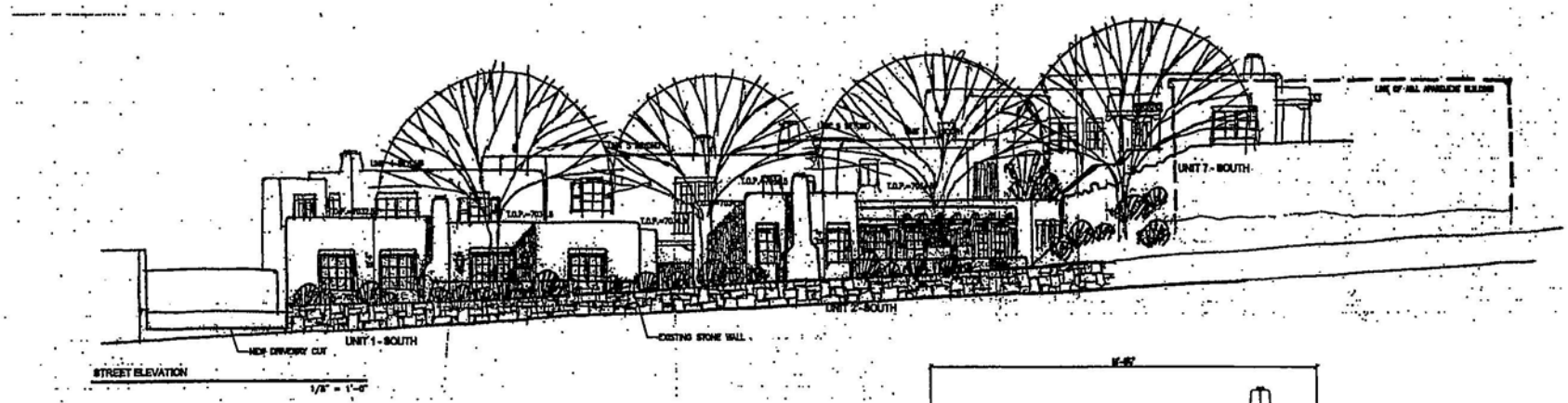

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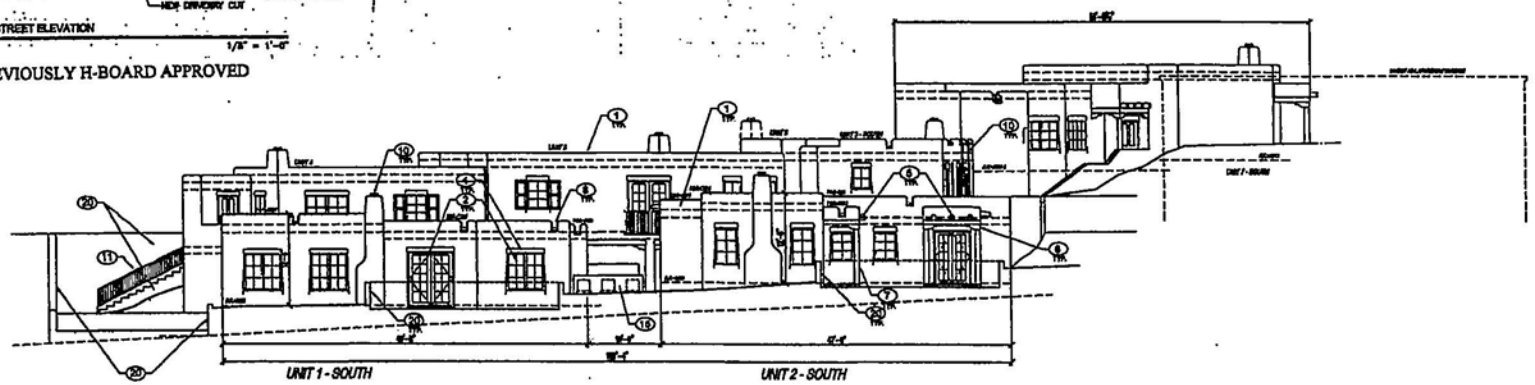

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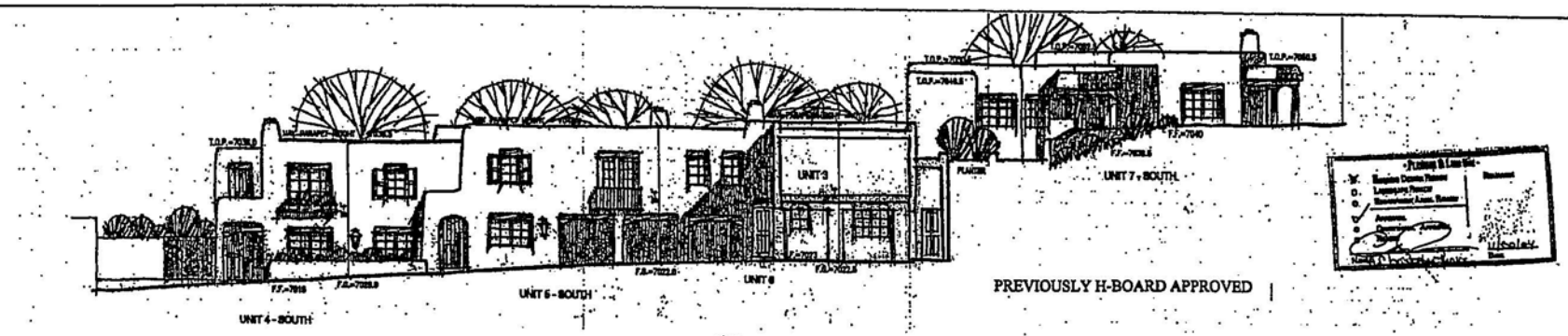
CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office: (505) 986-8060 NM Lic. # 29666 Fax (505) 986-8340

EXTERIOR ELEVATIONS

PASEO COURTYARD
515 Paseo de Peralta
Santa Fe, N.M.

DATE: August 2005
REVISION:



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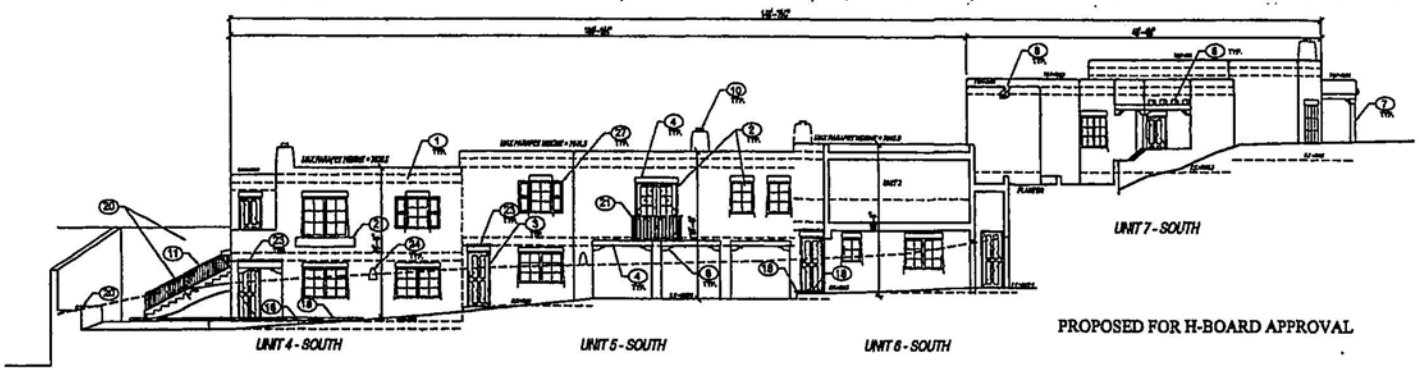

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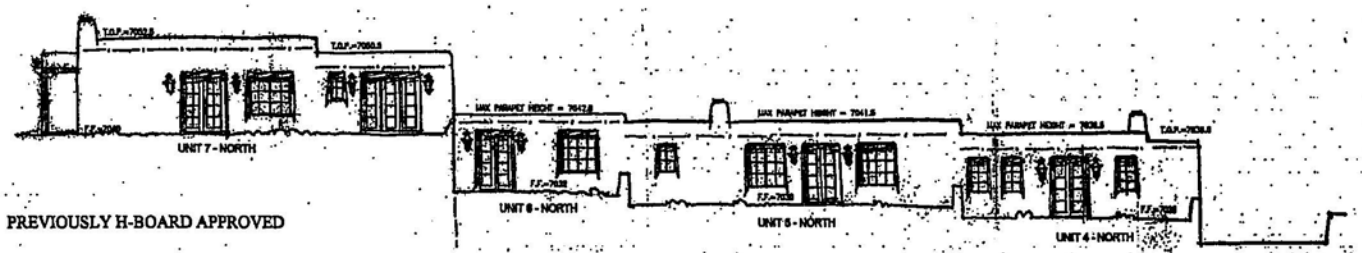

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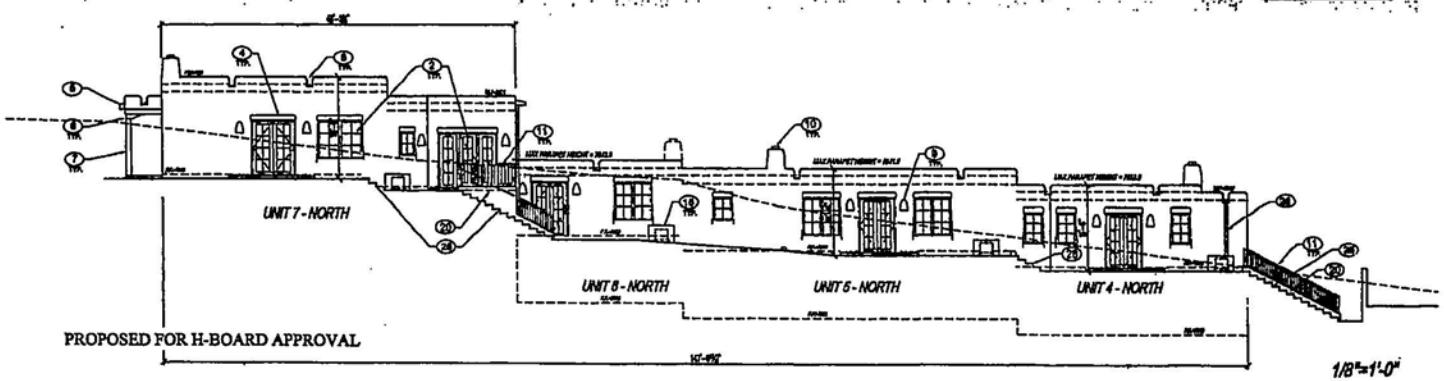

PROPOSED FOR H-BOARD APPROVAL

1/8"=1'-0"

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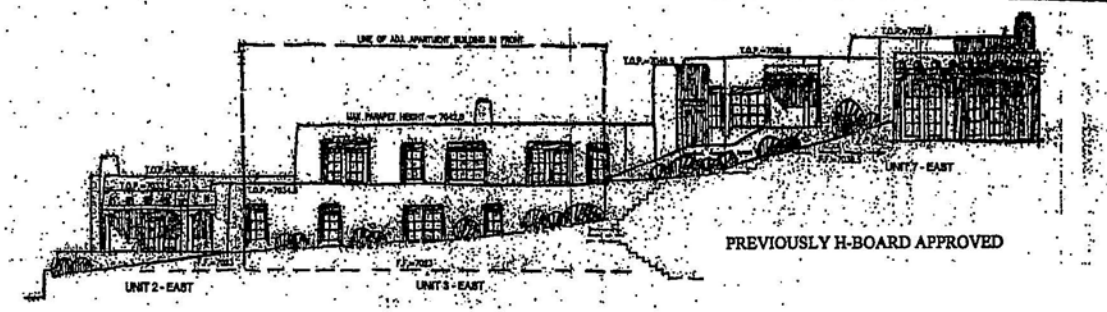
CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office: (505) 986-8060 NM Lic. # 29666 (505) 986-8340

EXTERIOR ELEVATIONS

PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, NM

DATE:
August 2005
REVISION:



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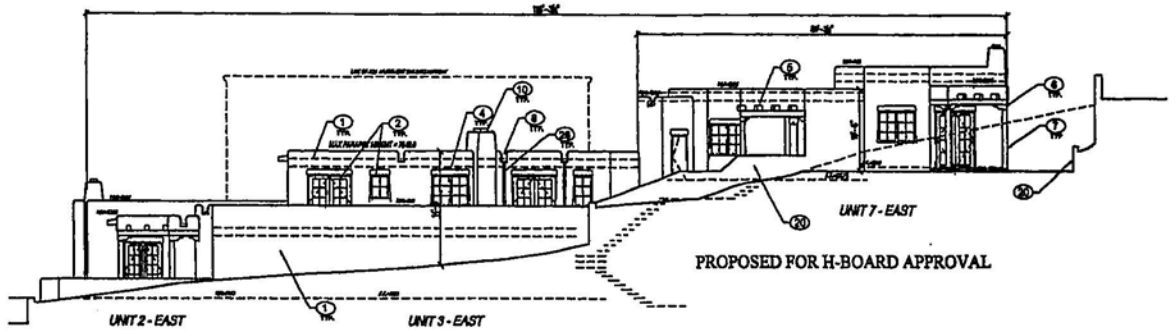

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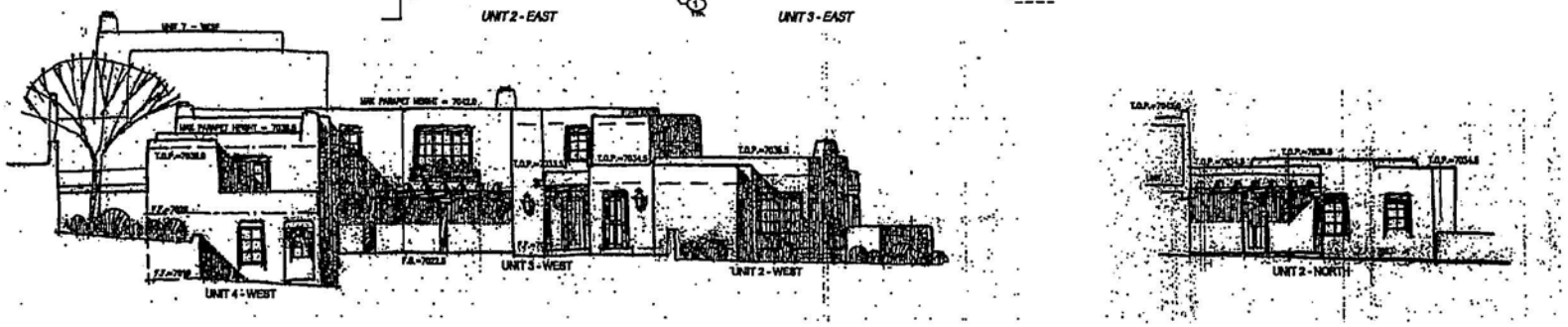

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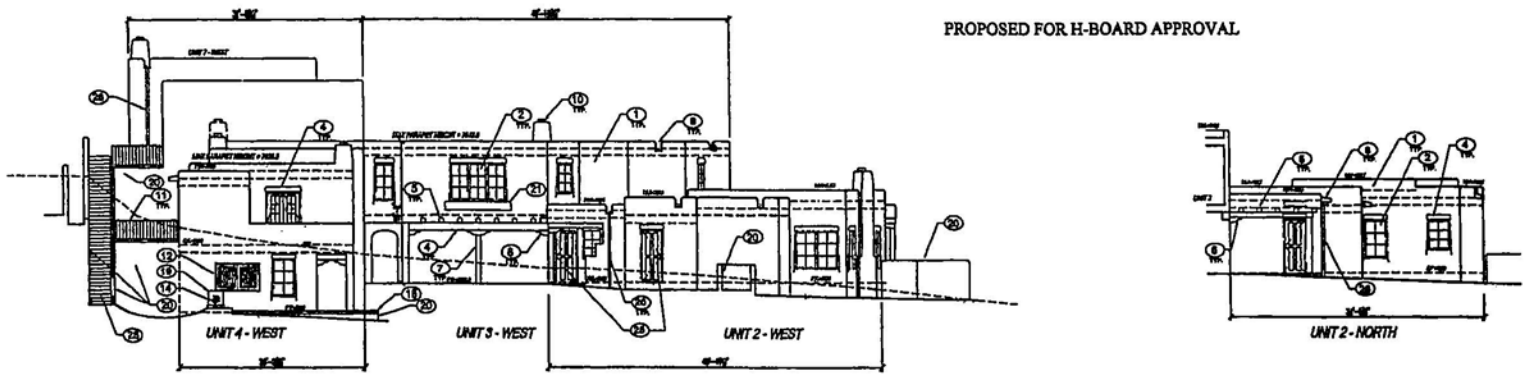

1/8"=1'-0"

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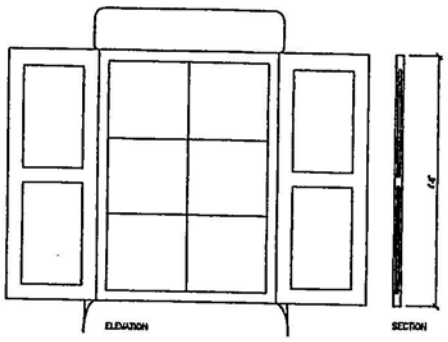
CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, S[redacted] NM 87501
Office: (505) 986-8060 NM Lic. # 239666 [redacted]) 986-8340

EXTERIOR ELEVATIONS

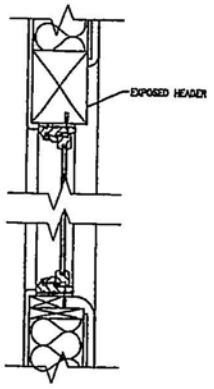
PASEO COMPOUND
515 Paseo de [redacted]
Santa Fe, N[redacted]

DATE:
August 2005
REVISION:

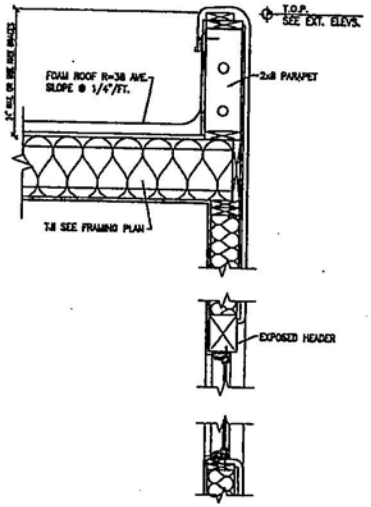
- PREVIOUSLY H-BOARD APPROVED -

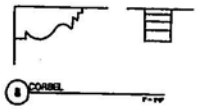


8 WINDOW SHUTTERS

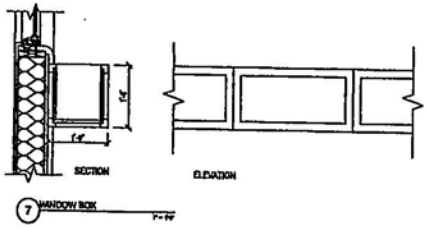


4 WINDOW DETAIL

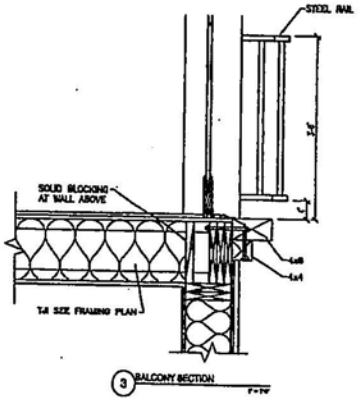




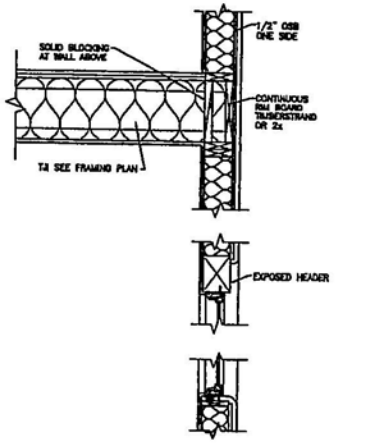
8 CORBEL

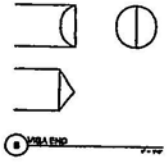


7 WINDOW BOX

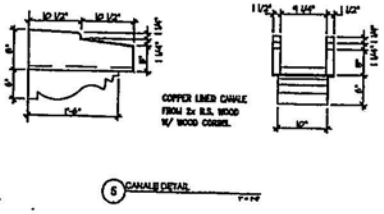


3 BALCONY SECTION

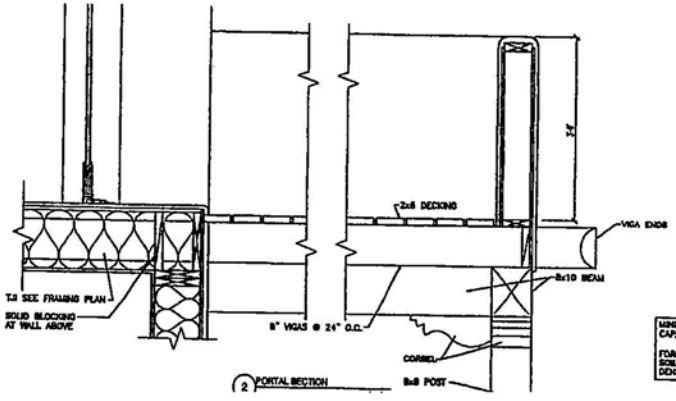




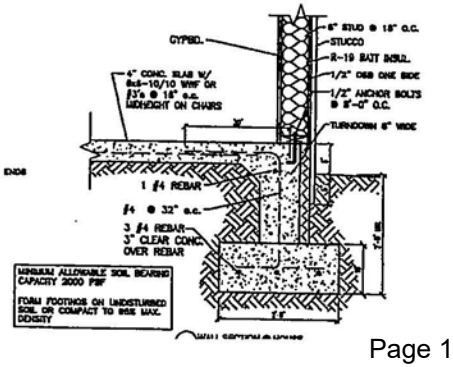
8 VIGA END



5 CANALE DETAIL



2 PORTAL SECTION



LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Phone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@trykl.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Oct 25,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: DETAILS
1" = 1'-0"
Sheet No.

CITY OF SANTA FE, NEW MEXICO

Project description:	Architectural details for a residential compound of seven units, previously approved by the HDRB.
Project number:	04-10100114
Case number:	H-04-114
Project type:	HISTORIC DESIGN REVIEW BOARD

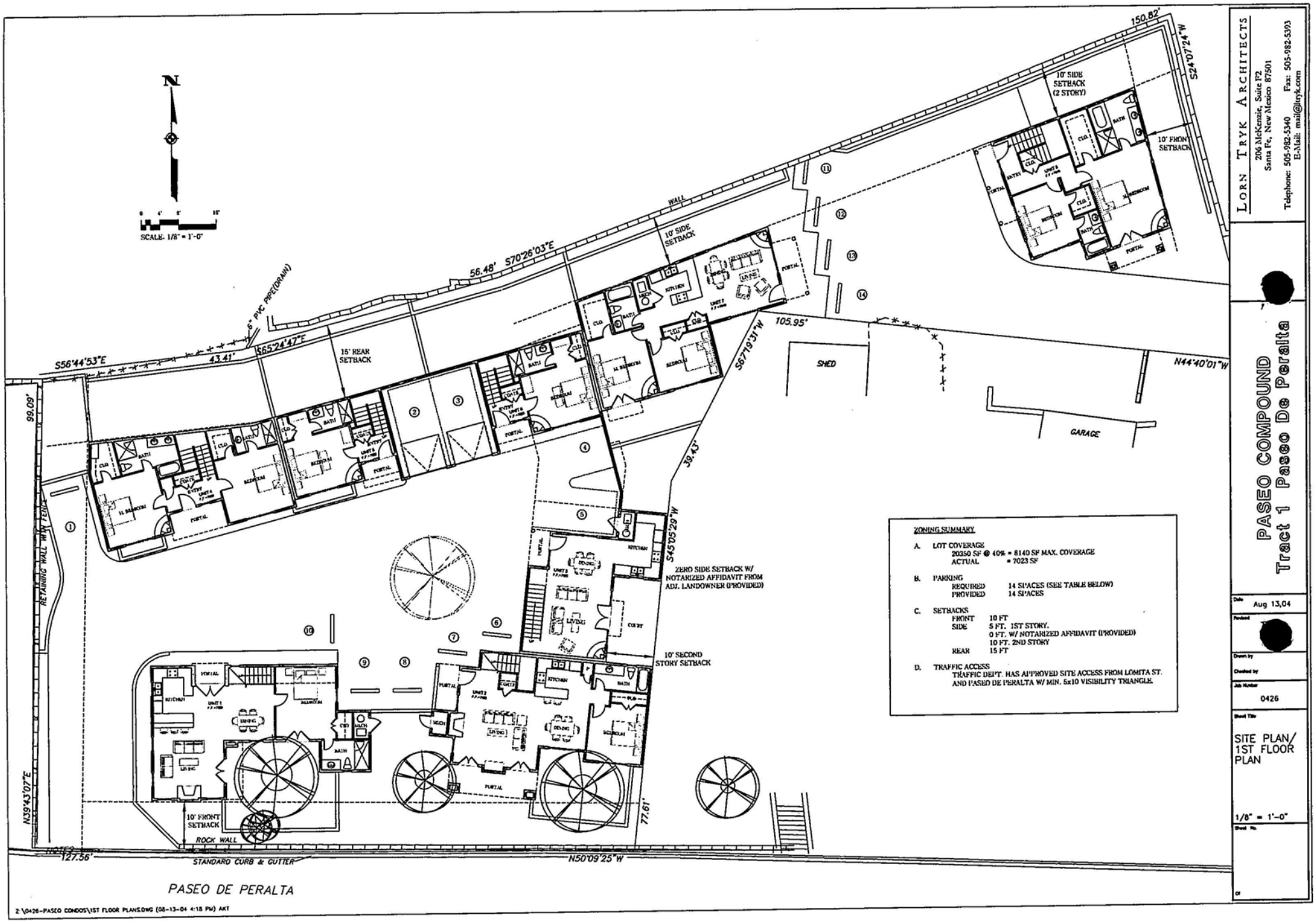
PROJECT LOCATION (S): **515 Paseo de Peralta, Tract 1**

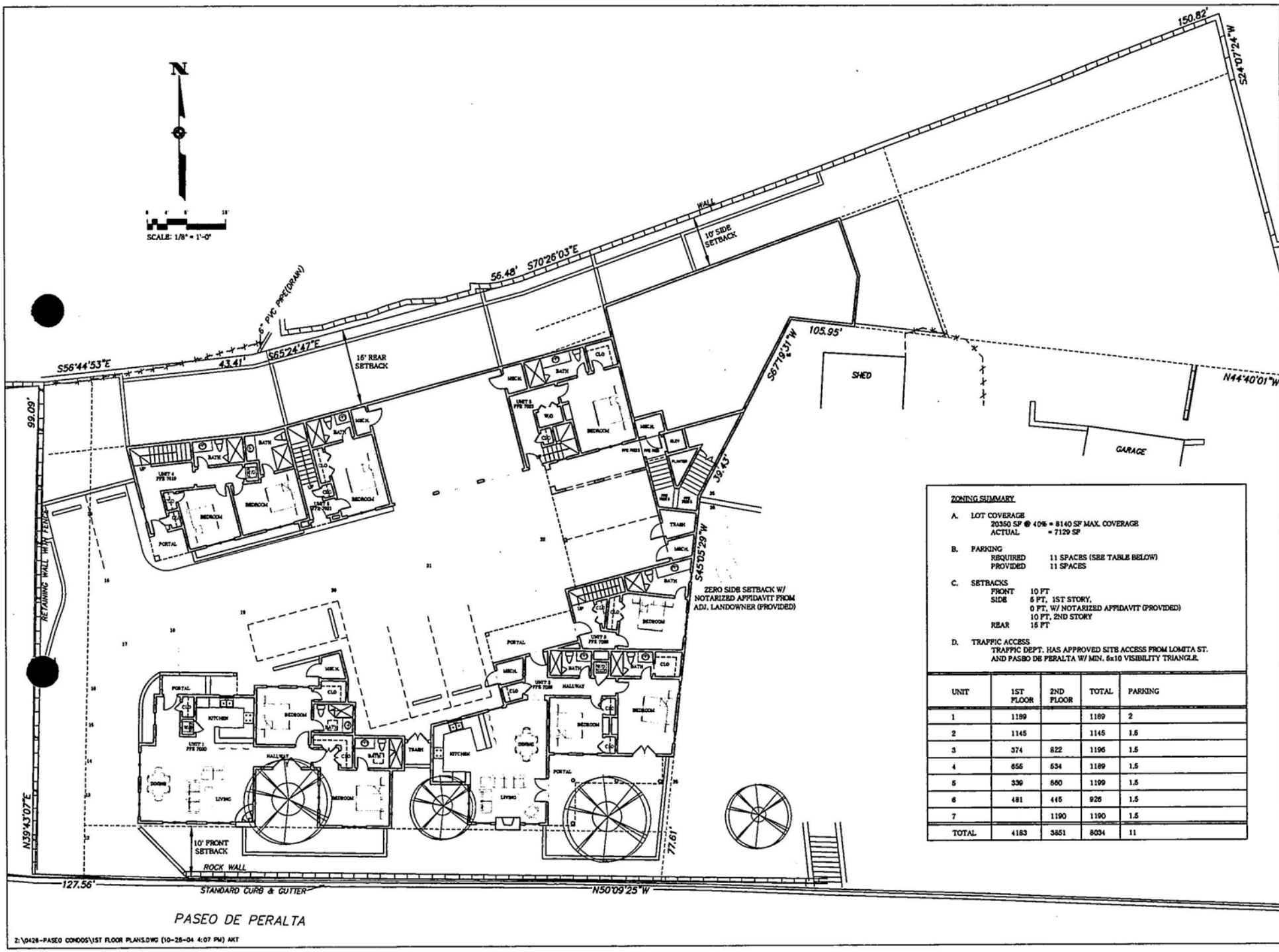
PROJECT NAMES:

OW – Erik Fuentes Lamy, NM 87540	#10 Camino Caballos Spur 505-660-8320
AP – Lorn C. Tryk Santa Fe, NM 87501-1888	206 McKenzie St., Ste. F-2 505-982-5340

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & 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
HISTORIC DISTRICT SURVEY NUMBER	N/A
YEAR OF CONSTRUCTION	N/A
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, EXISTING	VACANT
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	N/A


N
SCALE: 1/8" = 1'-0"
150.82'
S24°07'24"W
10' SIDE SETBACK (2 STORY)
10' FRONT SETBACK
WALL
56.48'
S70°26'03"E
10' SIDE SETBACK
6" PVC PIPE(DRAIN)
S56°44'53"E
43.41'
S65°24'47"E
15' REAR SETBACK
105.95'
S67°19'31"W
N44°40'01"W
SHED
GARAGE
99.09'
RETAINING WALL W/6' FENCE
39.43'
S45°05'29"W
ZERO SIDE SETBACK W/ NOTARIZED AFFIDAVIT FROM ADJ. LANDOWNER (PROVIDED)
10' SECOND STORY SETBACK
N39°43'07"E
10' FRONT SETBACK
ROCK WALL
77.61'
127.56'
STANDARD CURB & GUTTER
N50°09'25"W
PASEO DE PERALTA
ZONING SUMMARY
A. LOT COVERAGE
20350 SF @ 40% = 8140 SF MAX. COVERAGE
ACTUAL = 7023 SF
B. PARKING
REQUIRED 14 SPACES (SEE TABLE BELOW)
PROVIDED 14 SPACES
C. SETBACKS
FRONT 10 FT
SIDE 5 FT. 1ST STORY.
0 FT. W/ NOTARIZED AFFIDAVIT (PROVIDED)
10 FT. 2ND STORY
REAR 15 FT
D. TRAFFIC ACCESS
TRAFFIC DEPT. HAS APPROVED SITE ACCESS FROM LOMITA ST. AND PASEO DE PERALTA W/ MIN. 5x10 VISIBILITY TRIANGLE.
LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lrtyk.com
PASEO COMPOUND
Tract 1 Paseo De Peralta
Date Aug 13,04
Revised
Drawn by
Checked by
Job Number 0426
Sheet Title SITE PLAN/ 1ST FLOOR PLAN
1/8" = 1'-0"
Sheet No.
Z:\0426-PASEO CONDOS\1ST FLOOR PLANS.DWG (08-13-04 4:18 PM) AKT



ZONING SUMMARY

A. LOT COVERAGE
20350 SF @ 40% = 8140 SF MAX. COVERAGE
ACTUAL = 7129 SF

B. PARKING
REQUIRED 11 SPACES (SEE TABLE BELOW)
PROVIDED 11 SPACES

C. SETBACKS
FRONT 10 FT
SIDE 5 FT, 1ST STORY,
0 FT, W/ NOTARIZED AFFIDAVIT (PROVIDED)
10 FT, 2ND STORY
REAR 15 FT

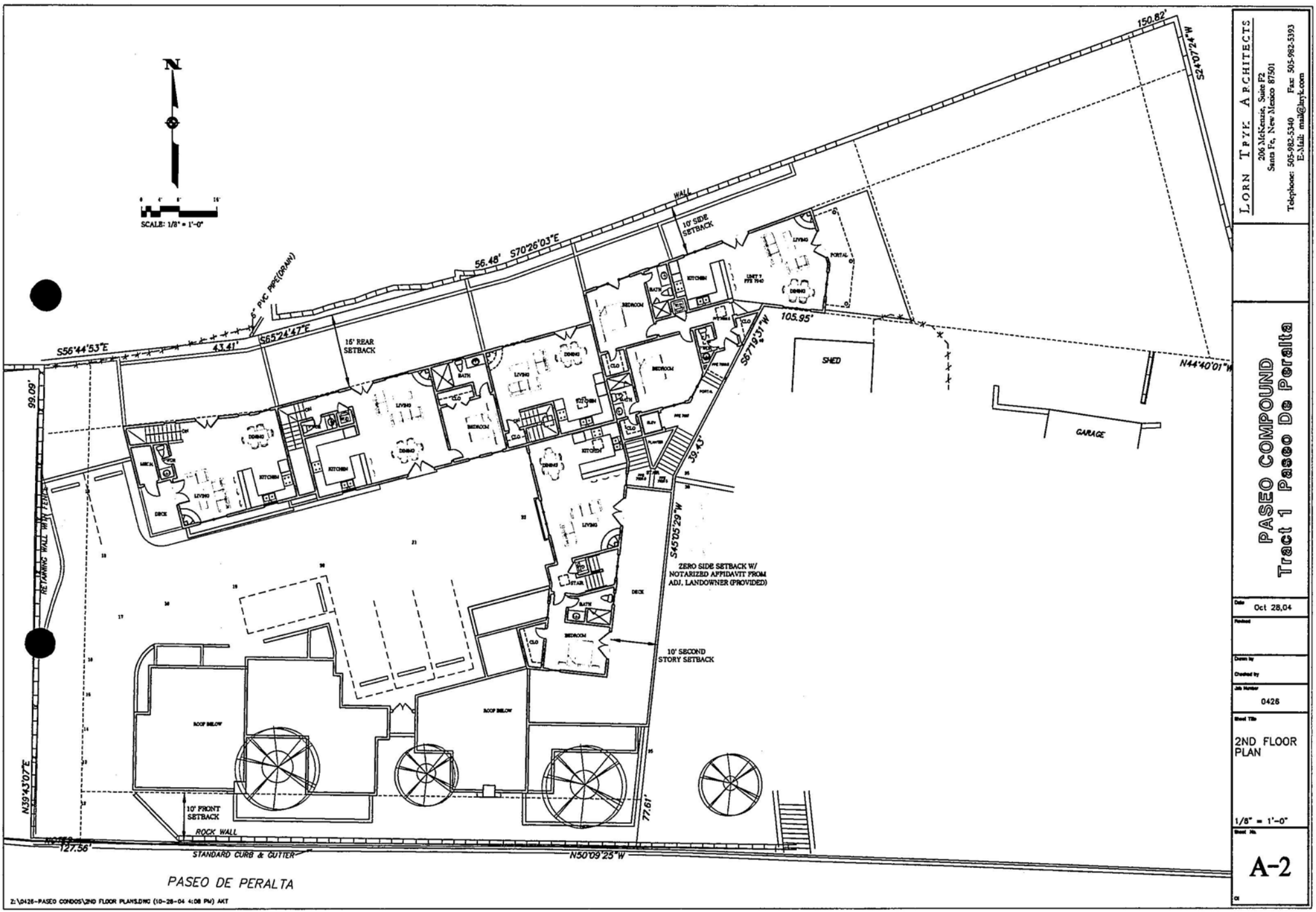
D. TRAFFIC ACCESS
TRAFFIC DEPT. HAS APPROVED SITE ACCESS FROM LOMITA ST. AND PASEO DE PERALTA W/ MIN. 5x10 VISIBILITY TRIANGLE.

UNIT	1ST FLOOR	2ND FLOOR	TOTAL	PARKING
1	1189		1189	2
2	1145		1145	1.5
3	374	822	1196	1.5
4	655	534	1189	1.5
5	339	860	1199	1.5
6	481	445	926	1.5
7		1190	1190	1.5
TOTAL	4183	3851	8034	11

LORN TYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorntyk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Oct 28,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: SITE PLAN/ 1ST FLOOR PLAN
1/8" = 1'-0"
Sheet No.: A-1
Of


N
SCALE: 1/8" = 1'-0"
150.82'
S24°07'24"W
WALL
10' SIDE SETBACK
56.48'
S70°26'03"E
6" PVC PIPE(DRAIN)
S56°44'53"E
43.41'
S65°24'47"E
15' REAR SETBACK
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S87°19'31"W
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GARAGE
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10' SECOND STORY SETBACK
ROOF BELOW
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10' FRONT SETBACK
ROCK WALL
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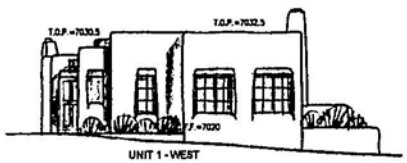
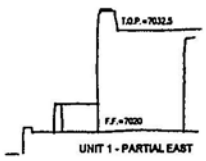
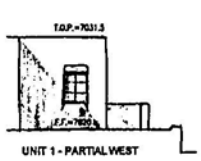
STANDARD CURB & GUTTER
N50°09'25"W
PASEO DE PERALTA
Z:\0426-PASEO CONDOS\2ND FLOOR PLANS.DWG (10-28-04 4:08 PM) AKT
LORN TYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorntyk.com
PASEO COMPOUND
Tract 1 Paseo De Peralta
Date Oct 28,04
Revised
Drawn by
Checked by
Job Number 0426
Sheet Title 2ND FLOOR PLAN
1/8" = 1'-0"
Sheet No. A-2



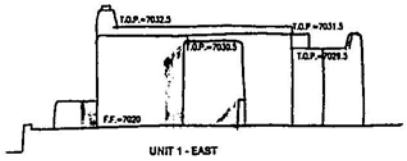
UNIT 1 - WEST



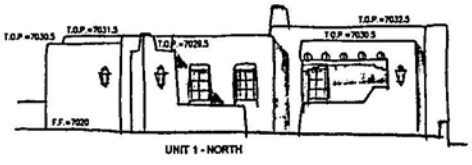
UNIT 1 - PARTIAL EAST



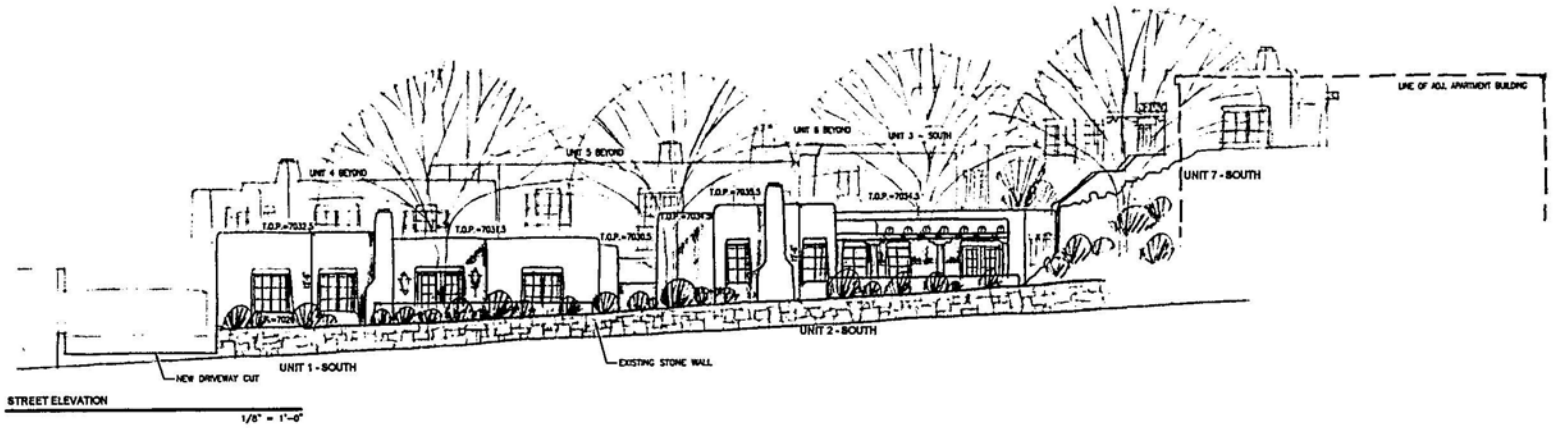
UNIT 1 - PARTIAL WEST



UNIT 1 - EAST

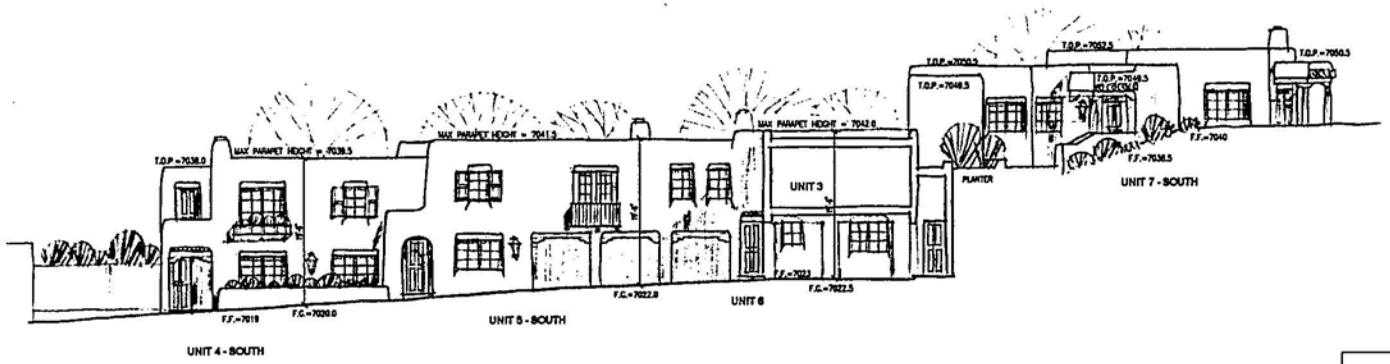


UNIT 1 - NORTH



STREET ELEVATION

1/8" = 1'-0"



UNIT 4 - SOUTH

EXTERIOR COLORS:

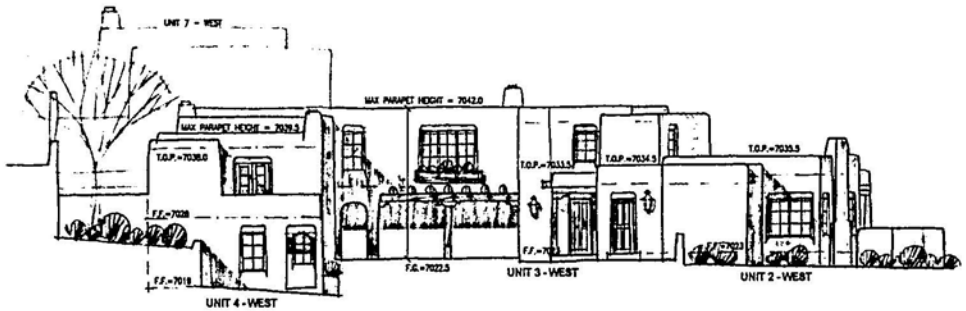
STUCCO =	STO PECOS
WINDOWS =	PELLA TAN
FRENCH DOORS =	PELLA TAN
WOOD STAIN =	MEDIUM BROWN

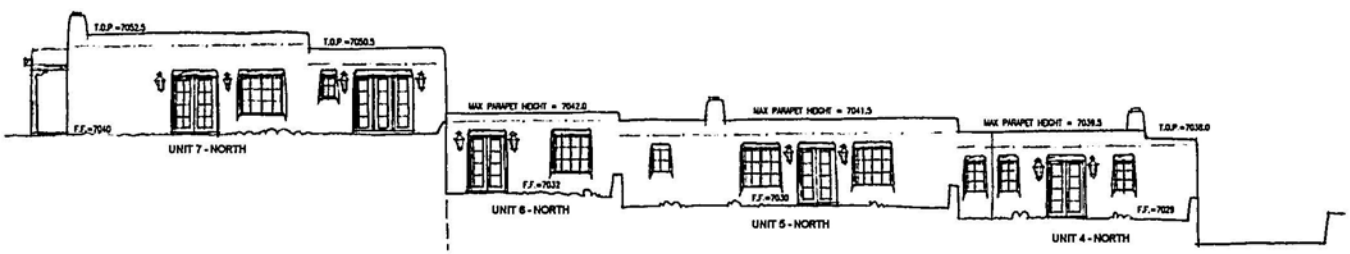
LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorytk.com

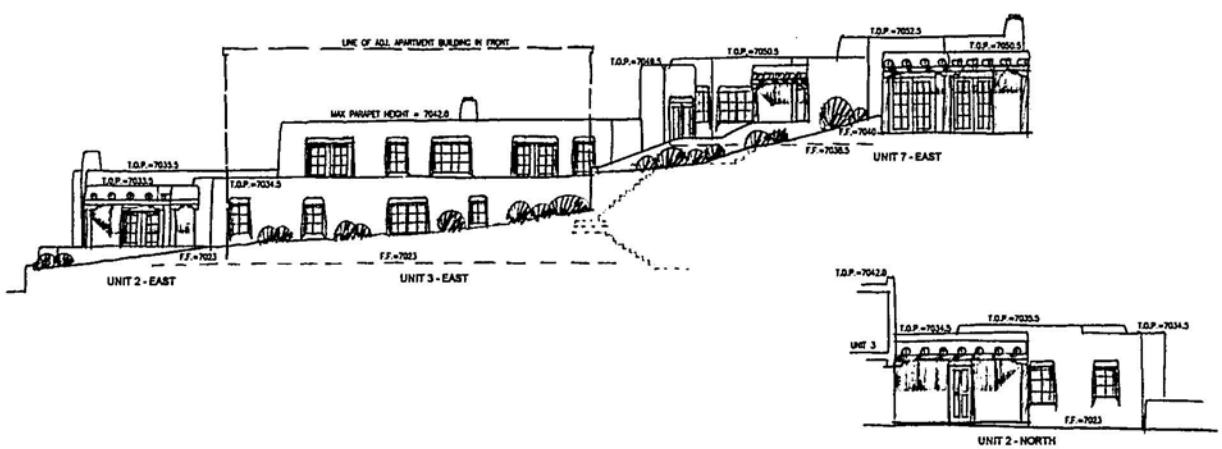
PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Oct 28,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: ELEVATIONS
1/8" = 1'-0"
Sheet No.
of

Z:\0426-PASEO CONDOS\HAND ELEVS.DWG (10-28-04 3:31 PM) AKT





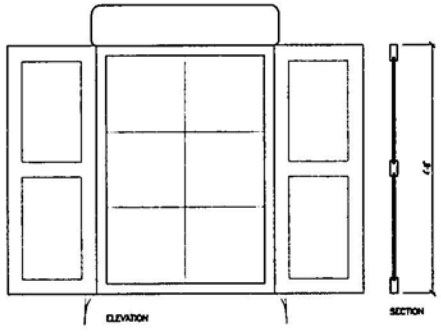


LORN TYYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lryk.com

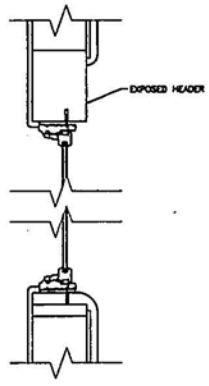
PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Oct 28,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: ELEVATIONS
1/8" = 1'-0"
Sheet No.:

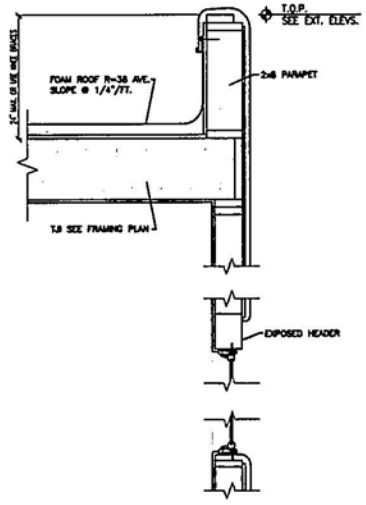
Z:\0426-PASEO CONDOS\HAND ELEVS.DWG (10-28-04 3:31 PM) AKT

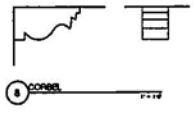


9 WINDOW SHUTTERS

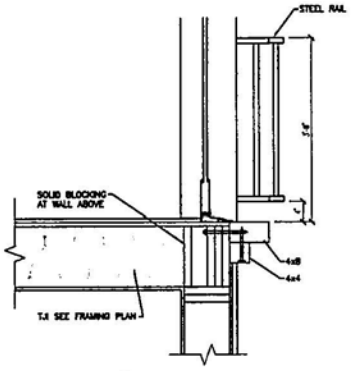


4 WINDOW DETAIL

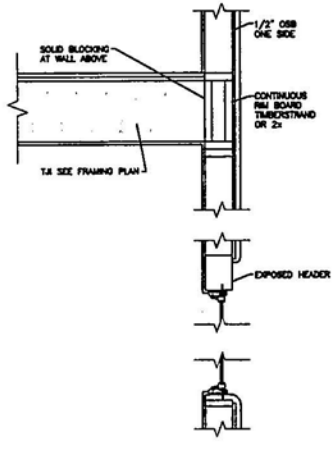


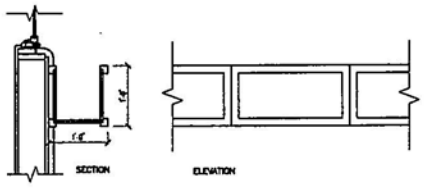


8 CORBEL

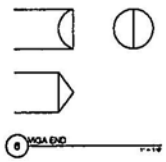


3 BALCONY SECTION

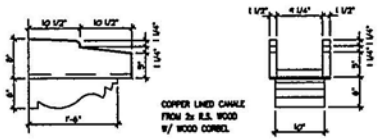




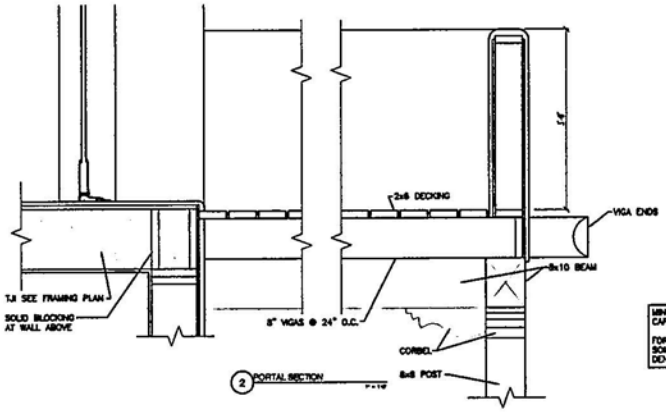
7 WINDOW BOX



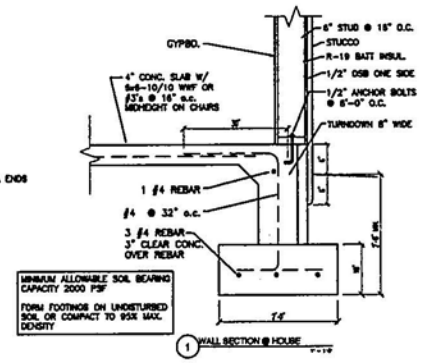
6 VIGA END



5 CANALE DETAIL



2 PORTAL SECTION



1 WALL SECTION @ HOUSE

LORN TEEK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorntk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Oct 28,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: DETAILS
1" = 1'-0"
Sheet No.

Z:\0426-PASEO CONDOS\DETAILS.DWG (10-28-04 6:25 PM) AKT

CITY OF SANTA FE, NEW MEXICO

Project description:	Construction of a residential compound of eight units at a total of 11,176 sq. ft.
Project number:	04-10100114
Case number:	H-04-114
Project type:	HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **Tract 1, Paseo de Peralta (Adjacent to #515)**

PROJECT NAMES:

OW – Erik Fuentes Lamy, NM 87540	#10 Camino Caballos Spur 505-660-8320
AP – Lorn C. Tryk Santa Fe, NM 87501-1888	206 McKenzie St., Suite F-2 505-982-5340

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING/NA
PUBLICLY VISIBLE FACADE-EAST	YES
PUBLICLY VISIBLE FACADE-NORTH	NO
PUBLICLY VISIBLE FACADE-SOUTH	YES
PUBLICLY VISIBLE FACADE-WEST	YES
HISTORIC DISTRICT SURVEY NUMBER	N/A
YEAR OF CONSTRUCTION	N/A
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, EXISTING	VACANT
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	N/A

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Jim Romero, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Construct a residential compound of seven units at a total of 10,168 sq. ft. to the maximum allowable height of 17'6" plus 2 additional feet per Board approval. An exception is requested to partiallly demolish an historic stone wall per (Section 14-5.2 (D,1,a)).
Project number: 04-10100114
Case number: H-04-114
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 515 Paseo de Peralta, Tract 1

PROJECT NAMES:

OW - Erik Fuentes
Lamy, NM 87540
#10 Camino Caballos Spur
505-660-8320

AP - Lorn C. Tryk
Santa Fe, NM 87501-1888
206 McKenzie St., Suite F-2
505-982-5340

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on September 28, 2004, acted on the above referenced case. The decision of the board was to approve your request with the following conditions: 1) that rock from the demolished section of the historic streetscape wall should be installed in the pavement along the original footprint; 2) that the new wall differ from the historic wall rather than mimic it; and 3) that architectural details be submitted for Board approval before a building permit is issued.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

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

LORN TRYK ARCHITECTS

September 17, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are submitting for final approval of a 7 unit residential compound, as well as requesting an exception to allow demolition approval for portions of existing site walls.

Based upon input at our last hearing we have made substantial changes, including:

1. Reducing the units at the street to one story
2. Eliminating Unit 8, the unit at the east end of the property which impacted the immediate neighbors to the east.
3. Significantly stepping back the westernmost unit in back to reduce impact of the project when viewed from the west

In a previous submittal we included a structural engineers report as to the condition of the walls. Note that stone material will be salvaged from the site wall demolition for reuse on the most publicly visible new site walls.

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

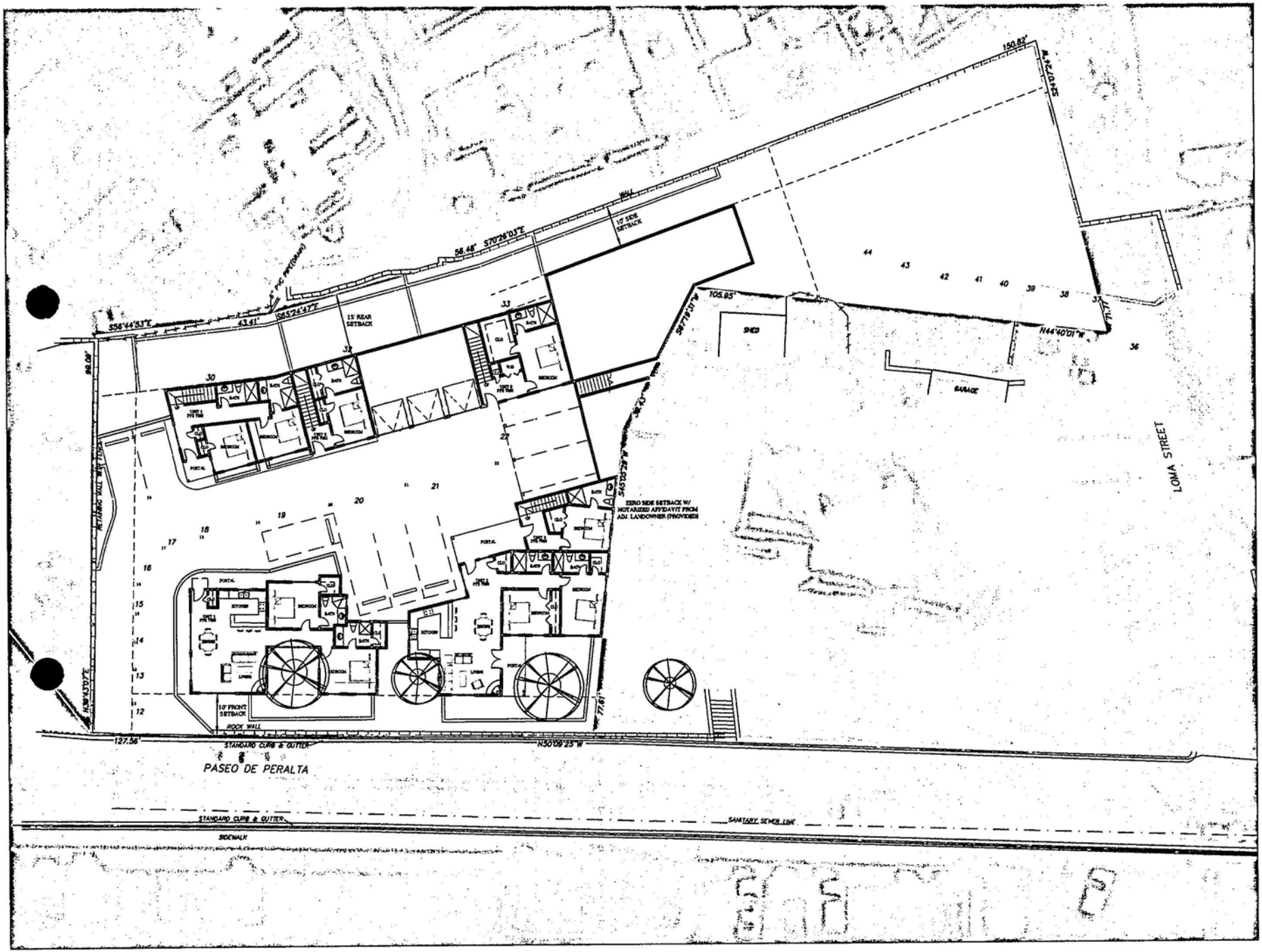
We will submit finishes, lighting and details of windows, railings, doors and other exterior features at a later date.

Thank you for your consideration.

Sincerely,



Lorn C. Tryk



LOPEZ TAOS ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lopezt.com

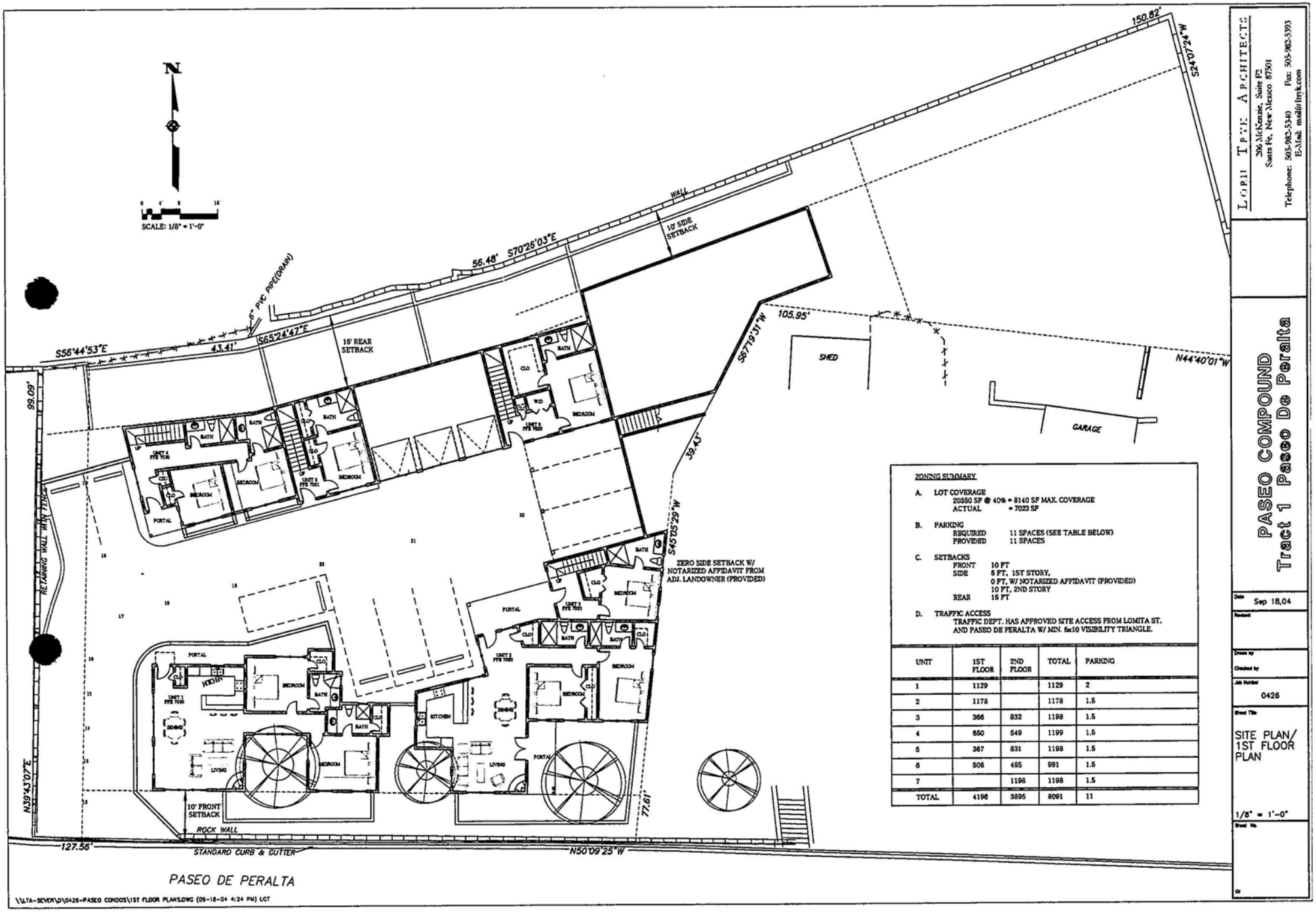
PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Sep 19,04
Revised:
Drawn by:
Checked by:
Job Number: 0426

Sheet Title: SITE PLAN/ 1ST FLOOR PLAN

1" = 10'-0"

Sheet No.



ZONING SUMMARY

A. LOT COVERAGE
20350 SF @ 40% = 8140 SF MAX. COVERAGE
ACTUAL = 7023 SF

B. PARKING
REQUIRED 11 SPACES (SEE TABLE BELOW)
PROVIDED 11 SPACES

C. SETBACKS
FRONT 10 FT
SIDE 5 FT, 1ST STORY,
0 FT, W/ NOTARIZED AFFIDAVIT (PROVIDED)
10 FT, 2ND STORY
REAR 15 FT

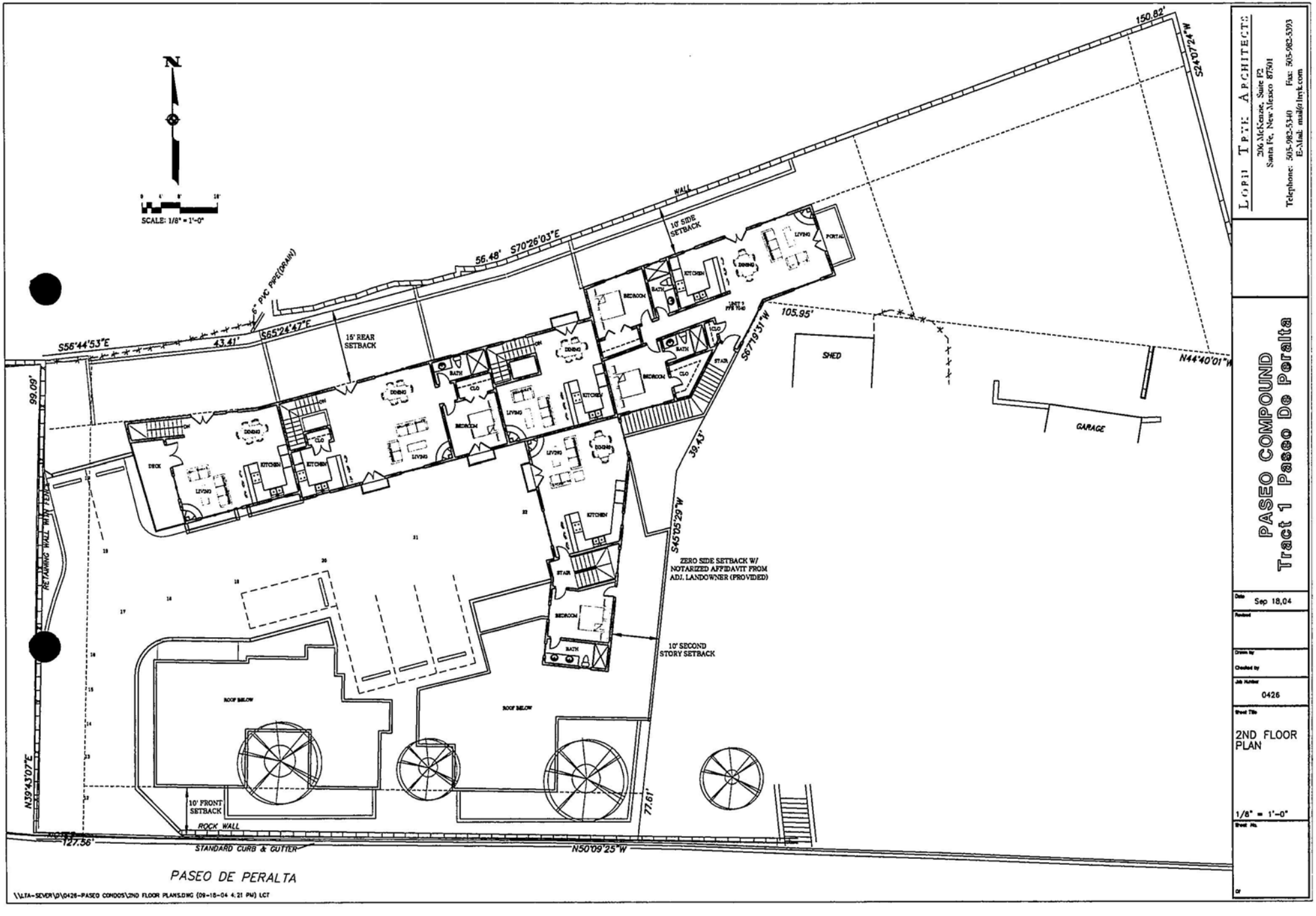
D. TRAFFIC ACCESS
TRAFFIC DEPT. HAS APPROVED SITE ACCESS FROM LOMITA ST. AND PASEO DE PERALTA W/ MIN. 6x10 VISIBILITY TRIANGLE.

UNIT	1ST FLOOR	2ND FLOOR	TOTAL	PARKING
1	1129		1129	2
2	1178		1178	1.5
3	366	832	1198	1.5
4	550	549	1199	1.5
5	367	831	1198	1.5
6	506	485	991	1.5
7		1198	1198	1.5
TOTAL	4196	3895	8091	11

LOPEZ TYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltrk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Sep 18,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: SITE PLAN/ 1ST FLOOR PLAN
1/8" = 1'-0"
Sheet No.


N
SCALE: 1/8" = 1'-0"
150.82'
S24°07'24"W
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56.48'
S70°26'03"E
10' SIDE SETBACK
6" PVC PIPE(DRAIN)
S56°44'53"E
43.41'
S65°24'47"E
15' REAR SETBACK
105.95'
S67°19'51"W
N44°40'01"W
SHED
GARAGE
99.09'
RETAINING WALL VARIES
39.43'
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ZERO SIDE SETBACK W/ NOTARIZED AFFIDAVIT FROM ADJ. LANDOWNER (PROVIDED)
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ROOF BELOW
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10' FRONT SETBACK
ROCK WALL
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STANDARD CURB & GUTTER
N50°09'25"W
PASEO DE PERALTA
\\LTA-SEVER\D\0426-PASEO CONDOS\2ND FLOOR PLANS.DWG (09-18-04 4:21 PM) LCT
LOPEZ TAYE ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
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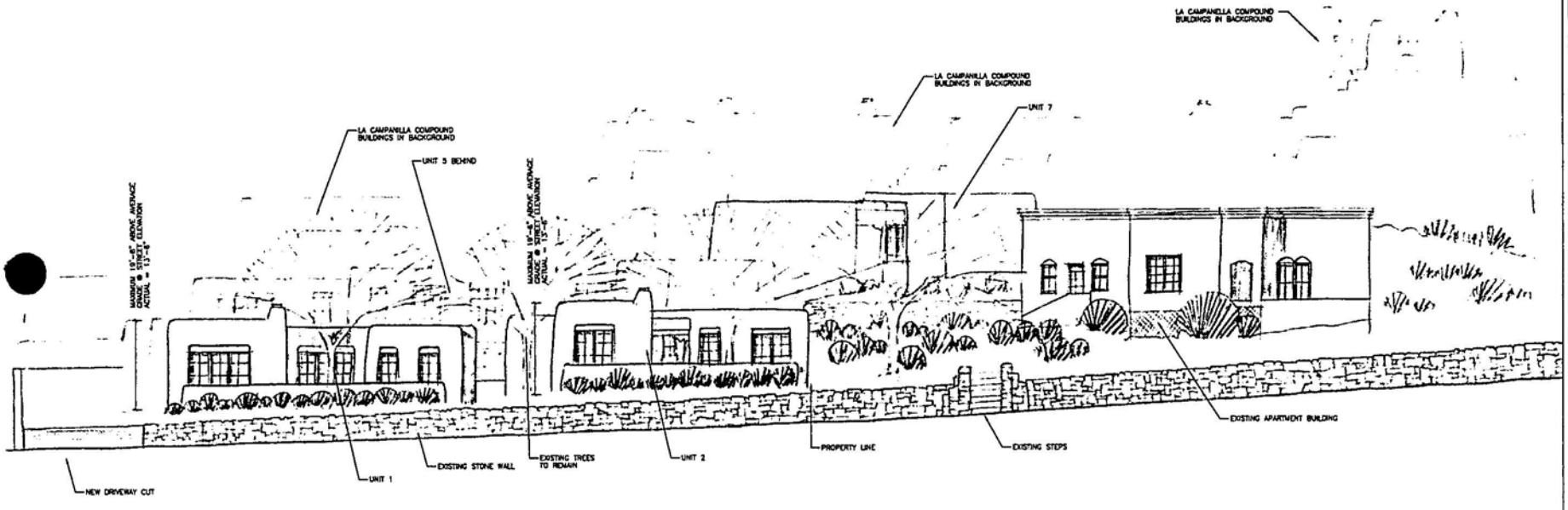
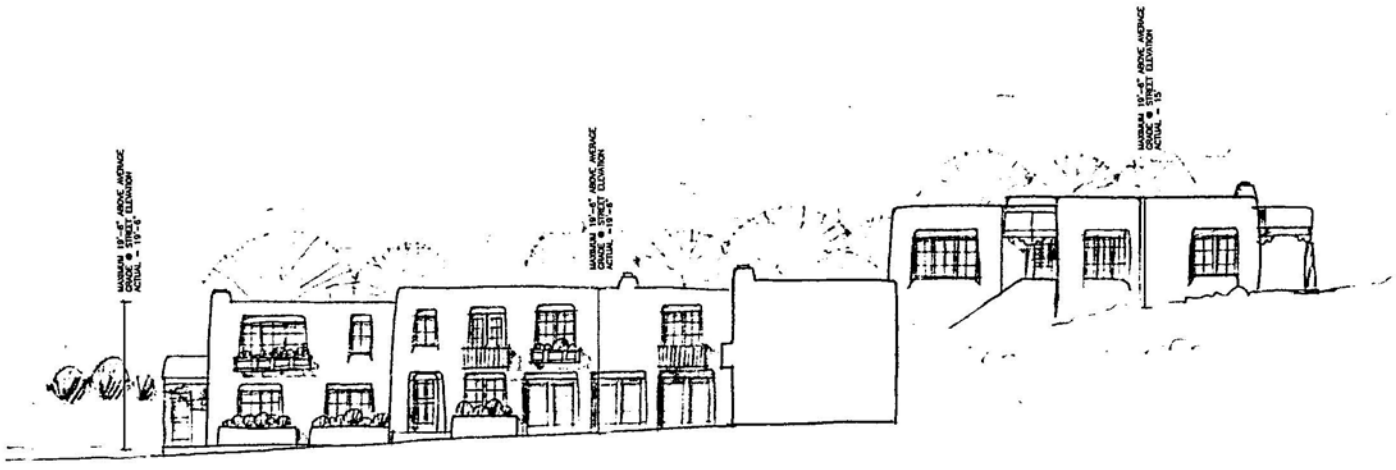
E-Mail: mail@ltark.com
PASEO COMPOUND
Tract 1 Paseo De Peralta
Date Sep 18,04
Revised
Drawn by
Checked by
Job Number 0426
Sheet Title 2ND FLOOR PLAN
1/8" = 1'-0"
Sheet No.



STREET ELEVATION

1/8" = 1'-0"



SOUTH COURTYARD ELEVATION

1/8" = 1'-0"

\\LTA-SEVER\D\0426-PASEO CONDOS\HAND ELEVS NEW.DWG (09-15-04 3:46 PM) LCT

LORI TAFF ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltmk.com

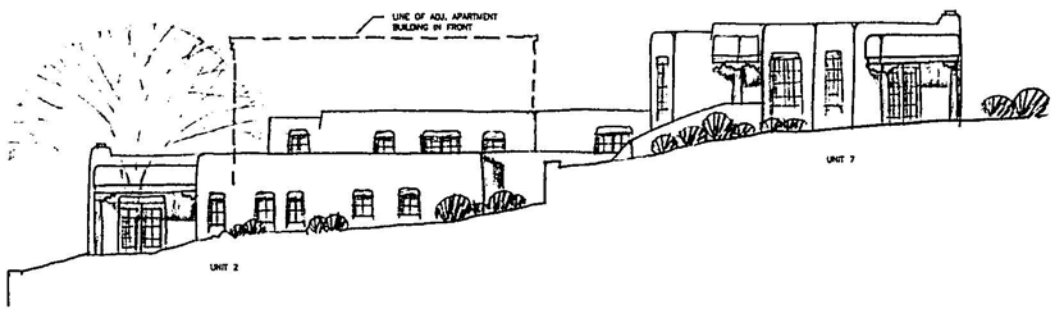
PASEO COMPOUND
Tract 1 Paseo De Peralta

Date	Sep 18,04
Revised	
Drawn by	
Checked by	
Job Number	0426
Sheet Title	ELEVATIONS
	1/8" = 1'-0"
Sheet No.	
Of	



WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

LOPEZ TAYE ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-983-5340 Fax: 505-983-5393
E-Mail: mail@ltyk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Sep 18,04

Revised:

Drawn by:

Checked by:

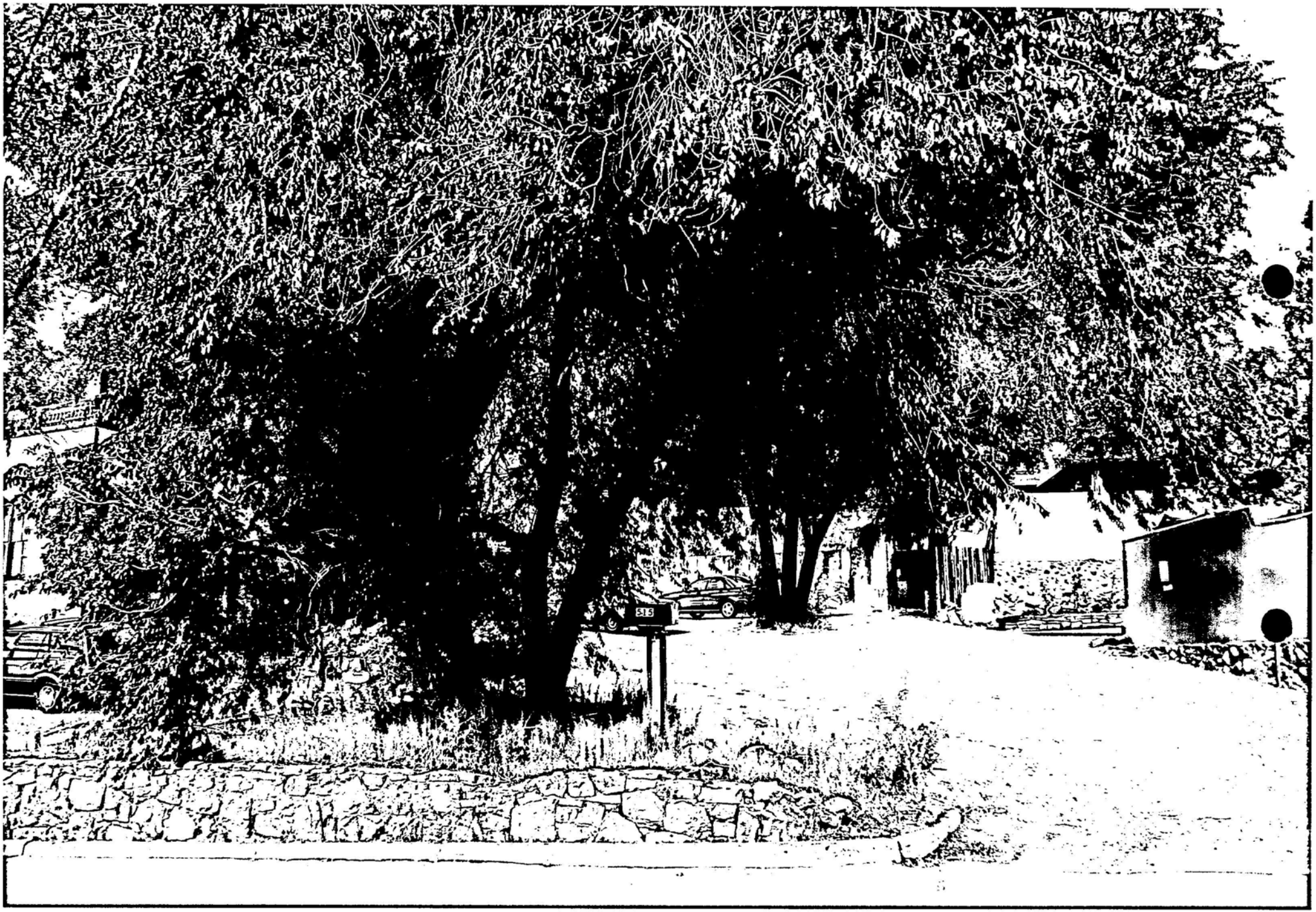
Job Number: 0426

Sheet Title: ELEVATIONS

1/8" = 1'-0"

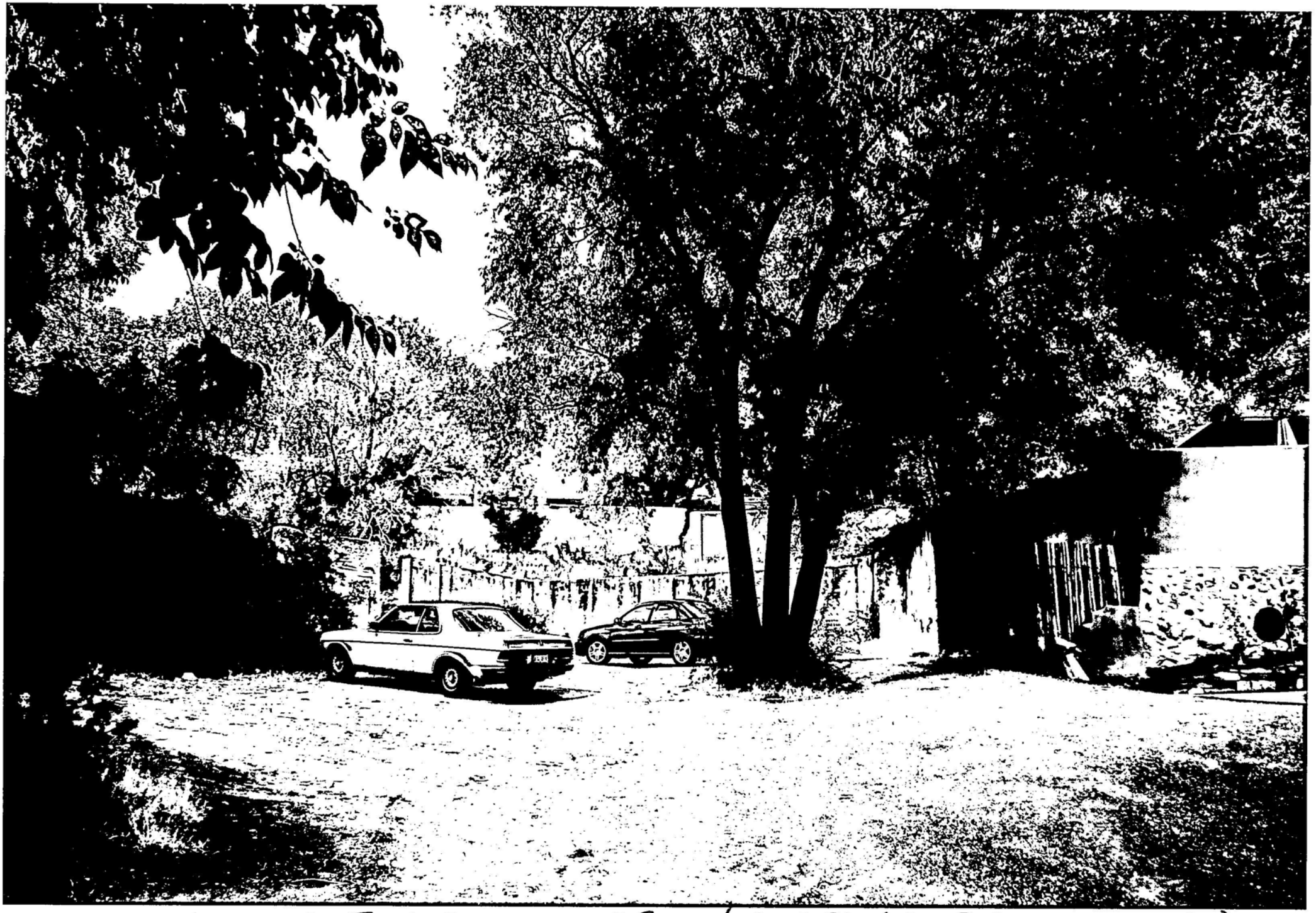
Sheet No.:

\\LTA-SEVER\D\0426-PASEO CONDOS\HAND ELEVS2.DWG (09-18-04 3:33 PM) LCT



VIEW OF PASEO DE PERALTA AT LOMA ST.

Second



VIEW UP LOMA ST. TO SITE FOR UNIT 8. (APT. BLDG AT 515 PASEO ON LEFT)

September 2, 2004

Christopher Purvis
Santa Fe Historical Board
227 East Palace Avenue W1
Santa Fe, NM 87505

Dear Sir:

I attended the August 24, 2004 meeting pertaining to the development of property on 515 Paseo de Peralta. I wish to again voice my concerns which were raised at the meeting and again raise the same suggestions members of the board voiced. I am concerned about the retaining wall that is being torn down and then rebuilt by the owner on Loma Street. The city erected this wall to prevent erosion and run off from the Otero hillside. I do not understand why it cannot remain, be resurfaced and vehicular traffic rerouted thru a new driveway. I understand part of the wall will be cut away to provide a new 20 foot driveway for condo unit 7 and 8, but I am concerned about erosion from Otero which could result from homes on Otero eroding and washing past our driveway. I feel the builder and architect have not produced adequate engineering plans which show competent research. West of the 515 development there is a driveway off Magdalana and Paseo de Peralta that could serve as access to the new development from the rear of the property which could relieve possible traffic congestion directly off Paseo de Peralta. I question like members of the board if the owner exhausted all options and am concerned about the traffic entering Paseo de Peralta if the historical wall is cut away to allow access. I feel if the historical wall is touched to allow traffic access then the Gabel family who vacationed the land and realigned the boundary lines should be responsible for putting in handicap sidewalk in the interior part of the wall or northside of the wall. It appears they knowlingly did this for greed and profit,

not knowing what adverse causes they may do to the community. Condo 8 is slated to be built east of the project on Loma Street on top of the existing 7'11" wall. Condo 8 measures at a finished height of 19'2". The overall height would be 27'1" - towering over adjacent homes. I understand the dirt presently on the wall will be graded 4' but this does not affect the overall height, according to the owner Erik Fuentes conversation I had with him on August 24, 2004.

I do question if there is enough green space and adequate parking not only for home owners but as well as for guest parking. The architect admitted he did not take into consideration a trash area for the development. I do agree with one board member who raised the question of eliminating one condo to satisfy these needs.

If the driveway is also cut into Loma Street east of the development, I would like to request that the Gabel family provide designated marked parking spaces for their tenants living at 515 Paseo de Peralta. There are on a daily basis 6 to 9 vehicles and they park anywhere in the street in front of the house, in front of the retaining wall. I am concerned about other individuals following suite from the development congesting our right of way to and from the driveway. This also could be a problem for emergency vehicles entering Loma Street.

LORN TRYK ARCHITECTS

September 17, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are submitting for final approval of a 7 unit residential compound, as well as requesting an exception to allow demolition approval for portions of existing site walls.

Based upon input at our last hearing we have made substantial changes, including:

1. Reducing the units at the street to one story
2. Eliminating Unit 8, the unit at the east end of the property which impacted the immediate neighbors to the east.
3. Significantly stepping back the westernmost unit in back to reduce impact of the project when viewed from the west

In a previous submittal we included a structural engineers report as to the condition of the walls. Note that stone material will be salvaged from the site wall demolition for reuse on the most publicly visible new site walls.

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

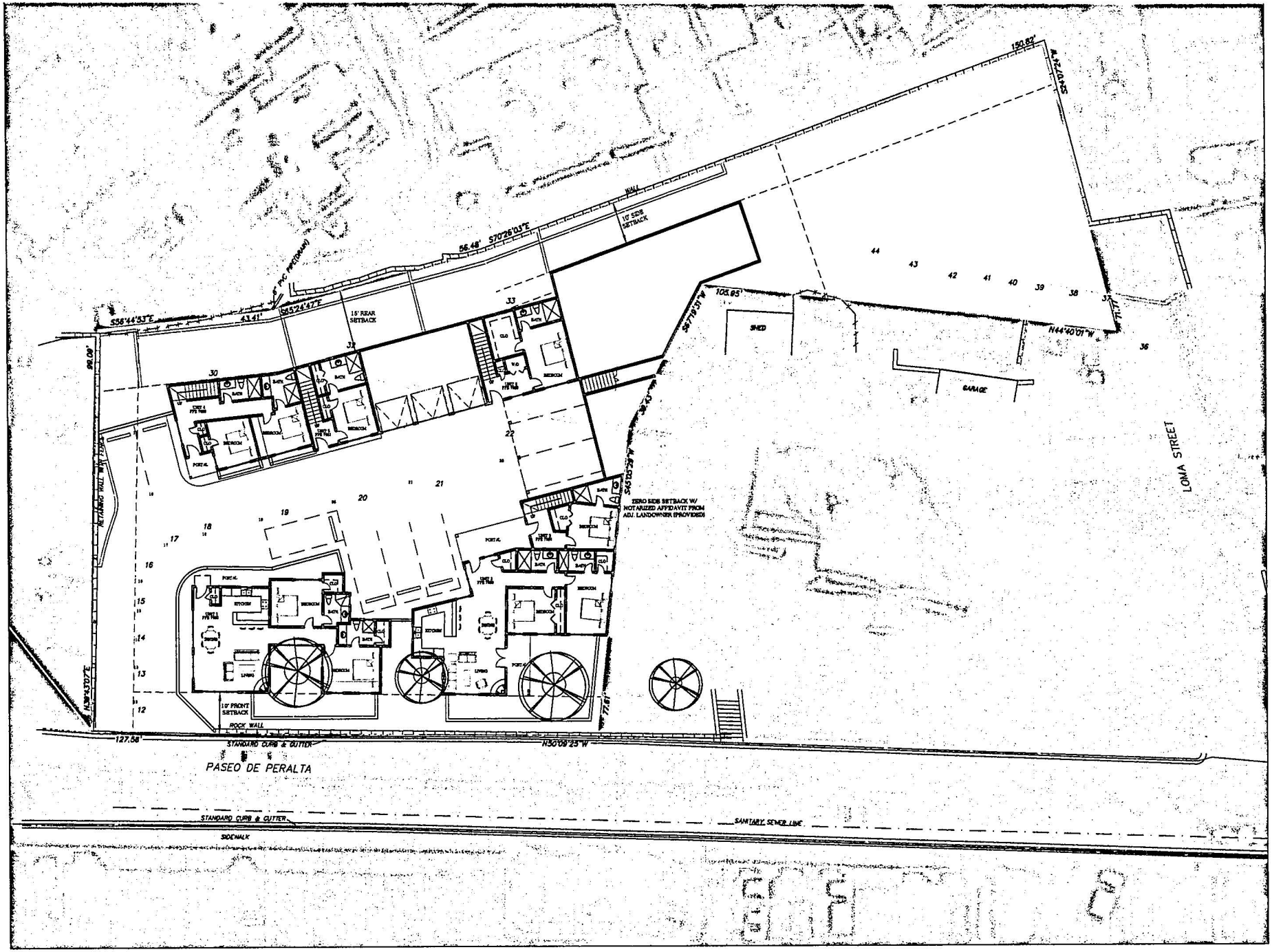
We will submit finishes, lighting and details of windows, railings, doors and other exterior features at a later date.

Thank you for your consideration.

Sincerely,



Lorn C. Tryk



LORD TATE ARCHITECTS
206 McKenzie, Suite P2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lordtate.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Sep 19,04
Revised:
Drawn by:
Checked by:
Job Number: 0426

Sheet Title: SITE PLAN/ 1ST FLOOR PLAN

1" = 10'-0"

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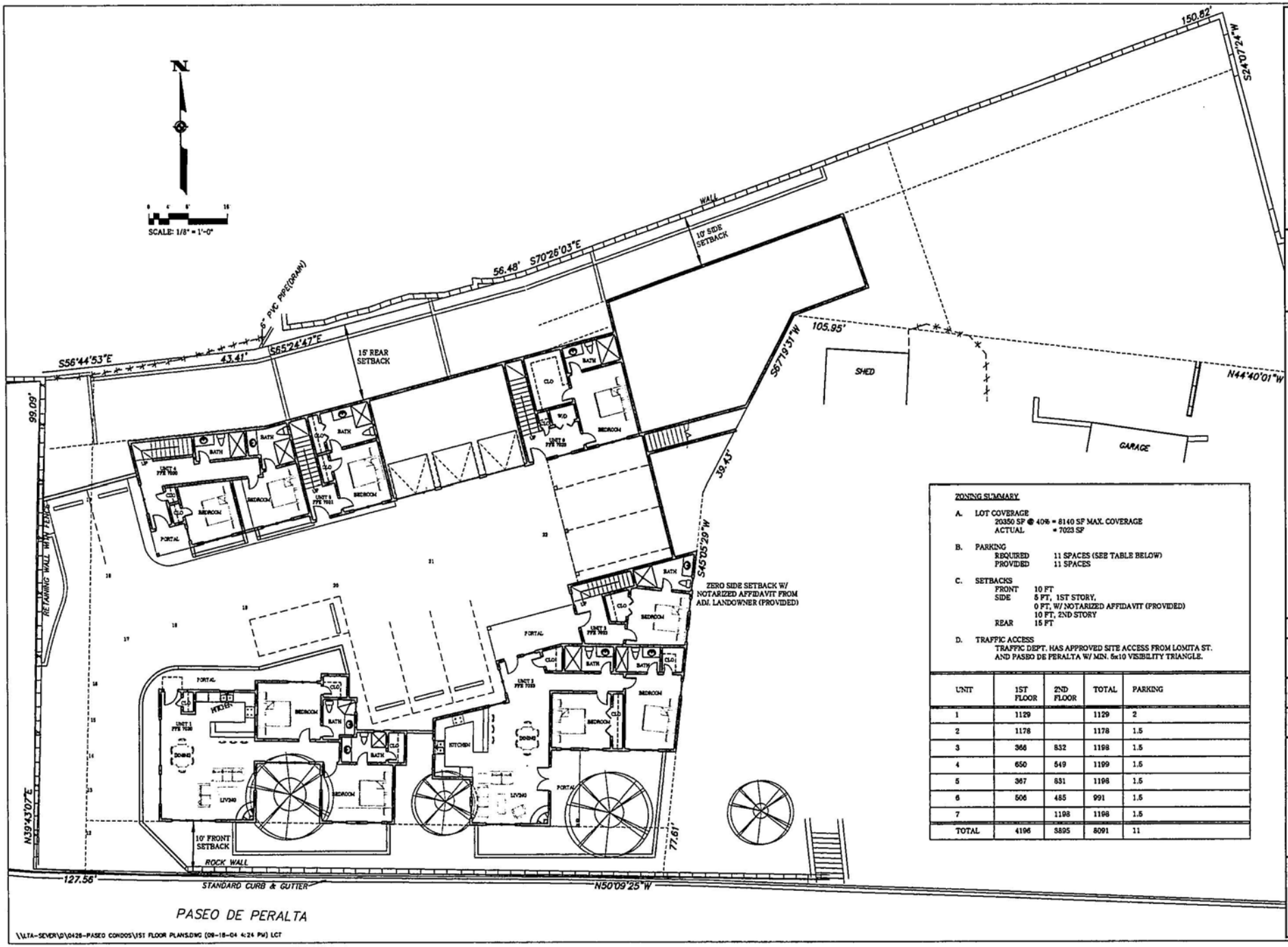

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LOPEZ TAYLOR ARCHITECTS
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Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltyk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Sep 18,04
Revised:
Drawn by:
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Sheet Title: SITE PLAN/ 1ST FLOOR PLAN
1/8" = 1'-0"
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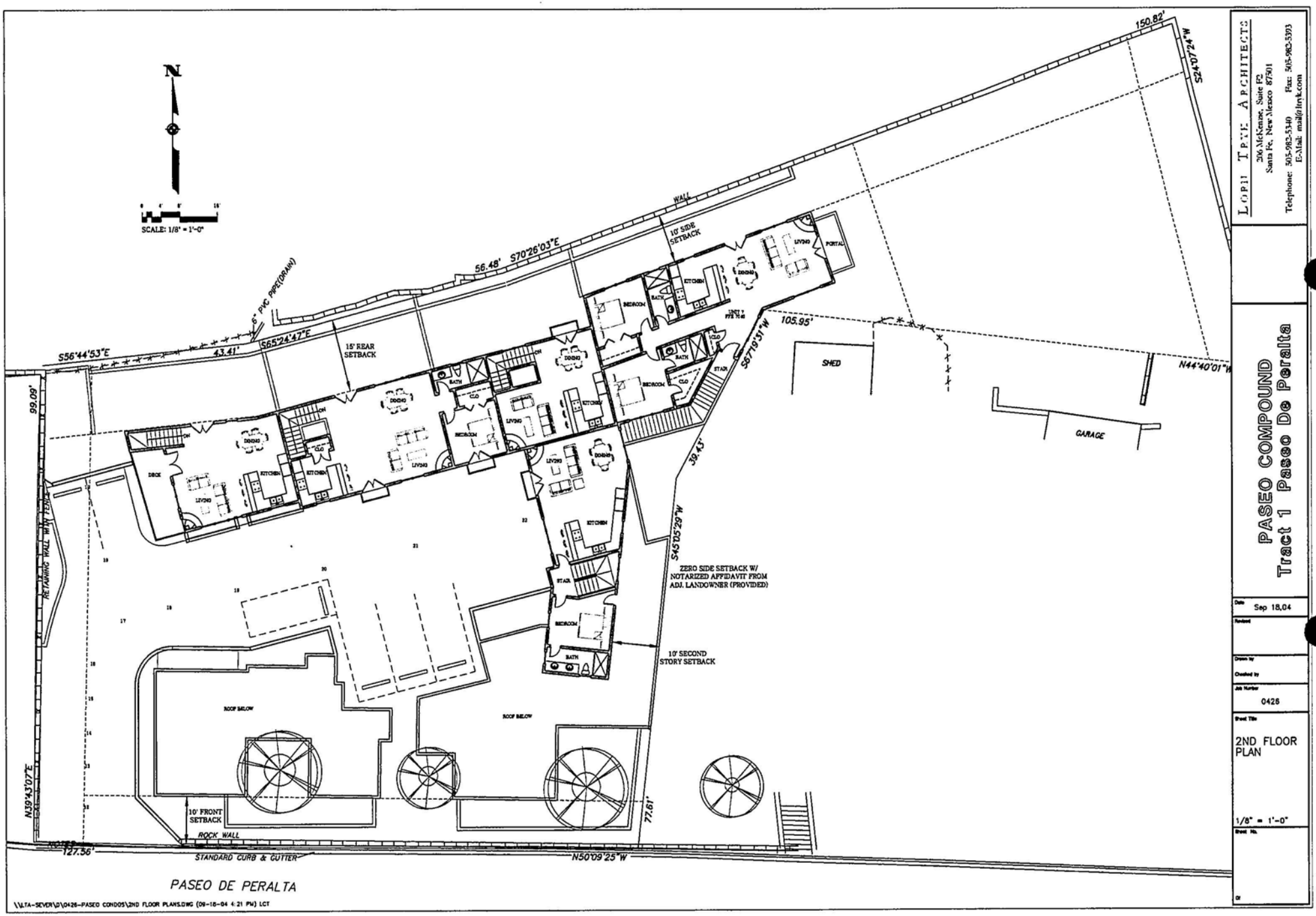
N
SCALE: 1/8" = 1'-0"
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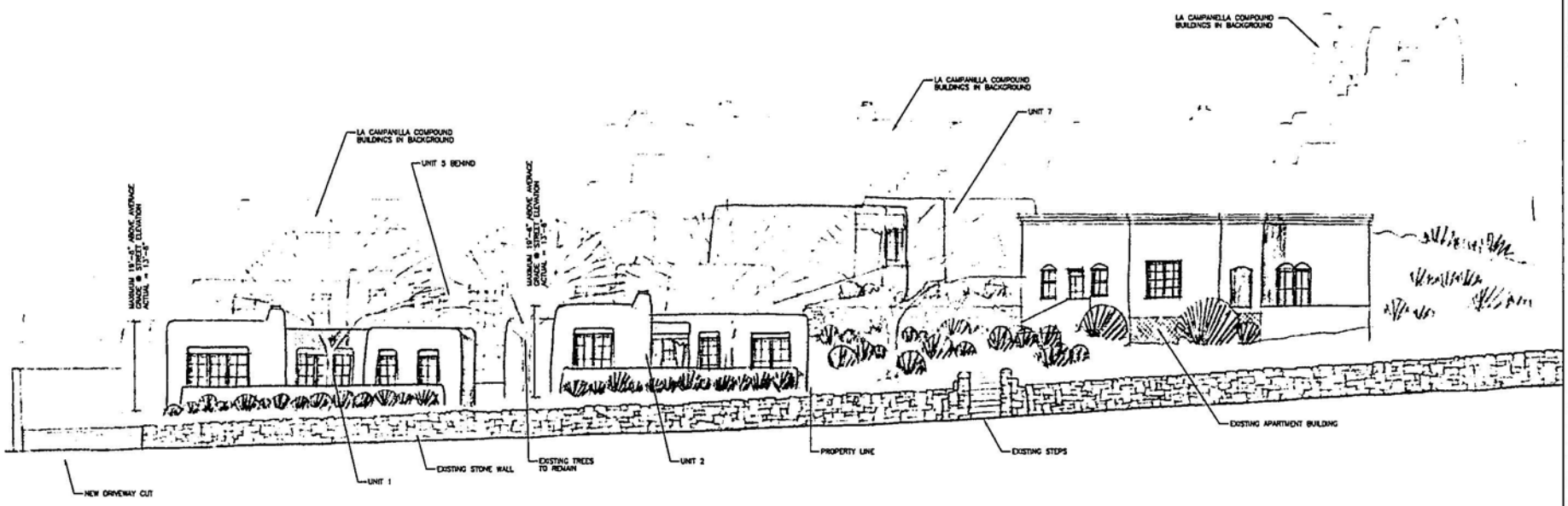
PASEO COMPOUND
Tract 1 Paseo De Peralta
Date Sep 18,04
Job Number 0426
Sheet Title 2ND FLOOR PLAN
1/8" = 1'-0"
\\LTA-SERVER\D\0426-PASEO CONDOS\2ND FLOOR PLANS.DWG (09-18-04 4:21 PM) LCT



STREET ELEVATION

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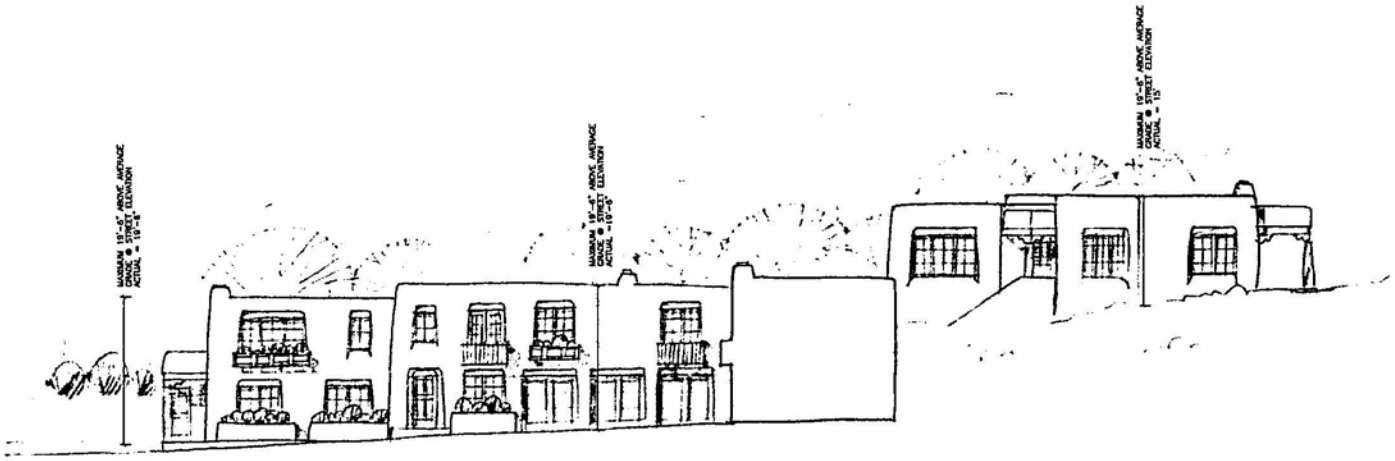

SOUTH COURTYARD ELEVATION

1/8" = 1'-0"

\\LTA-SERVER\D\0426-PASEO CONDOS\HAND ELEVS NEW.DWG (09-18-04 3:30 PM) LCT

LOPEZ TAYLOR ARCHITECTS
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Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltark.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Sep 18,04

Revised:

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Sheet Title: ELEVATIONS

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WEST ELEVATION

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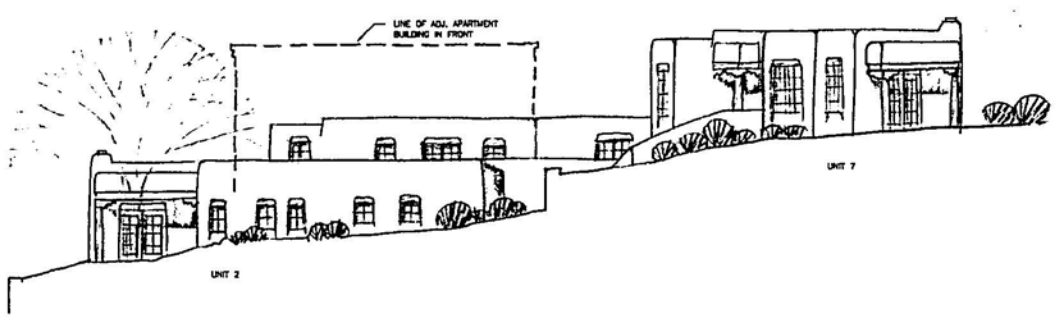

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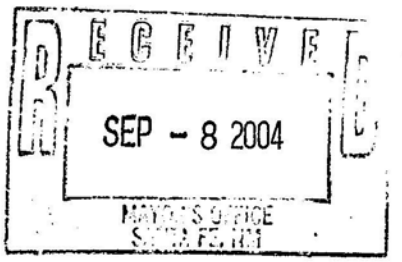

FOWARED TO:
DAVID RASCH ~
DAVID LET ME KNOW
WHAT IS GOING ON
HERE - THX
Dad

September 2, 2004

Christopher Purvis
Santa Fe Historical Board
227 East Palace Avenue W1
Santa Fe, NM 87505

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Planning

RECEIVED
SEP 13 2004

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Jim Romero, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Construction of a residential compound of eight units at a total of 11,176 sq. ft.
Project number: 04-10100114
Case number: H-04-114
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **Tract I, Paseo de Peralta (Adjacent to #515)**

PROJECT NAMES:

OW - Erik Fuentes
Lamy, NM 87540
#10 Camino Caballos Spur
505-660-8320

AP - Lorn C. Tryk
Santa Fe, NM 87501-1888
206 McKenzie St., Suite F-2
505-982-5340

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on August 24, 2004, acted on the above referenced case. The decision of the board was to postpone your request with the condition that an exception be submitted to demolish a portion of the historic stone wall.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

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

CITY OF SANTA FE, NEW MEXICO

Project description:	Residential compound consisting of 8 units at a total of 11,176 sq. ft.
Project number:	04-10100114
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PROJECT NAMES:

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AP – Lorn C. Tryk Santa Fe, NM 87501-1888	206 McKenzie St., Suite F-2 505-982-5340

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING/NA
PUBLICLY VISIBLE FACADE-EAST	YES
PUBLICLY VISIBLE FACADE-NORTH	NO
PUBLICLY VISIBLE FACADE-SOUTH	YES
PUBLICLY VISIBLE FACADE-WEST	YES
HISTORIC DISTRICT SURVEY NUMBER	N/A
YEAR OF CONSTRUCTION	N/A
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, EXISTING	VACANT
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	N/A

City of Santa Fe, New Mexico

memo

DATE: August 24, 2004

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director RLby MRV

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Survey Form

__x__ Zoning Review Sheet

__x__ Other: bldg height calculation

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: letter from neighbor

STAFF RECOMMENDATION:

Staff defers to the Board as to whether the applicant has conclusively demonstrated for the Board to have a positive finding of fact to grant the exception. Otherwise, this application complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. The applicant proposes to construct eight Units on this lot for a total of 11,176 square feet in four building blocks, two along the streetscape and two along the rear of the lot.

The buildings will be designed in the Spanish – Pueblo Revival Style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The buildings will be approximately 19' 6" high from finished grade to top of parapets. The maximum allowable height for this location is 17' 6", as determined by a linear calculation. Topographic information indicates that there is enough slope change on the lot for the Board to approve an additional 2' in height, for a total of 19' 6".

According to the previous preliminary hearing of this case on August 10, 2004, the applicant has reduced the second-story massing of Units 1 and 2 by 25% and Unit 4 by 15% and reduced the new streetscape wall in length by breaking it into several segments.

This application was postponed on August 24, 2004 pending a request for exception to demolish a portion of the historic stone wall at the west end of the streetscape.

The exception request has now been submitted. Further alterations of the application include: reducing the two Units along the streetscape to single-story buildings; eliminating Unit 8 at the east end of the property; and significantly stepping back the westernmost rear unit to reduce its visibility.

Approximately 30' of the westernmost section of the streetscape stone wall will be removed for driveway access to the lot. The lot interior stone walls will be partially or entirely removed. The stones will be reused to construct additional walls.

The applicant provided the following responses for an exception to be granted in order for a section of the historic streetscape stone wall to be demolished.

1. The proposed exception does not damage the character of the streetscape.

The proposed demolition of 30 feet of wall represents approximately 11% of the total length of the stone wall at the street. The applicant proposes to reuse the stone salvaged from the demolition to retain the side of the proposed a driveway in the area of the demolition.

2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

The proposed demolition allows the applicant to access the project site in an area where it is topographically possible to put in a driveway with a slope that meets the city code. The location of the proposed demolition, at the very western end of the property, is the best location from a traffic standpoint, according to the City traffic engineer.

3. The proposed exception will 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 district.

This project will add seven housing units to the historic district. Without the exception, it would be difficult or impossible to add these residences.

4. The exception is due to special conditions and circumstances which are peculiar to the land or structure involved in which are not applicable to other land or structures in the related streetscape.

The request for demolition of a portion of the stone wall is to allow access to this site for a driveway. This is a condition that is unique to this site.

5. The exception is due to special conditions and circumstances which are not the result of the actions of the applicant.

The site and topographic conditions are part of this parcel. They were not a result of the actions of the applicant.

6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in section 14 – 5.2 (a) (1)

The area for the proposed demolition has the least negative impact visually, in that it is located at the western end of the wall rather than somewhere in the middle of the wall's length. The western end of the wall is located directly adjacent to a large concrete retaining wall and a surface parking lot. Construction of a new driveway in this location will reduce the height of the existing concrete retaining wall at the property line.

City of Santa Fe, New Mexico

memo

DATE: August 24, 2004

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director

FROM: David Rasch, Acting Supervising Planner in Historic Preservation DR

CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Survey Form

__x__ Zoning Review Sheet

__x__ Other: bldg height calculation

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

The applicant is requesting preliminary review at this time. Staff is of the opinion that the demolition of the west end of the historic stone wall for vehicle access and the interior retaining walls for building location is problematic, however necessary. Otherwise, this application would comply with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. The applicant proposes to construct eight Units on this lot for a total of 11,176 square feet in four building blocks, two along the streetscape and two along the rear of the lot.

The buildings will be designed in the Spanish – Pueblo Revival Style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The buildings will be approximately 19' 6" high from finished grade to top of parapets. The maximum allowable height for this location is 17' 6", as determined by a linear calculation. Topographic information indicates that there is enough slope change on the lot for the Board to approve an additional 2' in height, for a total of 19' 6".

According to the previous preliminary hearing of this case on August 10, 2004, the applicant has reduced the second-story massing of Units 1 and 2 by 25% and Unit 4 by 15% and reduced the new streetscape wall in length by breaking it into several segments.

Approximately 30' of the westernmost section of the streetscape stone wall will be removed for driveway access to the lot. The lot interior stone walls will be partially or entirely removed. The stones will be reused to construct additional walls.

LORN TRYK ARCHITECTS

August 13, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are resubmitting for preliminary approval of an 8 unit residential compound, as well as demolition approval for portions of existing site walls. At the suggestion of the HDRB we have reduced the second floors of units 1 and 2 by 25%; we have also reduced the second floor of unit 4 by about 15% to break up the two story massing of that unit.

We are asking for permission to demolish portions of the stone walls. We have included a structural engineers report as to the condition of the walls.

Note that stone material will be salvaged from the site wall demolition for reuse on the most publicly visible new site walls.

We will submit finishes, lighting and details of windows, railings, doors and other exterior features at a later date.

Thank you for your consideration.

Sincerely,

Lorn C. Tryk

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

RETAINING WALL AT A PASEO DE PERALTA VACANT LOT
SANTA FE , NEW MEXICO
ENGINEER'S REPORT



RANDALL ENGINEERING, LLC
SANTA FE, NEW MEXICO

August 13, 2004

SCOPE

This report presents the observations of a partial site review made August 12, 2004 at a vacant lot with an existing retaining wall, on Paseo de Peralta, Santa Fe by Steve Randall, a New Mexico Registered Professional Engineer with experience in structural design. The purpose of the report is to evaluate the structural integrity and condition of a mortared, stacked stone retaining wall near the back lot line. The lot fronts on the north side of Paseo de Peralta, east of and adjacent to the Wells Fargo Bank employee parking lot on the northeast corner of Magdalena Street and Paseo de Peralta. Only structural features exposed for inspection are evaluated in this report.

OBSERVATIONS

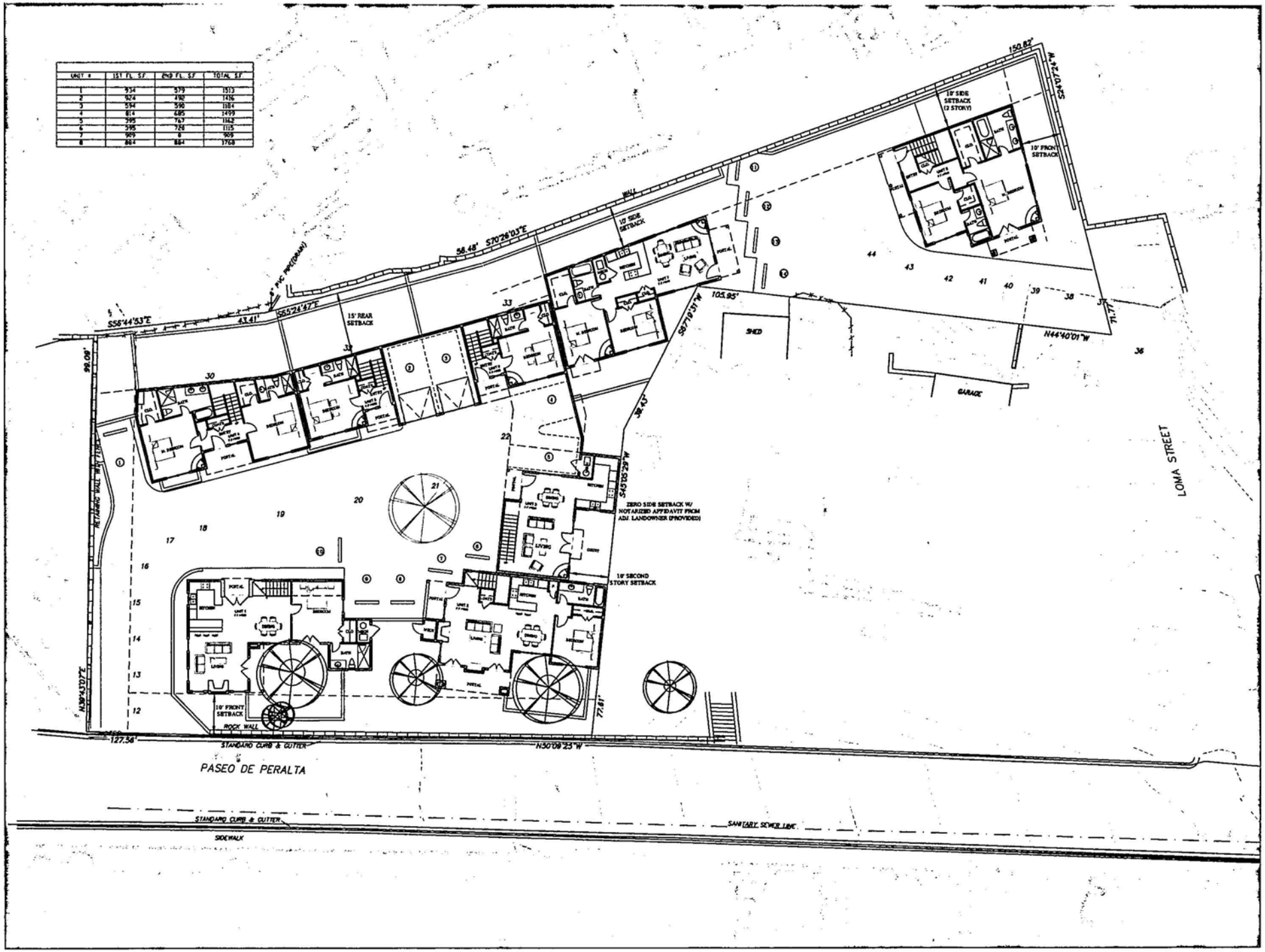
The 7 feet high mortared stacked stone retaining wall extends across most of the length of the lot running parallel to the street frontage. The wall appears to be fairly old - large trees are growing out of the backfill at the top of the wall. The mortar has evidently been repointed at most of the wall, and is standing proud of the joints. The wall is out of plumb in places, bowing and rotating outward at the top. Vertical and diagonal cracking exist through the mortar joints and through the stones. The top courses of stones, ranging to as much as two feet down the wall, are loose and shifting outward several inches in places where mortar has disintegrated. The

remaining mortar and stones are weathering well, and show no signs of decomposition. No footing is exposed, and no steel reinforcement is exposed to view.

CONCLUSIONS

The wall was likely built without rebar reinforcement. It has been periodically repaired and is now in need of further repair, and periodic maintenance. It can be expected to continue to crack and bow out, and rotate outward at the top at a slow rate. The wall is not presently a threat to health and safety. The wall can not be expected to meet current Building Code requirements for retaining wall strength or construction. To ensure the stability of the wall now and in the future, the wall should be reinforced from the retaining side.

End of Report



LORN TRYK ARCHITECTS
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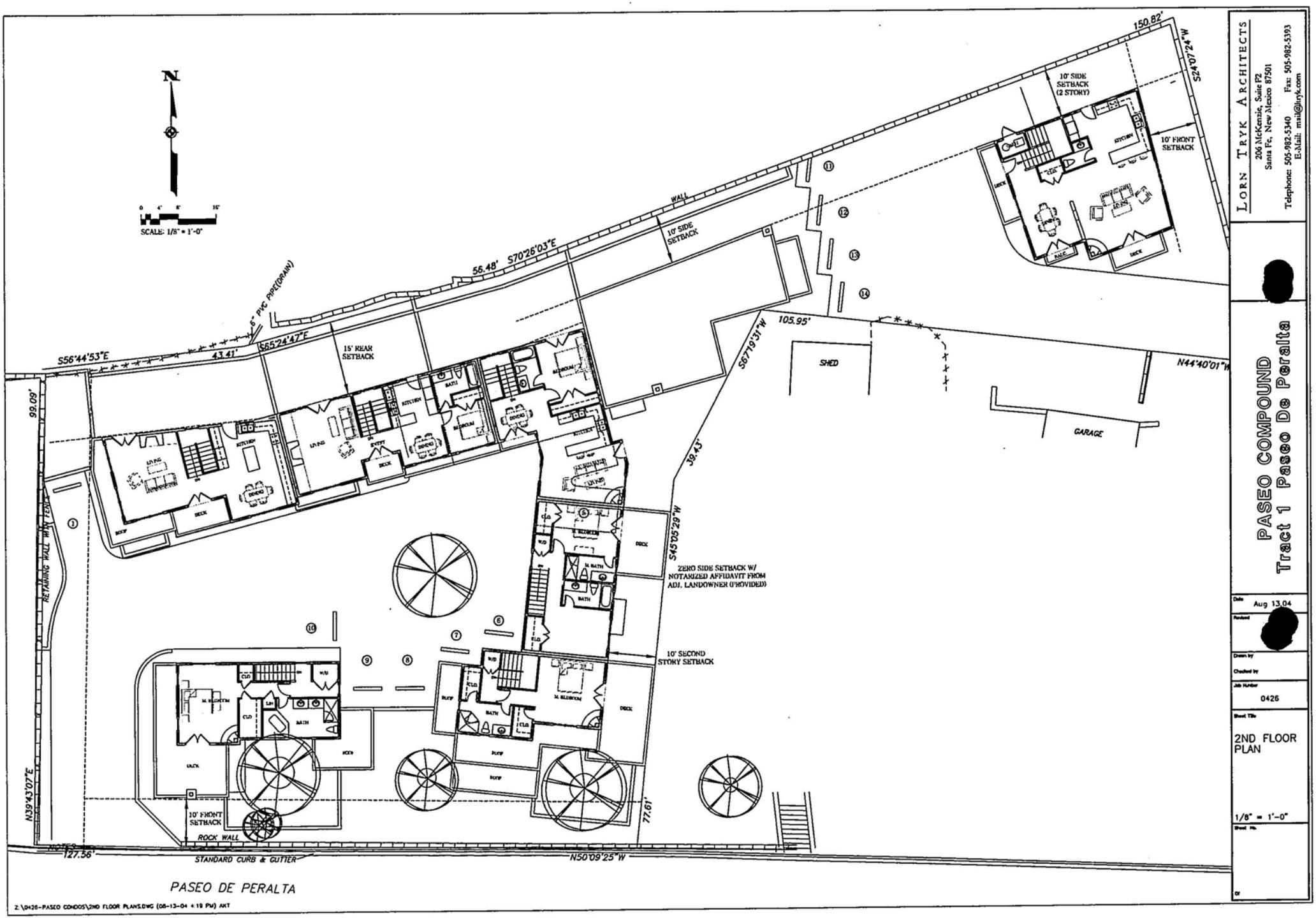
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@trykarchitects.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Aug
Revised:
Drawn by:
Checked by:
Job Number: 0425
Sheet Title: SITE PLAN/ 1ST FLOOR PLAN
1" = 10'-0"
Sheet No.



LORN TRYK ARCHITECTS
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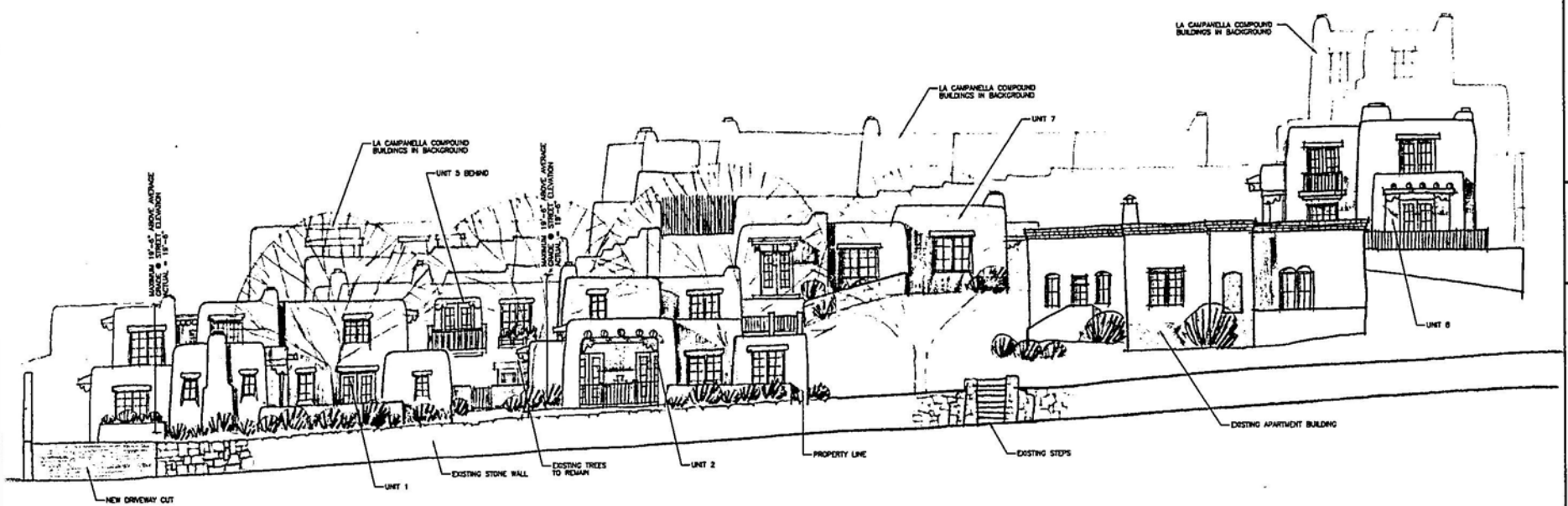
E-Mail: mail@ltryk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Aug 13,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: 2ND FLOOR PLAN
1/8" = 1'-0"
Sheet No.
of



STREET ELEVATION

1/8" = 1'-0"





LORI TRYK ARCHITECTS
206 McKenzie, Suite P2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lrytk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Aug 14,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: ELEVATIONS
1/8" = 1'-0"
Sheet No.:

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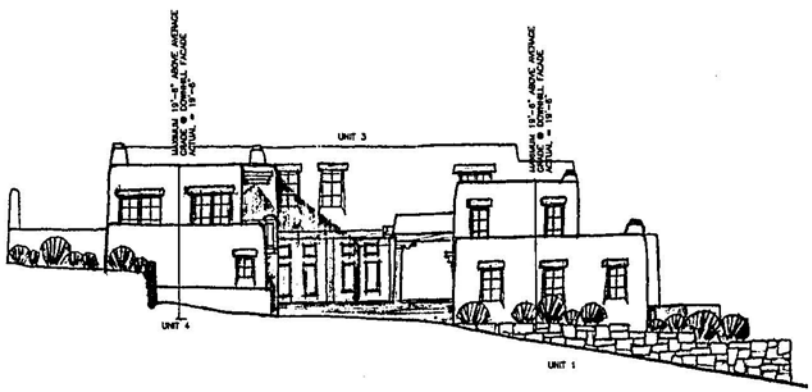

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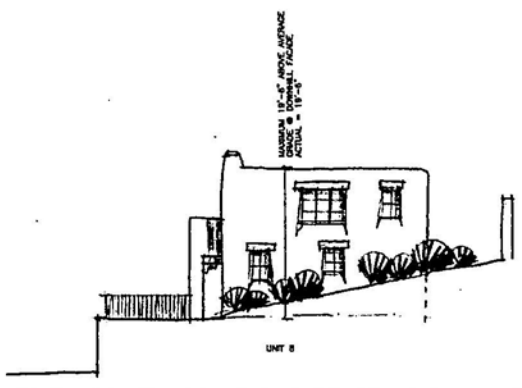

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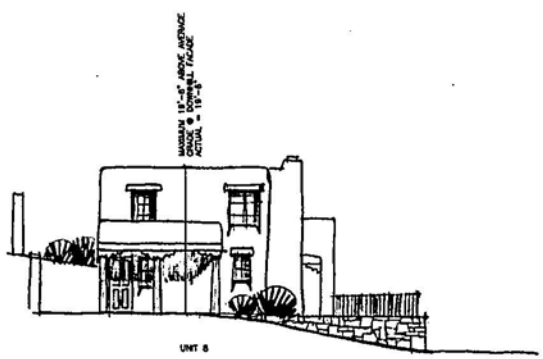
1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

LORI TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lrtyk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Aug 14,04

Revised:

Drawn by:

Checked by:

Job Number: 0426

Sheet Title: ELEVATIONS

1/8" = 1'-0"

Sheet No.:

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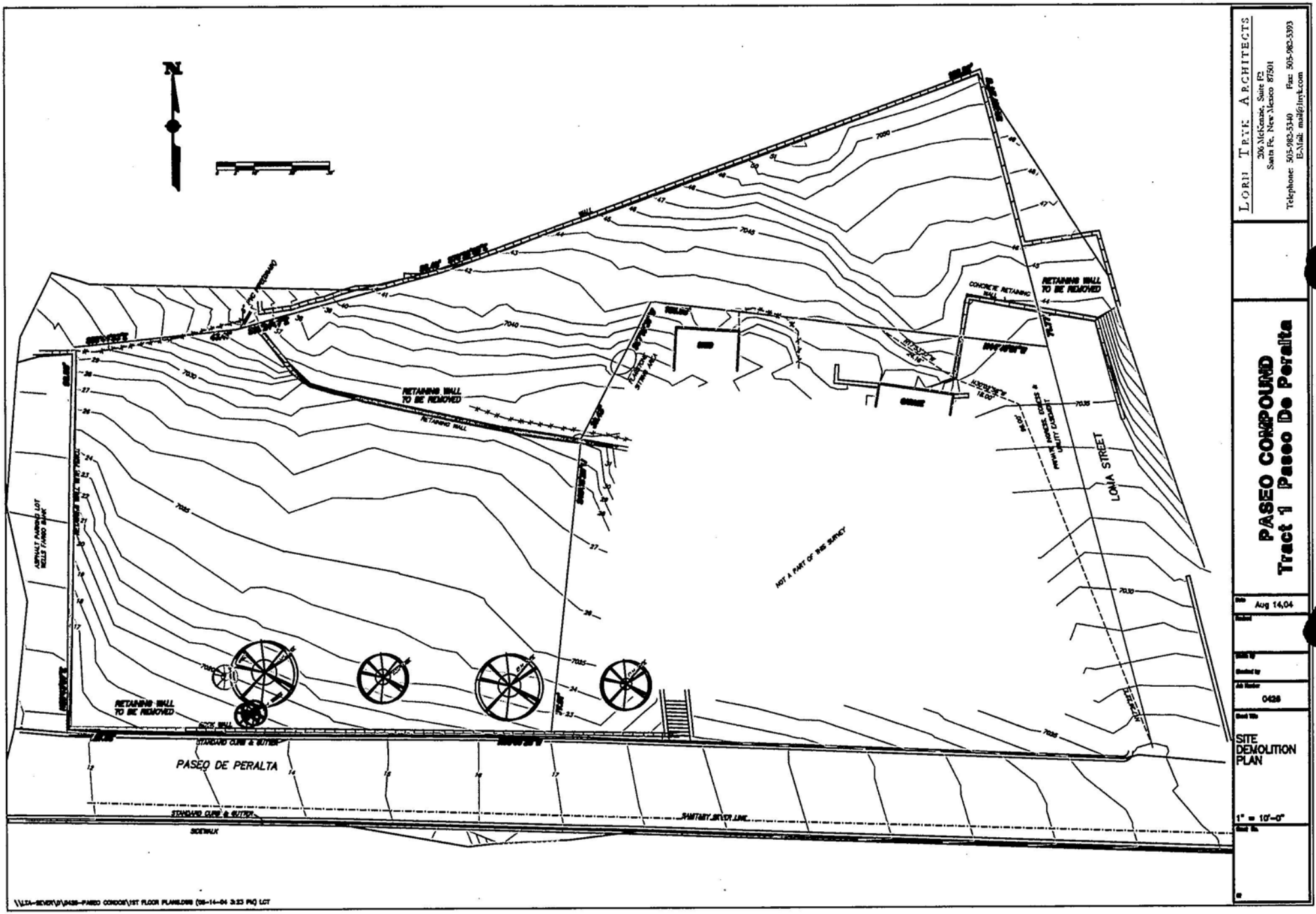

LORI TRUE ARCHITECTS
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Santa Fe, New Mexico 87501
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E-Mail: mail@lorit.com

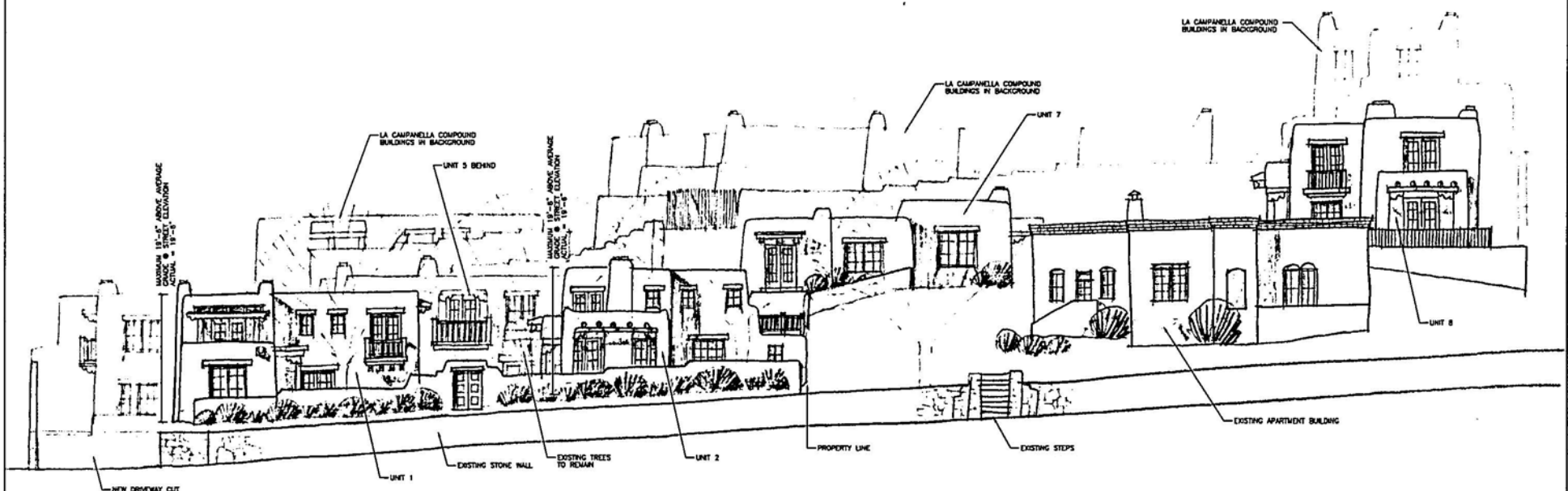
PASEO COMPOUND
Tract 1 Paseo De Peralta

Aug 14,04

0438

SITE DEMOLITION PLAN

1" = 10'-0"



STREET ELEVATION

1/8" = 1'-0"





LORN TRYK ARCHITECTS
206 McKenzie, Suite P2
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E-Mail: mail@lorntryk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date Jul
Revised
Drawn by
Checked by
Job Number 0426
Sheet Title ELEVATIONS
1/8" = 1'-0"
Sheet No. 01

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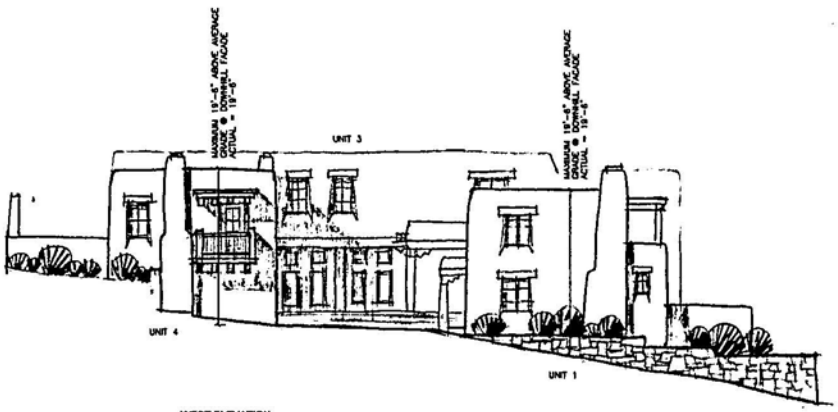

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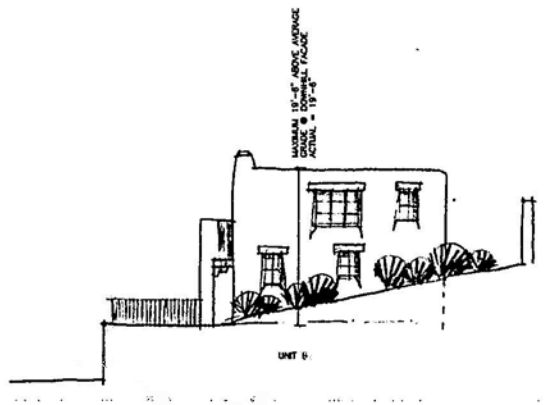

EAST ELEVATION

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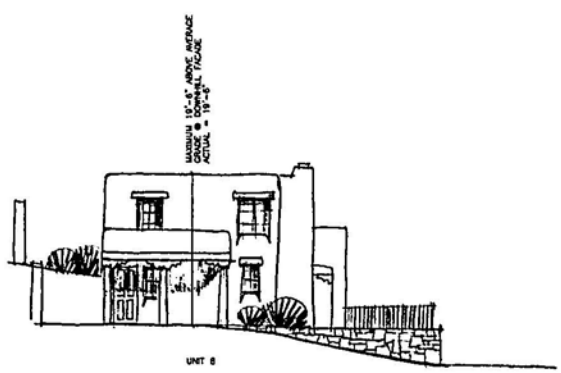

WEST ELEVATION

1/8" = 1'-0"

LORN TRYK ARCHITECTS
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E-Mail: mail@lorntryk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date Jul 2

Revised

Drawn by

Checked by

Job Number 0426

Sheet Title ELEVATIONS

1/8" = 1'-0"

Sheet No.

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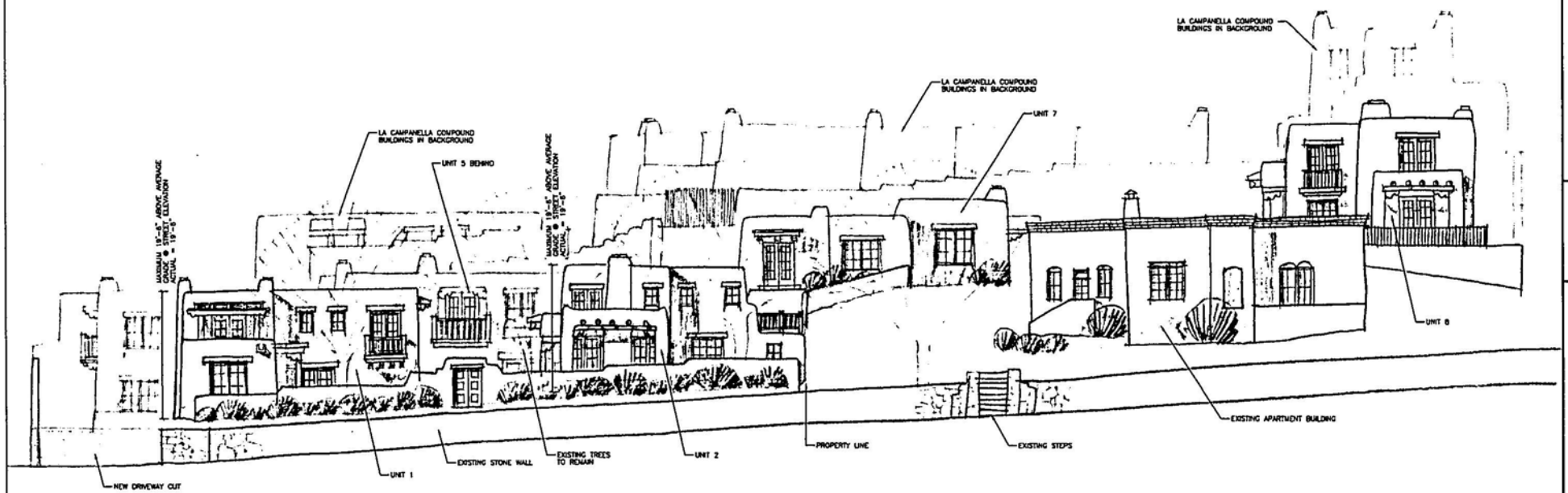

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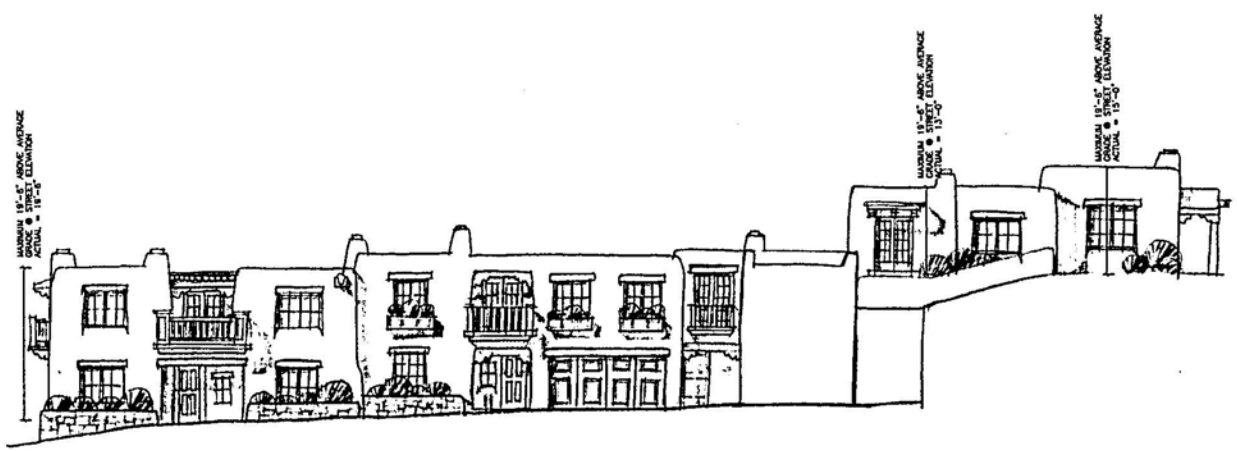



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E-Mail: mail@lorntryk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date Aug 04

Revised

Drawn by

Checked by

Job Number 0426

Sheet Title
ELEVATIONS

1/8" = 1'-0"

Sheet No.

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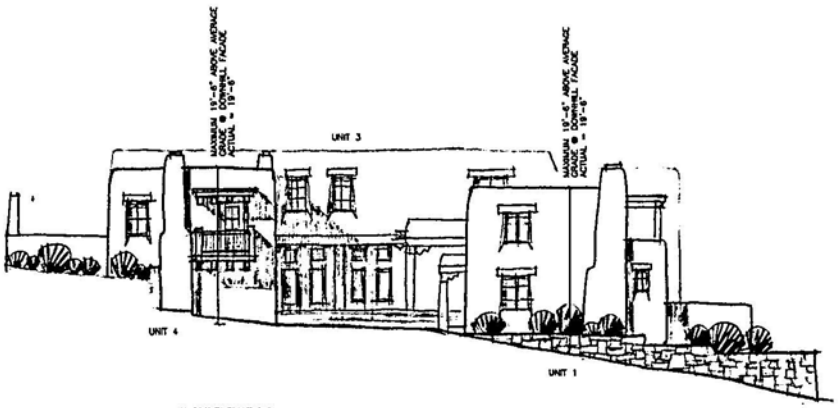

WEST ELEVATION

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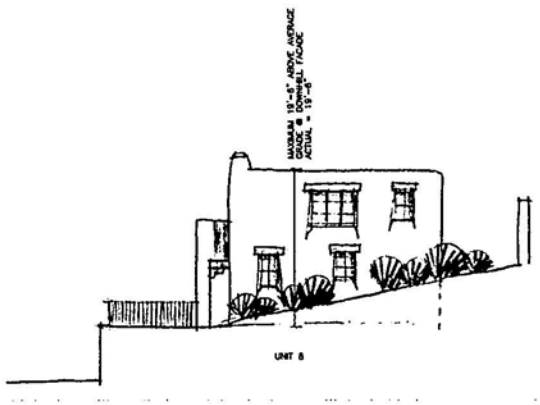

EAST ELEVATION

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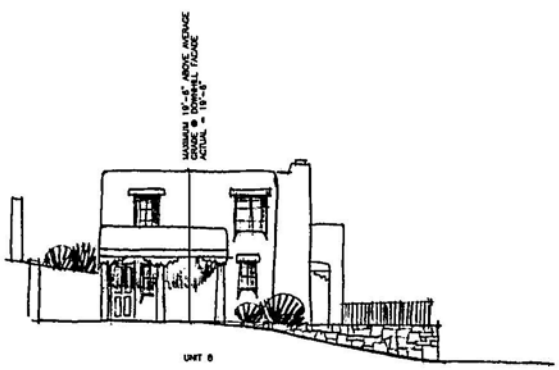

WEST ELEVATION

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Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltryk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date Aug 0[illegible]

Revised

Drawn by

Checked by

Job Number 0426

Sheet Title

ELEVATIONS

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Sheet No.

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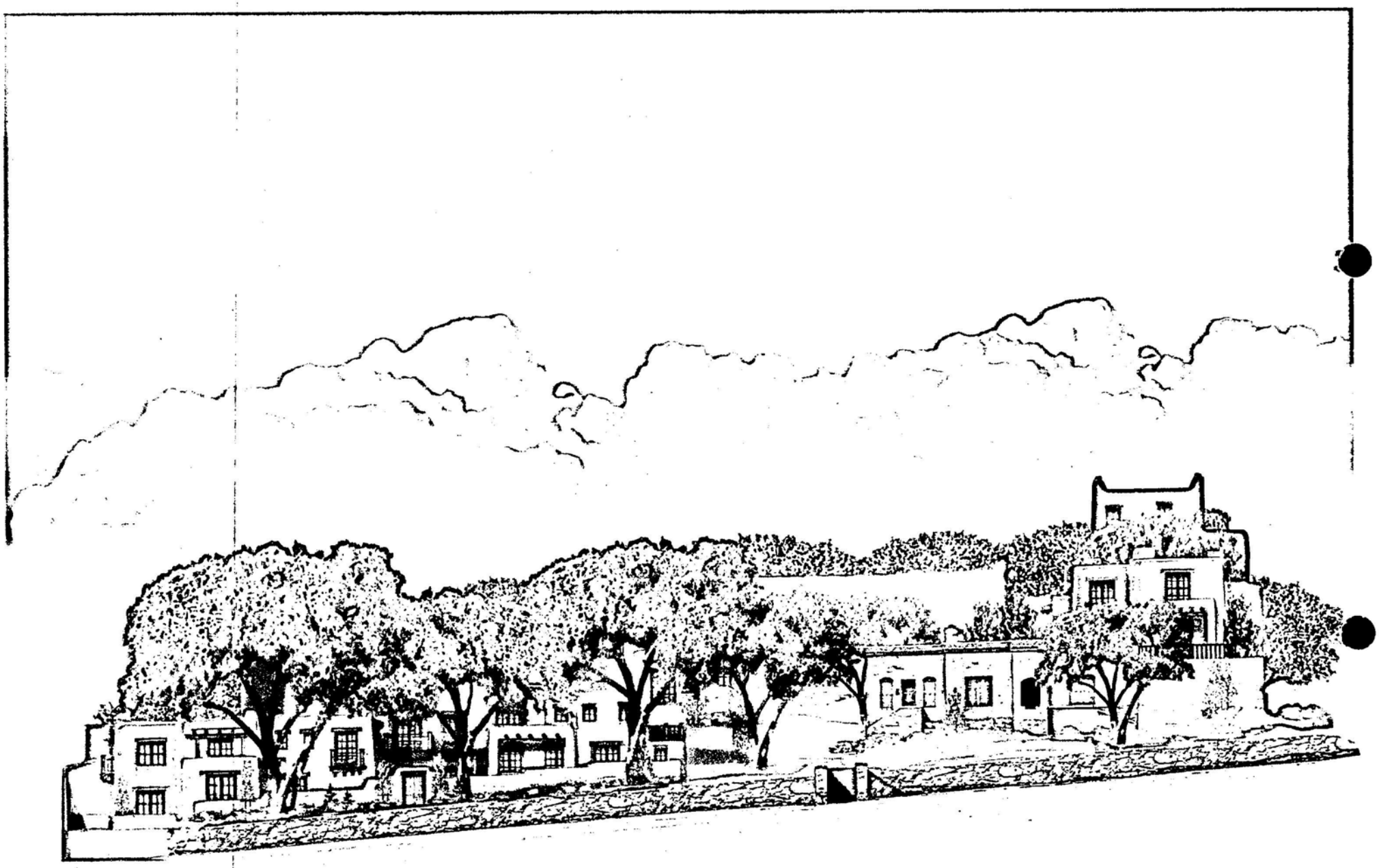


City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Jim Romero, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Residential compound consisting of 8 units at a total of 11,176 sq. ft.
Project number: 04-10100114
Case number: H-04-114
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **Tract I, Paseo de Peralta (Adjacent to #515)**

PROJECT NAMES:

OW - Erik Fuentes
Lamy, NM 87540

#10 Camino Caballos Spur
505-660-8320

AP - Lorn C. Tryk
Santa Fe, NM 87501-1888

206 McKenzie St., Suite F-2
505-982-5340

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on August 10, 2004, acted on the above referenced case. The decision of the board was to postpone your request until re-design is submitted that addresses the following issues: 1) 25% decrease in second floors of units 1 and 2; 2) that unit 4 should have a less equal relationship between the 1st and 2nd floors; and 3) that you submit for an exception to demolish the historic stone walls with a plan to re-use the rocks in the new walls.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

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

City of Santa Fe, New Mexico

memo

DATE: August 10, 2004

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director RL

FROM: David Rasch, Acting Supervising Planner in Historic Preservation DR

CASE # H-04-114

ADDRESS: 515 Paseo de Peralta, Tract 1
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Survey Form

__X__ Zoning Review Sheet

__x__ Other: bldg height calculation

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

__x__ Site Plan/Floor Plan

__x__ Elevations

____ Photographs

____ Other:

STAFF RECOMMENDATION:

The applicant is requesting preliminary review at this time. Staff is of the opinion that the building heights exceed the maximum allowable heights for this location. Also, the demolition of the west end of the historic stone wall for vehicle access and the interior retaining walls for building location is problematic, however necessary. Otherwise, this application would comply with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

515 Paseo de Peralta, Tract 2 is a brick apartment building that was constructed before 1890 in the Neoclassical – Terr itorial Style. The building is finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and is listed as Contributing to the Downtown & Eastside Historic District. There are associated historic buildings and stone walls on the property. The streetscape wall runs the length of the property, except for a driveway at the east end and lacks space for a sidewalk.

Tract 1 is a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street. The applicant proposes to construct eight single-family residences on this lot for a total of 11,176 square feet in four building blocks, two along the streetscape and two along the rear of the lot.

The buildings will be designed in the Spanish – Pueblo Revival Style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

The buildings will be approximately 20' high from finished grade to top of parapets. The heights from natural grade to top of parapets may be as much as 24' to 26' high, as shown on the south elevation drawing of Unit 8.

The maximum allowable height for this location is 17' 6", as determined by a linear calculation. Although topographic information was not submitted, there is probably enough slope on the lot for the Board to approve an additional 2' in height, for a total of 19' 6".

The westernmost section of the streetscape stone wall will be removed for driveway access to the lot. The lot interior stone walls will be partially or entirely removed. The stones will be reused to construct additional walls.

LORN TRYK ARCHITECTS

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Paseo Compound

Dear David,

On behalf of the property owners of Tract I, Paseo de Peralta, we are submitting for preliminary approval of an 8 unit residential compound, as well as demolition approval for portions of existing site walls. The project is a total of 11176 s.f. of new construction. It is located adjacent to 515 Paseo de Peralta, a contributing historic apartment building.

Note that stone material will be salvaged from the site wall demolition for reuse on the most publicly visible new site walls.

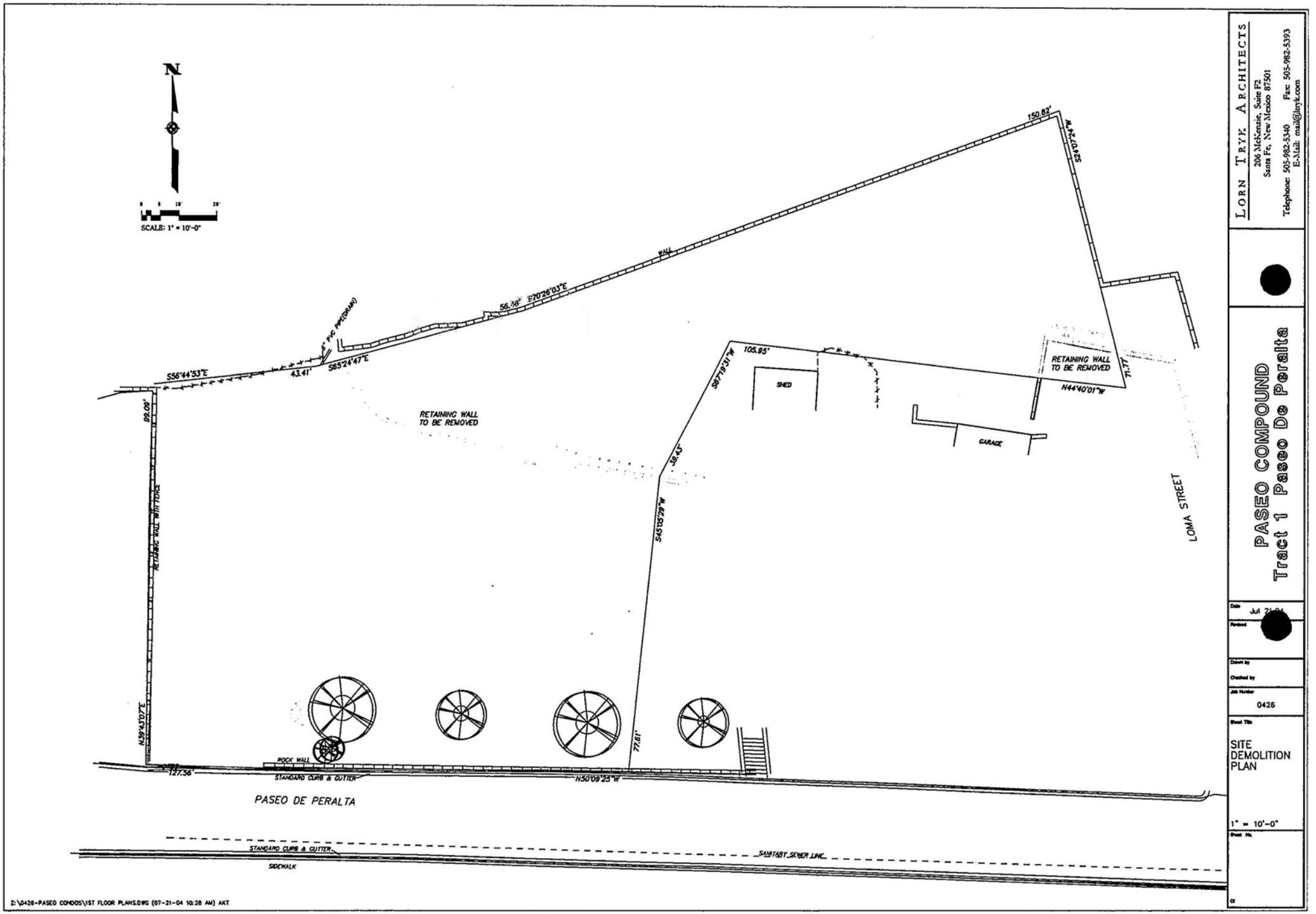
We intend to submit finishes, lighting and details of windows, railings, doors and other exterior features at a later date.

Thank you for your consideration.

Sincerely,

Lorn C. Tryk

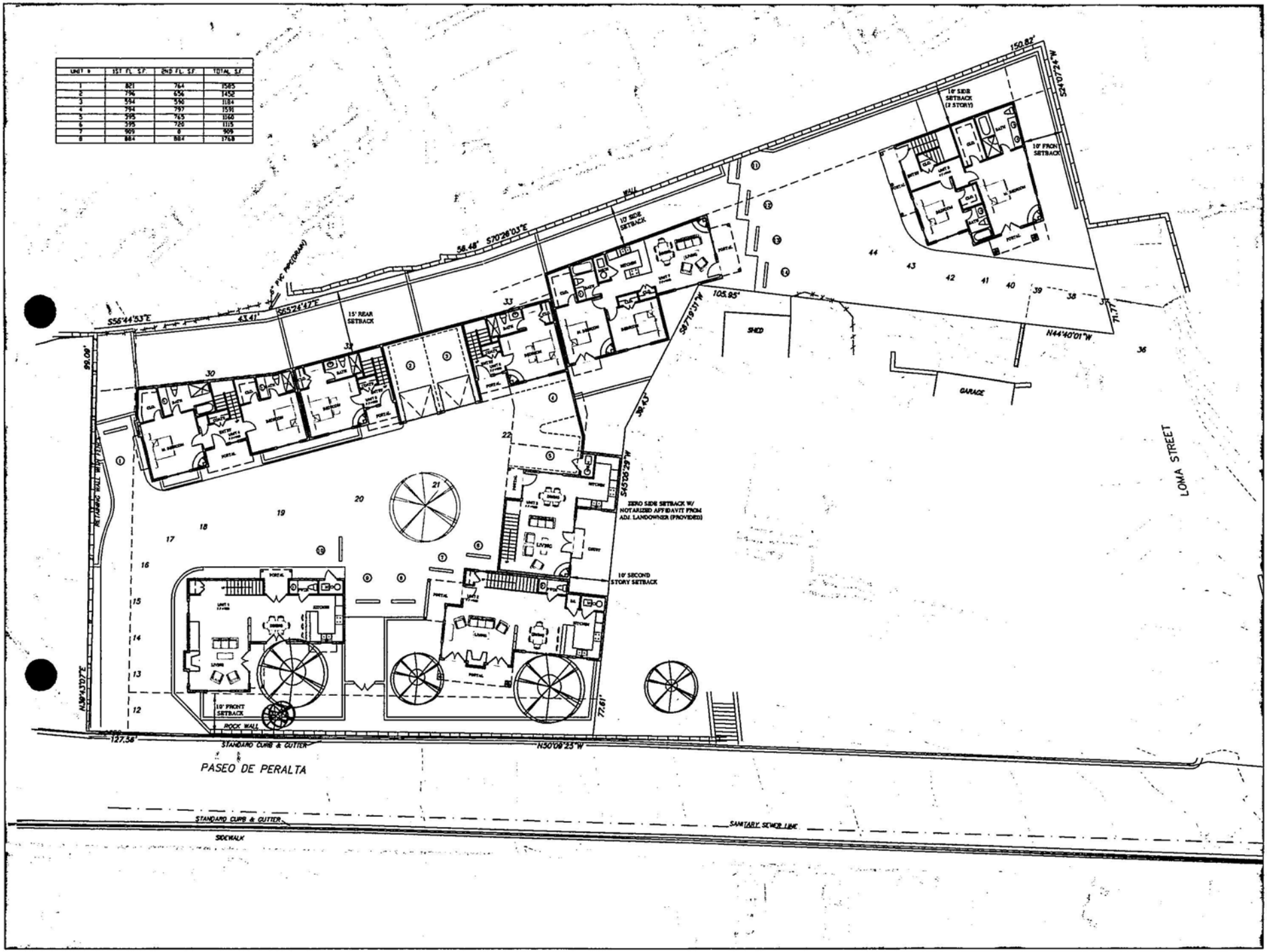
206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393



LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorntryk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Jul 21-04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: SITE DEMOLITION PLAN
1" = 10'-0"
Sheet No.
of



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Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lrytk.com

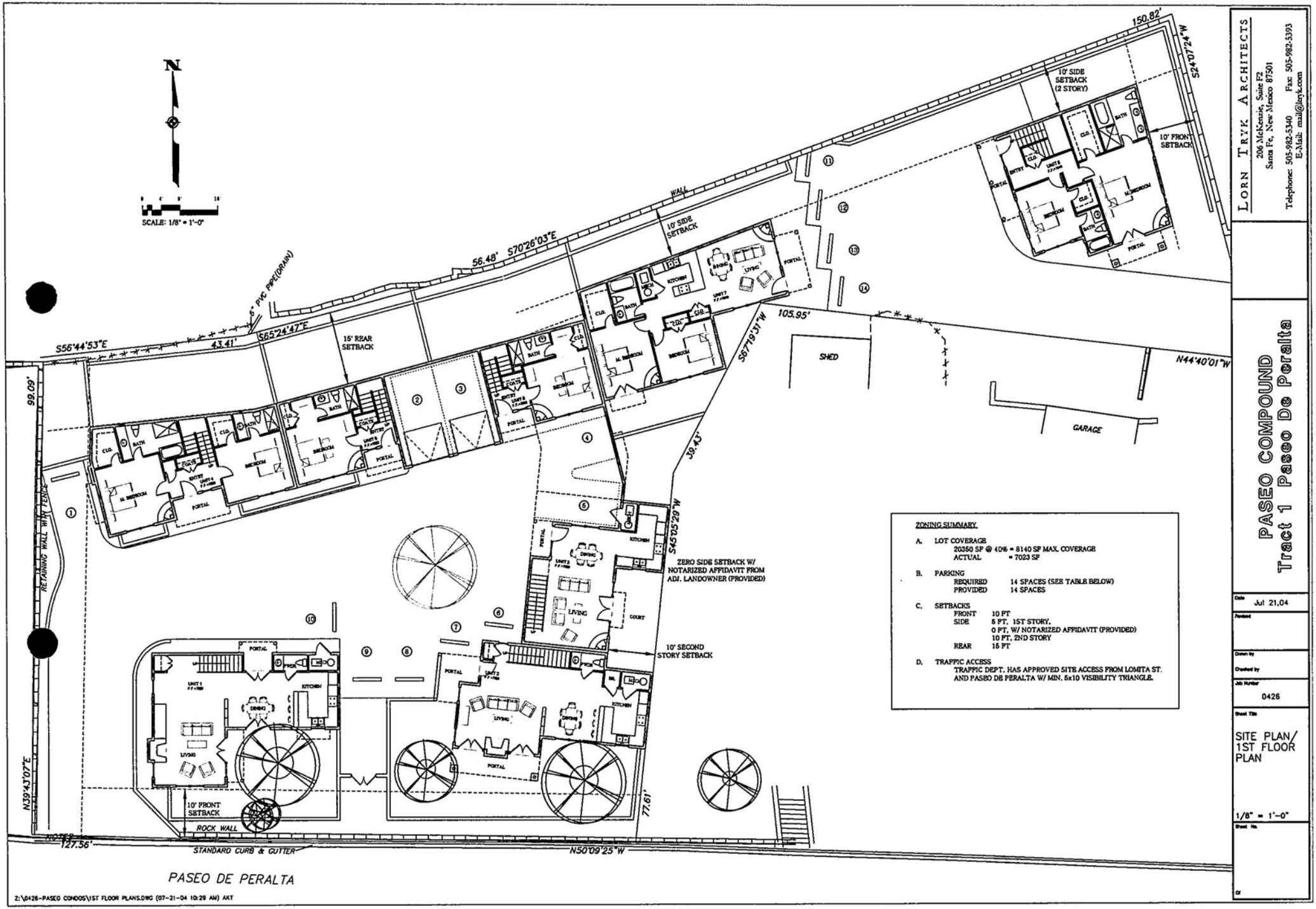
PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Jul 21,04

Job Number: 0426

Sheet Title: SITE PLAN/ 1ST FLOOR PLAN

1" = 10'-0"



ZONING SUMMARY

A. LOT COVERAGE
20350 SF @ 40% = 8140 SF MAX. COVERAGE
ACTUAL = 7023 SF

B. PARKING
REQUIRED 14 SPACES (SEE TABLE BELOW)
PROVIDED 14 SPACES

C. SETBACKS
FRONT 10 FT
SIDE 5 FT. 1ST STORY.
0 FT, W/ NOTARIZED AFFIDAVIT (PROVIDED)
10 FT, 2ND STORY
REAR 15 FT

D. TRAFFIC ACCESS
TRAFFIC DEPT. HAS APPROVED SITE ACCESS FROM LOMITA ST. AND PASEO DE PERALTA W/ MIN. 5x10 VISIBILITY TRIANGLE.

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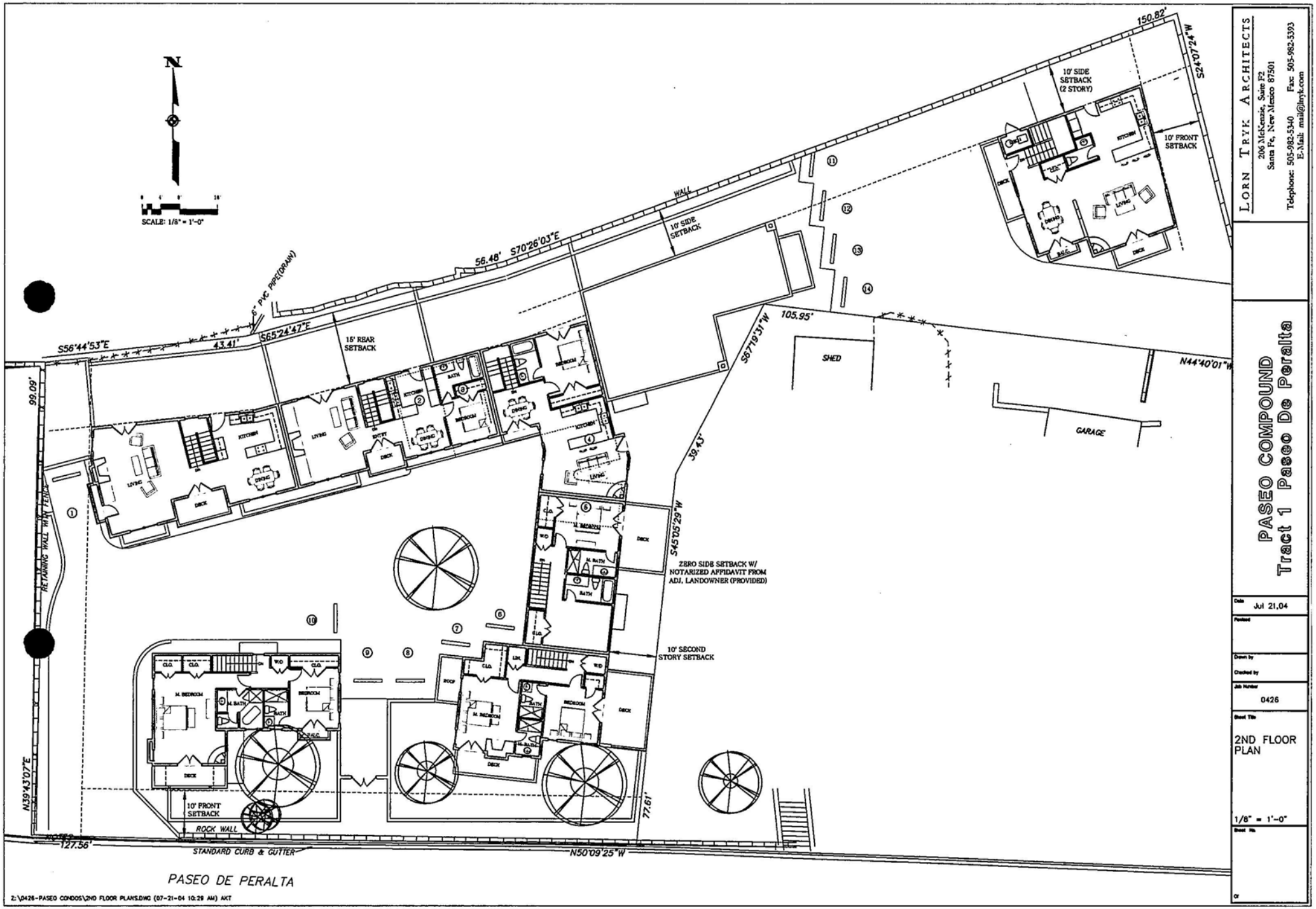
E-Mail: mail@lrtyk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Jul 21,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: SITE PLAN/ 1ST FLOOR PLAN
1/8" = 1'-0"
Sheet No.
of


N
SCALE: 1/8" = 1'-0"
150.82'
S24°07'24"W
10' SIDE SETBACK (2 STORY)
10' FRONT SETBACK
WALL
10' SIDE SETBACK
56.48'
S70°26'03"E
6" PVC PIPE(DRAIN)
S56°44'53"E
43.41'
S65°24'47"E
15' REAR SETBACK
105.95'
S67°19'31"W
N44°40'01"W
SHED
GARAGE
99.09'
RETAINING WALL MAY FENCE
39.43'
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ZERO SIDE SETBACK W/ NOTARIZED AFFIDAVIT FROM ADJ. LANDOWNER (PROVIDED)
10' SECOND STORY SETBACK
N39°43'07"E
10' FRONT SETBACK
ROCK WALL
127.56'
77.61'
STANDARD CURB & GUTTER
N50°09'25"W
PASEO DE PERALTA
Z:\0426-PASEO CONDOS\2ND FLOOR PLANS.DWG (07-21-04 10:29 AM) AKT
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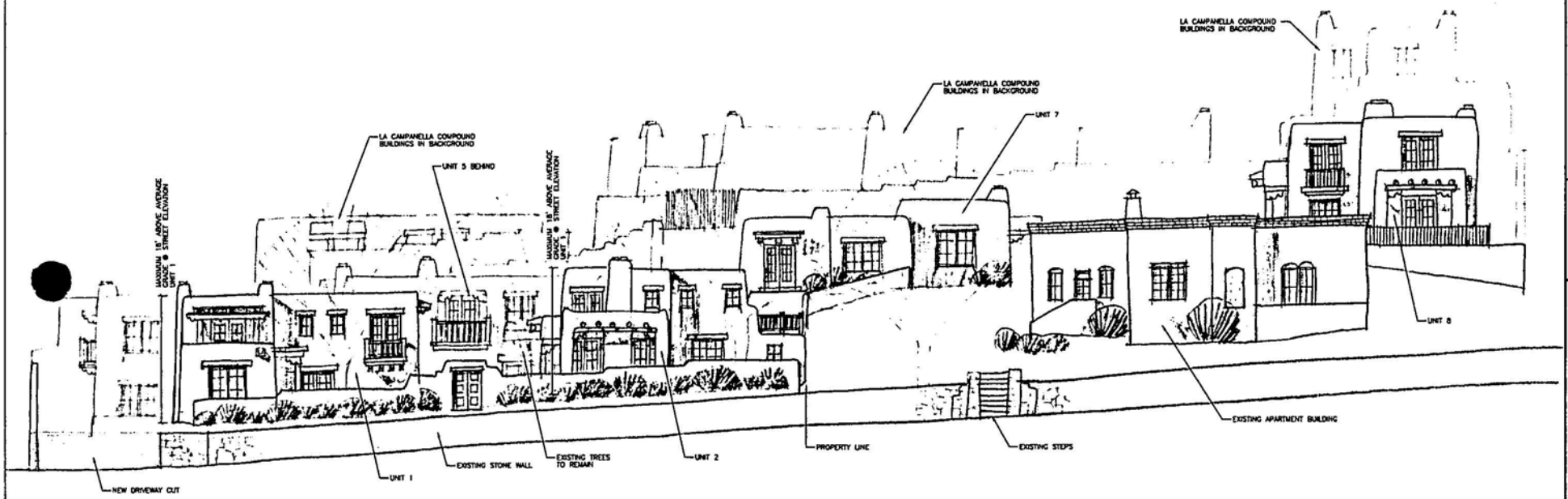
Tract 1 Paseo De Peralta
Date Jul 21,04
Revised
Drawn by
Checked by
Job Number 0426
Sheet Title 2ND FLOOR PLAN
1/8" = 1'-0"
Sheet No.



STREET ELEVATION

1/8" = 1'-0"





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PASEO COMPOUND
Tract 1 Paseo De Peralta

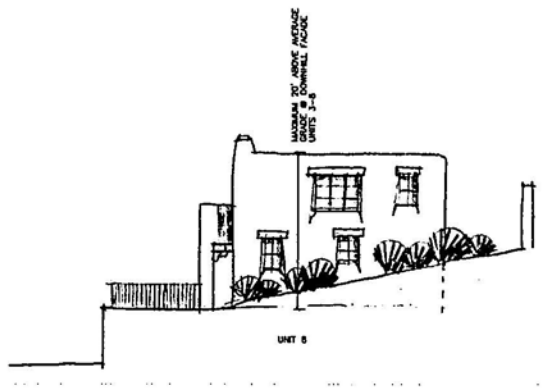
Date: Jul 21,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: ELEVATIONS
1/8" = 1'-0"
Sheet No.
Of

Z:\0426-PASEO CONDOS\HAND ELEVS.DWG (07-21-04 10:27 AM) AKT



WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

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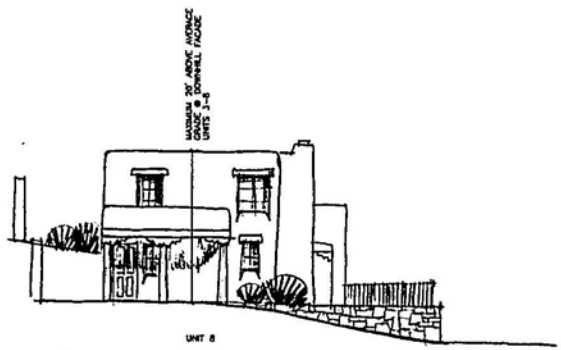

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PASEO COMPOUND
Tract 1 Paseo De Peralta

Date	Jul 21,04
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Sheet Title	ELEVATIONS
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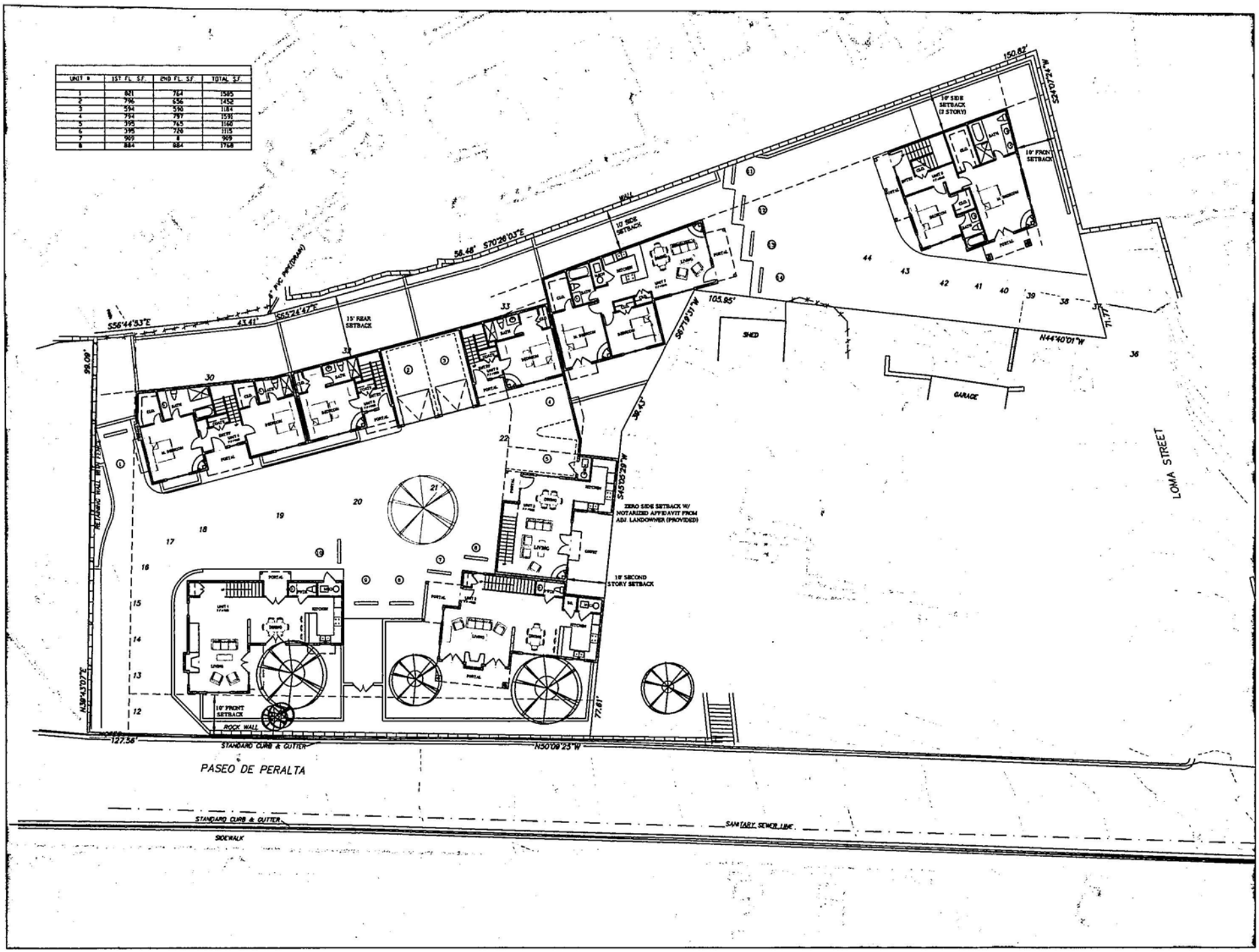

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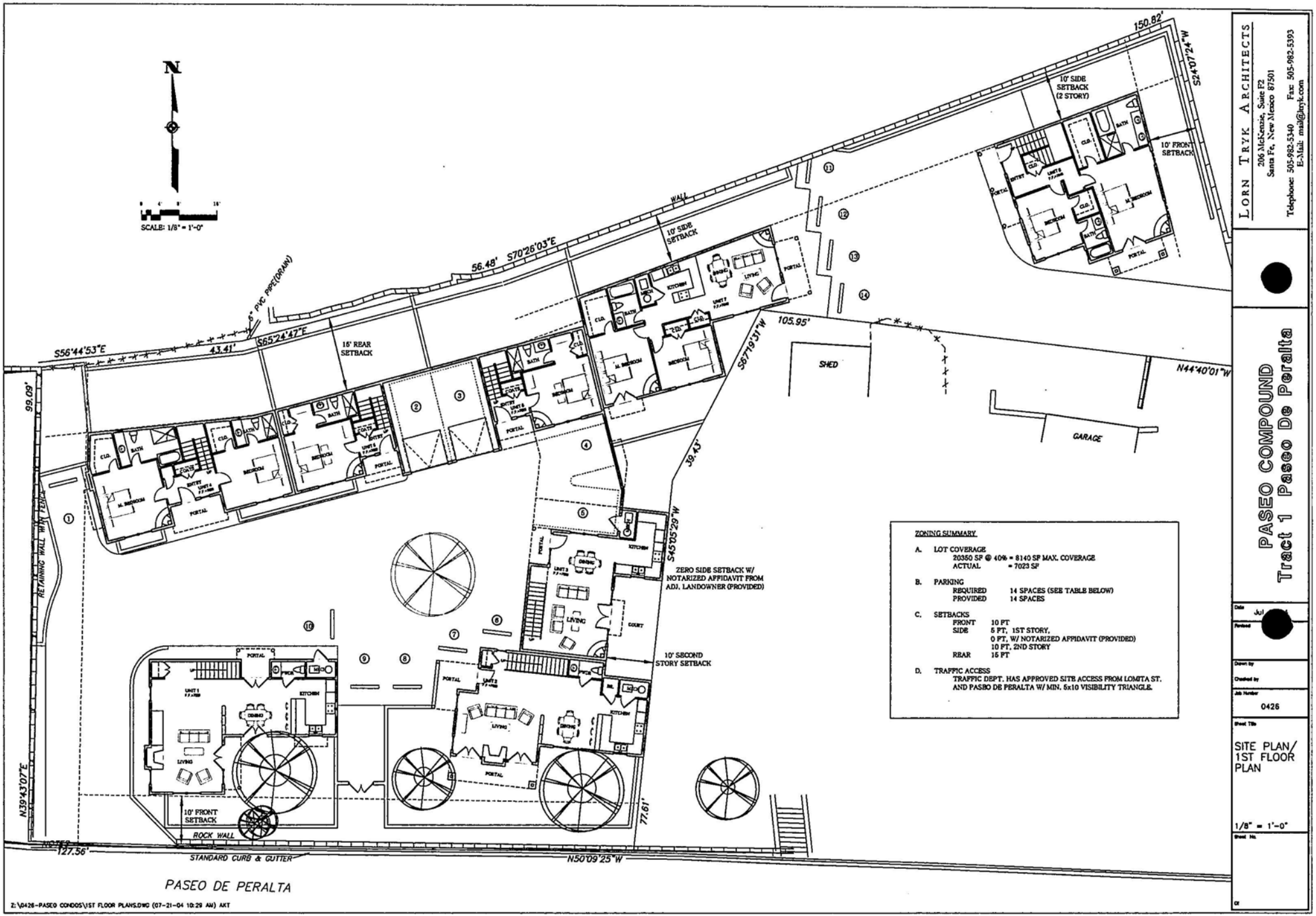
E-Mail: mail@lrtryk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Jul 2004
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: SITE PLAN/ 1ST FLOOR PLAN
1" = 10'-0"
Sheet No.
of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SCALE: 1/8" = 1'-0"
150.82'
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10' FRONT SETBACK
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56.48'
S70°26'03"E
10' SIDE SETBACK
6" PVC PIPE(DRAIN)
S56°44'53"E
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105.95'
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10' SECOND STORY SETBACK
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10' FRONT SETBACK
ROCK WALL
77.61'
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STANDARD CURB & GUTTER
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Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@trykarchitects.com
PASEO COMPOUND
Tract 1 Paseo De Peralta
Date Jul
Revised
Drawn by
Checked by
Job Number 0426
Sheet Title SITE PLAN/ 1ST FLOOR PLAN
1/8" = 1'-0"
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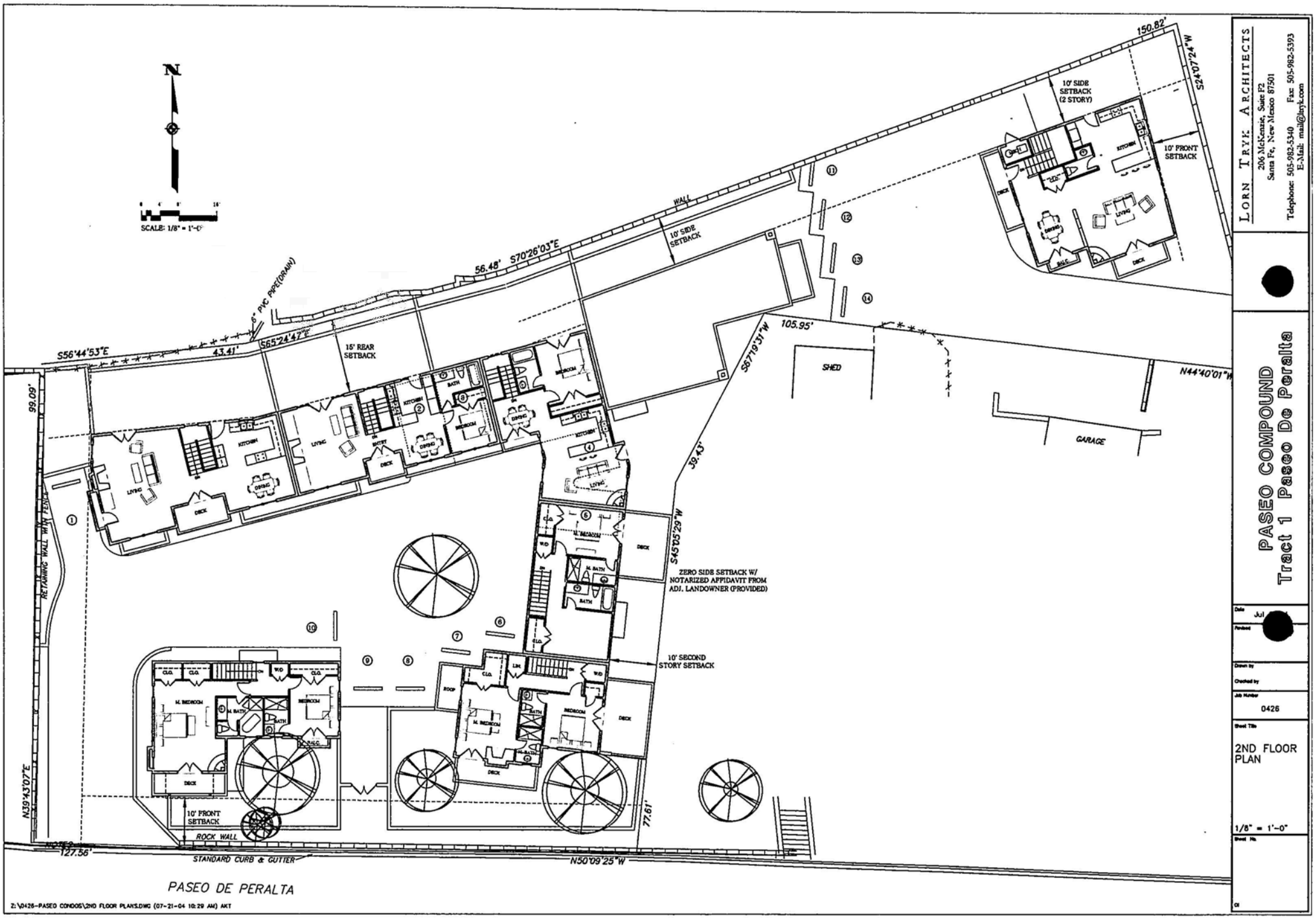
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Telephone: 505-982-5340 Fax: 505-982-5393
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PASEO COMPOUND
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Date Jul
Revised
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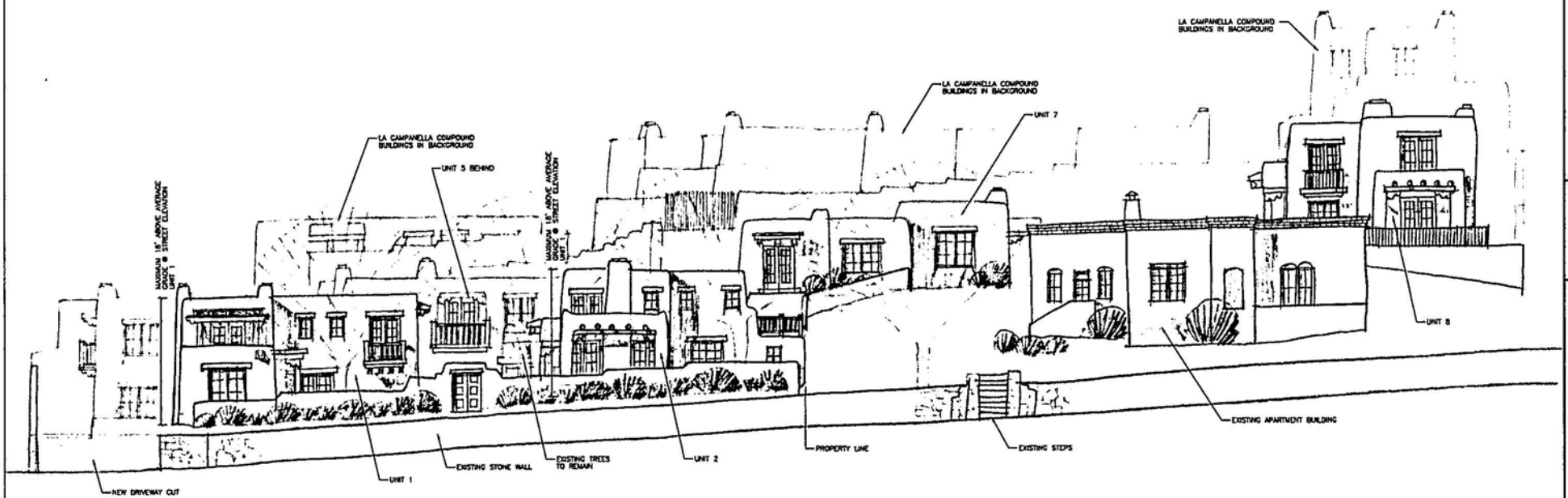

STREET ELEVATION

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Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lryk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Jul

Finished:

Drawn by:

Checked by:

Job Number: 0426

Sheet Title: ELEVATIONS

1/8" = 1'-0"

Sheet No.

Z:\0426-PASEO CONDOS\HAND ELEVS.DWG (07-21-04 10:27 AM) AKT



WEST ELEVATION

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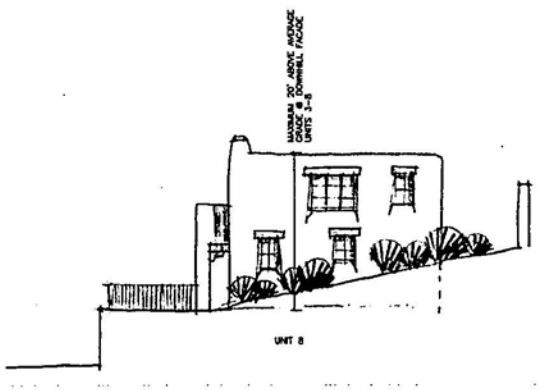

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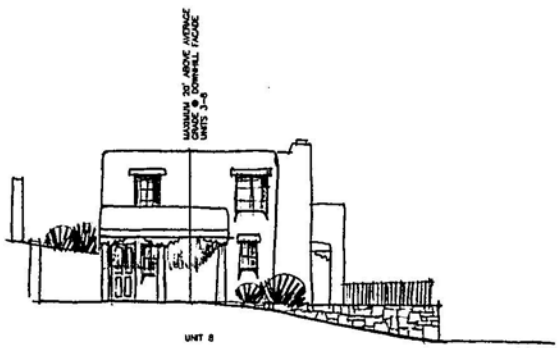

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PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Jul

Revised

Drawn by

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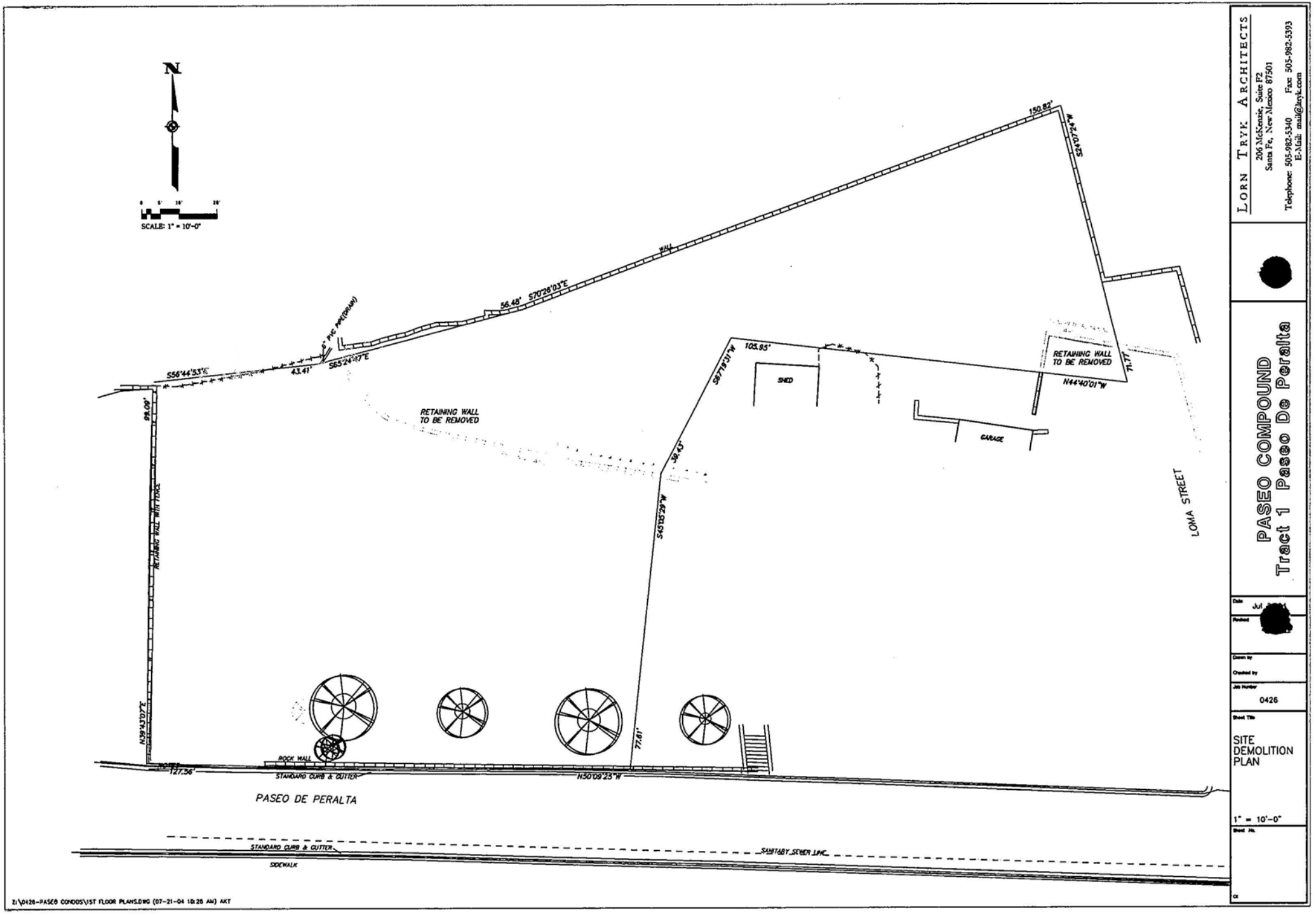

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Sheet Title
SITE DEMOLITION PLAN

1" = 10'-0"
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Z:\0426-PASEO CONDOS\1ST FLOOR PLANS.DWG (07-21-04 10:26 AM) AKT

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 511 Paseo de Peralta

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

PROJECT PROPOSAL: removal of rock wall/modification for a stucco wall

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

OWNER: Real Estate Investment Partners PHONE#: 9839222

OWNER ADDRESS: C/O Ron Bessey - Amer Capitol Mortg. 444 Galisteo Suite B+C

CITY, STATE, ZIP CODE: Santa Fe, NM 87501

~~Agent~~ APPLICANT: Law Offices of Rosanna C Vázquez PHONE #: 820 6400

ADDRESS: PO Box 2435

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

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

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

PREAPPLICATION MEETING: Date: _____ Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: _____ Planner: _____
(You must schedule a meeting with Zoning Planner @ 955-6585 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? Wall height modifications 30" from rock wall 52" but varies as it runs

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

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

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

Rosanna C Vázquez _____ 5/15/07 _____
Signature of Applicant/Owner Date

CASE # 04-10100114

HISTORIC DESIGN REVIEW BOARD APPLICATION

PREVIOUSLY APPROVED - RE-SUBMITTED FOR MINOR REVISIONS.

PROJECT LOCATION: 511 PASEO DE PERALTA S.F.

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

PROJECT PROPOSAL: NEW CONSTRUCTION - (7) CONDOS

CONSTRUCTION COST: $ _____ **FEE:** $ _____ + $20 Poster Cost = $ 20.00

OWNER: ROB BLESSEY, ERIC FUENTES, MICHAEL ZEHL **PHONE#:** (505) 466-2404
OWNER ADDRESS: #10 CAMINO CABALLOS SPUR, CANYON NM 87540
CITY, STATE, ZIP CODE: CANYON NM 87540

APPLICANT: ROGER HUNTER, BUILDER **PHONE #:** 986-8060
ADDRESS: 300 PASEO DE PERALTA
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: AUG. 10 2005 Case Planner: DAVID RASCH

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

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

What is the proposed height of your project? 17'-6" + 2 ADD'L. FT.

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

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RECEIVED AUG 22 2005

_____ AUGUST 22, 2005
Signature of Applicant/Owner Date 10:20 a.m.

RECEIVED
JUL 21 2004
11:57 Am

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: TRACT I, PASEO DE PERALTA (ADJACENT TO # 515)

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

PROJECT PROPOSAL: 11176 SF NEW CONSTRUCTION, SITE WALL DEMOLITION

CONSTRUCTION COST: $ 1,500,000 **FEE:** $ 1,000 + $20 Poster Cost = $ 1020

OWNER: ERIK FUENTES **PHONE#:** 660 8320

OWNER ADDRESS: #10 CAMINO CABALLOS SPUR

CITY, STATE, ZIP CODE: LAMY, NM 87540

APPLICANT: LORN C. TRYK **PHONE #:** 982 5340 ext 17

ADDRESS: 206 McKENZIE ST, SUITE F-2

CITY, STATE, ZIP CODE: SANTA 87501-1888

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

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

PREAPPLICATION MEETING: Date: JUNE 18, 04 Case Planner: DAVID RASCH

PRELIMINARY ZONING REVIEW: Date: 7/20/04 Planner: ANDREW HARNDEN
(You must schedule a meeting with Zoning Planner Andrew Harnden @ 955-6654 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

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

What is the proposed height of your project? 18 FT (FRONT) 20' (BACK)

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

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Signature of Applicant/Owner

7/21/04
Date

Full Scale

City of Santa Fe & CT

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: 8.22.16

To: BUILDING PERMIT DIVISION

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

Nicole Ramirez-Thomas, HPD Planner Senior _____ (STAFF INITIALS)

Sobia Sayeda, HPD Planner Technician Senior _____ (STAFF INITIALS)

Date Submitted: 8.5.16

Contact Name: Eric Enfield

Phone Number: 988-5269

Project Address: 511 Paseo de Peralta

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:

Slight alterations to HDRB approval H-14-034

- light fixtures, as submitted
- missing dimensions, doors + windows, utility court gates, stairs changes as submitted.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☑ Yes ☐ No PERMIT or PERMIT REVISION REQUIRED ROUTE TO HISTORIC DIVISION DR

☑ Yes ☐ No INTERIM HISTORIC INSPECTION DR

☑ Yes ☐ No FINAL HISTORIC INSPECTION DR

ARCHITECTURAL ALLIANCE

August 5, 2016

AUG - 5 2016

David Rasch
Historic Preservation Division
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: Paseo North
511 Paseo de Peralta

Mr. Rasch:

The applicant is planning to submit the above reference project for a building permit. The project received conditional approval from the Historic Districts Review Board on July 22, 2014. The applicant intends to comply with all conditions placed by this approval, including removing the metal flashing on top of flat parapets. However, the applicant would like to make minor adjustments to the approved plans and elevations, primarily window and door locations, sizes, and configurations.

Please note, the overall building area of the intended project ***has not*** been changed. In addition, the proposed changes do not affect the overall design intent, style, or appearance of the project as approved by the HDRB.

Revised plans and exterior elevations are attached to this letter for reference. The drawings are organized with the original HDRB approved plan with the new floor plan on a following drawing sheet. The exterior elevations are organized with the HDRB approved elevation with the proposed new elevation located on the same sheet. The changes are bubbled on the new plans and elevations for ease of reference. Per your request, the revision bubbles will be removed for the formal administrative approval submittal.

A detailed description of the requested changes follows:

Proposed Revised First Floor Plan (Sheet A-2.1):

1. The proposed exterior light fixtures are shown on the plan. A photograph of the light fixture is attached to this letter.

Proposed Revised Second Floor Plan (Sheet A-3.1):

1. Per the permit pre-application meeting on 8/4/16 11 AM, the west exterior service and emergency stair width is increased from 4'-0" to 5'-0". In addition, the north courtyard gate width was increased from 3'-0" to 6'-0" wide. A stair was added north of Unit 4 to allow for fire department emergency access to the northeast corner of the site.

South Streetscape Elevation (Sheet A-4):

1. A utility court was added at the foot of the entry drive as shown on sheet A-1.1. The utility court will have service gates that will match the approved courtyard gates for the individual units.
2. The mass of the Building 1 elevator enclosure has changed. The width (south facing façade) remains unchanged. The depth has increased from 9'-8" to 12'-6" due to the size and location of the elevator shaft.
3. The door and window configurations were changed on Unit-1 Living Room and Unit 4 Master Bedroom.

Building 1 South and East Elevations (Sheet A-5):

1. See the notes above for the south elevation changes.
2. The depth of the elevator mass increased as noted above.

West Streetscape Elevation (Sheet A-6):

1. The depth of the elevator mass increased as noted above.
2. The window configuration changed at the Unit-4 Living Room clerestory assembly. The number of window units changed from 4 to 3 units.

Building 2 East Elevation (Sheet A-7):

1. The mass of the Unit 2 elevator has changed. The width (east facing façade) has increased from 6'-6" wide to 7'-6" wide. The depth remains unchanged.
2. The number and location of windows changed at the Unit 4 1st floor Dining and 2nd floor Master Bedroom.
3. The mass of the Unit 3 fireplace has changed. The width has increased from 5'-6" to 6'-2" to provide a chase included in the chimney mass for the 1st floor mechanical flue.
4. The window configuration and location has changed at the Unit 4 Living Room due to considerations of room use and furniture layout.
5. The window configuration and location has changed at the Unit 4 Master Bathroom due to plan changes.

North Elevations (Sheet A-8):

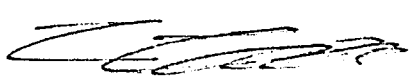
1. Note that there are differences in the appearance of the HDRB approved and proposed revised elevations regarding the overlap between the two buildings. This is due to the change in the angle of viewing plane in relation to the buildings. (The building façade is not in a single plane so portions of the elevation will be foreshortened.) In addition, the west end of Unit 1 at the Master Bedroom deck is shown incorrectly on the HDRB approved elevation.
2. These changes occur on a façade that is not publically visible.
3. The bearing height of the portal has increased from 7'-0" to 8'-8" above the portal slab. The top of the portal roof structure remains below the parapet of the buildings.
4. An additional portal column was added to the Unit 2 Portal.
5. The window and door configuration was changed in multiple locations including deleting and adding units.

Building 2 West Elevation (Sheet A-9):

1. The window configuration changed at the Unit-4 Living Room clerestory assembly as noted above.
2. Multiple window changes are proposed to the 1st and 2nd floor of Unit 3. These changes occur in the portion of the façade between the two buildings. These changes should not be publically visible.

Please review the attached drawings and provide administrative approval for these minor changes. Contact me if you have any questions or require additional information.

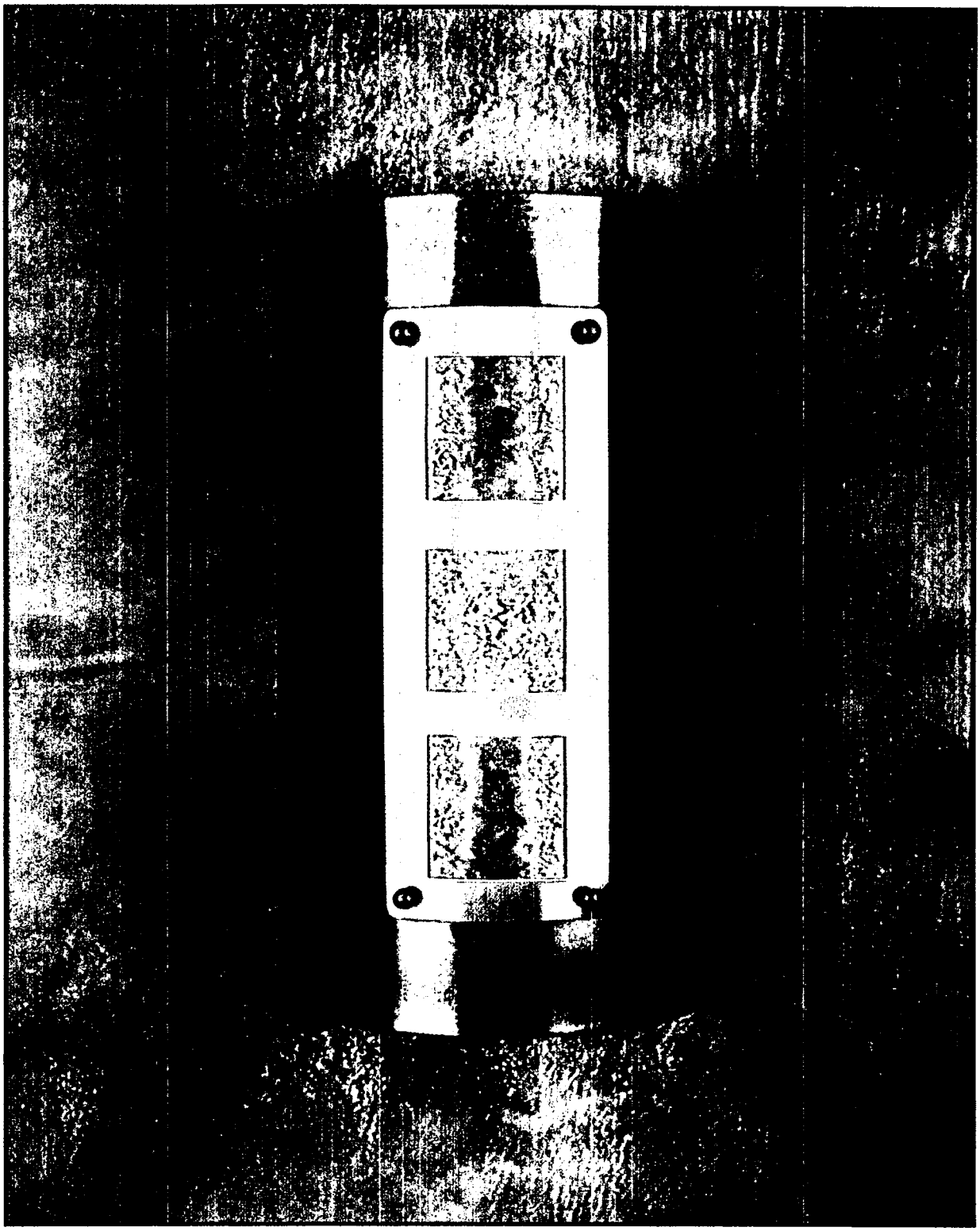
Thank you,



Eric P. Enfield, AIA
President, Architectural Alliance, Inc.

Cc: Cody North / True North Builders LLC

Attachment: Floor Plans and Exterior Elevations (12 sheets)
Proposed Exterior Light Fixture



Proposed Exterior Light Fixture
10" wide X 18" tall

City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION
OF THE PLANNING DIVISION

To: Building Permit Office

From: David A. Rasch, Acting Division Director
Marissa C. Barrett, Senior Planner
Gary S. Moquino, Compliance Officer GSM

Date: 1/26/09

The work proposed at 511 Paseo de Peralta **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

1 freestanding sign 6'x3'. Must apply for building Permit before installing sign.

Thank You.

MOQUINO, GARY S.

From: Kate Marburger [kate@sfrp.com]
Sent: Friday, January 23, 2009 4:31 PM
To: MOQUINO, GARY S.
Cc: rosy@sfrp.com; peggy@sfrp.com
Subject: Sign on Paseo de Peralta

Good afternoon Gary,

Thank you for taking the time to speak with me regarding signage regulations.

As you instructed, I've attached a pdf version of the sign we'd like to erect at 511 Paseo de Peralta on the southwest corner of the lot.

The sign will be constructed of ½" plywood, and will stand on posts. Per your instructions the sign is 18 square feet or less: 6 feet x 3 feet.

Please feel free to contact me via email or telephone if we need to make changes to the sign or if you require further information.

Regards,

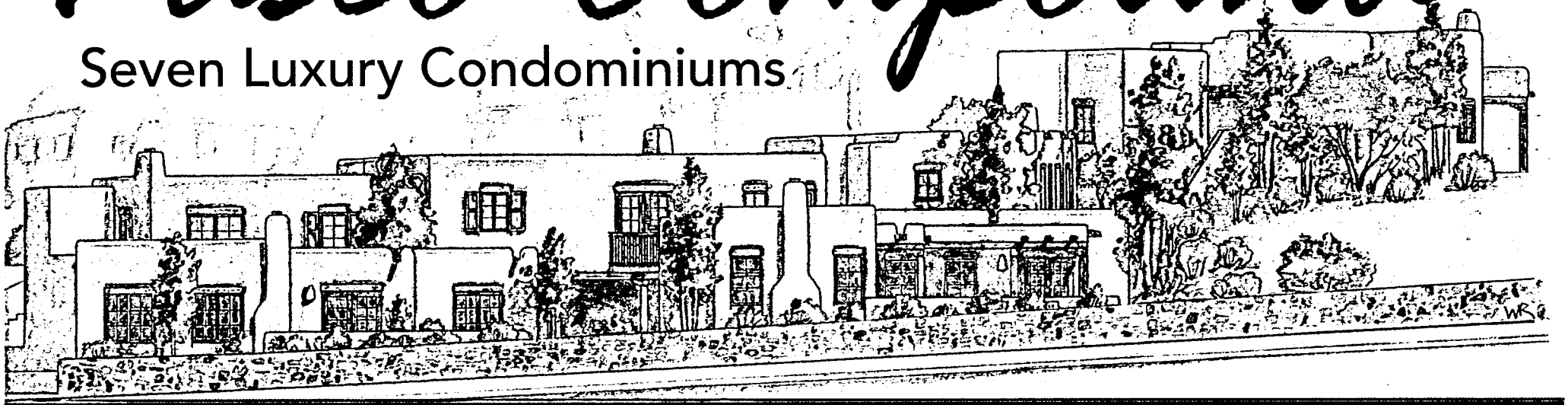
Kate Marburger
Santa Fe Realty Partners, Inc.
417 East Palace Avenue
Santa Fe, New Mexico 87501

Main Office: 505.982.6207
Direct: 505.946.2870
Cell: 505.699.5863

kate@sfrp.com

Paseo Compound

Seven Luxury Condominiums



SANTA FE
REALTY PARTNERS
417 E. Palace Ave. 505.982.6207 sfrp.com

www.PaseoCompound.com
Julee Brooke 505.690.0900

Bulbet

City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

To: **Building Permit Office**

From: **David A. Rasch, Acting Division Director** DR
Marissa C. Barrett, Senior Planner
Gary S. Moquino, Compliance Officer

Date: 03-13099

The work proposed at 511 Paseo de Peralta **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

Amend previous HDRB approval for buildingppermit in progress

1. Construct a 30" parapet that increases the SE corner of unit 7 from approx. 12"'to approx. 15', under max. allowable height of 19'6".
2. Relocate window and door to be compliant with zero lotline situation.

Thank You.

as per Jack Hiatt
and HDRB vice-chair Cecilia Rios

City of Santa Fe, New Mexico

HISTORIC PRESERVATION DIVISION OF THE LAND USE DEPARTMENT

To: Building Permit Office

From: David A. Rasch, Supervising Planner DR
Marissa C. Barrett, Senior Planner
Gary S. Moquino, Construction Inspector

Date: 9.1.09

The work proposed at 511 Paseo de Peralta **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by staff in the Historic Preservation Division.**

Proposed Work:

HDRB conditions of approval met

1. stucco color "Pecos"
2. other finish colors as submitted
3. exterior light finish as submitted
4. earth-tone concrete walkway like "Oatmeal Buff"

and two minor alterations as submitted.

a. Unit 7 N elev French door to single door + window
b. Unit 4 W elev 2nd floor add two windows.

Thank You.

Project description: Amend a previous approval to construct seven residential units for a total of 10,168 sq. ft. to the maximum allowable of 19'6" with alterations to window and door locations.
Project number: 09-10100032
Case number: H-09-032
Project type: HDRB

PROJECT LOCATION (S): 511 Paseo de Peralta

PROJECT NAMES:

OW - Eric Fuentes
Santa Fe, NM 87505

1012 Marquez Place Ste.303A
505-990-8320

AP - Jeff McFall
Santa Fe, NM 87501

1200 Arroyo Piedra
505-982-7894

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, June 23, 2009, acted on the above referenced case. The decision of the board was to approve your request with the conditions that all windows be true or simulated divided light, that there are no visible rooftop appurtenances, that the historic stone wall be repaired so that the flat sawn stones look more natural without any height increases such as flipping them in position, and that the cement stucco color, and the colors and materials of walkways and windows, and the design of exterior light fixtures be approved by staff before applying for a building permit.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Planning Supervisor Historic Preservation Division

NOTE: Applicant can not apply for building permit until after the 7-day appeal period is completed beginning on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). 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. Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for building permit. Building Permit will not be approved through Historic Preservation until the Findings and Conclusions and appeal period is complete.**

McFall SONS
1200 Arroyo Piedra
Santa Fe, NM
87501

Date: August 28, 2009

David Rasch HAND DELIVERED
Historic Preservation Division
City of Santa Fe
Santa Fe, NM

RE: Revised Elevations and Plans for Paseo Compound

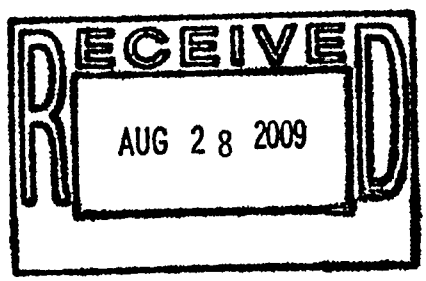
Dear Mr. Rasch:

I am submitting the final elevations of 511 Paseo de Peralta. As I finalized the schedules I found some changes that were omitted from the plans submitted to the Board. The first modification is to the North Elevation of unit 6 - 2/3.4 on the drawings. I changed the double French door to a door and window to allow for ventilation of the bedroom. The second change is the addition of two windows to the upper level of unit 4 - West elevation. These new windows help break up the formerly blank mass on the west and let daylight into the stairway inside the unit. This elevation is 2/3.5 of the board submittal.

I am also submitting a sample of the exterior light fixture and the following colors:

stucco color- Sto "Pecos"
stain color- Cabot "Pecan"
window cladding- Pella "Tan"

Thank you.

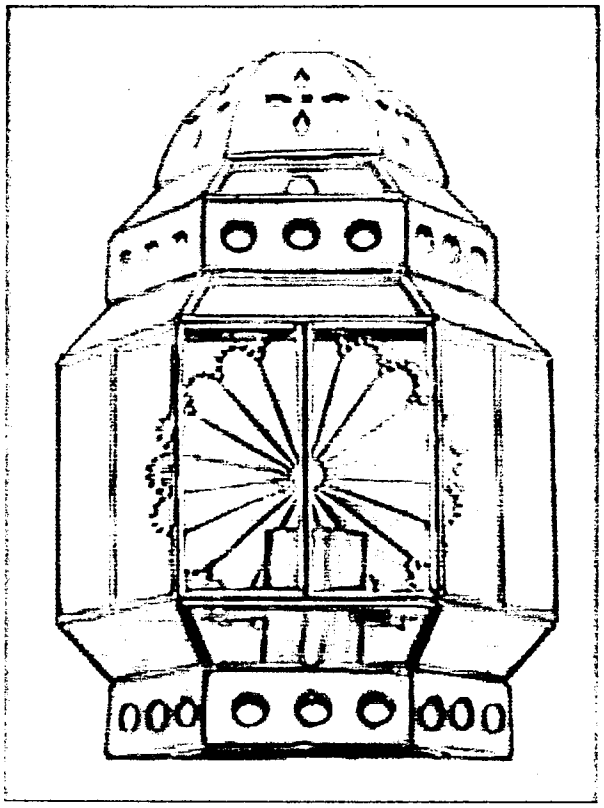


Jeff McFall, Architect

Attached: Sheets A201,203,301,302
Print out from Artesanos - Plafon Atrio Chico
Printout of Cabot Color Chart
Sto Color Brochure
Pella Color Brochure

511 PASEO DE PERALTA

MCFALL 9827894



511 PASEO DE PERALTA

MCFALL
9827894

Cabot — OUR PERFORMANCE IS LEGENDARY.™

WOOD STAINS

Ready Mix

The colors shown are available as Ready Mix products, but some colors can also be tinted by the retailer. Colors are likely to vary with the type, color, grain, porosity and texture of the wood used. A sample brush out on your wood is recommended. Satin, Semi-gloss, gloss? Choose the right sheen for your interior wood surfaces.

Natural	Golden Oak	Fruitwood	Colonial Maple	Cherry
Early American	Provincial	Pecan	Special Walnut	Red Oak
Walnut	Red Mahogony	Ebony	Limed Oak	Brown Mahogany
Red Chestnut	Antique Walnut	Dark Walnut	Maple	Gunstock

Note: Colors shown on pine.

COLORS AND FINISHES
INTERIOR COLORS

For a truly exquisite wood project, you'll want to select the perfect colors and tones that match with your home.

Ready Mix

If you've found this page helpful, you might also like these links

Learn the basics of staining

Understand the proper techniques for staining tables, enhancing woods and more.



See staining

Oil Wood Stain for Interiors

Apply Cabot Oil Wood Stain on your interior surfaces for a beautiful and lasting finish.



See products

Rick's House Radio Show Featured Cabot

Cabot takes questions from listeners and host Rick Allen on common wood care topics.

Rick's House

Hear the Show

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DEVELOPMENT PLAN
Paseo North
507 Paseo de Peralta
Case #2023-6271

Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E



VICINITY MAP

NORTH

GRAPHIC SCALE

0 100 200 300 400

NOTES

1. Additional Development Plan drawings such as: Elevations, Lighting, Civil, Engineering Plan sheets, Roof Plans, are filed in the Map Room with the City of Santa Fe Case #2023-6271

2. CITY OF SANTA FE DRAINAGE:
   A. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCITON OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

   B. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.

CITY APPROVALS

Approval by Santa Fe Planning Commission at their meeting on

_____, 20_____
as Case No. 2023-6271

_____
Planning Commission Chairperson Date

_____
Planning Commission Secretary Date

Approved by the City of Santa Fe Land Use Department

_____
City Planner Date

_____
City Engineer for Land Use Date

AFFIDAVIT

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

_____
OWNER'S PRINTED NAME

_____
OWNER'S SIGNATURE

THE FOREGOING WAS SWORN, ACKNOWLEDGED, AND SUBSCRIBED BEFORE ME BY:

_____

THIS _____ DAY OF _____ 20_____

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

ARCHITECT'S SEAL

BRADYN W. FURRY
R.A. #6312

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: PASEO NORTH
DRAWING TYPE: COVER PAGE
DRAWING DATE: 07/17/2024

EXISTING CONDITIONS
Paseo North
507 Paseo de Peralta
Case #2023-6271

Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E

PROPERTY INFORMATION

ZONING:	BCDMAR (BUSINESS CAPITOL DISTRICT MARCY SUBDISTRICT)
OVERLAYS:	DOWNTOWN & EASTSIDE HISTORIC DISTRICT
HISTORIC STATUS:	N/A
LOT SIZE:	.185 ACRES
EXISTING STRUCTURE SQ. FT.:	N/A
EXISTING UTILITIES:	ELECTRIC, SEWER, WATER
FLOOD ZONE:	N/A

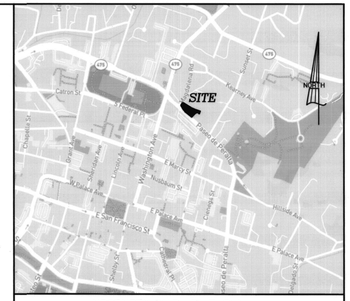
LEGAL LOT INFORMATION

TRACT 1, RECORDED AS PLAT BOOK 895, PAGE 47

BOUNDARY SURVEY FOR
PERALTA'S WALK, LLC, OF TRACT 1 AND TRACT I-A

LYING IN THE SANTA FE GRANT AND BEING SITUATE IN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M. CITY & COUNTY OF SANTA FE , NEW MEXICO

895 47



VICINITY MAP (N.T.S.)

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON, CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

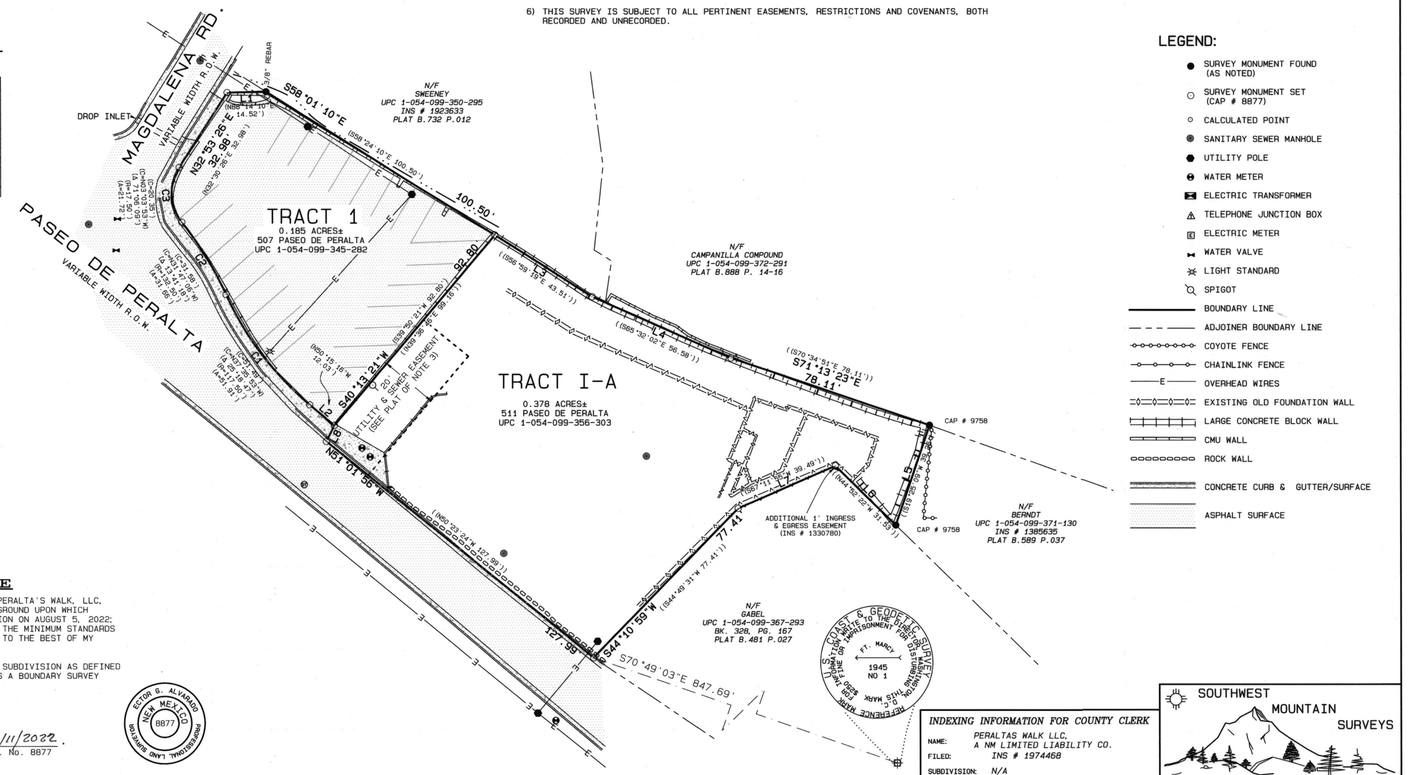
GRAPHIC SCALE 1" = 20'
0 20 40

SURVEYOR'S NOTES:

1) BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM GPS OBSERVATION AS REFERENCED ALONG EASTERLY BOUNDARY OF TRACT I-1, AS REFERENCED ON A PLAT OF SURVEY ENTITLED "PLAT OF BOUNDARY SURVEY FOR 511 PDP, LLC". PREPARED BY PHILIP B. WIEGEL, NMPLS # 9758, AND RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 765, PAGE 003. ((RECORD DATA FROM THIS PLAT IN DOUBLE PARENTHESIS))
2) BEARINGS ARE GRID, NAD 83 NEW MEXICO ZONE CENTRAL, DISTANCES ARE GROUND.
3) REFER ALSO TO A PLAT OF SURVEY ENTITLED, "PLAT OF BOUNDARY SURVEY FOR 511 PDP, LLC". PREPARED BY PHILIP B. WIEGEL, NMPLS #9758, AND RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 826 PAGE 007. (RECORD DATA FROM THIS PLAT IN SINGLE PARENTESIS)
4) REFER TO A WARRANTY DEED BETWEEN 511 PDP, LLC A NEW MEXICO LIMITED LIABILITY COMPANY (GRANTOR) AND PERALTA'S WALK, LLC A NEW MEXICO LIMITED LIABILITY COMPANY (GRANTEE), AND RECORDED WITH THE SANTA FE COUNTY CLERK'S OFFICE AS INS # 1974468.
5) LANDS SHOWN HEREON LIE WITHIN OTHER AREAS, ZONE 'X'~ AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FEMA DFIRM MAP 35049C0408E, DATED DECEMBER 4, 2012.
6) THIS SURVEY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND COVENANTS, BOTH RECORDED AND UNRECORDED.

BOUNDARY LINE AND CURVE DATA CHART

LINE	CHORD/BEARING	ARC/DIST	RADIUS	DELTA	CHORD
L1	N88°37'10"E	14.52'			
L2	N49°52'16"W	12.03'			
C1	N27°12'53"W	51.91'	117.50'	25°18'47"	51.49'
C2	N31°24'06"W	31.66'	132.50'	13°41'18"	31.58'
C3	N02°40'53"W	21.72'	17.50'	71°06'09"	20.35'
L3	S57°37'28"E	42.83'			
L4	S66°10'34"E	96.58'			
L5	S18°46'37"W	39.20'			
L6	N45°35'29"W	31.51'			
L7	S66°33'23"W	39.49'			
L8	N27°10'06"E	6.60'			



LEGEND:

- SURVEY MONUMENT FOUND (AS NOTED)
- SURVEY MONUMENT SET (CAP # 8877)
- CALCULATED POINT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- WATER METER
- ELECTRIC TRANSFORMER
- TELEPHONE JUNCTION BOX
- ELECTRIC METER
- WATER VALVE
- LIGHT STANDARD
- SPIGOT
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- COYOTE FENCE
- CHAINLINK FENCE
- OVERHEAD WIRES
- EXISTING OLD FOUNDATION WALL
- LARGE CONCRETE BLOCK WALL
- CMU WALL
- ROCK WALL
- CONCRETE CURB & GUTTER/SURFACE
- ASPHALT SURFACE

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT NO. 1999222 WAS FILED FOR RECORD ON THE 11 DAY OF Oct A.D. 2022 AT 2:04 O'CLOCK AND WAS DULY RECORDED IN PLAT BOOK 895 PAGE 47 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
KATHERINE CLARK
COUNTY CLERK, SANTA FE COUNTY, N.M.
DEPUTY

SURVEYOR'S CERTIFICATE

I, ECTOR G. ALVARADO, NMPLS NO. 8877, DO HEREBY CERTIFY TO PERALTA'S WALK, LLC, THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON AUGUST 5, 2022; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE 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 INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

ECTOR G. ALVARADO 10/11/2022
N.M.P.L.S. No. 8877

ECTOR G. ALVARADO NEW MEXICO 8877 PROFESSIONAL LAND SURVEYOR

INDEXING INFORMATION FOR COUNTY CLERK

NAME: PERALTAS WALK LLC, A NM LIMITED LIABILITY CO.
FILED: INS # 1974468
SUBDIVISION: N/A
SECTIONS: PROJ. SECTION 24, T17N, R9E
UPC: 1-054-099-356-303 TRACT I-A
1-054-099-345-282 TRACT 1

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87505
(505) 982-9429 FAX (505) 986-3413
DATE(S): AUGUST 5, 2022 | DRAWN BY: MEN | PROJECT No.: C-3261

ARCHITECT'S SEAL

BRADYN W. FURRY
R.A. #6312

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: PASEO NORTH
DRAWING TYPE: EXISTING CONDITIONS
DRAWING DATE: 07/17/2024

SITE DEVELOPMENT PLAN
Paseo North
507 Paseo de Peralta
Case #2023-6271

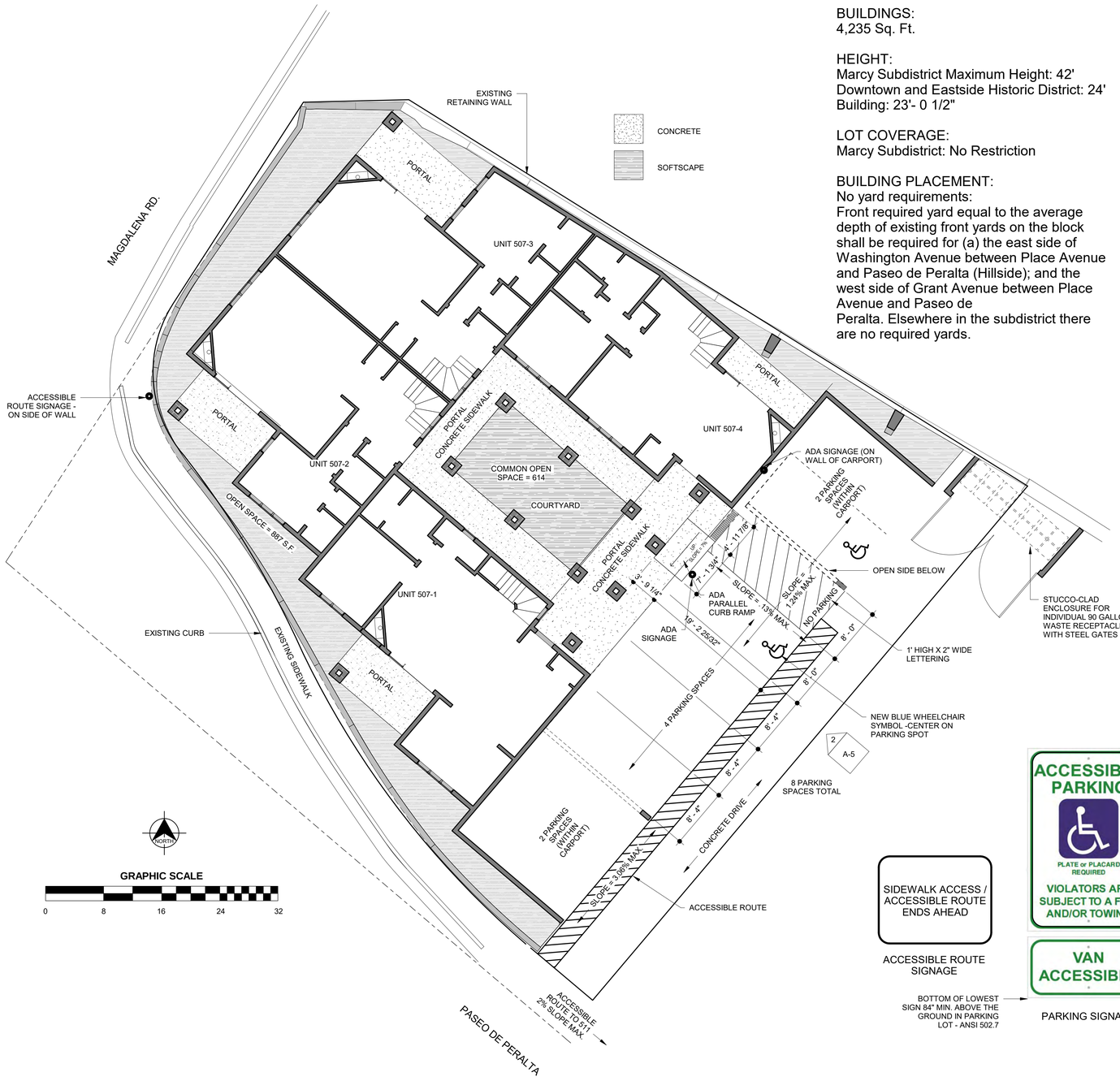
Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E

507 PASEO DE PERALTA
TRACT 1
.185 ACRES±

ZONING: BCD-MARCY

LOT COVERAGE CALCULATIONS:

BUILDING ROOF AREA = 4,235 S.F.
PORTAL ROOF AREAS = 684
TOTAL ROOF AREA = 4,919
TOTAL LOT SIZE = 8,059 S.F.
NO RESTRICTION



PROJECT DATA

PROJECT SITE:
Acreage: .185 acres
Flood Plain: N/A
Flood Way Square feet: N/A
Net Acreage: .185 acres
Zoning: BCDMAR (Business Capitol District Marcy Subdistrict)

OVERLAY ZONING:
Downtown and Eastside Historic District
Historic Downtown Archaeological Review District

BUILDINGS:
4,235 Sq. Ft.

HEIGHT:
Marcy Subdistrict Maximum Height: 42'
Downtown and Eastside Historic District: 24'
Building: 23'- 0 1/2"

LOT COVERAGE:
Marcy Subdistrict: No Restriction

BUILDING PLACEMENT:
No yard requirements:
Front required yard equal to the average depth of existing front yards on the block shall be required for (a) the east side of Washington Avenue between Place Avenue and Paseo de Peralta (Hillside); and the west side of Grant Avenue between Place Avenue and Paseo de
Peralta. Elsewhere in the subdistrict there are no required yards.

OPEN SPACE:
10 percent of the lot area

LANDSCAPE:
Landscape treatment required in yards and open space. Street trees and landscape treatment required if planting strip exists. Asphalt or concrete pavement prohibited in planting strip.

HEIGHT OF WALLS AND FENCES:
Maximum 4'

PLACEMENT OF OFF-STREET PARKING
Parking prohibited in front yard.

PORTALS IN THE ROW:
None

TABLE 1. CONDITIONS OF APPROVAL			
#	Condition of Approval	Dept. or Division	To be completed by:
1	Contractor shall ensure ADA compliance for construction of required ADA accessible features and appurtenances, as detailed and as required, in addition to the approved construction permit documents. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, MUTCD, DOJ, and NM State Statute and Code such as the New Mexico Accessible Parking Checklist, latest published version.	ADA	Permit Application
2	Include copies of Approved & recorded Development Plan prior to permitting.	Terrain Management	Permit Application
3	The existing public sewer system in Paseo de Peralta is only available to provide sewer service the two properties by connecting to a specific section of the existing public sewer line. There is a sewer manhole located in Paseo De Peralta at the point where the two properties share a common property line along Paseo de Peralta. The two properties may connect to the existing 8-inch public sewer line which goes downstream of this sewer manhole flowing toward the intersection of Bishops Lodge and Washington. The Applicant is required to contact the Wastewater Division for further assistance with the design of the sewer system to serve this project.	Wastewater	Prior to signature of Development Plan
4	An approved Development Water Budget including a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.	Water	Prior to Sign Off for Final Development Plan
5	An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.	Water	Prior to ACD
6	Each lot shall be served by separate water service at the time of development.	Water	Prior to Building Permit application
7	An agreement for metered service (AMS) will be required to install new services, including water offset fees.	Water	Prior to Building Permit application
8	If the landscaped area is greater than 1,000 square feet, a separate irrigation meter is recommended.	Water	Prior to Sign Off for Final Development Plan
9	A shared parking agreement shall be executed and filed as a part of the Development Plan.	Current Planning	Prior to signature of Development Plan
10	Archaeological Clearance shall be provided for both properties.	Historic Preservation	Prior to Permit Application

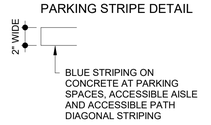
PARKING REQUIREMENTS

CITY OF SANTA FE CODES, TABLE 14-8.6, C.2

BCD
1 SPACE PER DWELLING UNIT
TOTAL REQUIRED = 4

PARKING SPACES PROVIDED = 4

PARKING STRIPE DETAIL



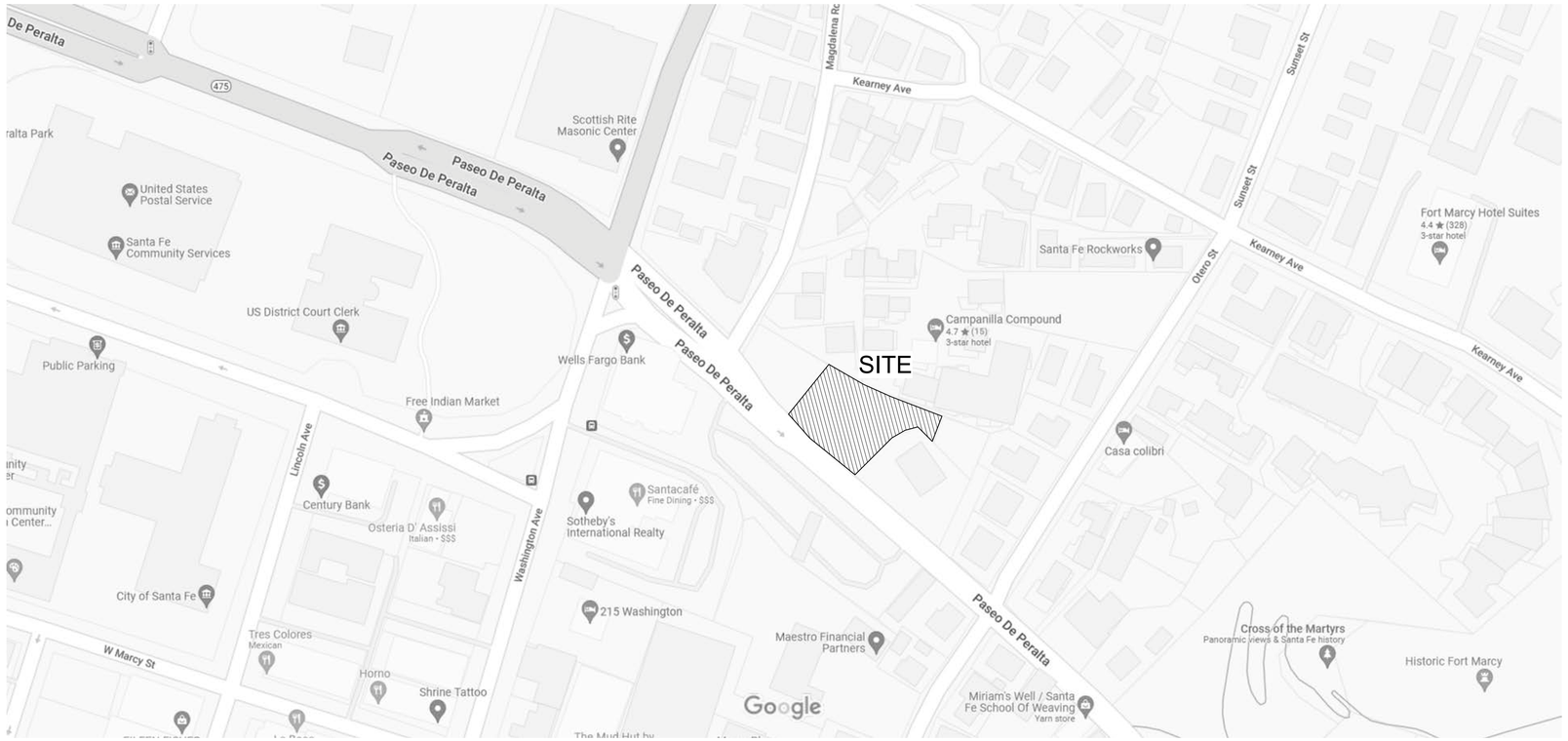
ARCHITECT'S SEAL

BRADYN W. FURRY
R.A. #6312

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: PASEO NORTH
DRAWING TYPE: SITE DEVELOPMENT PLAN
DRAWING DATE: 07/17/2024

DEVELOPMENT PLAN
Paseo North
511 Paseo de Peralta
Case #2023-6271

Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E



VICINITY MAP

NORTH

GRAPHIC SCALE

0 100 200 300 400

NOTES

1. Additional Development Plan drawings such as: Elevations, Lighting, Civil, Engineering Plan sheets, Roof Plans, are filed in the Map Room with the City of Santa Fe Case #2023-6271

2. CITY OF SANTA FE DRAINAGE:
   A. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCITON OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

   B. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.

CITY APPROVALS

Approval by Santa Fe Planning Commission at their meeting on

_____, 20_____
as Case No. 2023-6271

_____
Planning Commission Chairperson Date

_____
Planning Commission Secretary Date

Approved by the City of Santa Fe Land Use Department

_____
City Planner Date

_____
City Engineer for Land Use Date

AFFIDAVIT

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

_____
OWNER'S PRINTED NAME

_____
OWNER'S SIGNATURE

THE FOREGOING WAS SWORN, ACKNOWLEDGED, AND SUBSCRIBED BEFORE ME BY:

_____

THIS _____ DAY OF _____ 20_____

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

ARCHITECT'S SEAL

BRADYN W. FURRY
R.A. #6312

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: PASEO NORTH
DRAWING TYPE: COVER PAGE
DRAWING DATE: 06/01/2024

DEVELOPMENT PLAN
Paseo North
511 Paseo de Peralta
Case #2023-6271

Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E

TABLE 1. CONDITIONS OF APPROVAL			
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ARCHITECT'S SEAL

BRADYN W. FURRY
R.A. #6312

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: PASEO NORTH
DRAWING TYPE: CONDITIONS OF APPROVAL
DRAWING DATE: 06/01/2024

EXISTING CONDITIONS
Paseo North
511 Paseo de Peralta
Case #2023-6271

Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E

BOUNDARY SURVEY FOR
PERALTA'S WALK, LLC, OF TRACT 1 AND TRACT I-A

LYING IN THE SANTA FE GRANT AND BEING SITUATE IN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M. CITY & COUNTY OF SANTA FE , NEW MEXICO

895 47

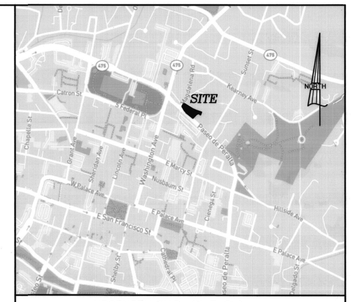
PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

GRAPHIC SCALE 1" = 20' (0, 20, 40)

SURVEYOR'S NOTES:

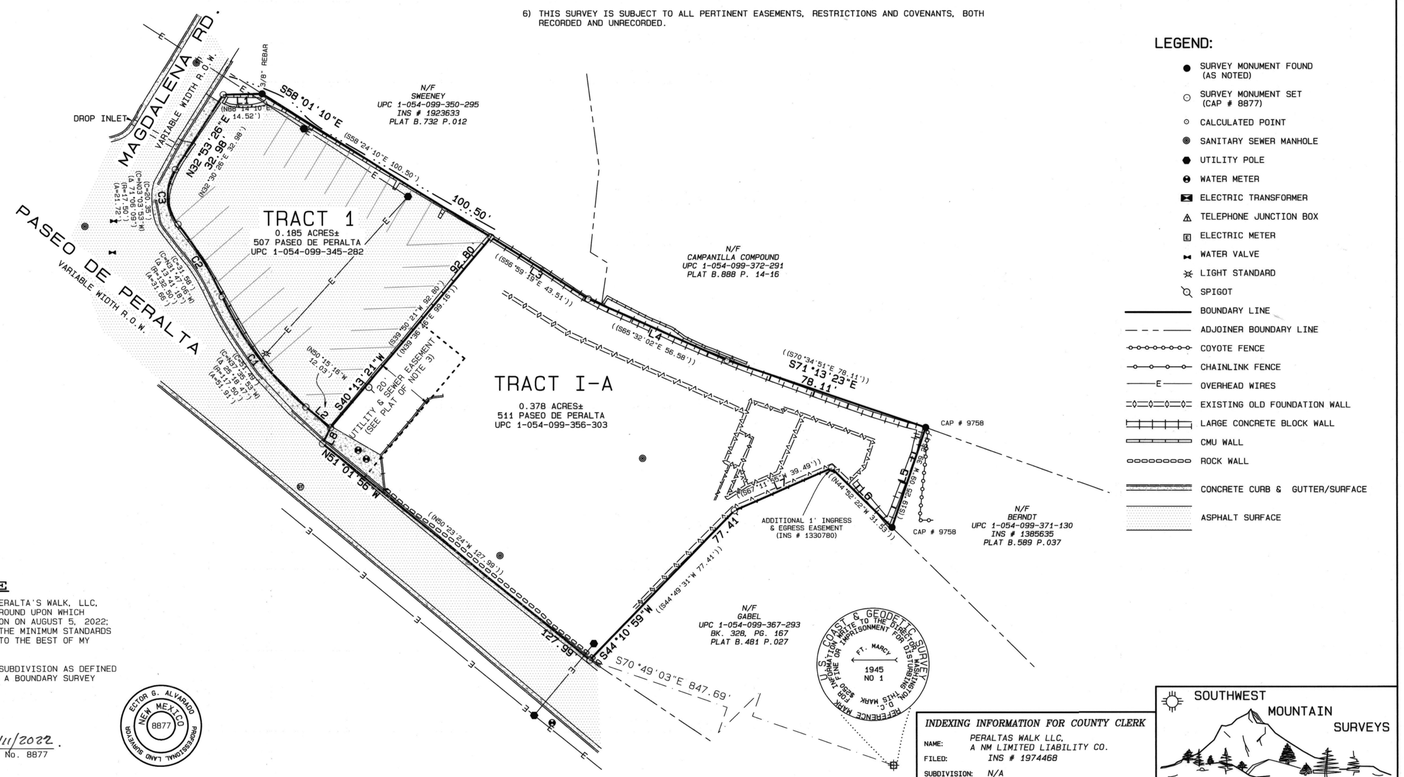
1) BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM GPS OBSERVATION AS REFERENCED ALONG EASTERLY BOUNDARY OF TRACT I-1, AS REFERENCED ON A PLAT OF SURVEY ENTITLED "PLAT OF BOUNDARY SURVEY FOR 511 PDP, LLC", PREPARED BY PHILIP B. WIEGEL, NMPLS # 9758, AND RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 765, PAGE 003. ((RECORD DATA FROM THIS PLAT IN DOUBLE PARENTHESIS))
2) BEARINGS ARE GRID, NAD 83 NEW MEXICO ZONE CENTRAL. DISTANCES ARE GROUND.
3) REFER ALSO TO A PLAT OF SURVEY ENTITLED, "PLAT OF BOUNDARY SURVEY FOR 511 PDP, LLC", PREPARED BY PHILIP B. WIEGEL, NMPLS #9758, AND RECORED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 826 PAGE 007. (RECORD DATA FROM THIS PLAT IN SINGLE PARENTESIS)
4) REFER TO A WARRANTY DEED BETWEEN 511 PDP, LLC A NEW MEXICO LIMITED LIABILITY COMPANY (GRANTOR) AND PERALTA'S WALK, LLC A NEW MEXICO LIMITED LIABILITY COMPANY (GRANTEE). AND RECORDED WITH THE SANTA FE COUNTY CLERK'S OFFICE AS INS # 1974468.
5) LANDS SHOWN HEREON LIE WITHIN OTHER AREAS, ZONE 'X'- AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FEMA DFIRM MAP 35049C0408E, DATED DECEMBER 4, 2012.
6) THIS SURVEY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND COVENANTS, BOTH RECORDED AND UNRECORDED.



VICINITY MAP (N.T.S.)

BOUNDARY LINE AND CURVE DATA CHART

LINE	CHORD/BEARING	ARC/DIST	RADIUS	DELTA	CHORD
L1	N88°37'10"E	14.52'			
L2	N49°52'16"W	12.03'			
C1	N27°12'53"W	51.91'	117.50'	25°18'47"	51.49'
C2	N31°24'06"W	31.66'	132.50'	13°41'18"	31.58'
C3	N02°40'53"W	21.72'	17.50'	71°06'09"	20.35'
L3	S57°37'28"E	42.83'			
L4	S66°10'34"E	56.58'			
L5	S18°46'37"W	39.20'			
L6	N45°35'29"W	31.51'			
L7	S66°33'23"W	39.49'			
L8	N27°10'06"E	6.60'			



LEGEND:

- SURVEY MONUMENT FOUND (AS NOTED)
- SURVEY MONUMENT SET (CAP # 8877)
- CALCULATED POINT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- WATER METER
- ELECTRIC TRANSFORMER
- TELEPHONE JUNCTION BOX
- ELECTRIC METER
- WATER VALVE
- LIGHT STANDARD
- SPIGOT
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- COYOTE FENCE
- CHAINLINK FENCE
- OVERHEAD WIRES
- EXISTING OLD FOUNDATION WALL
- LARGE CONCRETE BLOCK WALL
- CMU WALL
- ROCK WALL
- CONCRETE CURB & GUTTER/SURFACE
- ASPHALT SURFACE

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I HEREBY CERTIFY THAT THIS INSTRUMENT NO. 1999222 WAS FILED FOR RECORD ON THE 11 DAY OF Oct A.D. 2022 AT 2:04 O'CLOCK AND WAS DULY RECORDED IN PLAT BOOK 895 PAGE 47 OF THE RECORDS OF SANTA FE COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE
KATHERINE CLARK
COUNTY CLERK, SANTA FE COUNTY, N.M.
DEPUTY

SURVEYOR'S CERTIFICATE

I, ECTOR G. ALVARADO, NMPLS NO. 8877, DO HEREBY CERTIFY TO PERALTA'S WALK, LLC, THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON AUGUST 5, 2022; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE 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 INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Ector G. Alvarado 10/11/2022.
ECTOR G. ALVARADO N.M.P.L.S. No. 8877

ECTOR G. ALVARADO NEW MEXICO 8877 PROFESSIONAL LAND SURVEYOR

COAST & GEODETIC SURVEY DISK STAMPED "U.S. COAST & GEODETIC SURVEY MONUMENT" "FT. MARCY 1945 NO 1" "REFERENCE MARK" "DISK STAMPED "U.S. COAST & GEODETIC SURVEY"

INDEXING INFORMATION FOR COUNTY CLERK

NAME: PERALTAS WALK LLC, A NM LIMITED LIABILITY CO.
FILED: INS # 1974468
SUBDIVISION: N/A
SECTIONS: PROJ. SECTION 24, T17N, R9E
UPC: 1-054-099-356-303 TRACT I-A
1-054-099-345-282 TRACT 1

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87505
(505) 982-9429 FAX (505) 986-3413
DATE(S): AUGUST 5, 2022 | DRAWN BY: MEN | PROJECT No.: C-3261

PROPERTY INFORMATION

ZONING:	R21
OVERLAYS:	DOWNTOWN & EASTSIDE HISTORIC DISTRICT
HISTORIC STATUS:	N/A
LOT SIZE:	.378 ACRES
EXISTING STRUCTURE SQ. FT.:	N/A
EXISTING UTILITIES:	ELECTRIC, SEWER, WATER
FLOOD ZONE:	N/A

LEGAL LOT INFORMATION

TRACT 1-A, RECORDED AS PLAT BOOK 895, PAGE 47

ARCHITECT'S SEAL

BRADYN W. FURRY
R.A. #6312

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: PASEO NORTH
DRAWING TYPE: EXISTING CONDITIONS
DRAWING DATE: 06/01/2024

SITE DEVELOPMENT PLAN
Paseo North
507 Paseo de Peralta
Case #2023-6271

Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E

511 PASEO DE PERALTA
TRACT I-A
.378 ACRES±

ZONING: R-21

LOT COVERAGE CALCULATIONS:

BUILDING ROOF AREAS = 6,212 S.F.
PORTAL ROOF AREAS = 1,562 S.F.
TOTAL LOT COVERAGE = 7,774 S.F.
TOTAL LOT SIZE = 16,466 S.F.
7,519/16,466 = 47%
ALLOWED = 55%

PARKING REQUIREMENTS

CITY OF SANTA FE, TABLE 14-8.6-1

ATTACHED DWELLING UNIT (2-5 UNITS):
2 SPACES PER DWELLING UNIT

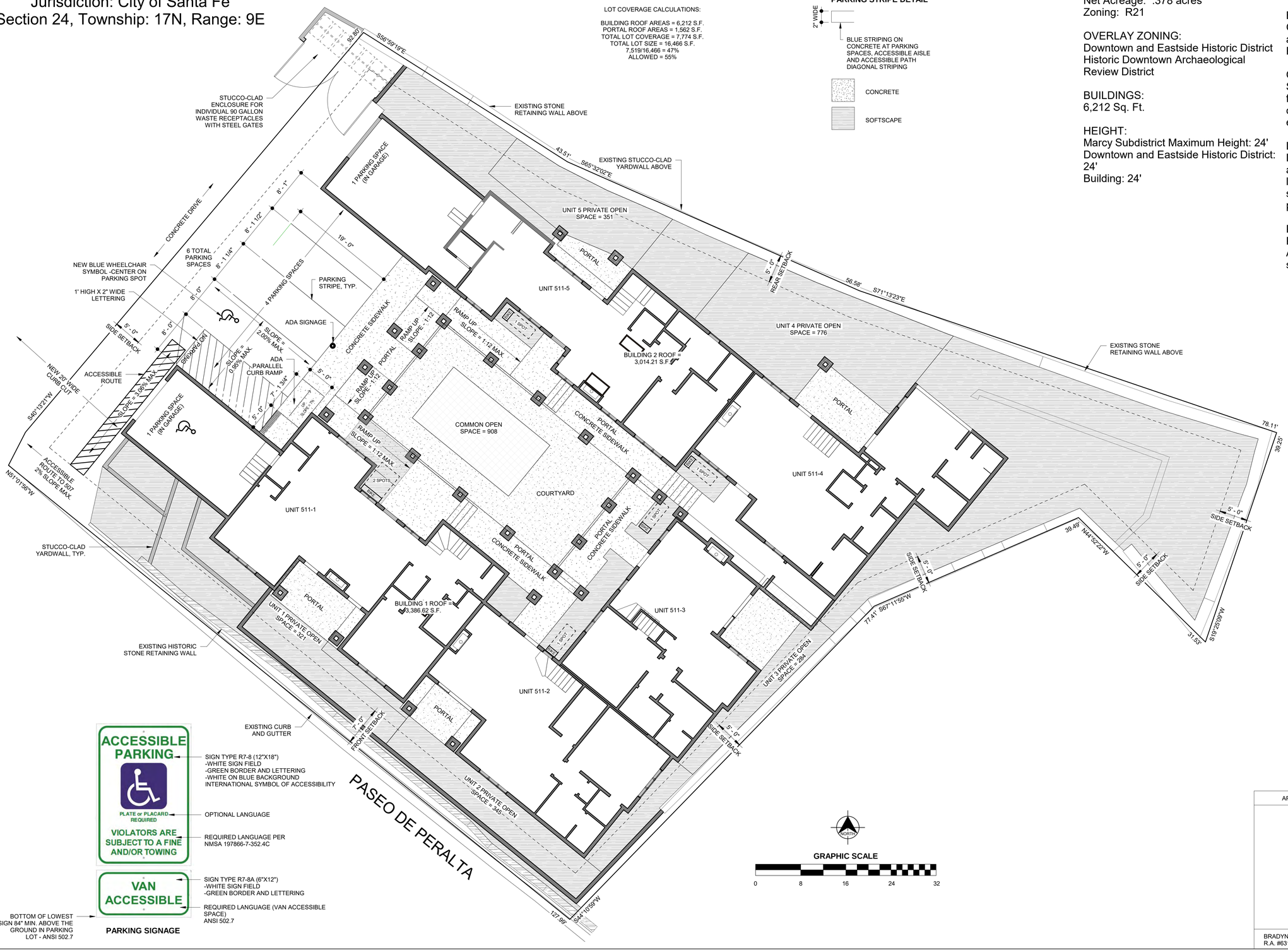
PARKING STRIPE DETAIL

2" WIDE

BLUE STRIPING ON CONCRETE AT PARKING SPACES, ACCESSIBLE AISLE AND ACCESSIBLE PATH DIAGONAL STRIPING

CONCRETE

SOFTSCAPE



SIGN TYPE R7-8 (12"X18")
-WHITE SIGN FIELD
-GREEN BORDER AND LETTERING
-WHITE ON BLUE BACKGROUND
INTERNATIONAL SYMBOL OF ACCESSIBILITY

OPTIONAL LANGUAGE

REQUIRED LANGUAGE PER NMSA 197866-7-352.4C

SIGN TYPE R7-8A (6"X12")
-WHITE SIGN FIELD
-GREEN BORDER AND LETTERING

REQUIRED LANGUAGE (VAN ACCESSIBLE SPACE)
ANSI 502.7

BOTTOM OF LOWEST SIGN 84" MIN. ABOVE THE GROUND IN PARKING LOT - ANSI 502.7

PARKING SIGNAGE

PROJECT DATA

PROJECT SITE:
Acreage: .378 acres
Flood Plain: N/A
Flood Way Square feet: N/A
Net Acreage: .378 acres
Zoning: R21

OVERLAY ZONING:
Downtown and Eastside Historic District
Historic Downtown Archaeological Review District

BUILDINGS:
6,212 Sq. Ft.

HEIGHT:
Marcy Subdistrict Maximum Height: 24'
Downtown and Eastside Historic District: 24'
Building: 24'

LOT COVERAGE:
R21: Single-family or multiple-family of fewer than 6 units: 40%; 55% if private open space is provided.

BUILDING PLACEMENT:
Generally, setbacks are established by a development plan approved by the Planning Commission.

OPEN SPACE:
Single-family dwellings or multiple-family dwellings : 250 square feet of common and/ or private open space for each unit

LANDSCAPE:
Landscape treatment required in yards and open space. Street trees and landscape treatment required if planting strip exists. Asphalt or concrete pavement prohibited in planting strip.

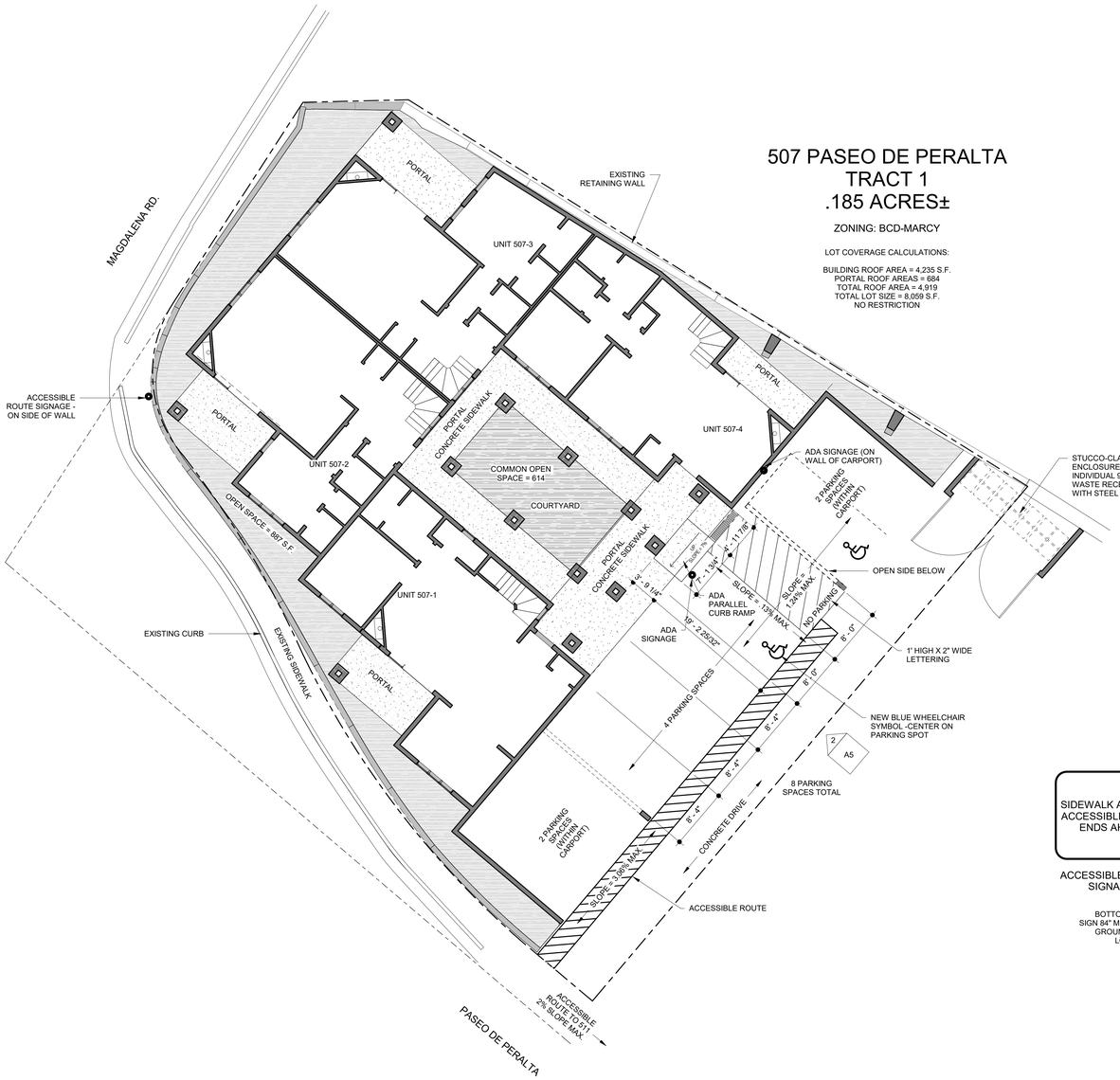
PLACEMENT OF OFF-STREET PARKING
Attached dwelling unit (2-5 units): 2 spaces per dwelling unit

ARCHITECT'S SEAL

BRADYN W. FURRY
R.A. #6312

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: PASEO NORTH
DRAWING TYPE: SITE DEVELOPMENT PLAN
DRAWING DATE: 06/01/2024

SHEET 4 OF 4



507 PASEO DE PERALTA
TRACT 1
.185 ACRES±

ZONING: BCD-MARCY

LOT COVERAGE CALCULATIONS:

BUILDING ROOF AREA = 4,235 S.F.
PORTAL ROOF AREAS = 684
TOTAL ROOF AREA = 4,919
TOTAL LOT SIZE = 8,059 S.F.
NO RESTRICTION

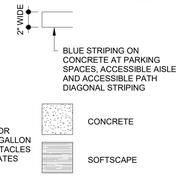
PARKING REQUIREMENTS

CITY OF SANTA FE CODES, TABLE 14-8.6, C.2

BCD
1 SPACE PER DWELLING UNIT
TOTAL REQUIRED = 4

PARKING SPACES PROVIDED = 4

PARKING STRIPE DETAIL





TRUE NORTH BUILDERS LLC

SPACE by Bradyn

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 8312
LICENSED ARCHITECT

09/11/2024

PERALTA'S WALK, LLC.

507 Paseo de Peralta
Santa Fe, NM

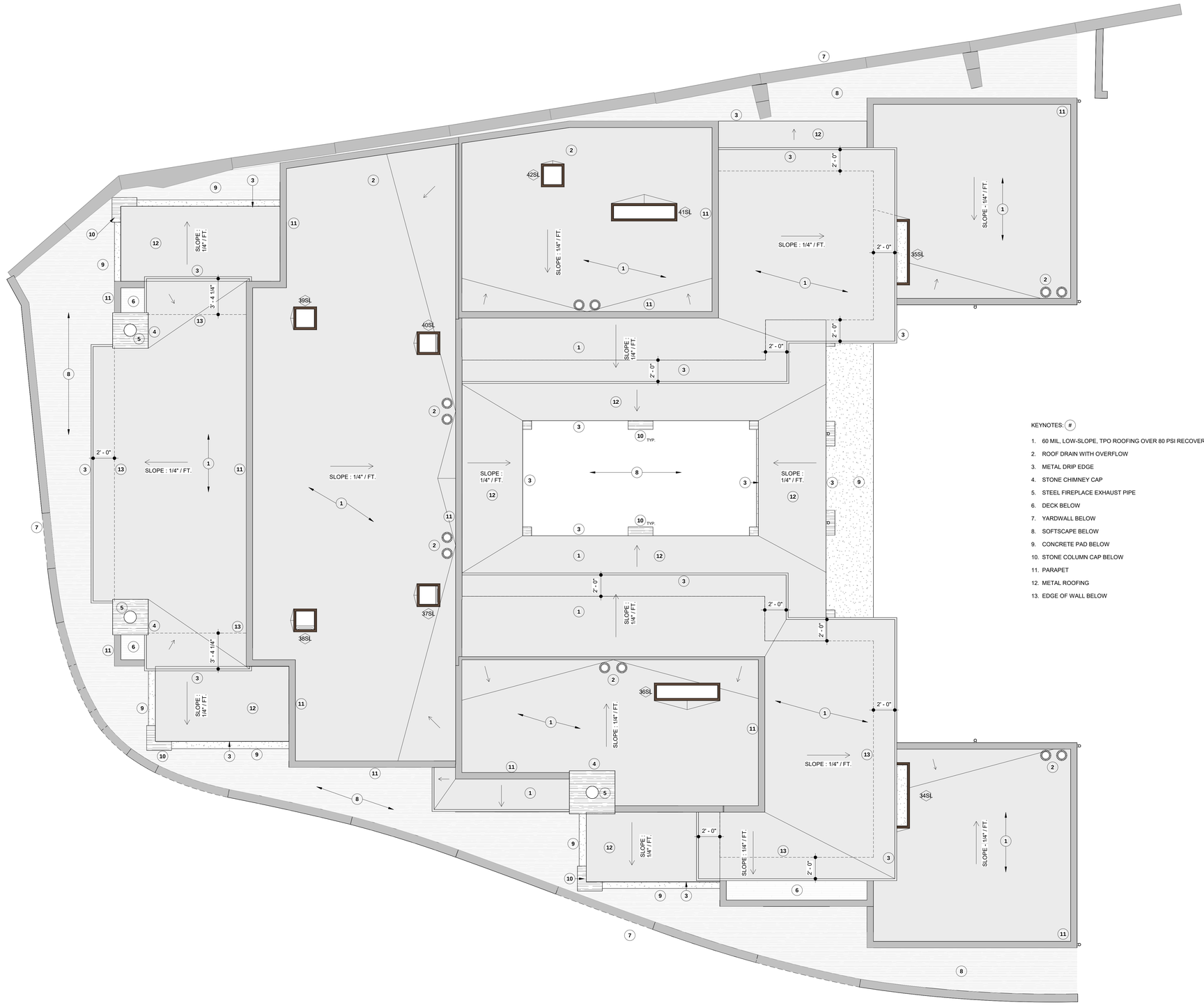
PASEO NORTH

SITE PLAN

9/11/2024 10:21:57 AM
drawing scale: 1/8" = 1'-0"

N

A1



KEYNOTES: (#)

1. 60 MIL, LOW-SLOPE, TPO ROOFING OVER 80 PSI RECOVERY BOARD
2. ROOF DRAIN WITH OVERFLOW
3. METAL DRIP EDGE
4. STONE CHIMNEY CAP
5. STEEL FIREPLACE EXHAUST PIPE
6. DECK BELOW
7. YARDWALL BELOW
8. SOFTSCAPE BELOW
9. CONCRETE PAD BELOW
10. STONE COLUMN CAP BELOW
11. PARAPET
12. METAL ROOFING
13. EDGE OF WALL BELOW

TRUE NORTH BUILDERS LLC

SPACE by Bradyn

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 8312
LICENSED ARCHITECT

09/11/2024

PERALTA'S WALK, LLC.

507 Paseo de Peralta
Santa Fe, NM

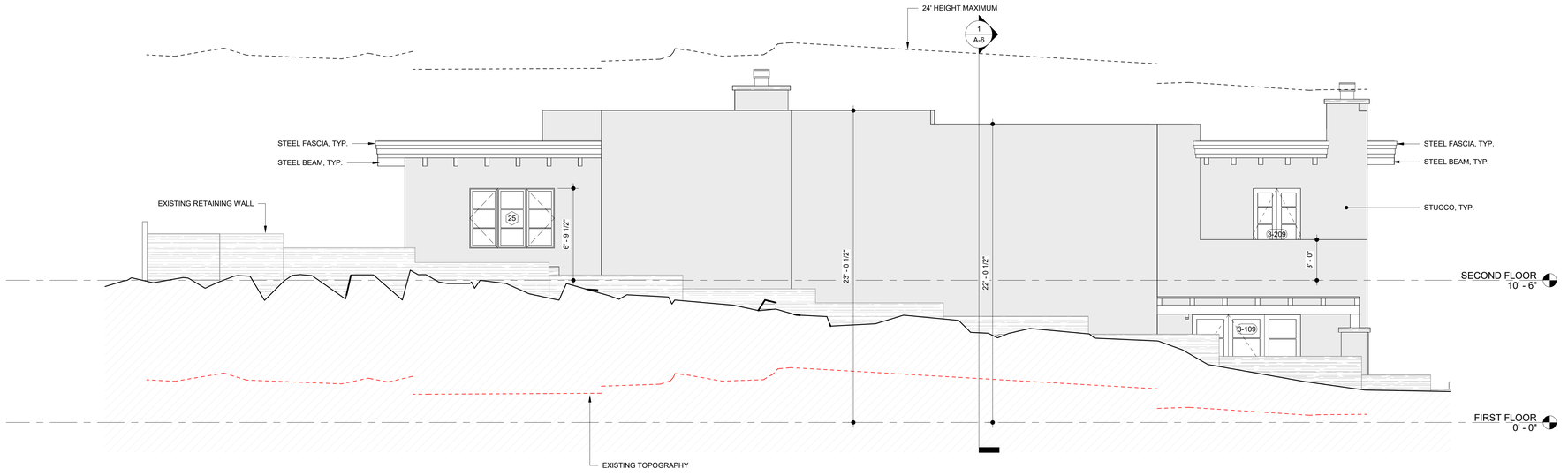
PASEO NORTH

ROOF PLAN

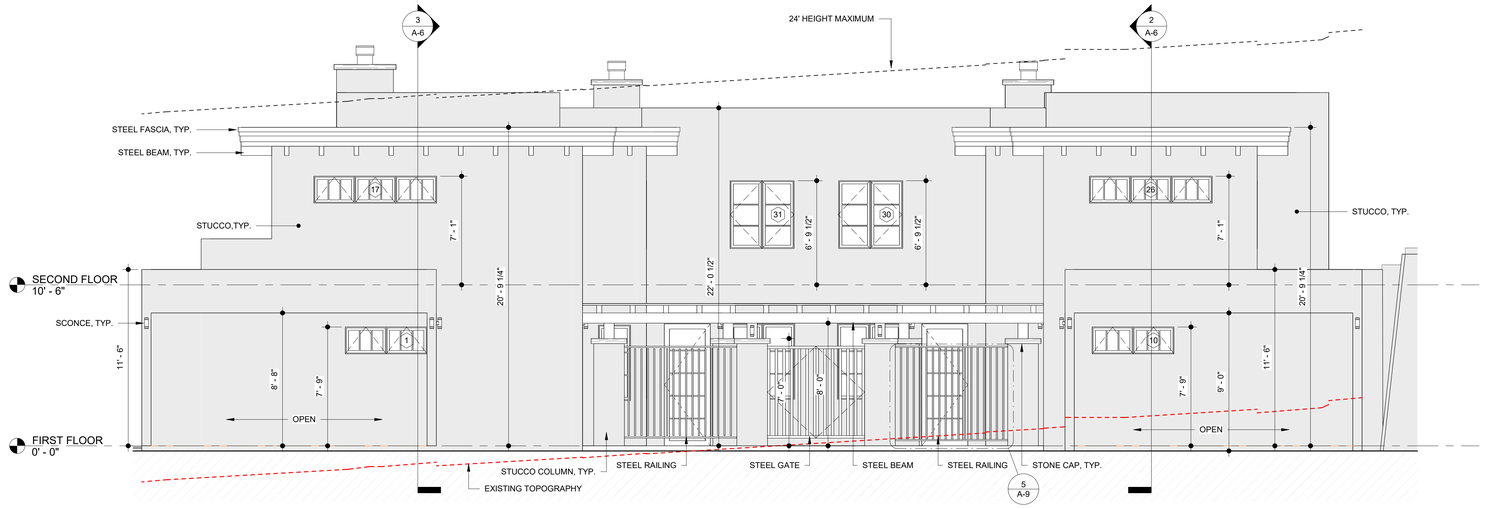
N

9/11/2024 10:21:59 AM
drawing scale: 1/4" = 1'-0"

A3



1 NORTH
1/4" = 1'-0"



2 EAST
1/4" = 1'-0"

TRUE NORTH BUILDERS LLC

SPACE by Bradyn

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 6312
LICENSED ARCHITECT

09/11/2024

PERALTA'S WALK, LLC.

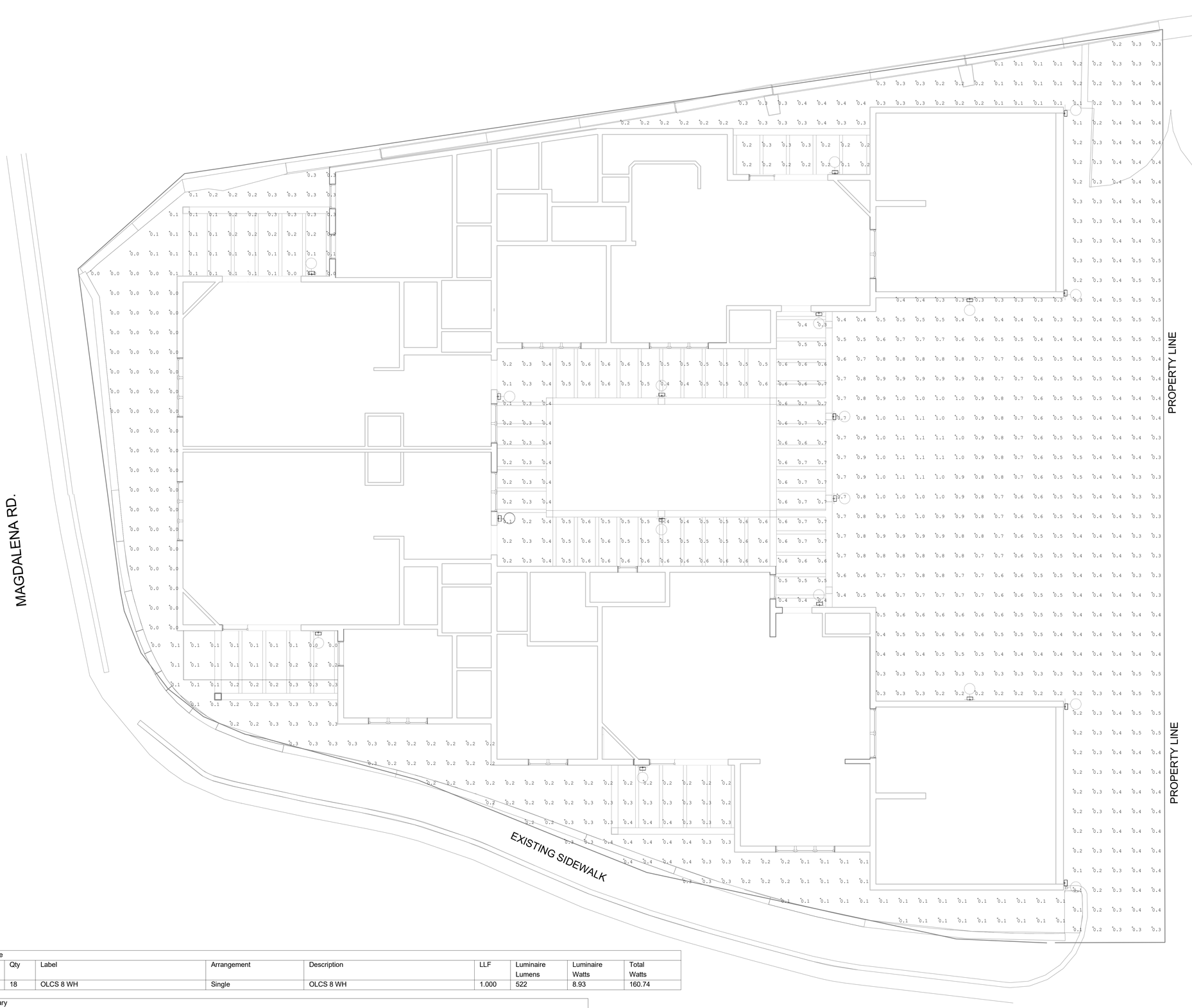
507 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

EXTERIOR ELEVATIONS

9/11/2024 10:22:00 AM
drawing scale: 1/4" = 1'-0"

A5



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	18	OLCS 8 WH	Single	OLCS 8 WH	1.000	522	8.93	160.74

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg
CalcPts_1	Illuminance	Fc	0.49	1.1	0.1	4.90	11.00	2.24
CalcPts_2	Illuminance	Fc	0.21	0.4	0.0	N.A.	N.A.	1.90
CalcPts_3	Illuminance	Fc	0.49	0.7	0.1	4.90	7.00	1.43
CalcPts_4	Illuminance	Fc	0.07	0.3	0.0	N.A.	N.A.	4.29
CalcPts_5	Illuminance	Fc	0.21	0.3	0.1	2.10	3.00	1.43

1 ELECTRICAL PHOTOMETRIC PLAN
SCALE: 1/4" = 1'-0"

TRUE NORTH BUILDERS LLC
SPACE by Brooklyn
ATLAS ENGINEERING
14 JOY LANE
SANTE FE, NM. 87508
505.795.1992

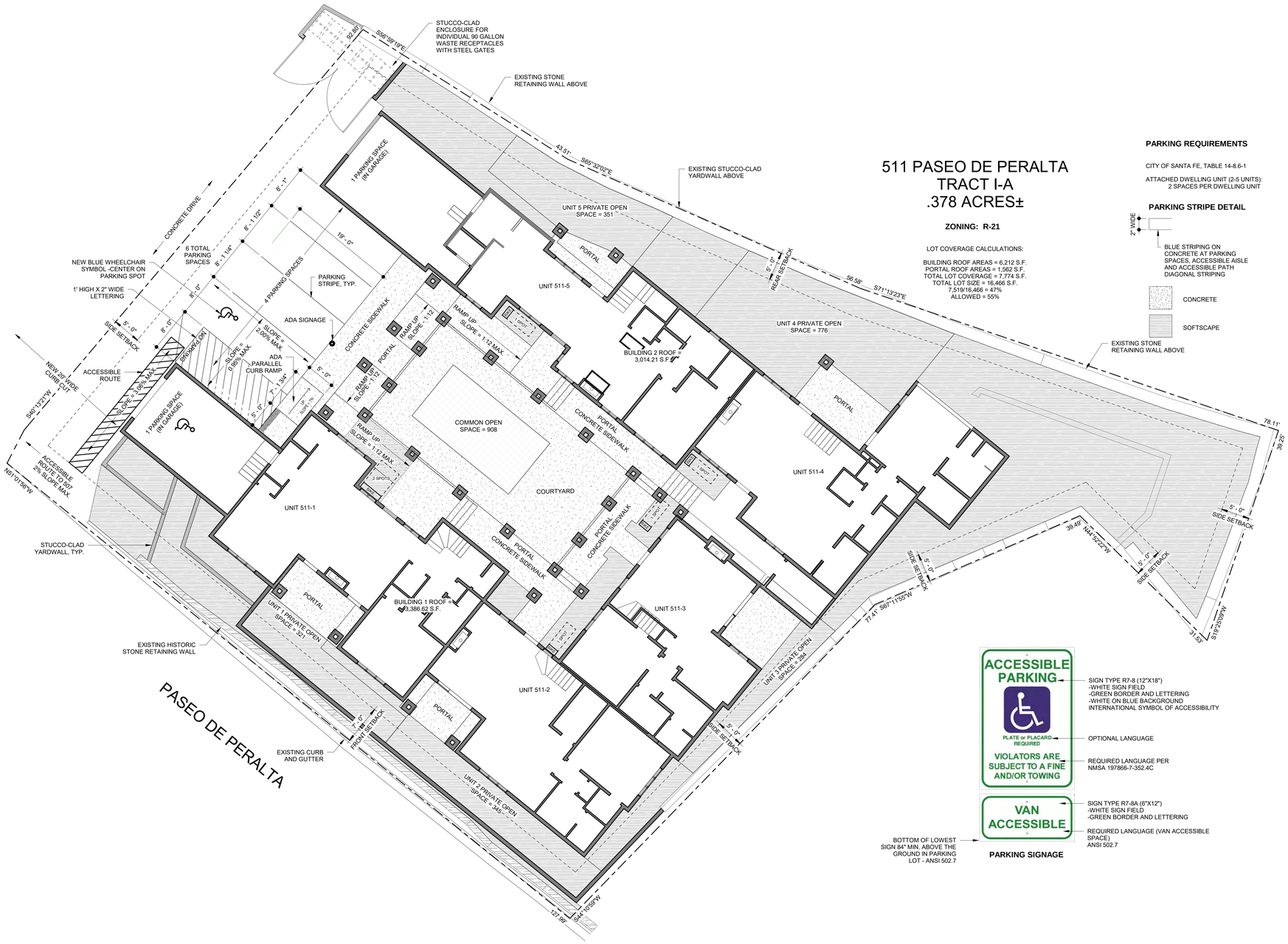
PERALTA'S WALK, LLC.
507 Paseo de Peralta
Santa Fe, NM
PASEO NORTH

CHRISTOPHER J. WILLIAMS NEW MEXICO 24064 09.10.2024 PROFESSIONAL ENGINEER

ELECTRICAL PHOTOMETRIC PLAN

9/10/2024 1:54:23 PM
drawing scale: 1/4" = 1'-0"

E200



511 PASEO DE PERALTA
TRACT I-A
.378 ACRES±

ZONING: R-21

LOT COVERAGE CALCULATIONS:

BUILDING ROOF AREAS = 6,212 S.F.
PORTAL ROOF AREAS = 1,562 S.F.
TOTAL LOT COVERAGE = 7,774 S.F.
TOTAL LOT SIZE = 16,466 S.F.
7,519/16,466 = 47%
ALLOWED = 55%

PARKING REQUIREMENTS

CITY OF SANTA FE, TABLE 14-8.6-1

ATTACHED DWELLING UNIT (2-5 UNITS):
2 SPACES PER DWELLING UNIT

PARKING STRIPE DETAIL

2" WIDE

BLUE STRIPING ON CONCRETE AT PARKING SPACES, ACCESSIBLE AISLE AND ACCESSIBLE PATH DIAGONAL STRIPING

CONCRETE

SOFTSCAPE

PARKING SIGNAGE

TRUE NORTH BUILDERS LLC

SPACE by Bradyn

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 9312
LICENSED ARCHITECT

09/11/2024

PERALTA'S WALK, LLC.

511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

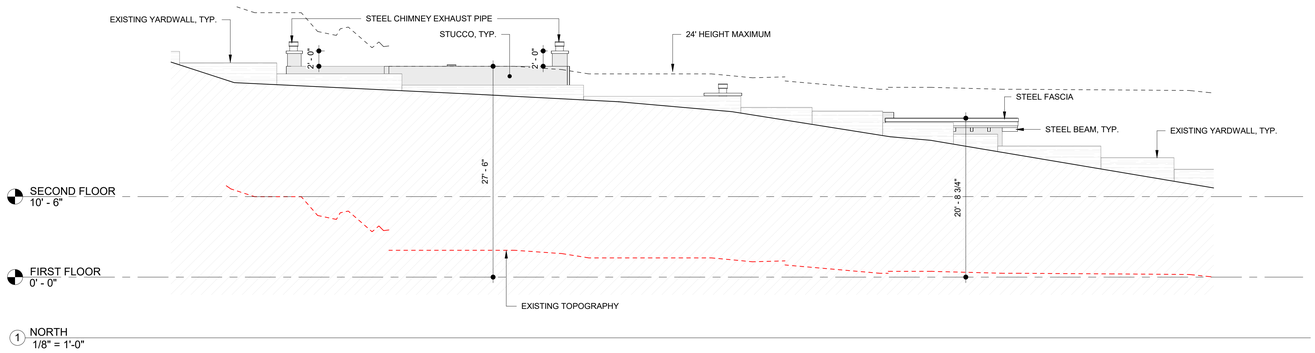
SITE PLAN

N

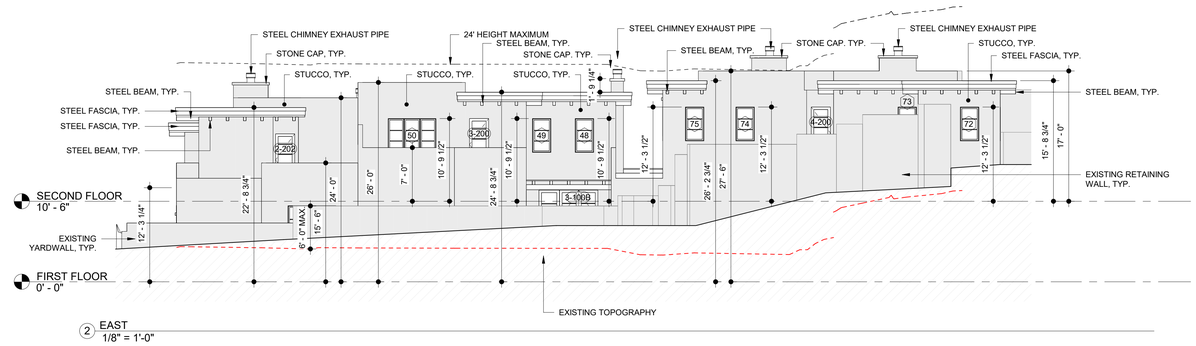
9/11/2024 10:25:29 AM
drawing scale: 1/8" = 1'-0"

A1

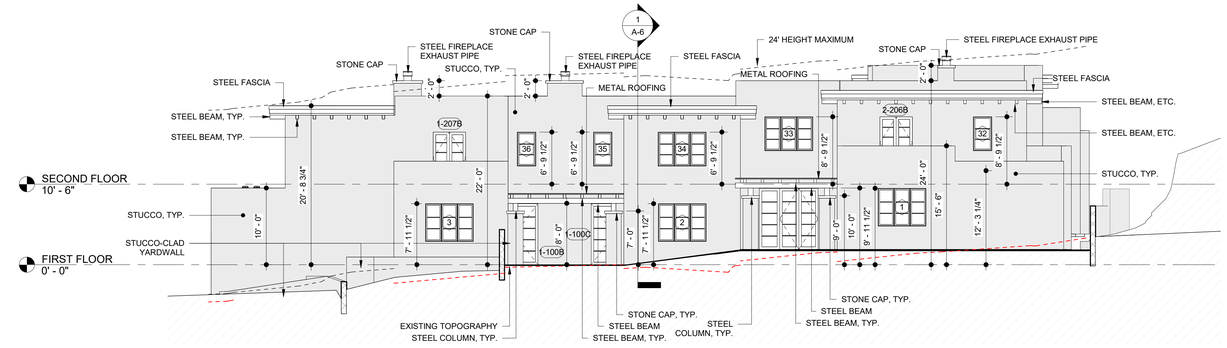

SLOPE : 1/4" / FT.
SLOPE : 1/4" / FT.
SLOPE : 1/4" / FT.



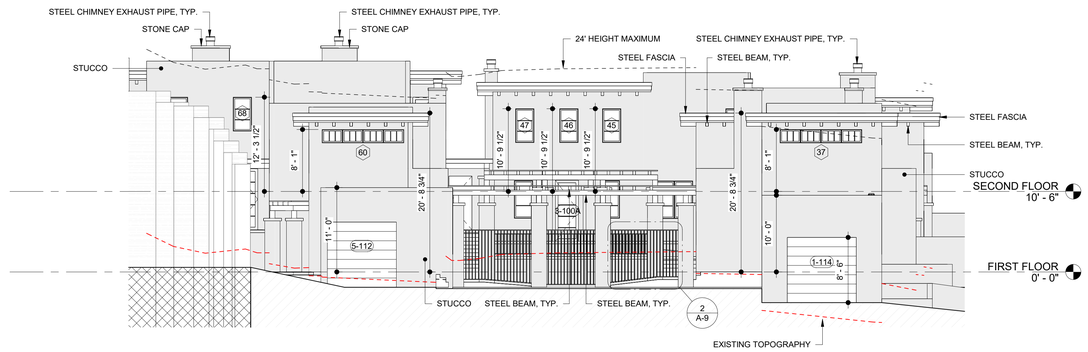
1 NORTH
1/8" = 1'-0"



2 EAST
1/8" = 1'-0"



3 SOUTH
1/8" = 1'-0"



4 WEST
1/8" = 1'-0"

TRUE NORTH BUILDERS LLC

SPACE by Bradyn

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 6312
LICENSED ARCHITECT

09/11/2024

PERALTA'S WALK, LLC.

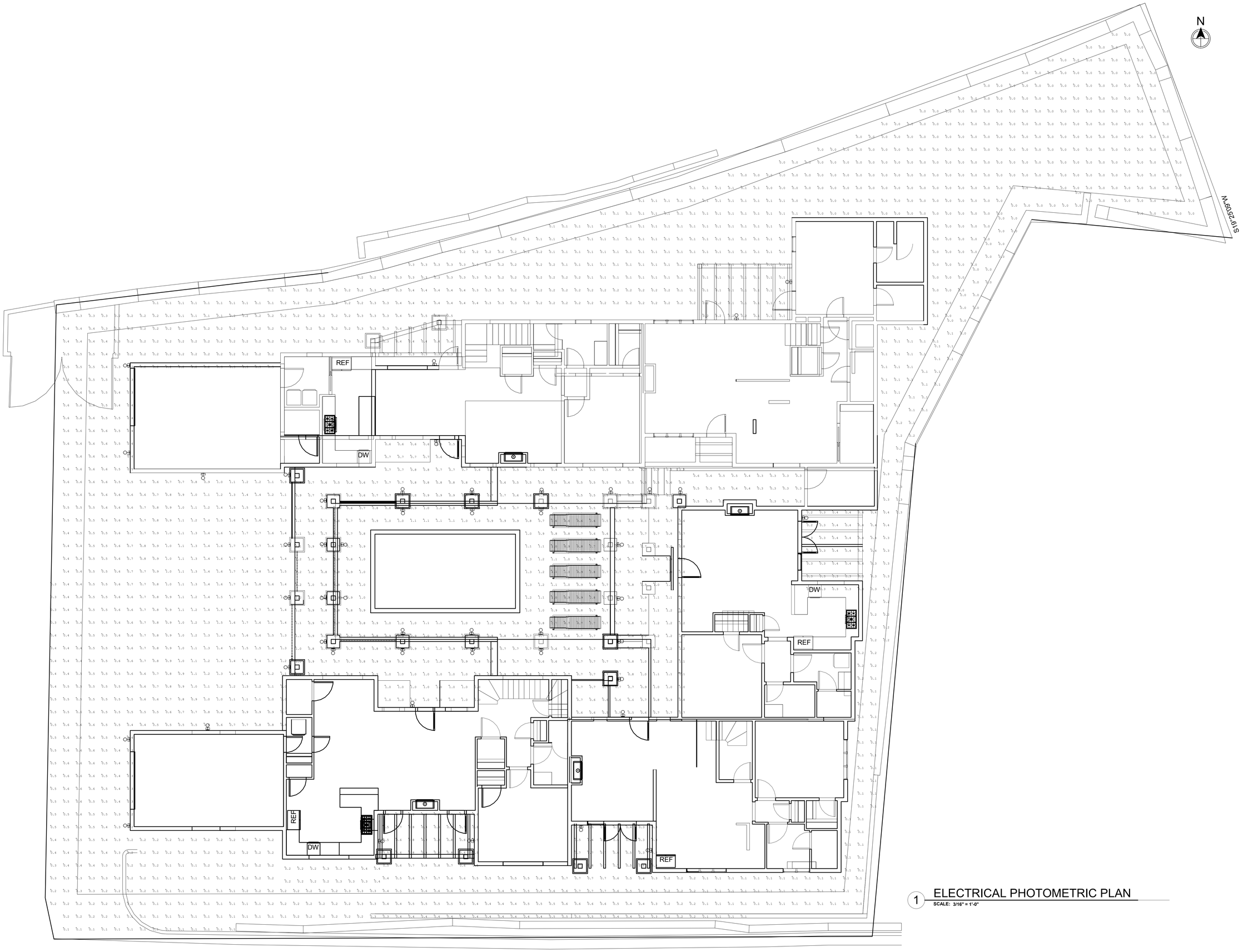
511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

EXTERIOR ELEVATIONS

9/11/2024 10:25:32 AM
drawing scale: 1/8" = 1'-0"

A5



1 ELECTRICAL PHOTOMETRIC PLAN
SCALE: 3/16" = 1'-0"

TRUE NORTH BUILDERS LLC
SPACE by Brooklyn
ATLAS ENGINEERING
14 JOY LANE
SANTE FE, NM. 87508
505.795.1992

PERALTA'S WALK, LLC.
511 Paseo de Peralta
Santa Fe, NM
PASEO NORTH

CHRISTOPHER J. WILLIAMS
NEW MEXICO
24064
9.10.2024
PROFESSIONAL ENGINEER

ELECTRICAL PHOTOMETRIC PLAN

9/11/2024 10:02:58 AM
drawing scale: 3/16" = 1'-0"

E200

GENERAL NOTES:

1. ALL IMPROVEMENTS, UNLESS OTHERWISE MODIFIED IN THE PROJECT SPECIFICATIONS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COSF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE CITY OF SANTA FE, NM., LATEST EDITION, EXCEPT WHERE OTHERWISE NOTED IN THE DRAWINGS.

2. THE CONTRACTOR AGREES SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF PROJECT CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

3. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE OWNER, ENGINEER AND ALL APPROVAL SIGNATORIES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS OR TECHNIQUES OR FOR THE PROSECUTION OF THE WORKS AS SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.

4. THE CONTRACTOR SHALL DESIGNATE AT LEAST ONE EMERGENCY CONTACT PERSON, AND SHALL PROVIDE TELEPHONE NUMBERS WHERE THIS PERSON CAN BE CONTACTED AT ANY TIME, INCLUDING WEEKENDS, HOLIDAYS AND AFTER HOURS. THIS INFORMATION SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER.

5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS FROM ALL JURISDICTIONAL AUTHORITIES PRIOR TO START OF CONSTRUCTION. PERMIT COSTS ARE INCIDENTAL TO BASE BID.

6. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY, HEALTH, AND ENVIRONMENTAL PROTECTION.

7. EXISTING SITE INFRASTRUCTURE WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. REPAIRS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION OF THE REPAIRS. REPAIRS SHALL BE ACCEPTED BY THE OWNER PRIOR TO FINAL PAYMENT.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING, IN ADVANCE OF CONSTRUCTION OPERATIONS, IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITY CONFLICTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

10. WHEN ABUTTING NEW PAVEMENT TO EXISTING INTERSECTING STREETS THE EXISTING PAVEMENT SHALL BE SAW CUT TO A STRAIGHT LINE AT RIGHT ANGLES AND ANY BROKEN OR CRACKED PAVEMENT SHALL BE REMOVED. SAW CUTTING SHALL BE INCIDENTAL TO PAVING, THEREFORE, NO DIRECT PAYMENT WILL BE MADE FOR THE SAW CUTTING.

11. ANY PAVEMENT DISTURBED BY THE TRENCH SHALL BE REMOVED AND THE FULL SECTION OF PAVEMENT SHALL BE REPLACED. FOR THE PAVEMENT BEYOND THAT AREA DISTURBED BY THE EXCAVATED TRENCH, THE FOLLOWING APPLIES UNLESS OTHERWISE NOTED ON PLANS: IF ONLY ONE LANE IS DISTURBED BY TRENCHING, THE REMAINDER OF THE ONE ENTIRE LANE SHALL BE MILLED AND RESURFACED. IN A FOUR-LANE STREET, IF MORE THEN ONE LANE BUT LESS THEN HALF THE STREET IS AFFECTED, THEN THE REMAINDER OF HALF THE STREET (TWO LANES MINIMUM) SHALL BE MILLED AND RESURFACED. IF MORE THAN ONE-HALF OF ANY STREET WIDTH IS AFFECTED, THEN ALL PAVING IN THE STREET FROM CURB TO CURB SHALL BE MILLED AND RESURFACED.

12. DEWATERING DURING CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION

GEOTECHNICAL INVESTIGATION:

1. GEOTECHNICAL EXPLORATION, TESTING, AND ANALYSIS WILL ESTABLISH PARAMETERS REQUIRED IN THE ENGINEERING OF FOUNDATIONS. CRITERIA WILL BE ESTABLISHED TO PERMIT THE MOST ECONOMICAL DESIGN THAT IS COMPATIBLE WITH LIFE EXPECTANCY AND SERVICE OF STRUCTURES.

2. DESIGN LOADS FOR ALL STRUCTURES WILL BE DETERMINED IN ACCORDANCE WITH THE CRITERIA DESCRIBED BELOW, UNLESS THE APPLICABLE BUILDING CODE REQUIREMENTS ARE MORE STRINGENT.

3. VEHICLE LOADS: LOADS EXERTED ON ROADWAY PAVEMENTS, BURIED PIPING, BOX CULVERTS, AND EMBANKMENTS WILL BE REVIEWED AND SELECTED PRIOR TO DESIGN OF THE UNDERLYING ITEMS. TYPICALLY, HS20 LOADS WILL BE USED FOR THE DESIGN OF ROADWAY SUB GRADE. EQUIPMENT LOADING SUCH AS SCRAPERS (LOADED), CRAWLER CRANES, AND EQUIPMENT TRANSPORT TRAILERS COULD EXCEED THE TYPICAL HS20 LOADINGS. SUCH LOADS WILL BE CONSIDERED WHERE APPROPRIATE.

4. SITE ARRANGEMENT: THE SITE ARRANGEMENT WILL CONFORM TO APPLICABLE LAWS, REGULATIONS, AND ENVIRONMENTAL STANDARDS. THE PRINCIPLE ELEMENTS IN THE SELECTION OF SITE ARRANGEMENT CRITERIA ARE THE PHYSICAL SPACE REQUIREMENTS AND RELATIONSHIPS DICTATED BY EACH OF THE MAJOR SYSTEMS. DISTANCES BETWEEN VARIOUS SYSTEMS WILL BE MINIMIZED FOR ECONOMY. UTILITY INTERCONNECTIONS WILL BE OPTIMIZED AS MUCH AS PRACTICAL. SPILL CONTAINMENT MEASURES WILL BE PROVIDED. TREATMENT SYSTEMS WILL BE PROVIDED FOR FACILITY WASTEWATER STREAMS, IF REQUIRED, BEFORE DISCHARGE. SANITARY WASTEWATER WILL BE DISCHARGED TO AN ON-SITE LEACHING FIELD. INTERNAL ACCESS ROADS WILL BE PROVIDED. THE SITE ARRANGEMENT WILL BE DEVELOPED TO MINIMIZE FILL AND/OR EXCAVATION COSTS WHILE MAINTAINING EFFICIENCY OF PROJECT CONSTRUCTION, OPERATION, AND MAINTENANCE. THE SITE GRADING AND DRAINAGE PLAN WILL USE A SERIES OF ON-SITE LOCALIZED INFILTRATION AREAS. SHEET FLOW, WHICH FOLLOWS THE EXISTING NATURAL DRAINAGE COURSE, WILL DIRECT THE RUNOFF ACROSS THE SITE TO THE LOCALIZED INFILTRATION AREAS INCORPORATED INTO THE SITE GRADING AND DRAINAGE PLANS. THE USE OF LOW RUNOFF VELOCITIES AND INFILTRATION AREAS WILL ALLOW THE RUNOFF TO BE ABSORBED INTO THE GROUND. WASTEWATER THAT MAY CONTAIN OIL WILL BE ROUTED THROUGH AN OIL-WATER SEPARATOR.

   THE FOLLOWING CRITERIA WILL BE FOLLOWED REGARDING SITE INFRASTRUCTURE:

   - CULVERTS AND SANITARY SEWER MANHOLES WILL BE INSTALLED AS REQUIRED.
   - LOCATIONS AND REQUIREMENTS FOR FENCING OR WALLS WILL CONFORM TO APPLICABLE BUILDING CODES AND COUNTY ORDINANCES.

5. GRADING AND DRAINAGE

   THE SITE GRADING AND DRAINAGE SYSTEM WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. THE GENERAL SITE GRADING WILL ESTABLISH A WORKING SURFACE FOR CONSTRUCTION AND OPERATING AREAS, PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AND STRUCTURES, AND PROVIDE ADEQUATE SOIL COVERAGE FOR UNDERGROUND UTILITIES.

   ON-SITE DRAINAGE WILL BE ACCOMPLISHED THROUGH GRAVITY FLOW WHENEVER POSSIBLE. THE SURFACE DRAINAGE SYSTEM WILL CONSIST OF GENTLE SLOPES. THE BUILDINGS AND STRUCTURES WILL BE LOCATED WITH THE GROUND FLOOR ELEVATION A MINIMUM OF SIX INCHES ABOVE THE FINISHED GRADE. THE PREFERRED SLOPE OF THE GRADED AREAS AWAY FROM STRUCTURES WILL BE 1 PERCENT WITH A MINIMUM SLOPE OF 0.5 PERCENT.

   SITE DRAINAGE FACILITIES WILL BE DESIGNED FOR THE FLOW RESULTING FROM A 25-YEAR, 6-HOUR RAINFALL EVENT. TEMPORARY FACILITIES WILL GENERALLY BE DESIGNED FOR A 2-YEAR RAINFALL. ANY FACILITIES LOCATED WITHIN A FLOOD PLAIN WILL BE ELEVATED AND DESIGNED TO PREVENT FLOODING OF PERMANENT FACILITIES.

   EXCAVATION AND FILL

   EXCAVATION AND FILL WILL BE BALANCED TO THE MAXIMUM EXTENT POSSIBLE.

   - EXCAVATION : IN AREAS REQUIRING EXCAVATION, EARTH MATERIAL WILL BE REMOVED TO THE REQUIRED LINES AND GRADES. ANY UNDESIRABLE MATERIAL WILL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS. THE REMAINING IN-SITU MATERIAL IS GRADED AND COMPACTED TO THE DEPTH AND DENSITY DETERMINED BY DETAILED DESIGN. EXCAVATED MATERIAL THAT MEETS THE DESIGN REQUIREMENTS WILL BE USED AS GENERAL SITE FILL WHERE POSSIBLE.
   - FILL : COMPACTED FILL MATERIAL WILL BE OBTAINED FROM ON SITE EXCAVATIONS TO THE MAXIMUM EXTENT POSSIBLE. THE MATERIAL WILL BE PLACED AND COMPACTED TO THE GRADES AND DENSITY DETERMINED BY THE DESIGN. BASED UPON THE SITE GEOTECHNICAL INVESTIGATION FINDINGS, COMPACTION WILL BE PROVIDED UNDER AND WITHIN FIVE FEET OF THE FOUNDATION FOOTPRINT. OPEN AREAS NOT SUPPORTING REFLECTOR FOUNDATIONS WILL BE SCARIFIED AND GRADED TO ACHIEVE HIGH SOIL PERMEABILITY. APPROXIMATELY SIX INCHES OF TOPSOIL WILL BE PLACED ON FILL IN ANY AREAS THAT ARE TO BE SEEDED OR OTHERWISE LANDSCAPED.

   b. DRAINAGE SWALES

   DRAINAGE SWALES WILL BE DESIGNED TO PROVIDE SLOW FLOW VELOCITIES AND TO ACCOMMODATE EXPECTED SITE RUNOFF AS WELL AS DIRECT AND CONTROL RUNOFF FROM ADJOINING PROPERTIES.

   c. STORM WATER DRAINAGE

   A STORM WATER DRAINAGE SYSTEM WILL BE DEVELOPED. DRAINAGE SWALES WILL BE USED ALONG THE PERIMETER TO CONTROL AND DIRECT STORM WATER RUNOFF FOR ABSORPTION INTO THE GROUND AS WELL AS DIRECT RUNOFF INTO THE EXISTING AREA DRAINAGE COURSE.

   d. PRE- AND POST-DEVELOPMENT RUNOFF CONDITIONS

   THE PEAK FLOW ASSOCIATED WITH THE 25-YEAR STORM EVENT AT THE SITE, BEFORE MODIFICATIONS (PREDEVELOPMENT), WILL BE COMPARED TO THE AFTER-CONSTRUCTION (POST-DEVELOPMENT) CONDITIONS.

   e. EROSION AND SEDIMENTATION CONTROL

   EROSION AND SEDIMENTATION CONTROL WILL BE PROVIDED TO RETAIN SEDIMENT ONSITE AND TO PREVENT VIOLATIONS OF WATER QUALITY STANDARDS. THE PROPOSED SITE DEVELOPMENT WILL SLIGHTLY ALTER THE LAND AREAS OF THE SITE. EXISTING, SPARSE VEGETATION WILL BE REMOVED AS REQUIRED DURING SITE PREPARATION. THE GENERAL PREPARATION OF THE OVERALL SITE WILL BE FOLLOWED BY EARTHMOVING ACTIVITIES. FINAL FINISH GRADING WILL BEGIN WHEN ALL OTHER GRADING OPERATIONS ARE COMPLETE. FINAL GRADING MAY INCLUDE SEEDING DISTURBED AREAS, SURFACED WITH CONCRETE, ASPHALT, OR CRUSHED AGGREGATE OR PROVIDED WITH A SOIL TREATMENT DESIGN TO LIMIT THE GROWTH OF GRASS AND WEEDS.

   TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES USED DURING CONSTRUCTION WILL BE DESIGNED TO PREVENT SEDIMENTS FROM BEING DISPLACED AND CARRIED OFF-SITE BY STORM WATER RUNOFF. PRIOR TO BEGINNING EXCAVATION ACTIVITIES, A SILT FENCE OR STRAW BALES WILL BE INSTALLED ALONG THE PERIMETER OF THE PROJECT WORK AREAS WHERE RUNOFF TO OFFSITE AREAS COULD OCCUR. THE SILT FENCE WILL FILTER SEDIMENTS FROM CONSTRUCTION RUNOFF. DURING CONSTRUCTION, THE EXTENT OF EARTH DISTURBANCES WILL BE MINIMIZED AS MUCH AS PRACTICAL.

   DIVERSION DITCHES AND/OR BERMS WILL BE CONSTRUCTED AS NECESSARY TO DIVERT RUNOFF FROM OFF-SITE AREAS AROUND THE CONSTRUCTION SITE. TEMPORARY CONTROL MEASURES WILL BE MAINTAINED AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD.

   PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES WITHIN THE PROJECT SITE WILL INCLUDE THE RUNOFF COLLECTION SYSTEM AND INFILTRATION SYSTEM, SURFACED TRAFFIC AND WORK AREAS, AND SEEDED NON-WORKING AREAS. THESE MEASURES WILL MINIMIZE THE POSSIBILITY OF ANY APPRECIABLE EROSION OF THE RESULTING SEDIMENTATION OCCURRING ON THE PROJECT SITE.

5. TRAFFIC AND TRANSPORTATION

   ACCESS WILL BE PROVIDED BY EXISTING ROADWAYS. ALL ROADS WILL BE APPROPRIATELY SURFACED DURING THE CONSTRUCTION PERIOD. PERIODIC WATERING OR APPLICATIONS OF A DUST PALLIATIVE MATERIAL WILL BE USED TO MINIMIZE DUST PROBLEMS.

   THE MINIMUM RADIUS TO THE INSIDE EDGE OF PAVEMENT (EOP) OR AGGREGATE SURFACE AT INTERSECTIONS OF THE ROAD WILL BE 20 FEET.

6. FENCING AND SECURITY

   SECURITY AND VISUAL SCREENING FENCING WILL BE PROVIDED AROUND THE PROJECT SITE. ACCESS TO THE PROJECT SITE WILL BE PROVIDED THROUGH A CONTROLLED ACCESS GATE. FENCING HEIGHTS WILL BE IN ACCORDANCE WITH APPLICABLE CODES, REGULATORY REQUIREMENTS AND VISUAL CONSIDERATIONS.

EROSION CONTROL/ENVIRONMENTAL PROTECTION/STORM WATER POLLUTION PREVENTION PLAN:

1. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.

2. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.

3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR PLAN. INSTALLING SILT FENCES AT THE PROPERTY LINES.

4. THE CONTRACTOR SHALL MITIGATE EROSION OF TEMPORARY OR PERMANENT DIRT SWALES BY INSTALLING CHECK DAMS IN THE SWALES PERPENDICULAR TO THE DIRECTION OF FLOW.

5. THE CONTRACTOR SHALL WET THE SOIL AS NEEDED TO KEEP IT FROM BLOWING WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.

6. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR ANY IMPERVIOUS SURFACE SHALL BE REVEGETATED WITH NATIVE GRASS SEEDING. WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 14 DAYS, STABILIZATION MEASURES MUST BE INITIATED. UNLESS INDICATED OTHERWISE ON THESE PLANS OR ON THE LANDSCAPING PLAN, SEEDING SHALL BE NATIVE GRASS SEEDING PER SECTION 1012 OF THE COA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

7. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES AND ARCHAEOLOGICAL RESOURCES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE AT 1-(505)-827-9329.

9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

10. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.

11. WHERE STORM INLETS ARE SUSCEPTIBLE TO IN FLOW OF SILT OR DEBRIS FROM CONSTRUCTION ACTIVITIES, PROTECTION SHALL BE INSTALLED ON THEIR UPSTREAM SIDE.

UTILITIES-GENERAL NOTE:

1. IF ANY UTILITY LINES, PIPELINES OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN AS APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY SURVEY PROVIDED BY CSTI, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF ANY DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS. THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

2. THE CONTRACTOR SHALL NOTIFY NEW MEXICO ONE CALL, INC. AT 260-1990 AT LEAST TWO WORKING DAYS PRIOR TO STARTING WORK ON THIS PROJECT.

CLEARING AND GRUBBING:

1. SCOPE: THIS SECTION GOVERNS THE FURNISHING OF ALL LABOR, EQUIPMENT, TOOLS AND MATERIALS AND THE PERFORMANCE OF ALL CLEARING, GRUBBING, AND DEMOLITION WITHIN THE LIMITS OF WORK AS DEFINED IN THIS SPECIFICATION, IN THE SPECIAL PROVISIONS OR AS SHOWN ON THE PLANS.

2. CLEARING: CLEARING SHALL CONSIST OF REMOVING ALL VEGETABLE MATTER SUCH AS TREES, BRUSH, DOWN TIMBER AND OTHER OBJECTIONABLE MATERIALS FOUND ON OR ABOVE THE SURFACE OF THE SITE. IT SHALL INCLUDE REMOVING BUILDINGS, FENCES, LUMBER, WASTE DUMPS AND TRASH AND THE SALVAGING OF SUCH MATERIALS AS MAY BE SPECIFIED AND DISPOSING OF THE DEBRIS. THE CONTRACTOR SHALL SCALP ALL EXCAVATION AND EMBANKMENT AREAS. SCALPING SHALL INCLUDE THE REMOVAL OF MATERIAL SUCH AS SOD, GRASS, RESIDUE OR AGRICULTURAL CROPS AND DECAYED VEGETABLE MATTER FROM THE SURFACE OF THE GROUND WITHOUT REMOVING MORE EARTH THAN IS NECESSARY.

3. GRUBBING: GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF ALL VEGETABLE MATTER SUCH AS STUMPS, ROOTS, BURIED TREES AND BRUSH ENCOUNTERED BELOW THE SURFACE OF THE GROUND OR SUBGRADE, WHICHEVER IS LOWER, WHICH HAVE NOT BEEN INCLUDED IN SECTION 2101.2A ENTITLED "CLEARING". IN ALL CASES OF GRUBBING, THE VEGETABLE MATTER SHALL BE REMOVED TO A MINIMUM DEPTH OF 12 INCHES (30.48CM) BELOW GROUND LINE OR SUBGRADE, WHICHEVER IS LOWER, EXCEPT AS PROVIDED IN SECTION 311000. WHEN DELETERIOUS MATERIALS ARE ENCOUNTERED BELOW GROUND LINE WHICH MAY BE DETRIMENTAL TO THE PROPOSED IMPROVEMENT, THESE SHALL BE REMOVED TO A DEPTH NECESSARY TO PROVIDE ADEQUATE SUPPORT FOR THE PROPOSED IMPROVEMENT.

4. DEMOLITION AND REMOVAL: THIS WORK SHALL CONSIST OF DEMOLISHING, REMOVING, AND DISPOSING OF ALL STRUCTURES AND IMPROVEMENTS WITHIN THE CONSTRUCTION LIMITS UNLESS INCLUDED IN OTHER ITEMS OF WORK AS SHOWN ON THE PLANS OR IN THE SPECIAL PROVISIONS. THIS WORK SHALL APPLY TO ALL STRUCTURES AND IMPROVEMENTS, WHETHER ON, ABOVE OR BELOW THE SURFACE OF THE GROUND OR SUBGRADE. DEMOLITION AND REMOVAL SHALL INCLUDE BUT NOT BE LIMITED TO ITEMS SUCH AS BUILDINGS, DRAINAGE STRUCTURES, PIPES, PAVEMENTS, FENCES, RETAINING WALLS, GUARD RAILS, AND SIGNS. ITEMS SUCH AS FENCES AND GUARD RAILS SHALL BE SALVAGED AND RELINQUISHED TO THE APPROPRIATE OWNER OR RELOCATED, WHERE INDICATED ON THE PLANS. RELOCATION OF SIGNS, FENCES, GUARD RAILS, ETC. SHALL BE CONSIDERED INCIDENTAL TO REMOVAL WORK EXCEPT WHERE SUCH RELOCATION IS LISTED SEPARATELY IN THE ITEMIZED PROPOSAL OF THE SPECIAL PROVISIONS. ALL PIPES WHICH ARE TO BE ABANDONED SHALL BE REMOVED UNLESS OTHERWISE SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER.

5. TREES: VEGETABLE GROWTH 6 INCHES (15.24CM) IN DIAMETER AND LARGER, MEASURED 3 FEET (91.44CM) ABOVE GROUND SHALL BE CLASSIFIED AS A TREE. E. BRUSH: VEGETABLE GROWTH LESS THAN 6 INCHES (15.24CM) IN DIAMETER, MEASURED 3 FEET (91.44CM) ABOVE GROUND SHALL BE CLASSIFIED AS BRUSH.

6. CONSTRUCTION DETAILS

6.1. LIMITS OF WORK: THE LIMITS FOR CLEARING, GRUBBING, AND DEMOLITION SHALL EXTEND TO THE CONSTRUCTION LIMITS UNLESS OTHERWISE SHOWN ON THE PLANS.

6.2. PROTECTION OF GREENERY, EXISTING STRUCTURES AND PRIVATE FACILITIES: THE PLANS WILL DESIGNATE TREES, SHRUBS OR OTHER PLANTS THAT ARE TO BE SAVED AND THE CONTRACTOR WILL TAKE NECESSARY STEPS TO PROTECT THIS GREENERY. TREES MAY BE PRUNED, UPON PRIOR APPROVAL OF THE ENGINEER, BUT ONLY IN ACCORDANCE WITH THE BEST PRACTICES OF ARBORICULTURE IN RESPECT TO THE INDIVIDUAL SPECIES WITH DUE REGARD TO THEIR NATURAL FORM AND GROWTH CHARACTERISTICS. EXISTING STRUCTURES WITHIN OR ADJACENT TO THE CONSTRUCTION LIMITS THAT ARE NOT TO BE REMOVED OR DEMOLISHED, SHALL BE PROTECTED BY THE CONTRACTOR DURING HIS CONSTRUCTION. ANY PRIVATE FACILITIES SUCH AS HOUSE SEWER LATERALS WHICH ARE DISTURBED OR DAMAGED BY THE CONTRACTOR'S WORK, SHALL BE REPAIRED BY THE CONTRACTOR PRIOR TO THE CLOSE OF THE WORK DAY. THIS REPAIR SHALL BE MADE IN A MANNER SUFFICIENT TO RESTORE UTILITY SERVICE TO THAT PROPERTY.

6.3. EMBANKMENT AREAS: WHEN UNDISTURBED STUMPS AND ROOTS ARE ENCOUNTERED WHERE THE FILL DEPTH WILL EXCEED 3 FEET (91.44CM), THE STUMPS AND ROOTS MAY BE LEFT IN PLACE PROVIDED THEY DO NOT EXTEND MORE THAN 3 INCHES (7.62CM) ABOVE THE ORIGINAL GROUND LINE.

6.4. BORROW AREAS: ALL STUMPS, ROOTS AND OTHER OBJECTIONABLE MATTER SHALL BE REMOVED FROM THE BORROW MATERIAL USED FOR EMBANKMENT OR FILL. THE BORROW AREA SHALL BE LEFT IN A WELL DRAINED AND SMOOTH CONDITION.

6.5. BACKFILLING THE SITE: ALL TRENCHES, HOLES, PITS, AND BASEMENT AREAS RESULTING FROM THE OPERATIONS OF CLEARING, GRUBBING, DEMOLITION AND REMOVAL ON THE SITE, SHALL BE BACKFILLED WITH SUITABLE MATERIAL PLACED AND COMPACTED IN CONFORMANCE WITH SECTION 311000.

6.6. DISPOSAL OF MATERIALS: ALL MATERIALS WITH THE EXCEPTION OF THOSE WHICH ARE DESIGNATED FOR SALVAGE OR WHICH ARE USED IN THE EMBANKMENT IN CONFORMANCE WITH THIS SPECIFICATION, SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE DISPOSED OF BY HIM, OUTSIDE THE PROJECT LIMITS.

GRADING:

1. THIS SECTION GOVERNS THE PERFORMANCE OF ALL WORK REQUIRED TO EXCAVATE, REMOVE, DISPOSE OR COMPACT ALL MATERIALS ENCOUNTERED WITHIN THE LIMITS OF THE PROJECT, AT THE LOCATIONS SHOWN ON THE PLANS, IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE SECTIONS OF THE GENERAL PROVISIONS AND COVENANTS, AND AS PROVIDED FOR IN THE SPECIAL PROVISIONS.

2. DEFINITIONS:

2.1. GRADING: GRADING AS USED HEREIN SHALL MEAN THE PERFORMANCE OF ALL EXCAVATION, EMBANKMENT, AND BACKFILL IN CONNECTION WITH THE CONSTRUCTION OF ALL IMPROVEMENTS

2.2. EXCAVATION: EXCAVATION IS DEFINED AS THE REMOVAL OF MATERIALS FROM THE CONSTRUCTION AREA TO THE LINES AND GRADES SHOWN ON THE PLANS.

2.3. UNCLASSIFIED EXCAVATION: UNCLASSIFIED EXCAVATION IS DEFINED AS THE REMOVAL OF ALL MATERIAL ENCOUNTERED REGARDLESS OF ITS NATURE. ALL MATERIAL EXCAVATED WILL BE CONSIDERED AS UNCLASSIFIED EXCAVATION UNLESS THE SPECIAL PROVISIONS SPECIFY CLASSIFIED MATERIALS.

2.4. ROCK EXCAVATION: ROCK EXCAVATION IS DEFINED AS THE REMOVAL OF ALL ROCK LEDGES 6 INCHES (15.24CM) OR MORE IN THICKNESS, AND DETACHED ROCK OR BOULDERS HAVING A VOLUME OF MORE THAN 1 ½ CUBIC YARDS (1.15 CUBIC METERS) AND SHALE OCCURRING IN ITS NATURAL STATE, HARD AND UN-WEATHERED. A ROCK LEDGE IS DEFINED AS A CONTINUOUS BODY OF ROCK WHICH MAY INCLUDE THIN INTERBEDDED SEAMS OF SHALE OR OTHER SOFT MATERIALS LESS THAN 12 INCHES (30.48CM) THICK. THE VERTICAL LIMIT OF EACH LEDGE SHALL BE DEFINED BY INTERBEDDED SEAMS OF SOFT MATERIALS 12 INCHES OR MORE IN THICKNESS. THE BEDS OF SOFT INTERBEDDED MATERIAL 12 INCHES (30.48CM) OR MORE IN THICKNESS SHALL NOT BE INCLUDED IN THE MEASUREMENT FOR "ROCK EXCAVATION" BUT SHALL BE INCLUDED IN THE MEASUREMENT FOR "EARTH EXCAVATION".

2.5. EARTH EXCAVATION: EARTH EXCAVATION IS DEFINED AS THE REMOVAL OF ALL MATERIAL NOT DEFINED AS ROCK.

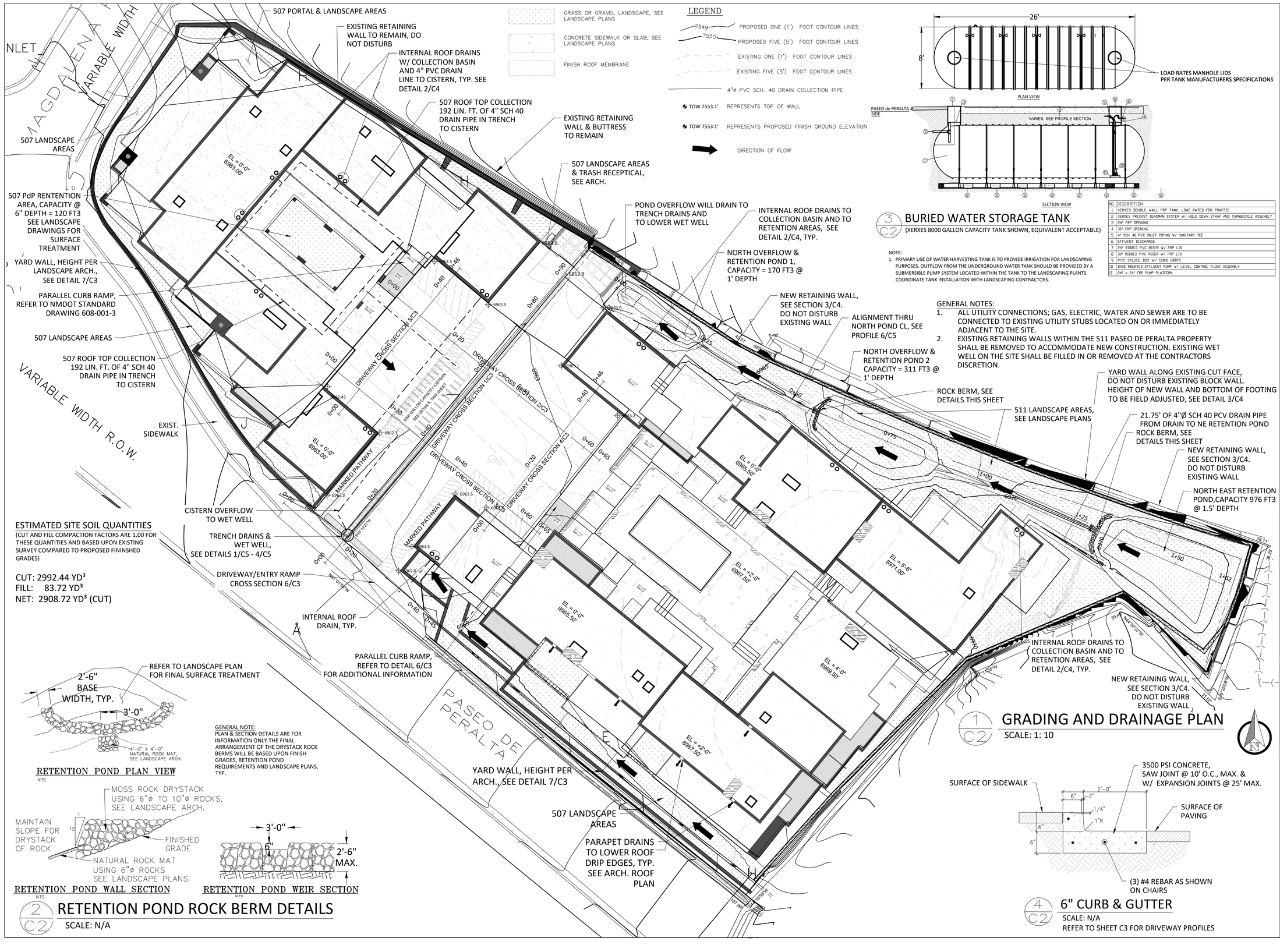
2.6. EMBANKMENT OR BACKFILL: EMBANKMENT OR BACKFILL IS DEFINED AS THE PLACING AND COMPACTING OF MATERIAL IN THE CONSTRUCTION AREA TO THE LINES AND GRADES SHOWN ON THE PLANS.

2.7. UNSUITABLE MATERIAL: UNSUITABLE MATERIAL IS DEFINED AS MUCK, FROZEN MATERIAL, ORGANIC MATERIAL, TOP SOIL, RUBBISH, AND ROCK WITH A MAXIMUM DIMENSION GREATER THAN 24 INCHES (60.96CM).

2.8. SUITABLE MATERIAL: SUITABLE MATERIAL IS DEFINED AS ENTIRELY IMPERISHABLE WITH THAT PORTION PASSING THE NO. 40 (425MM) SIEVE HAVING A LIQUID LIMIT NOT EXCEEDING 40 AND A PLASTIC INDEX NOT EXCEEDING 25, WHEN TESTED IN ACCORDANCE WITH ASTM D-423 AND D-424, RESPECTIVELY.

2.9. ROCK EMBANKMENT: MATERIAL FOR ROCK EMBANKMENT SHALL BE FREE OF UNSUITABLE MATERIAL AND SHALL CONTAIN, BY VOLUME, GREATER THAN 10 PERCENT ROCK OR GRAVEL HAVING A MAXIMUM DIMENSION GREATER THAN 3 INCHES (7.62CM) BUT NOT GREATER THAN 24 INCHES (60.96CM).

2.10. EARTH EMBANKMENT: MATERIAL FOR EARTH EMBANKMENT SHALL BE FREE OF UNSUITABLE MATERI


507 PORTAL & LANDSCAPE AREAS
EXISTING RETAINING WALL TO REMAIN, DO NOT DISTURB
INTERNAL ROOF DRAINS W/ COLLECTION BASIN AND 4" PVC DRAIN LINE TO CISTERN, TYP. SEE DETAIL 2/C4
507 ROOF TOP COLLECTION 192 LIN. FT. OF 4" SCH 40 DRAIN PIPE IN TRENCH TO CISTERN
EXISTING RETAINING WALL & BUTTRESS TO REMAIN
507 LANDSCAPE AREAS & TRASH RECEPTICAL, SEE ARCH.
507 LANDSCAPE AREAS
507 PdP RENTENTION AREA, CAPACITY @ 6" DEPTH = 120 FT3 SEE LANDSCAPE DRAWINGS FOR SURFACE TREATMENT
YARD WALL, HEIGHT PER LANDSCAPE ARCH., SEE DETAIL 7/C3
PARALLEL CURB RAMP, REFER TO NMDOT STANDARD DRAWING 608-001-3
507 LANDSCAPE AREAS
507 ROOF TOP COLLECTION 192 LIN. FT. OF 4" SCH 40 DRAIN PIPE IN TRENCH TO CISTERN
EXIST. SIDEWALK
VARIABLE WIDTH R.O.W.
MAGDALENA
VARIABLE WIDTH
NLET
CISTERN OVERFLOW TO WET WELL
TRENCH DRAINS & WET WELL, SEE DETAILS 1/C5 - 4/C5
DRIVEWAY/ENTRY RAMP CROSS SECTION 6/C3
INTERNAL ROOF DRAIN, TYP.
PARALLEL CURB RAMP, REFER TO DETAIL 6/C3 FOR ADDITIONAL INFORMATION
POND OVERFLOW WILL DRAIN TO TRENCH DRAINS AND TO LOWER WET WELL
INTERNAL ROOF DRAINS TO COLLECTION BASIN AND TO RETENTION AREAS, SEE DETAIL 2/C4, TYP.
NORTH OVERFLOW & RETENTION POND 1, CAPACITY = 170 FT3 @ 1' DEPTH
NEW RETAINING WALL, SEE SECTION 3/C4. DO NOT DISTURB EXISTING WALL
ALIGNMENT THRU NORTH POND CL, SEE PROFILE 6/C5
NORTH OVERFLOW & RETENTION POND 2 CAPACITY = 311 FT3 @ 1' DEPTH
ROCK BERM, SEE DETAILS THIS SHEET
511 LANDSCAPE AREAS, SEE LANDSCAPE PLANS
YARD WALL ALONG EXISTING CUT FACE, DO NOT DISTURB EXISTING BLOCK WALL. HEIGHT OF NEW WALL AND BOTTOM OF FOOTING TO BE FIELD ADJUSTED, SEE DETAIL 3/C4
21.75' OF 4"Ø SCH 40 PCV DRAIN PIPE FROM DRAIN TO NE RETENTION POND
ROCK BERM, SEE DETAILS THIS SHEET
NEW RETAINING WALL, SEE SECTION 3/C4. DO NOT DISTURB EXISTING WALL
NORTH EAST RETENTION POND,CAPACITY 976 FT3 @ 1.5' DEPTH
INTERNAL ROOF DRAINS TO COLLECTION BASIN AND TO RETENTION AREAS, SEE DETAIL 2/C4, TYP.
NEW RETAINING WALL, SEE SECTION 3/C4. DO NOT DISTURB EXISTING WALL
YARD WALL, HEIGHT PER ARCH., SEE DETAIL 7/C3
507 LANDSCAPE AREAS
PARAPET DRAINS TO LOWER ROOF DRIP EDGES, TYP. SEE ARCH. ROOF PLAN
PASEO DE PERALTA
DRIVEWAY CROSS SECTION 1/C3
DRIVEWAY CROSS SECTION 2/C3
DRIVEWAY CROSS SECTION 3/C3
DRIVEWAY CROSS SECTION 4/C3
DRIVEWAY CROSS SECTION 5/C3
MARKED PATHWAY
EL = 0'-0" 6963.00'
EL = 0'-0" 6965.50'
EL = +2'-0" 6967.50'
EL = 4'-0" 6969.50'
EL = 5'-6" 6971.00'
EL = +2'-0" 6967.50'
EL = 0'-0" 6965.50'
EL = 0'-0" 6963.00'
6962.0
6962.5
6962.9
6963.1
6963.2
6962.3
6963
6965
6967
6969
6971
N61°01'47"W
N61°32'21"W
N61°50'W
N61°50'22"W
N61°50'09"W
N61°25'09"W
N61°50'W
78.11'
38.83'
39.18'
18.81'
127.86'
4.15'
60.00'
60.20'
0+00
0+20
0+40
0+45
0+46
0+60
0+65
0+75
0+80
0+90
1+00
1+25
1+50
1+52
1+60
1+80
2+00
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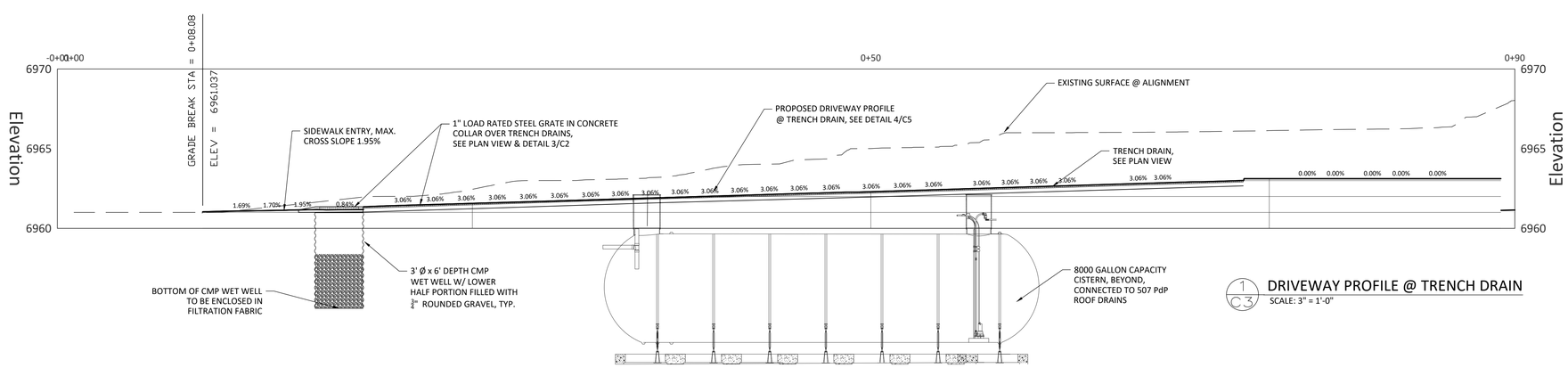
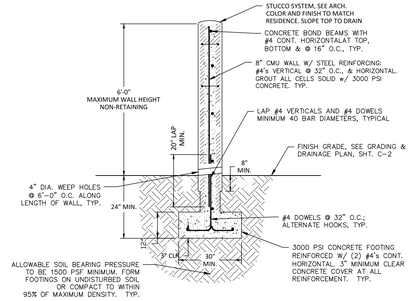
9+00
9+20
9+40

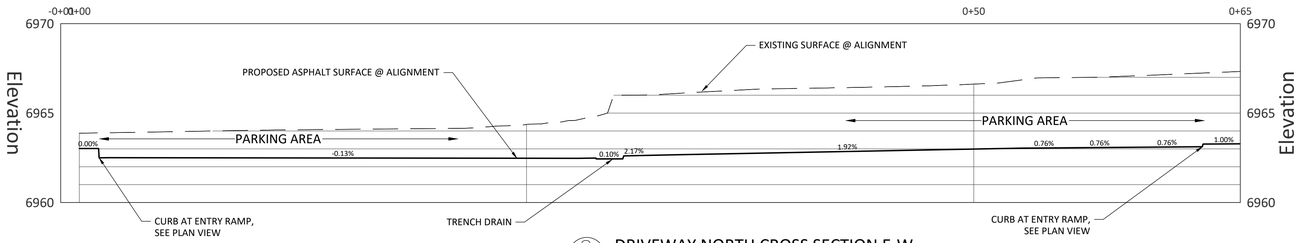


1 C3 DRIVEWAY PROFILE @ TRENCH DRAIN
SCALE: 3" = 1'-0"

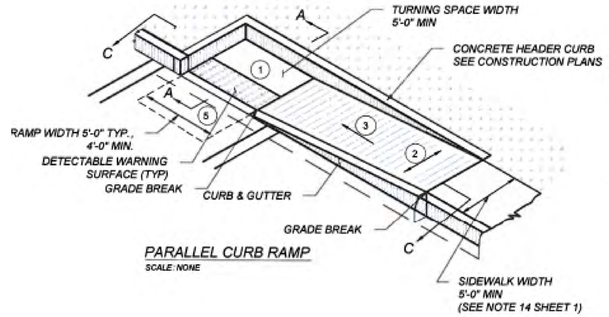


7 C3 TYP. 6' MAX. CMU YARDWALL
NON-RETAINING

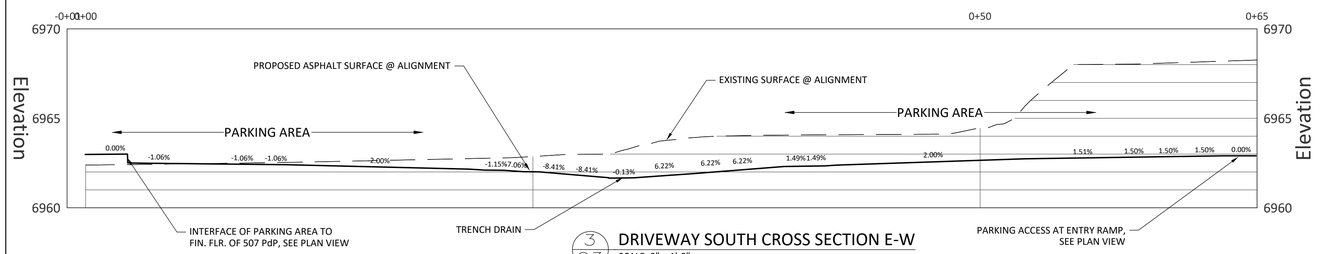
NOTE:
AT 10' x 16' CMU GATE PILASTERS, PROVIDE 3'-0" x 3'-0" x 10" THICK 3000 PSI CONCRETE FOOTING WITH (4) #4's CONT. HORIZONTAL EACH WAY AND #4 DOWELS IN EACH CORNER OF PILASTER



2 C3 DRIVEWAY NORTH CROSS SECTION E-W
SCALE: 3" = 1'-0"

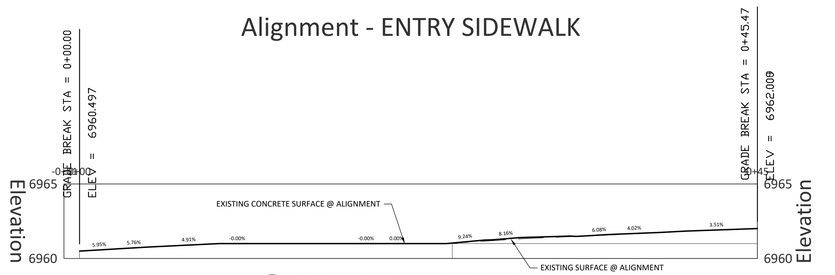


6 C3 PARALLEL CURB RAMP
SCALE: N/A

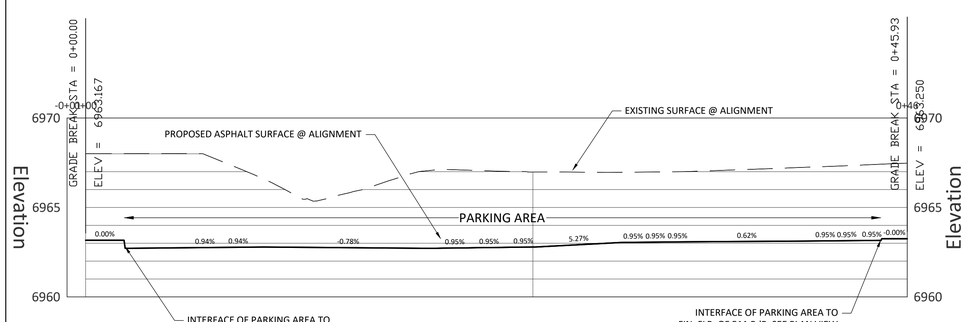


3 C3 DRIVEWAY SOUTH CROSS SECTION E-W
SCALE: 3" = 1'-0"

Alignment - ENTRY SIDEWALK

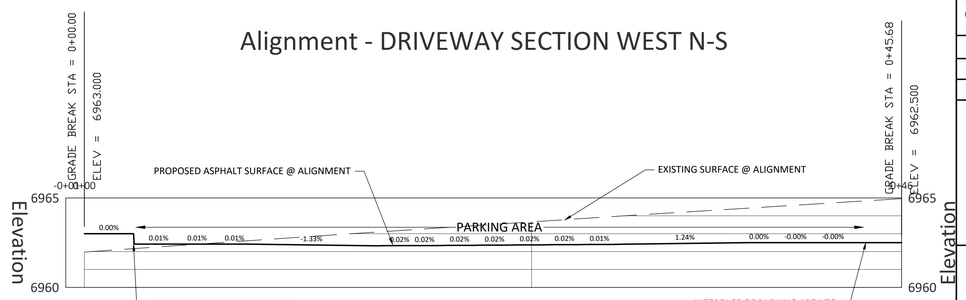


6 C3 ENTRY SIDEWALK CROSS SECTION E-W
SCALE: 2.5" = 1'-0"
NOTE: EXISTING DRIVEWAY ENTRY PROFILE IS NOT ALTERED IN THE PROPOSED DESIGN. ONLY REQUIRED CONCRETE REPAIRS WILL BE MADE.



4 C3 DRIVEWAY EAST CROSS SECTION N-S
SCALE: 3" = 1'-0"

Alignment - DRIVEWAY SECTION WEST N-S



5 C3 DRIVEWAY WEST CROSS SECTION N-S
SCALE: 3" = 1'-0"

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B Structural, Civil & Architectural Engineering
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NEW MEXICO
13847
7/1/24
REGISTERED PROFESSIONAL ENGINEER

Grading and Drainage Plan
Preliminary
507 & 511 Paseo de Peralta
Santa Fe New Mexico

Date	07-01-24	PERMIT SET
Revised		
07-26-23		Added Driveway profile alignments and clarified trench drain opening dimension
08-11-23		Revised parking area grade for less than 2%. Add profile drawing. Add handicap ramps and curb detail.
09-27-23		Address City of SF comments of 9-17-23
02-01-24		Revised landscape areas & drainage calc's.
03-28-24		Add Entry Driveway profile view 6/C3
05-10-24		Add driveway wet well to 1/C3 profile
06-24-24		Edit callouts. Add additional yardwall detail, 7/C3.
		Address all previous comments, re-submittal

Drawn by REB
Checked by REB
Job Number
Drawn: 07-01-24 CIVIL

Sheet title
Driveway & Parking Profiles

SCALE:

Sheet No.
C-3
Of TOT

POINT PRECIPITATION FREQUENCY (PF) ESTIMATES

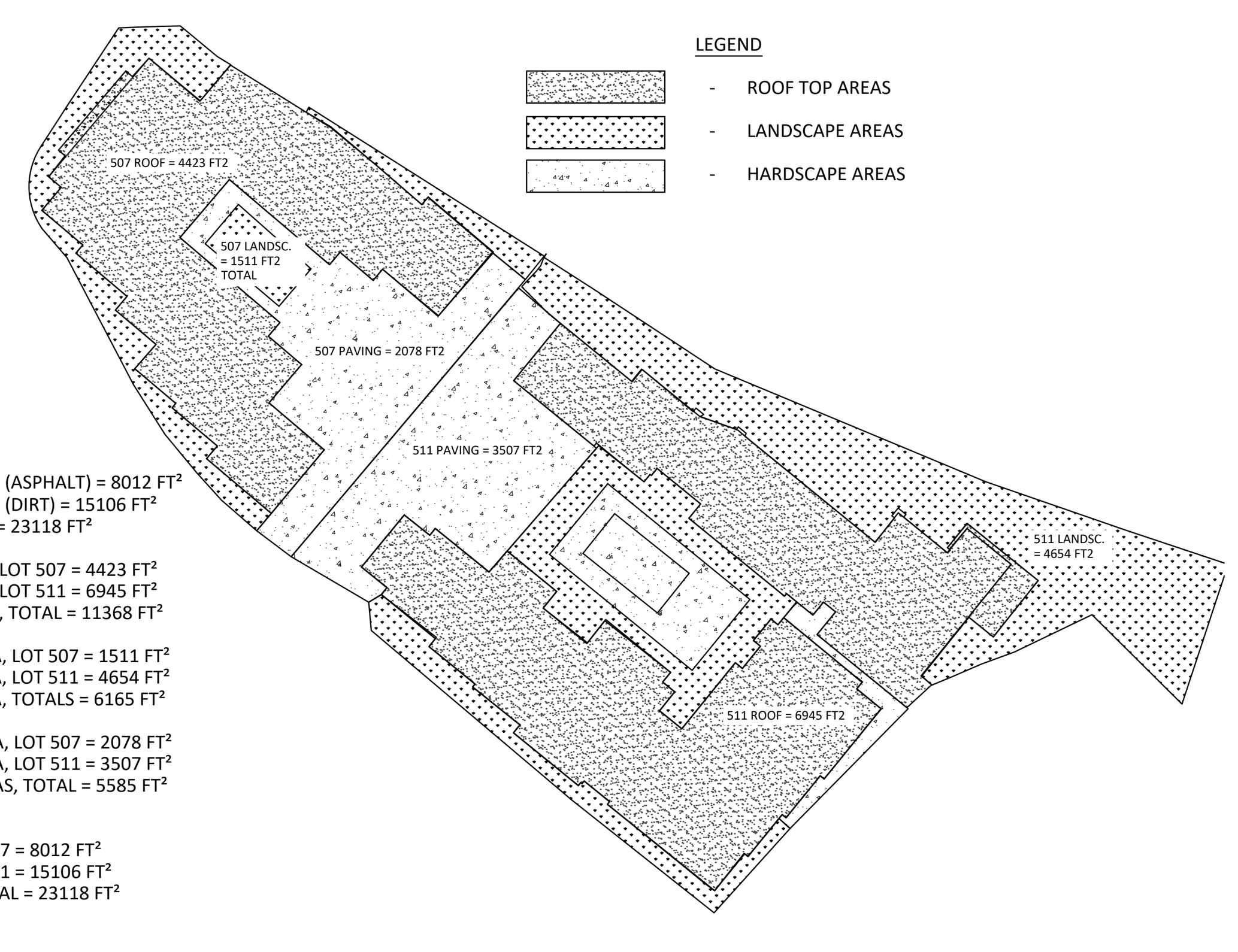
WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION
NOAA Atlas 14, Volume 1, Version 5

PF tabular | Print page

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.197 (0.159-0.231)	0.255 (0.218-0.299)	0.340 (0.290-0.398)	0.404 (0.345-0.473)	0.493 (0.418-0.573)	0.560 (0.474-0.651)	0.634 (0.533-0.735)	0.707 (0.592-0.819)	0.807 (0.659-0.936)	0.887 (0.730-1.03)
10-min	0.299 (0.257-0.350)	0.388 (0.332-0.455)	0.517 (0.441-0.605)	0.615 (0.525-0.720)	0.750 (0.637-0.873)	0.853 (0.721-0.991)	0.965 (0.812-1.12)	1.08 (0.901-1.25)	1.23 (1.02-1.43)	1.35 (1.11-1.57)
15-min	0.371 (0.319-0.434)	0.481 (0.412-0.564)	0.641 (0.547-0.750)	0.762 (0.652-0.892)	0.929 (0.790-1.08)	1.06 (0.894-1.23)	1.20 (1.01-1.39)	1.33 (1.12-1.55)	1.52 (1.26-1.77)	1.67 (1.38-1.95)
30-min	0.499 (0.430-0.585)	0.647 (0.554-0.758)	0.863 (0.737-1.01)	1.03 (0.877-1.20)	1.25 (1.06-1.46)	1.42 (1.20-1.66)	1.61 (1.36-1.87)	1.80 (1.50-2.08)	2.05 (1.70-2.38)	2.25 (1.86-2.62)
60-min	0.618 (0.532-0.724)	0.801 (0.686-0.940)	1.07 (0.912-1.25)	1.27 (1.09-1.49)	1.55 (1.32-1.80)	1.76 (1.49-2.05)	1.99 (1.68-2.31)	2.22 (1.86-2.58)	2.54 (2.10-2.94)	2.79 (2.30-3.24)
2-hr	0.745 (0.628-0.911)	0.951 (0.800-1.16)	1.25 (1.05-1.54)	1.49 (1.25-1.82)	1.82 (1.51-2.22)	2.08 (1.72-2.53)	2.35 (1.93-2.88)	2.64 (2.15-3.21)	3.04 (2.44-3.70)	3.36 (2.68-4.08)
3-hr	0.800 (0.684-0.977)	1.01 (0.862-1.24)	1.32 (1.12-1.60)	1.56 (1.32-1.89)	1.90 (1.59-2.30)	2.16 (1.80-2.62)	2.44 (2.02-2.98)	2.74 (2.25-3.31)	3.14 (2.55-3.81)	3.48 (2.80-4.20)
6-hr	0.928 (0.808-1.09)	1.16 (1.01-1.38)	1.48 (1.28-1.76)	1.73 (1.49-2.05)	2.08 (1.77-2.46)	2.35 (1.99-2.78)	2.63 (2.22-3.12)	2.93 (2.45-3.48)	3.33 (2.74-3.93)	3.65 (2.98-4.32)
12-hr	1.06 (0.924-1.23)	1.32 (1.16-1.55)	1.66 (1.45-1.94)	1.93 (1.68-2.25)	2.30 (1.99-2.68)	2.58 (2.22-3.00)	2.86 (2.46-3.34)	3.16 (2.69-3.68)	3.56 (3.00-4.13)	3.87 (3.24-4.50)
24-hr	1.20 (1.11-1.30)	1.49 (1.38-1.62)	1.86 (1.72-2.01)	2.14 (1.98-2.32)	2.54 (2.33-2.74)	2.84 (2.61-3.07)	3.15 (2.88-3.40)	3.46 (3.15-3.74)	3.88 (3.51-4.19)	4.20 (3.79-4.55)
2-day	1.34 (1.24-1.45)	1.67 (1.55-1.80)	2.07 (1.91-2.23)	2.38 (2.20-2.57)	2.80 (2.58-3.02)	3.13 (2.88-3.38)	3.46 (3.18-3.73)	3.79 (3.47-4.09)	4.23 (3.86-4.57)	4.57 (4.14-4.94)
3-day	1.44 (1.33-1.55)	1.79 (1.66-1.93)	2.21 (2.05-2.38)	2.55 (2.36-2.75)	2.99 (2.77-3.22)	3.34 (3.08-3.60)	3.69 (3.39-3.97)	4.04 (3.70-4.35)	4.50 (4.11-4.85)	4.86 (4.41-5.25)
4-day	1.54 (1.43-1.66)	1.92 (1.78-2.07)	2.36 (2.19-2.54)	2.71 (2.52-2.92)	3.19 (2.95-3.42)	3.55 (3.28-3.82)	3.92 (3.61-4.21)	4.28 (3.93-4.61)	4.78 (4.36-5.14)	5.15 (4.68-5.55)
7-day	1.81 (1.68-1.94)	2.25 (2.09-2.41)	2.75 (2.56-2.95)	3.13 (2.92-3.36)	3.65 (3.40-3.90)	4.04 (3.75-4.31)	4.42 (4.10-4.72)	4.80 (4.45-5.14)	5.30 (4.88-5.68)	5.67 (5.21-6.07)
10-day	2.04 (1.91-2.20)	2.54 (2.37-2.73)	3.11 (2.90-3.35)	3.56 (3.33-3.83)	4.16 (3.88-4.46)	4.61 (4.29-4.95)	5.07 (4.70-5.44)	5.52 (5.11-5.94)	6.11 (5.62-6.58)	6.56 (6.00-7.07)
20-day	2.69 (2.51-2.89)	3.34 (3.12-3.60)	4.06 (3.79-4.36)	4.60 (4.31-4.95)	5.30 (4.96-5.70)	5.81 (5.43-6.25)	6.31 (5.88-6.79)	6.79 (6.31-7.31)	7.39 (6.85-7.98)	7.82 (7.24-8.44)
30-day	3.27 (3.05-3.50)	4.05 (3.80-4.34)	4.89 (4.56-5.22)	5.51 (5.15-5.87)	6.29 (5.88-6.69)	6.84 (6.40-7.28)	7.38 (6.89-7.87)	7.88 (7.35-8.40)	8.50 (7.90-9.08)	8.93 (8.29-9.55)
45-day	4.05 (3.82-4.31)	5.02 (4.72-5.34)	5.99 (5.64-6.35)	6.69 (6.31-7.08)	7.54 (7.11-7.99)	8.13 (7.65-8.60)	8.67 (8.16-9.17)	9.16 (8.62-9.69)	9.73 (9.15-10.3)	10.1 (9.51-10.7)
60-day	4.67 (4.40-4.95)	5.78 (5.45-6.15)	6.90 (6.52-7.32)	7.70 (7.27-8.16)	8.67 (8.19-9.19)	9.34 (8.82-9.90)	9.96 (9.41-10.6)	10.5 (9.93-11.1)	11.2 (10.5-11.8)	11.6 (10.9-12.3)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
Please refer to NOAA Atlas 14 document for more information.



LEGEND
- ROOF TOP AREAS
- LANDSCAPE AREAS
- HARDSCAPE AREAS

SITE AREAS

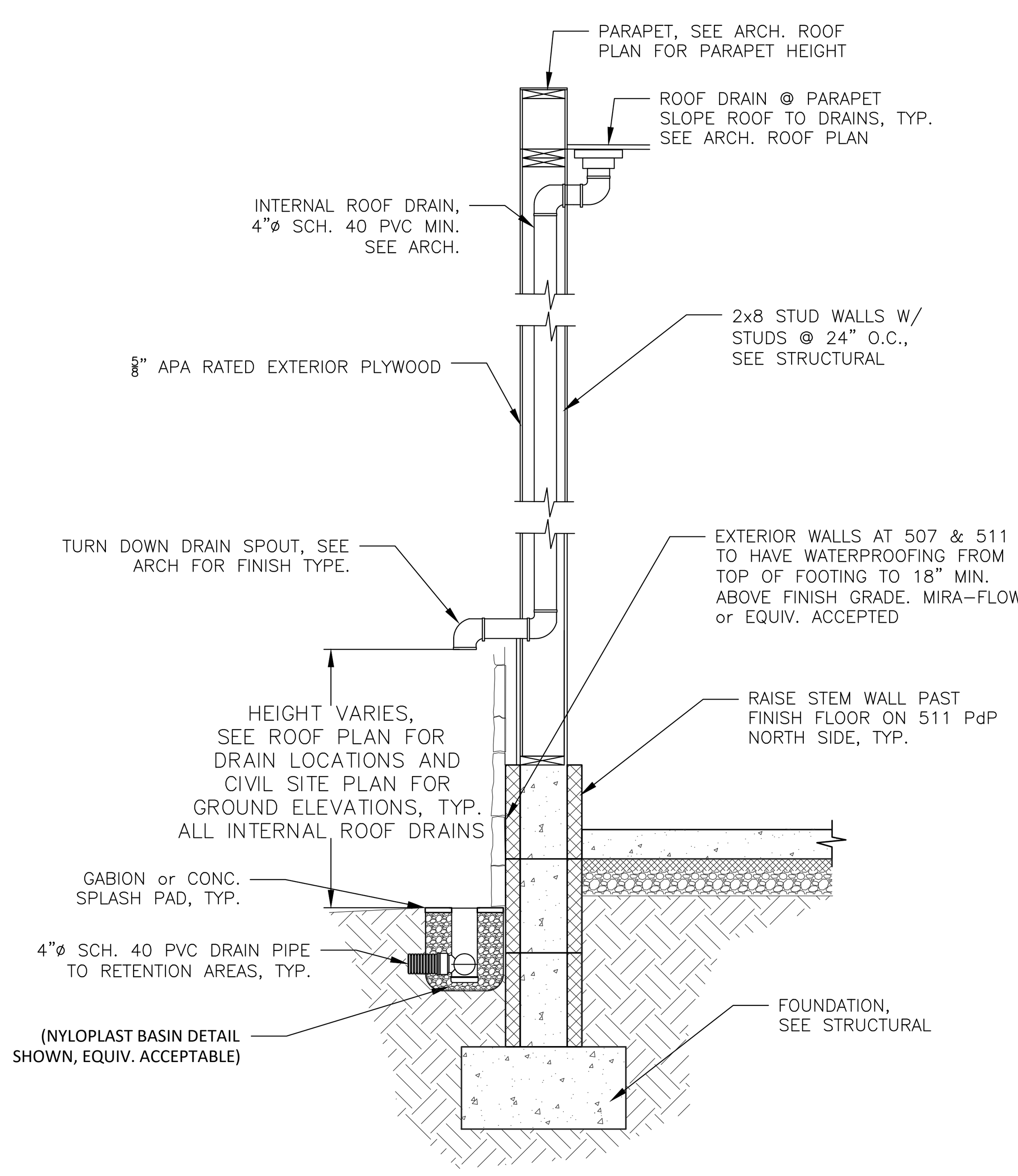
EXISTING SITE LOT 507 (ASPHALT) = 8012 FT^2
EXISTING SITE LOT 511 (DIRT) = 15106 FT^2
EXISTING SITE TOTALS = 23118 FT^2

NEW ROOF TOP AREA, LOT 507 = 4423 FT^2
NEW ROOF TOP AREA, LOT 511 = 6945 FT^2
NEW ROOF TOP AREAS, TOTAL = 11368 FT^2

NEW LANDSCAPE AREA, LOT 507 = 1511 FT^2
NEW LANDSCAPE AREA, LOT 511 = 4654 FT^2
NEW LANDSCAPE AREA, TOTALS = 6165 FT^2

NEW HARDSCAPE AREA, LOT 507 = 2078 FT^2
NEW HARDSCAPE AREA, LOT 511 = 3507 FT^2
NEW HARDSCAPE AREAS, TOTAL = 5585 FT^2

SITE TOTALS
PROPOSED SITE LOT 507 = 8012 FT^2
PROPOSED SITE LOT 511 = 15106 FT^2
TOTAL = 23118 FT^2



2/C4 ROOF DOWNSPOUT DETAIL
SCALE: N/A

507_511 Paseo de Peralta

12/17/23 09:45 AM

SITE DRAINAGE FOR RETENTION PURPOSES USING THE RATIONAL METHOD

DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERN THE CALCULATION OF THE ESTIMATED AMOUNT OF WATER RUNOFF THAT CAN BE EXPECTED FROM THE CONSTRUCTION OF TWO STRUCTURES LOCATED AT 507 & 511 PASEO DE PERALTA IN SANTA FE, NM.

THE FOLLOWING INFORMATION CONTAINED HEREIN IS AS FOLLOWS:

1. PROJECT DESCRIPTION
2. PRE-DEVELOPMENT RUNOFF CALCULATIONS
3. POST DEVELOPMENT RUNOFF CALCULATIONS

PROJECT DESCRIPTION

EXISTING CONDITIONS

THE PROJECT SITE IS AT 507_511 Paseo de Peralta, Santa Fe, NM . CURRENTLY, THERE ARE NO STRUCTURES ON THE PROPERTY WHERE THE NEW STRUCTURES ARE TO BE CONSTRUCTED. THE CURRENT SITE IS SLOPING TERRAIN FROM THE NORTH EAST CORNER OF THE LOT 511 TO THE SOUTHWEST CORNER OF LOT 507 AND HAS AN ELEVATION CHANGE OF APPROXIMATELY 33' IN A LENGTH OF 290' FOR A GRADE OF APPROXIMATELY 11%. CURRENT SITE CONDITIONS ARE A PAVED PARKING LOT SURFACE ON LOT 507 AND LOT 511 WHERE PREVIOUS ATTEMPTS AT DEVELOPMENT WERE UNDERTAKEN RESULTING IN BARE DIRT WITH VARIOUS RETAINING WALL STRUCTURES ALONG THE PROPERTY BOUNDARIES AND WITHIN THE LOT. ADDITIONAL CURRENT SITE CONDITIONS ARE SHOWN ON THE SURVEY DRAWING, "TOPOGRAPHIC SURVEY AND SLOPE ANALYSIS OF TRACT 1 AND TRACT 1-A BY SOUTHWEST MOUNTAIN SURVEYS. ACCESS TO BOTH LOTS ARE ALONG THE SOUTH EDGES OF THE PROPERTIES ON PASEO DE PERALTA.

PROPOSED CONDITIONS

AS SHOWN BY THE PLANS, THE PROJECT IS THE CONSTRUCTION OF TWO NEW RESIDENTIAL STRUCTURES WITH A ROOF AREA OF APPROXIMATELY 4423 FT^2 FOR LOT 507 AND A ROOF AREA OF APPROXIMATELY 6821 FT^2 FOR LOT 511. FOR SITING PURPOSES THE BUILDINGS ARE SET AT FINISHED FLOOR ELEVATIONS OF 6963.5' FOR LOT 507 AND BETWEEN 6967.5' AND 6073' FOR LOT 511. THE DRIVEWAY ACCESS TO THE NEW BUILDING WILL BE CONSOLIDATED INTO ONE ENTRANCE FOR THE PROPOSED SITE ALONG THE SOUTH EDGE OF THE LOTS ON PASEO DE PERALTA. THE NEW STRUCTURES WILL BE LOCATED AS SHOWN ON THE PLANS AND HAVE A FINISHED FLOOR ELEVATIONS AS DESCRIBED ABOVE.
THE CALCULATIONS SHOWN BELOW DETAIL THE EXPECTED AMOUNT OF INCREASED WATER VOLUME CREATED BY THE NEW RESIDENCE. THESE VALUES WILL BE COMPARED WITH EXISTING SITE CONDITIONS. THESE CALCULATIONS WILL BE BASED UPON A 24 HR 100 YEAR EVENT FOR THE SITE AS SHOWN BELOW FROM NOAA DATA SETS. THE PROPERTY IS LOCATED AT A LATITUDE OF 35.690730 AND LONGITUDE OF -105.935700 . RUNOFF VOLUME COMPARISONS WILL BE BASED UPON THE ENTIRE PROPERTY AREA OF 23203 FT2 OR 0.5327 ACRES.

RAINFALL INTENSITY, $_{100YR, 24 HR EVENT}$ = 3.15

RAINFALL INTENSITY, 2$_{YR, 6 HR EVENT}$ = 1.16

RUNOFF CALCULATIONS

RUNOFF FACTORS:

EXIST. ROOF, PORTALS & ASPHALT	0.95
NEW ROOF, PORTALS & ASPHALT	0.98
COMPACTED GRAVEL	0.75
CRUSHER FINES	0.85
HARDSCAPE AREAS	0.98
NATIVE LANDSCAPE	0.65
NEW LANDSCAPE	0.45

EXIST. SITE DRAINAGE AREAS:	EXISTING SITE LOT 507 (asphalt)	8012.00	FT^2	0.184	ACRES	34.66%
	EXISTING SITE LOT 511 (dirt)	15106.00	FT^2	0.347	ACRES	65.34%
	EXISTING SITE TOTALS	23118.00	FT^2	0.531	ACRES	100.00%
PROPOSED SITE DRAINAGE AREAS:	NEW ROOFTOP AREAS, LOT 507	4423.00	FT^2	0.102	ACRES	38.91%
	NEW ROOFTOP AREAS, LOT 511	6945.00	FT^2	0.159	ACRES	61.09%
	NEW ROOFTOP AREAS, TOTALS	11368.00	FT^2	0.261	ACRES	100.00%
Additional court yard area	NEW LANDSCAPE AREA, LOT 507	1511.00	FT^2	0.035	ACRES	23.45%
	NEW LANDSCAPE AREA, LOT 511	4932.00	FT^2	0.113	ACRES	76.55%
	NEW LANDSCAPE AREA, TOTALS	6443.00	FT^2	0.148	ACRES	100.00%
	NEW HARDSCAPE AREA, LOT 507	2078.00	FT^2	0.048	ACRES	39.16%
	NEW HARDSCAPE AREA, LOT 511	3229.00	FT^2	0.074	ACRES	60.84%
	NEW HARDSCAPE AREA, TOTALS	5307.00	FT^2	0.122	ACRES	100.00%
	NEW LOT 507 PROPOSED SITE AREA =	8012.00	FT^2	0.184	ACRES	34.66%
	NEW LOT 507 PROPOSED SITE AREA =	15106.00	FT^2	0.347	ACRES	65.34%
	NEW PROPOSED SITE TOTALS	23118.00	FT^2	0.531	ACRES	100.00%

BASIC ASSUMPTION: Q = CIA (CFS)

WHERE:
Q = VOLUMETRIC FLOW RATE, FT^3 / SEC
C = RUNOFF COEFF.
I = 3.15 IN (24HR, 100 YEAR EVENT)
A = AREA IN ACRES

ORIGINAL SITE AREA

PRE-DEVELOPMENT

WEIGHTED "C" CALCULATION:

Pre-Developed Areas	ft^2	AREA (acres)	% of Total	C	A*C
EXISTING ASPHALT SITE LOT 507	8012.00	0.184	34.66%	0.95	0.17
EXISTING DIRT SITE LOT 511	15106.00	0.347	65.34%	0.65	0.23
EXISTING SITE TOTALS	23118.00	0.531	100.00%		

I =	3.15	IN (24HR, 100 YEAR EVENT)		
WEIGHTED "C" =	0.75	FOR EXISTING SITE CONDITIONS, BOTH LOTS		
Q =	1.26	CFS		
ESTIMATED STORM DURATION =	1.00	HRS	3600	SECONDS
VOL $_{24 HOUR EVENT}$ =	4537.64	FT3	33943.9	GALLONS

REPRESENTS 100 YR 24 HOURS EVENT FLOW FROM PRE-DEVELOPED SITE

NEW SITE W/RESIDENCE AND LANDSCAPING

WEIGHTED "C" CALCULATION:

	Post Developed Areas	ft^2	AREA (acres)	% of Total	C	A*C
1	NEW ROOFTOP AREAS	11368.00	0.26	49.17	0.98	0.26
2	NEW LANDSCAPE AREAS	6443.00	0.15	27.87	0.45	0.07
3	NEW HARDSCAPE AREAS	5307.00	0.12	22.96	0.98	0.12
	TOTALS	23118.00	0.531	100.00		0.44

WEIGHTED "C" =	0.83			
A =	0.531	ACRES		
I =	3.15	IN (24HR, 100 YEAR EVENT)		
C =	0.83			
Q =	1.39	CFS		
ESTIMATED STORM DURATION =	1.00	HRS	3600	SECONDS
VOL $_{100 YR, 24 HOUR EVENT}$ =	5008.98	FT3	37469.8	GALLONS
REPRESENTS AN INCREASE OF	**471.3**	FT3 OF ON SITE WATERS	**3525.9**	GALLONS, FROM A 100 YR 24 HR EVENT FOR THE SITE FOR A 60 MINUTE DURATION STORM EVENT
REPRESENTS A PERCENTAGE INCREASE OF	10.39%	INCREASE OF FLOW FROM SITE THAT MUST BE RETAINED		
511 PdP NORTH EAST RETENTION POND 1 VOLUME CAPACITY =	170	FT3	1271.7	GALLONS
511 PdP NORTH RETENTION POND 2 VOLUME CAPACITY =	311	FT3	2326.4	GALLONS
511 PdP NORTH RETENTION POND 3 (NE POND) VOLUME CAPACITY =	976	FT3	7301.0	GALLONS
507 PdP COURTYARD RETENTION VOLUME CAPACITY =	120	FT3	897.7	GALLONS
TOTAL RETENTION POND CAPACITY =	1577	FT3	11796.8	GALLONS
REPRESENTS AN OVER CAPACITY OF	**1105.7**	FT3	8270.9	GALLONS, FROM A 100 YR 24 HR EVENT FOR THE SITE FOR A 60 MINUTE DURATION STORM EVENT
THIS IS AN OVERCAPCITY OF	235%	% (PERCENT)		

CONCLUSION
THE CONSTRUCTION OF THE PROPOSED PROJECT INCREASES THE AMOUNT OF POTENTIAL OFFSITE FLOW FROM A 100 YEAR, 24 HOUR RAINAFALL EVENT BY APPROXIMATELY 471 FT3 OF WATER. THE VARIOUS RETENTION AREAS ON THE SITE, INCLUDING THE THREE RETENTION PONDS ON THE NORTH SIDE OF 511 PASE DE PERALTA AND THE ONE RETENTION AREA PROVIDE ON THE 507 PASEO DE PERALTA SITE PROVIDE A TOTAL RETENTION VOLUMN OF APPROXIMATEL 1106 FT3 OF WATER. THIS REPRESNTS A RETENTION OVERCAPCITY OF 237% OVER THE REQUIRED AMOUNT CALCULATED THAT MUST BE CONTAINED ON THE PROPERTY.

507_511 Paseo de Peralta

03/16/24 02:02 PM

ROOF DRAINAGE FOR WATER HARVESTING PURPOSES

PROJECT DESCRIPTION

EXISTING CONDITIONS

THE PROJECT SITE IS AT 507_511 Paseo de Peralta Santa Fe, NM. CURRENTLY, THERE ARE NO STRUCTURES ON THE PROPERTY WHERE THE NEW BUILDING IS TO BE CONSTRUCTED.

PROPOSED CONDITIONS

AS SHOWN BY THE PLANS, THE PROJECT IS THE CONSTRUCTION OF A TWO NEW RESIDENTIAL BUILDINGS WITH A TOTAL ROOF AREA OF APPROXIMATELY 11244 FT^2.
THE ROOFTOP AREA IS THE ONLY SURFACE CONSIDERED FOR ROOF TOP WATER HARVESTING. ALL GROUND SURFACE FLOWS SHALL BE DIRECTED TO STORM WATER RETENTION AREAS LOCATED ON THE PLAN SET. ROOF TOP FLOW SHALL BE DIRECTED TO A UNDERGROUND WATER STORAGE TANK SYSTEM BY MEANS OF DOWN SPOUT COLLECTIONS AND PIPED TO THE UNDERGROUND TANK. DISTRIBUTION OF THE WATER SHALL BE FROM A SUBMERSIBLE PUMP INSIDE THE TANK AND DIRECTED TO LANDSCAPING NEEDS BY IRRIGATION PIPING.
THESE CALCULATIONS WILL BE BASED UPON A 6 HR 2 YEAR EVENT FOR THE SITE AS SHOWN BELOW FROM NOAA DATA SETS. THE PROPERTY IS LOCATED AT A LATITUDE OF 35.690730 AND LONGITUDE OF -105.935700 . RUNOFF VOLUME COMPARISONS WILL BE BASED UPON THE ENTIRE PROPERTY AREA OF 65231 FT2 OR 1.497 ACRES.

ROOF DRAINAGE FOR WATER HARVESTING PURPOSES

PROJECT DESCRIPTION

EXISTING CONDITIONS

THE PROJECT SITE IS AT 507_511 Paseo de Peralta Santa Fe, NM . CURRENTLY, THERE ARE WALL STRUCTURES AND ASPHALT PARKING ON THE PROPERTY WHERE THE NEW BUILDINGS ARE TO BE CONSTRUCTED.

PROPOSED CONDITIONS

AS SHOWN BY THE PLANS, THE PROJECT IS THE CONSTRUCTION OF A TWO NEW RESIDENTIAL UNITS WITH ROOF AREAS OF APPROXIMATELY 4835 FT^2 FOR 507 PASEO DE PERALTA AND 7480 FT2 FOR 511 PASEO DE PERALTA. THE DRIVEWAY ACCESS IS FROM PASEO DE PERALTA LOCATED DIRECTLY SOUTH OF THE PROPERTY.

THE NEW STRUCTURES WILL BE LOCATED AS SHOWN ON THE PLANS AND HAVE A FINISHED FLOOR ELEVATION 6963.5 FEET FOR 507 PASEO DE PERALTA AND FINISH FLOOR ELEVATIONS BETWEEN 6967.5 FEET AND 6973.0 FEET FOR 511 PASEO DE PERALTA. THE CALCULATIONS SHOWN BELOW DETAIL THE EXPECTED AMOUNT OF INCREASED WATER VOLUME CREATED BY THE NEW BUILDINGS. THESE VALUES WILL BE COMPARED WITH EXISTING SITE CONDITIONS.
THESE CALCULATIONS WILL BE BASED UPON A 24 HR 100 YEAR EVENT FOR THE SITE AS SHOWN BELOW FROM NOAA DATA SETS. THE PROPERTY IS LOCATED AT A LATITUDE OF 35.690730 AND LONGITUDE OF -105.935700 . RUNOFF VOLUME COMPARISONS WILL BE BASED UPON THE ENTIRE PROPERTY AREA OF 22832 FT2 OR 0.524 ACRES.

RAINFALL INTENSITY, $_{100YR, 24 HR EVENT}$ = 3.15

RAINFALL INTENSITY, 2$_{YR, 6 HR EVENT}$ = 1.16

RUNOFF CALCULATIONS

RUNOFF FACTORS:

ROOF, PORTALS & APSHALT	0.98
COMPACTED GRAVEL	0.75
CRUSHER FINES	0.85
HARDSCAPE AREAS	0.98
NATIVE LANDSCAPE	0.65
NEW LANDSCAPE	0.45

EXIST. SITE DRAINGE AREAS:	EXISTING SITE	23118.00	FT^2	0.531	ACRES	100.00%
	NEW ROOFTOP AREA	11368.00	FT^2	0.261	ACRES	49.17%
	NEW LANDSCAPE AREAS	6443.00	FT^2	0.148	ACRES	27.87%
	NEW HARDSCAPE AREAS	5307.00	FT^2	0.122	ACRES	22.96%
	TOTALS =	23118	FT^2	0.531	ACRES	100.00%

BASIC ASSUMPTION: Q = CIA (CFS)

WHERE:
Q = VOLUMITRIC FLOW
C = RUNOFF COEFF.
I = 1.16 IN (6HR, 2 YEAR EVENT)
A = AREA IN ACRES

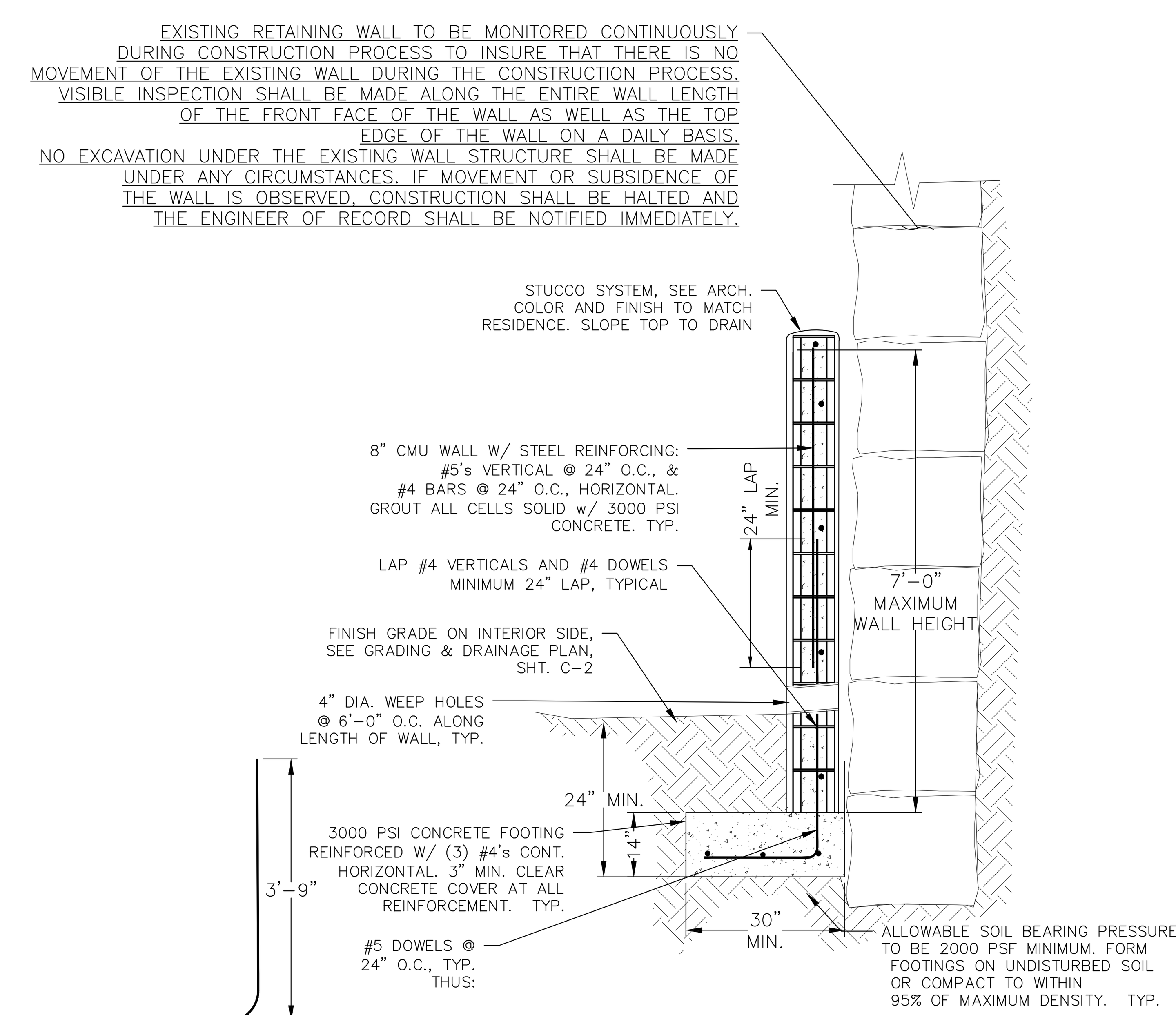
RUN OFF CALCULATIONS FOR CISTERN SIZING

POST-DEVELOPMENT

A $_{ROOF TOTAL}$ =	11368.00	FT^2	0.261	ACRES
I =	1.16	IN (6HR, 2 YEAR EVENT)		
C =	0.98			
Q =	0.30	CFS		
ESTIMATED STORM DURATION =	1.00	HRS	3600	SECONDS
VOL $_{1 HOUR EVENT}$ =	1068.03	FT3	7989.4	GALLONS

RECOMMEND USING AN 8000 FT3 CISTERN FOR ROOF TOP COLLECTION AND LANDSCAPE IRRIGATION REQUIREMENTS

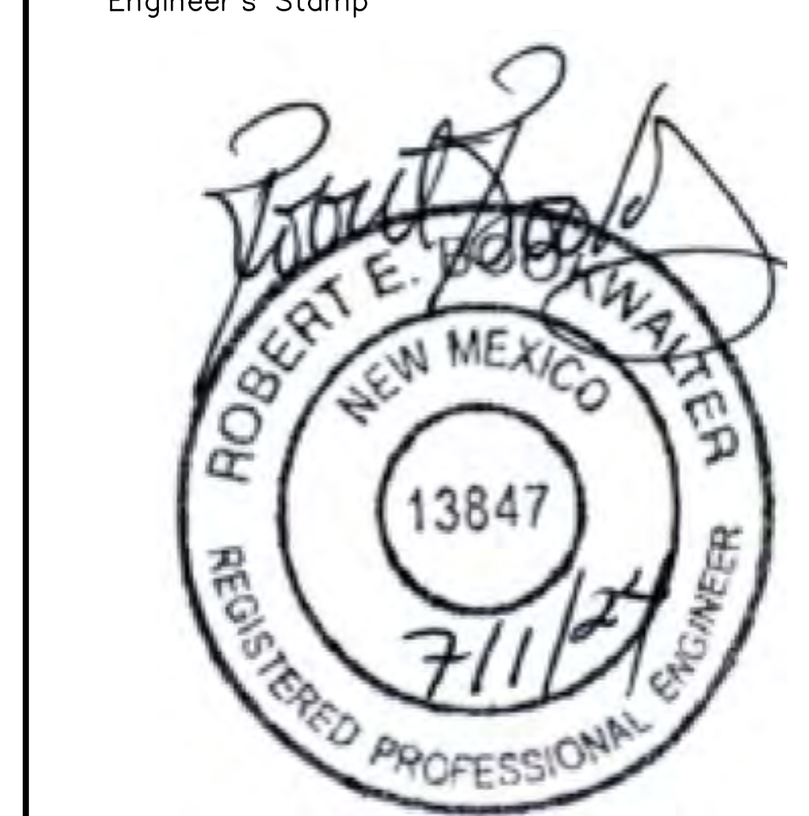
1/C4 DRAINAGE CALCULATIONS
SCALE: N/A



3/C4 TYP. 6' MAX. CMU YARDWALL @ EXIST. WALL
NON-RETAINING

R B . e I
Engineering & Design
Structural, Civil & Architectural Engineering
P.O. Box 5861
Santa Fe, New Mexico 87502
(505) 470-2895
www.rebelengineeringnm.com

Engineer's Stamp



Grading and Drainage Plan
Preliminary
507 & 511 Paseo de Peralta
Santa Fe **New Mexico**

Date 07-01-24 PERMIT SET

Revised	
07-26-23	Added Driveway profile alignments and clarified trench drain opening dimension
08-11-23	Revised parking area grade for less than 2%. Add profile drawing. Add handicap ramps and curb detail.
09-27-23	Address City of SF comments of 9-17-23
02-01-24	Revised landscape areas & drainage calc's.
03-28-24	Revised drainage Calc's, revise roof drain section detail 2/C4
05-10-24	Update ponding capacity calculation
06-24-24	Address all previous comments, re-submittal

Drawn by REB
Checked by REB

Job Number

Draw: 07-01-24 CIVIL

Sheet title

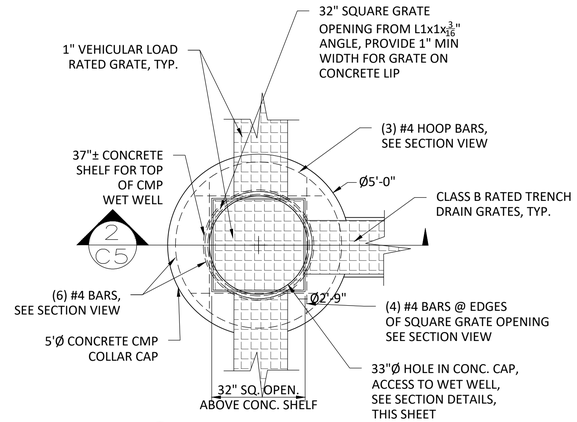
Grading and Drainage Calculations & Misc. Details

SCALE:

Sheet No.

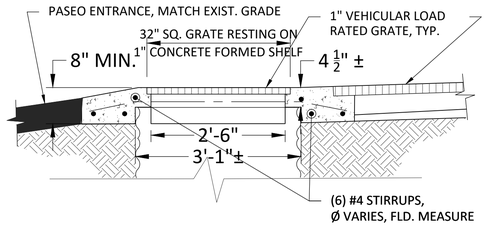
C-4

Of TOT



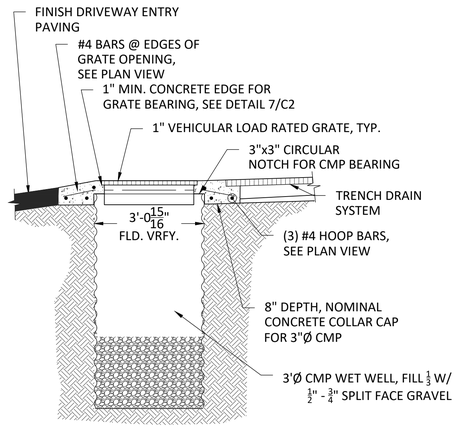
1 C5 WET WELL CAP - PLAN

SCALE: N/A



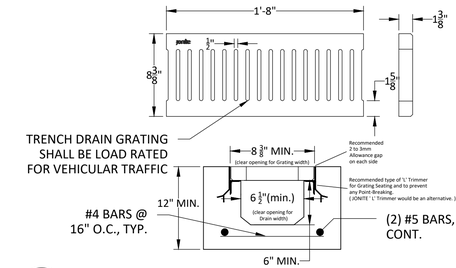
2 C5 WET WELL CAP DETAIL

SCALE: N/A



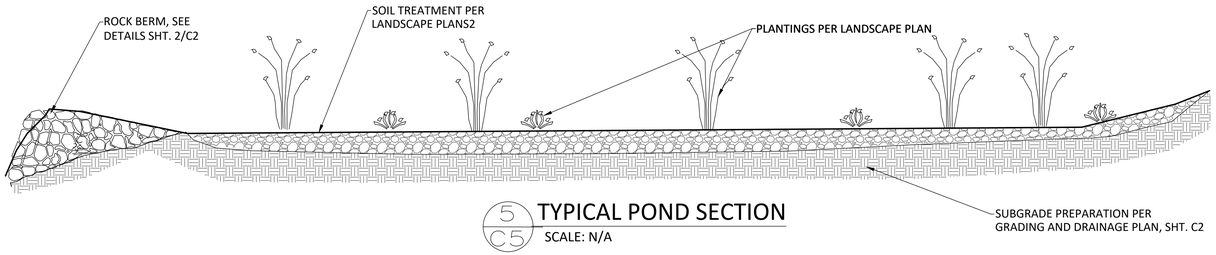
3 C5 WET WELL SECTION

SCALE: N/A



4 C5 DRIVEWAY DRAINAGE TRENCH SECTION

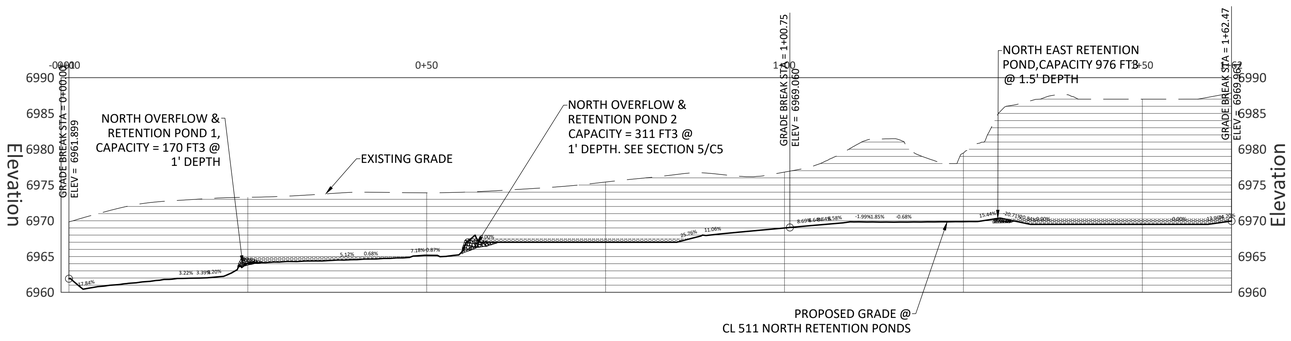
NOTE: GENERIC TRENCH DRAIN SHOWN. THE CONTRACTOR SHALL PROVIDE TRENCH DRAIN SPECIFICATIONS FROM AN APPROVED VENDOR FOR APPROVAL BY THE OWNER.



5 C5 TYPICAL POND SECTION

SCALE: N/A

Alignment - CL THRU PONDS



6 C5 SECTION PROFILE THRU 511 NORTH RETENTION PONDS

SCALE: 1 : 10

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(505) 470-2895
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Engineer's Stamp

ROBERT E. BOKWATER NEW MEXICO 13847 REGISTERED PROFESSIONAL ENGINEER 7/1/24

Grading and Drainage Plan
Preliminary
507 & 511 Paseo de Peralta
Santa Fe New Mexico

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Drawn by	REB
Checked by	REB
Job Number	
Draw:	07-01-24 CIVIL

Sheet title

Grading and Drainage Misc. Details

SCALE:

Sheet No.

C-5

Of TOT