Agenda

Regular Meeting Amended Agenda of the Historic Districts Review Board
June 23, 2026 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Historic Districts Review Board Meeting

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

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

By Phone: 301 715 8592

Webinar ID: 847 9443 3712

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

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
5. Approval of Findings/Conclusions
6. Matters from the Public
7. Staff Communications
8. Old Business
9. New Business

   a. 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,

alromero@santafenm.gov)

b. 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)

c. 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)

d. 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)

e. 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)

f. 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)

g. 2026-012579-HDRB. 539 Garcia St. Downtown & Eastside Historic District. Contributing. Geisler Projects, agent for Matt and Penelope Rembe, owners, proposes a garage door replacement. (Lani McCulley, LJMcCulley@santafenm.gov)

h. 2026-012569-HDRB. 301 Camino Militar. Downtown & Eastside Historic District. non-contributing. Santa Fe Permits, agent for Andrea Tuch, owner, proposes to construct a freestanding 754 sq. ft. garage to a height of 12'-0", where the maximum allowable is 14'-6". (Lani McCulley)

i. 2026-012570-HDRB. 828 Paseo de Peralta. Downtown & Eastside Historic District. contributing. Eduardo Robinson, agent for Drury Southwest, owner, proposes to construct

a 230 sq. ft. trellis on the fifth-floor balcony. An exception is requested to 14-4.6(E)(2)(II)(b) for construction within 10’ of a primary facade. (Lani McCulley) Withdrawn

j. 2026-012572-HDRB. 1563 Delora Estates. Historic Review District. Infinity Builders, agent for John De Lora, owner, proposes to construct a 4,173 sq. ft. residence to a height of 22’-7”, where the maximum allowable is 24’-0” on a vacant lot. An exception is requested to section 14-4.6(F)(4) for a pitched roof where one is not allowed. (Lani McCulley)

k. 2026-012578-HDRB. 426 Delgado Ln., Downtown & Eastside Historic District, contributing, Gayla Bectol, agent for Paige Cochran and Kareem Abu-Zeid, owners, proposes to replace windows and construct 800 sq. ft. of additions to the main residence, construct an 800 sq. ft. garage addition to the guesthouse to a height of 12’-6”, where the maximum allowable height is 13’-11”. Remove a section of the contributing wall and install a 6’-0” high vehicle gate. An exception is requested to section 14-4.6(E)(4)(II) to remove historic material. (Lani McCulley)

l. 2026-012571-HDRB. 1295 Cerro Gordo Rd., Downtown & Eastside Historic District, contributing, Harvey Monroe, agent for Anne Pfauth and Tomas Eric Sikes, owners, proposes to replace windows, construct 1,366 sq. ft. of additions to a height of 15’-0” and a 1,391 sq. ft. freestanding accessory structure to a height of 22’-11”, where the maximum allowable height is 15’-3”, and remove retaining walls. Exceptions are requested to sections 14-4.6(E)(4)(II) to remove historic material, 14-4.6(E)(2)(II)(c) to exceed 50% of the historic footprint and 14-4.6(F)(2) to exceed the maximum allowable height. (Lani McCulley)

10. Discussion Items
11. Matters from the Board
12. Next Meeting:
    a. July 14, 2026
13. Adjourn

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

City of Santa Fe, New Mexico

memo

DATE: June 23, 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

2026-012513-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.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed 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 2026-012513-HDRB, for address, 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.



Figure 1: Property Location

BACKGROUND & SUMMARY:


Figure 2: Street view 1226A Cerro Gordo Road

Site Description:

Property at 1226 A cerro Gordo Road is located in Downtown and Eastside Historic District. It was constructed in 2004 in a Spanish Pueblo Rival Style. The single-family residence is 1,480 sq. Ft. and 12'-1" high. It houses divided lite windows, deep inset canales, portales with corbels and vigas, and rounded parapets. The residence is stuccoed in cementitious "Fawn".

PREVIOUS CASE SUMMARIES:

HDRB: H-00-102 was approved in August 2000, for the construction of the residence.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Construct a 400 sq. ft. portal to the South Elevation,
2) Install stairs on the north elevation
3) Raise the parapet for the upper deck on north elevation to 13'8" where the maximum allowable is 14'-1",
4) Enclose a 460 sq. ft. carport.
5) Stucco in cementious "buckskin" and
6) Install an HVAC compressor on the north.
7) Replace all the windows and doors in brown aluminum clad, true divided lite.

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 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

I. Purpose

Historic designation is intended to address the following:

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

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

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

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

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

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

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

II. HDRB Authority to Review Status Designation

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

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

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

V. Restoration of Status

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

3. Review by Historic Districts Review Board Required

   I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.

   II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.

   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 is prohibited.

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

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

2. Building Additions

I. Design

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

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

II. Size and Location

a. Building additions are not permitted on primary facades.

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

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

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

III. Height

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

b. Building additions to contributing structures shall be no more than one additional story higher than the existing structure. To the extent architecturally practicable, two-story additions shall

be set to the rear or the side rear of the structure. When an additional story is to be placed upon an existing contributing structure, that footprint may be no greater than fifty percent of the footprint of the existing structure, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional story shall not exceed twelve (12) feet from the existing rooftop to the highest point of that story.

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

V. Rooftop Equipment

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

3. Porches and Portals

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

4. Windows, Doors, and Other Architectural Features

I. For all facades of significant and landmark structures and for the primary facades of contributing structures:
   a. Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double-pane glass may be used. No window opening shall be widened or narrowed.
   b. Window depth and other characteristics of window and door fenestration shall be preserved.
   c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
   d. No historic opening shall be closed.

II. For all facades of contributing, significant, and landmark structures:
   a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.
   b. In the event replacement is necessary, the use of new material

may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities.

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

5. Roofs

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

6. Surface Cleaning

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

7. Archaeological Resources

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

8. Signs

9. Murals

10. Pedestrian-Oriented Areas

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.

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 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 Step backs

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.

G2. 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.

l. 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.


CERRO GORDO RD
CERRO GORDO RD
S ARMIJO LN
1226 Cerro Gordo Rd
Total 60.5
Count 5
Avg 12.1
Max. 14'1"
14 N
14 N
20.3 N
8.9 C
11.9 N
13.6 N
11.7 N
11.1 N
12.1 N
11.3 N
11.3 N
12.3 N
10.9 N
11.6 N
10.5 N
14.8 N
10.2 C
10.7 C
12.4 N
11.4 N
11.6
11.2 N
13.8 C
13.8 N
10.4 C
11.7 N
10.8 C
9.2 NR
13.1
21.6 N
9.8 S
13.9 C
13.5 N
12/16/24

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501 Tuesday, May 5, 2026

RE: 1226A CERRO GORDO
Enclosed
HDRB application

A-1 Site Plans Existing & Proposed	5-2–2026
A-2 Floor Plans Existing & Proposed	5-2–2026
A-3 Elevations Existing & Proposed	5-2–2026

To HDRB staff and
Members of the Historic Districts Review Board

This building listed as non contributing in the downtown and east side built in approximately 2004.HDRB staff provided us with the building was approved under case H-00-102. The Calculated allowable height is 14'1".We propose to modify the existing home with the following details

We will be add 2" styrofoam insulation and re-stucco with cementitous El Rey (la habra) buckskin
Replace all the windows and doors which shall be brown color aluminum clad TDL on the front side clear on the rear not publicly visible side
Enclose the current carport
Add a 400 sqft portal to the front of the building.
Add stairs to an upper deck at the rear of the building the top of the deck parapet will be 13'8"
And Install a Compressor for HVAC in the rear of the building

The existing Home has

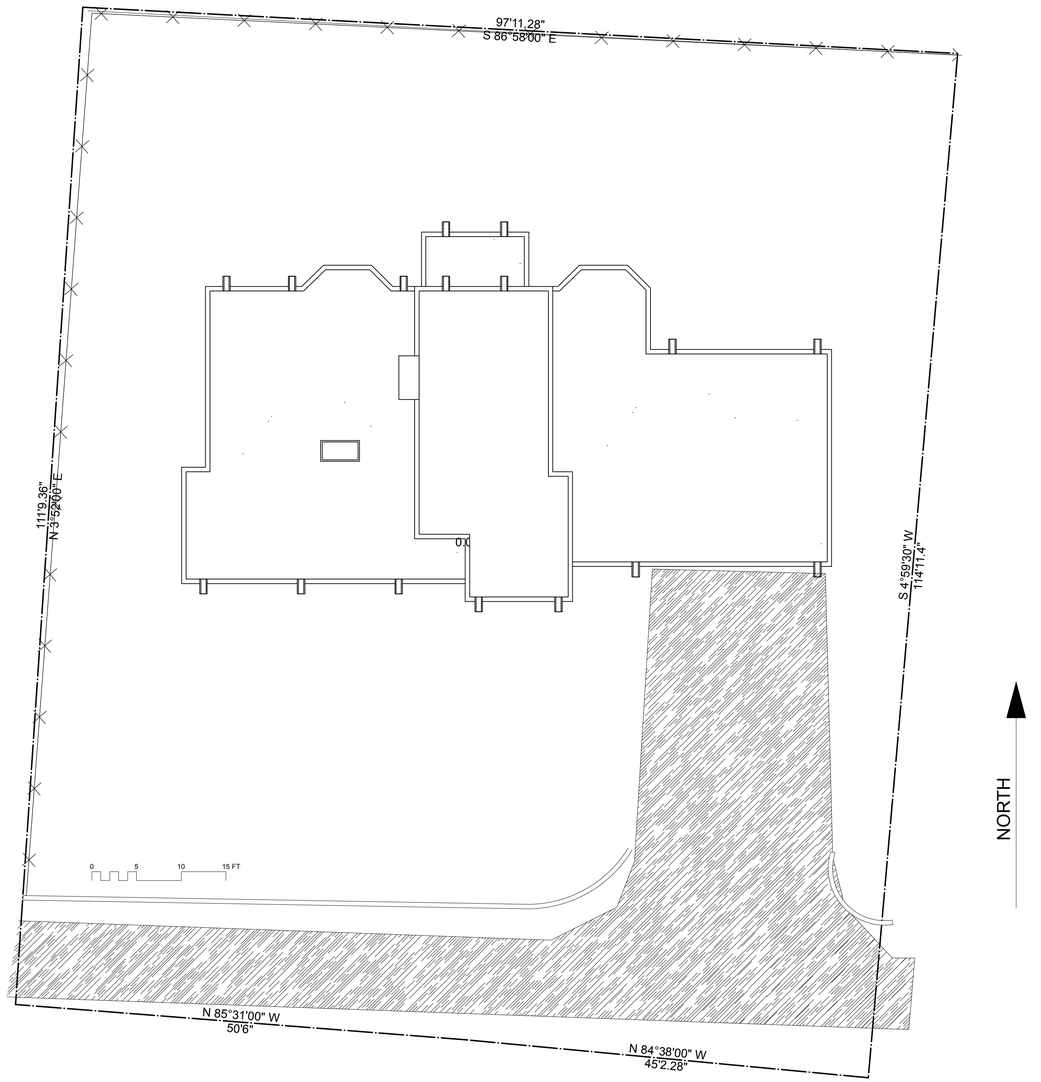
EXISTING HOUSE AREA	1712 SQFT
EXISTING PORTAL AREA	80 SQFT
EXISTING CARPORT AREA	480 SQFT
PROPOSED PORTAL AREA	400 SQFT
TOTAL ROOFED AREA	2672 SQFT
LOT AREA	10955 SQFT
LOT COVERAGE	24.5%

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



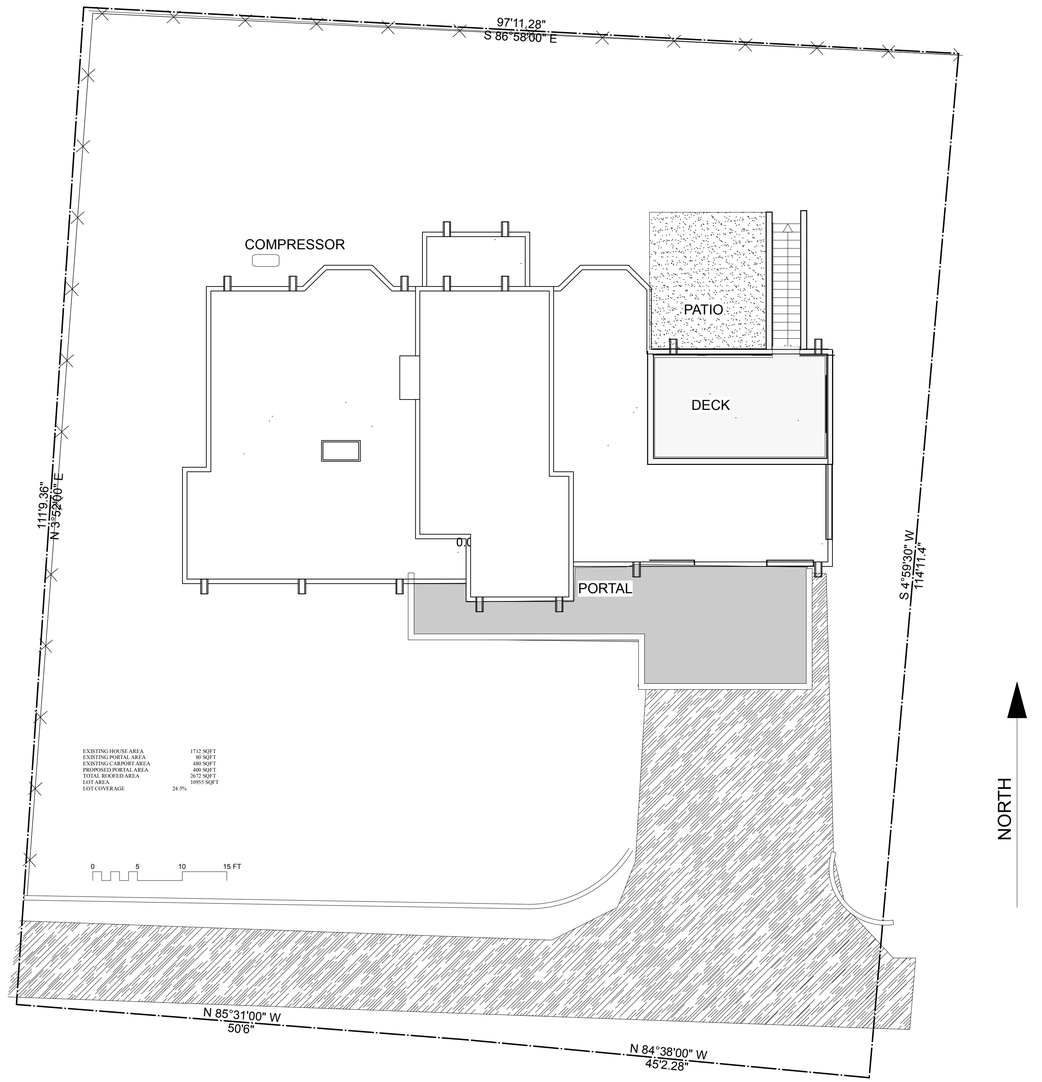
Christopher Purvis.

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



2 existing SITE PLAN
Scale: 1/8" = 1'-0"

NORTH



1 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

NORTH

A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa Fe trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

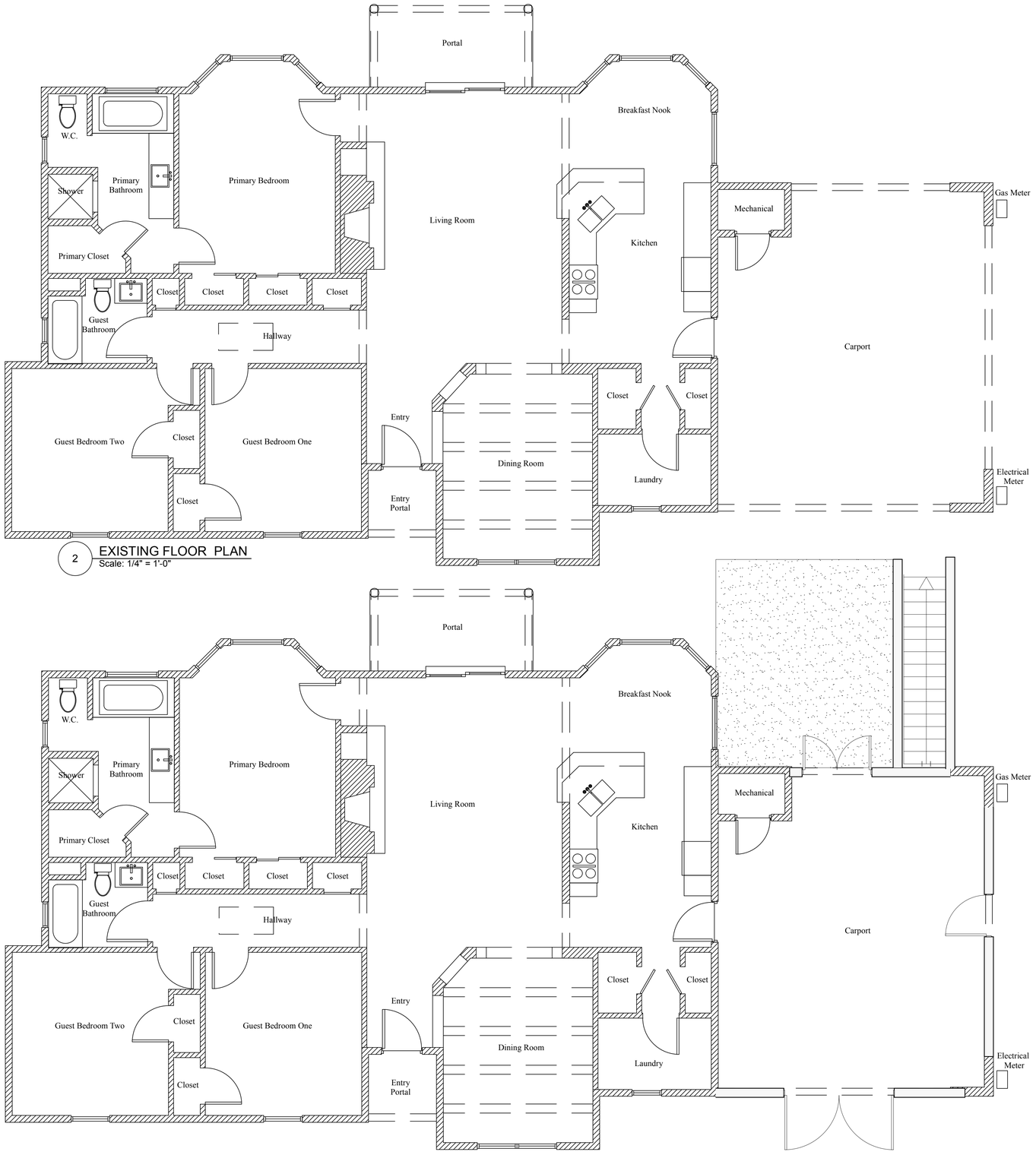
PRELIMINARY

MARTIN REMODEL
1226A CERRO GORDO
SANTA FE , NEW MEXICO

5/5/2026

A-1

JOB NO. 7889



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

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

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PRELIMINARY

MARTIN REMODEL
1226A CERRO GORDO
SANTA FE , NEW MEXICO

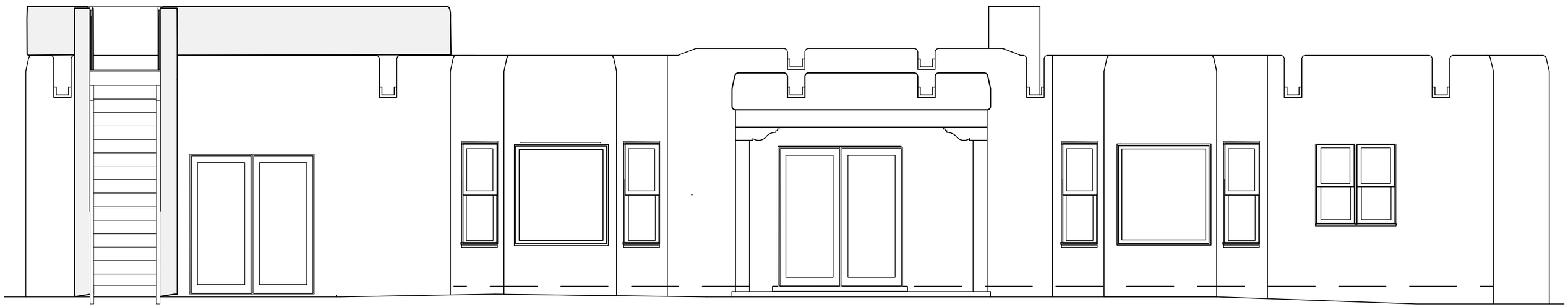
5/5/2026

A-2

JOB NO. 7889



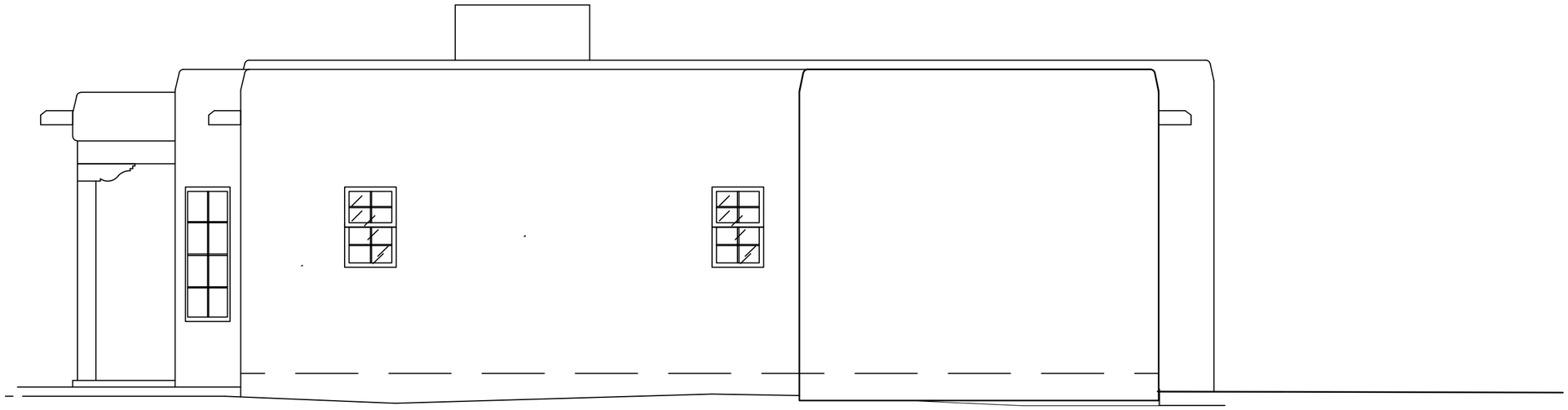
7 NORTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



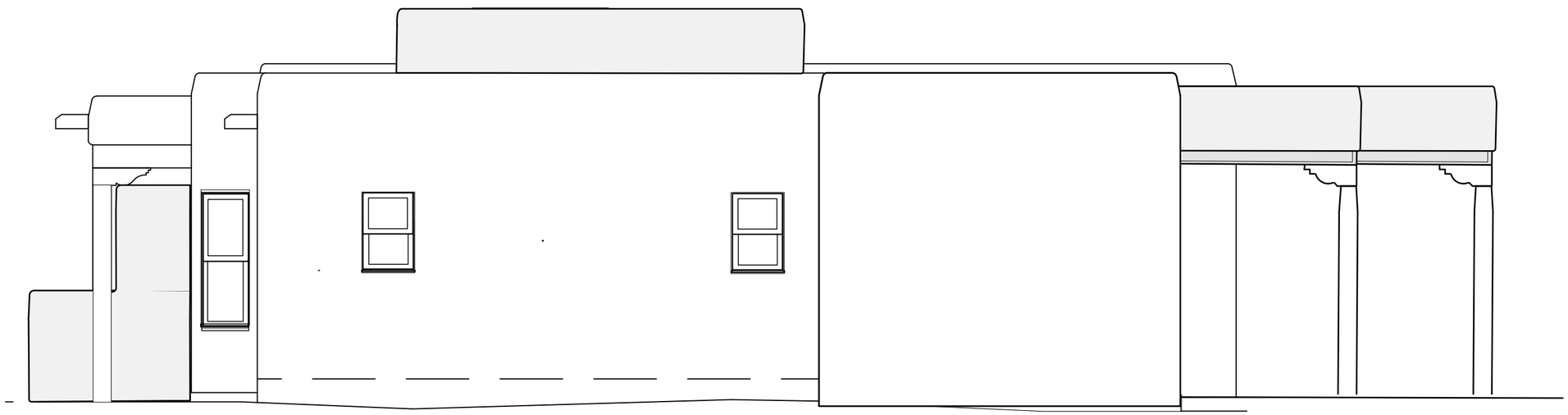
3 NORTH ELEVATION PROPOSED
Scale: 1/4" = 1'-0"

0 5 10 15 FT

1226A CERRO GORDO



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



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

1226A CERRO GORDO



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

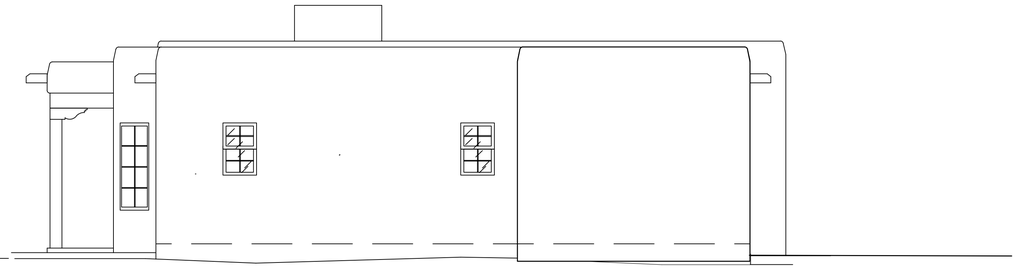


2 SOUTH ELEVATION PROPOSED
Scale: 1/4" = 1'-0"

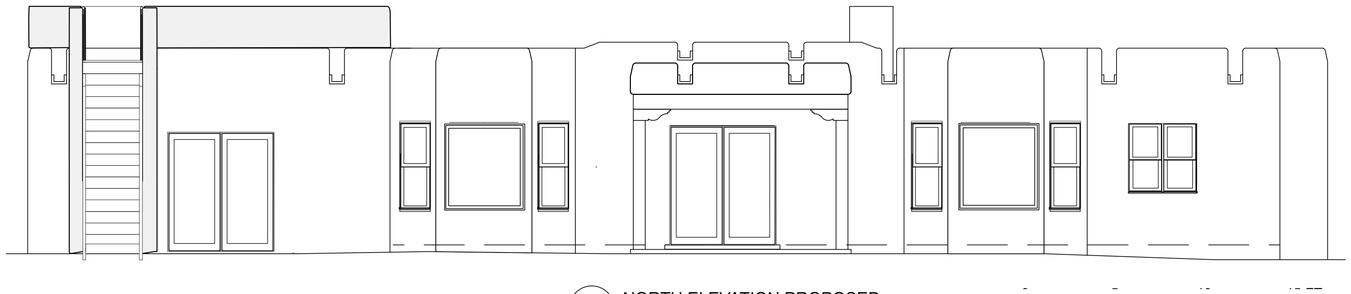
1226A CERRO GORDO



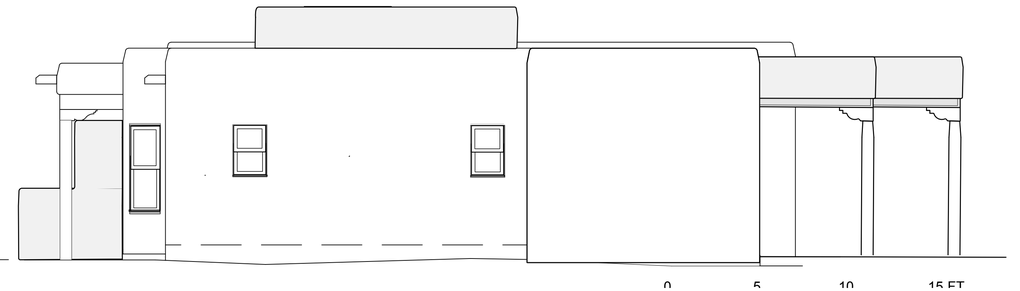
7 NORTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



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



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



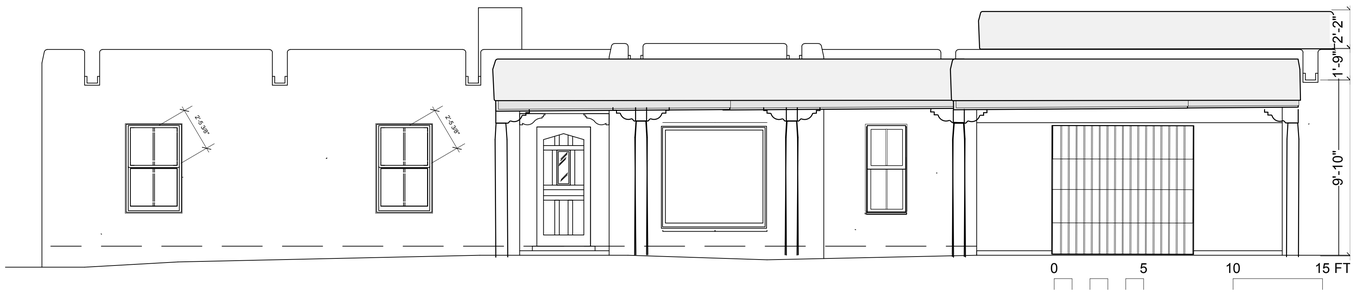
5 WEST ELEVATION PROPOSED
Scale: 1/4" = 1'-0"



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



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



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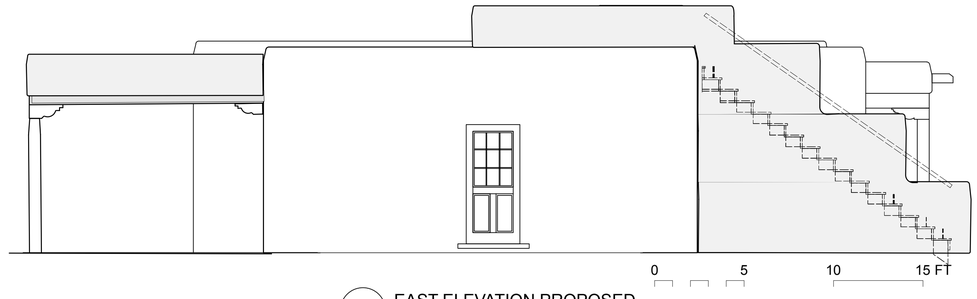
Scale: 1/4" = 1'-0"



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

A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa Fe trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

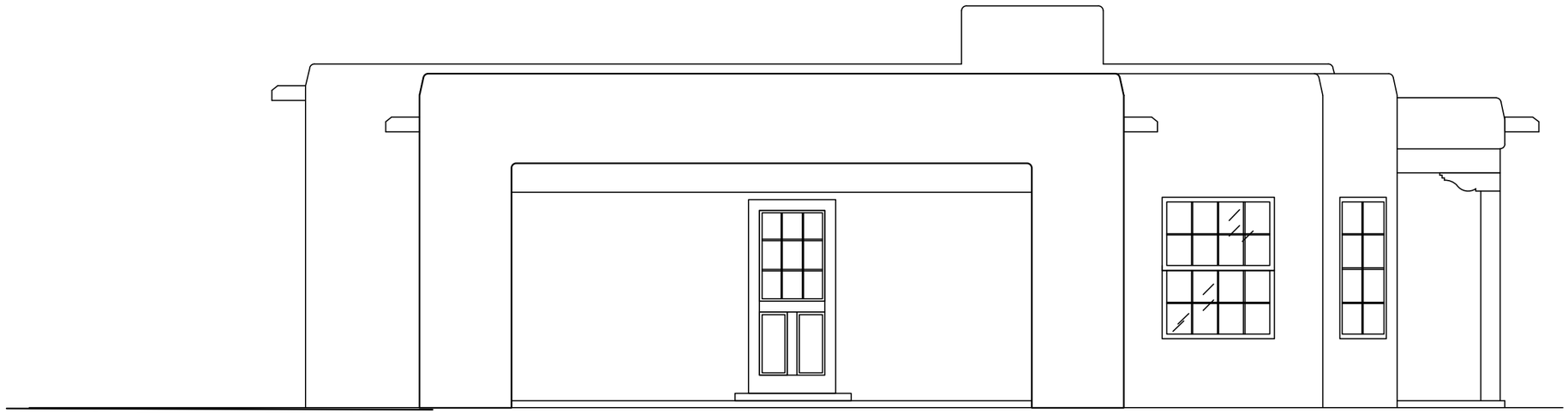
PRELIMINARY

MARTIN REMODEL
1226A CERRO GORDO
SANTA FE , NEW MEXICO

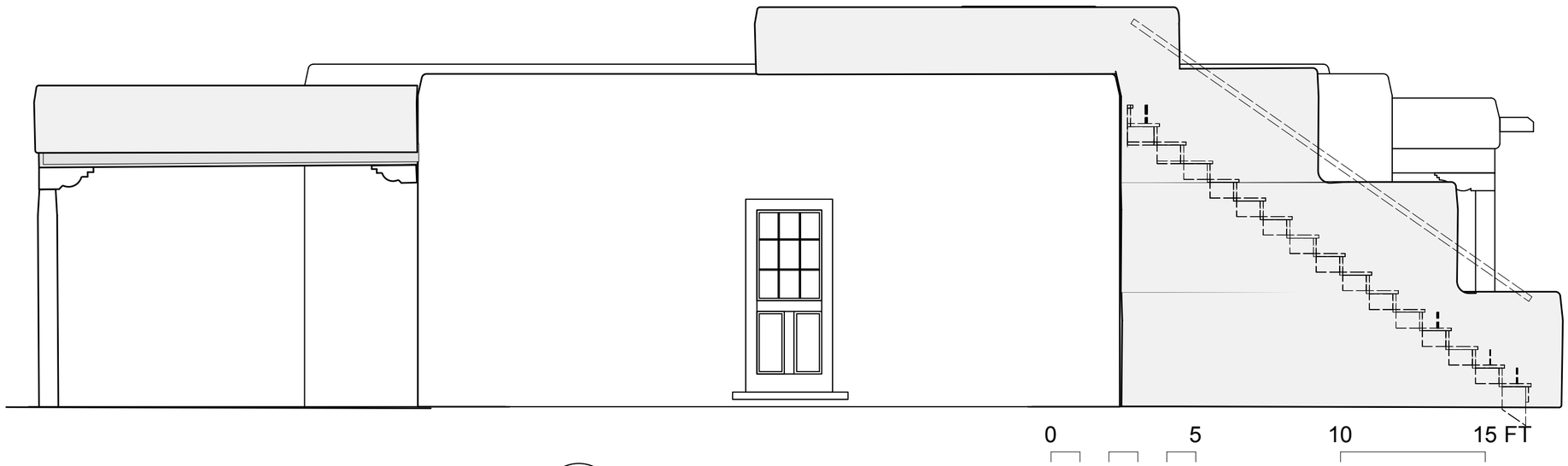
5/5/2026

A-3

JOB NO. 7889



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



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

1226A CERRO GORDO

City of Santa Fe, New Mexico

Larry A. Delgado, Mayor
Frank Di Luzio, City Manager

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

Project description : CNSTRCT 1480 SQ. FT. RES. BLDG PBLO SPNSH
Project number : 00-10100113
Case number : H-00-102
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 1226 Cerro Gordo Rd.

PROJECT NAMES:

OW-Maria Rita Gonzales
Santa Fe, NM 87501
1224 Cerro Gordo Rd.
(505) 992-2944

AP-Duran Enterprises de Santa Fe, Inc.
Santa Fe, NM 87505
1549 6th St. Ste. C
(505) 988-5650

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on August 8, 2000, acted on the above referenced case. The decision of the board was to conditionally approve your request. You shall make part of your building permit application any conditions imposed by the board which are listed as follows: 1. minimum standards for windows shall be simulated divided light, 2. height from existing grade to the highest point on the parapets shall not exceed 12'.

For further information please call 955-6808.

Sincerely,

James M. Hewat
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

H-00-102
1226 Cerro Gordo

Project description : CNSTRCT 1480 SQ.FT. RES. BLDG PBLO SPNSH
Project number : 00-10100113
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PROJECT LOCATION (S) : 1226 Cerro Gordo Rd.

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AP-Duran Enterprises de Santa Fe, Inc. Santa Fe, NM 87505	1549 6th St. Suite C (505) 988-5650

PROJECT DATA:

HISTORIC DISTRICT	Downtown and Eastside
HISTORIC BUILDING STATUS	Non-contributing
PUBLICLY VISIBLE FAÇADE-EAST	N
PUBLICLY VISIBLE FAÇADE-NORTH	N
PUBLICLY VISIBLE FAÇADE-SOUTH	N
PUBLICLY VISIBLE FAÇADE-WEST	N
HISTORIC DISTRICT SURVEY NUMBER	H1353
YEAR OF CONSTRUCTION	Ca. 1959
PROJECT TYPE (NEW, ADD, ETC.)	New construction
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	N/A

City of Santa Fe, New Mexico

memo

DATE: August 8, 2000

TO: Historic Design Review Board Members

VIA: Anne Condon, Planning and Land Use Director
Cyrus Samii, Planning Division Team Leader

FROM: James Hewat, Historic Preservation Planner

ITEM & ISSUE:

CASE # H-00-102

ADDRESS 1226 Cerro Gordo
Historic Status Non-contributing
Historic District Downtown-Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

__x__ District Standards

__x__ State Historical Survey Sheet

_____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Vicinity Map

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other Stucco sample

STAFF RECOMMENDATION:

As the proposed construction is consistent for the Downtown and Eastside Historic District, Staff recommends approval with the following conditions:

1. Minimum standard for windows shall be simulated divided light.
2. Height from existing grade to the highest point for the parapet shall not exceed 12 feet.

BACKGROUND & SUMMARY:

The applicant proposes the construction of a 1480 square foot, single story residential building in the Pueblo-Spanish Revival manner to a height not to exceed 12' (Proposed height is 12'). The residence will have detailing consistent with the Downtown and Eastside Historic District Guidelines including simulated divided light windows, portales with corbels and vigas, and rounded parapets. The proposed stucco color is El Rey #117 Fawn; an appropriate earth color for the Downtown & Eastside Historic District.

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#1353

building threatened? yes	surveyed date 7-[illegible]-83 by mb	county Santa Fe	ID no. 0516 C0629
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13 easting	northing

location description: 1226 Cerro Gordo

city/town: Santa Fe

~~land grant/reservation~~

building name:

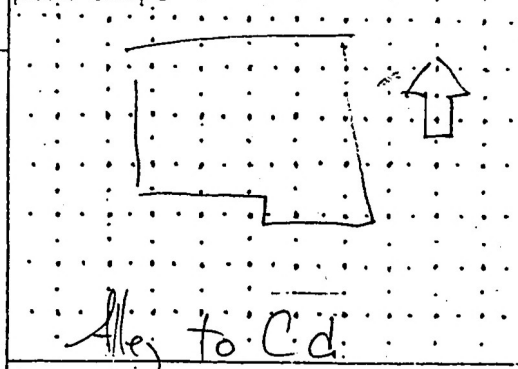
legal description: tnsp 17 N ~~S~~ range 10 E ~~W~~ sec 30 NE¼ NE¼

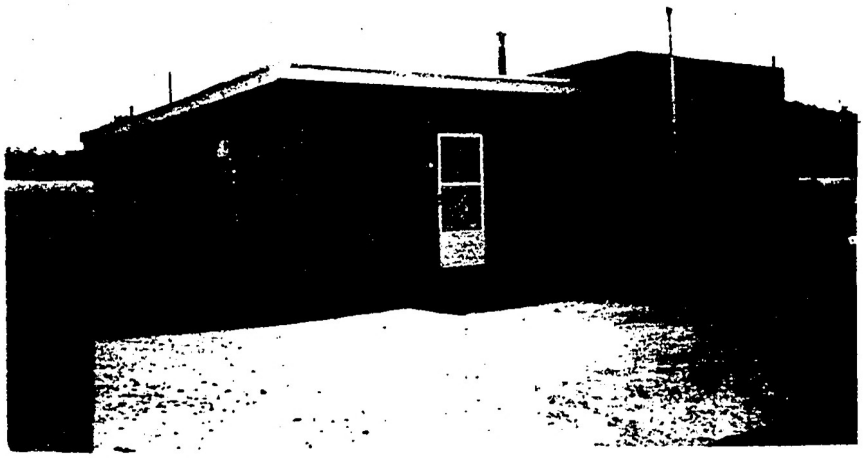
film roll by M no. 28

negative nos. 15

loc. of neg. (HPB)

plan shape





date of construction: Postwar, estimate ____ actual

source: 24 yrs age - owner

use
present residential
other ____
historic residential
other ____

condition
__ excellent X good
__ fair __ deteriorating

style: Sp. Pueblo Ver

foundation material: Not vis

wall material/surface: Stucco

degree of remodeling
X minor __ moderate __ major
describe:

architectural features

surroundings: Res

relationship to surroundings
X similar __ not similar

district potential
__ yes X no

significance
__ eligible __ of interest X none

if eligible, why?

comments
~~wall~~
hedge
wire fence
[illegible]
landscape
street trees
stone curb
0 setback
acequia

Streetscape

associated buildings? __ yes
what type?

if inventoried, list ID nos.

see back? __ yes

Duran Enterprises de Santa Fe, Inc.
PMB 437
551 West Cordova Road
Santa Fe, NM 87501-4100
(505) 988-5650 Fx: 986-1933

July 5, 2000

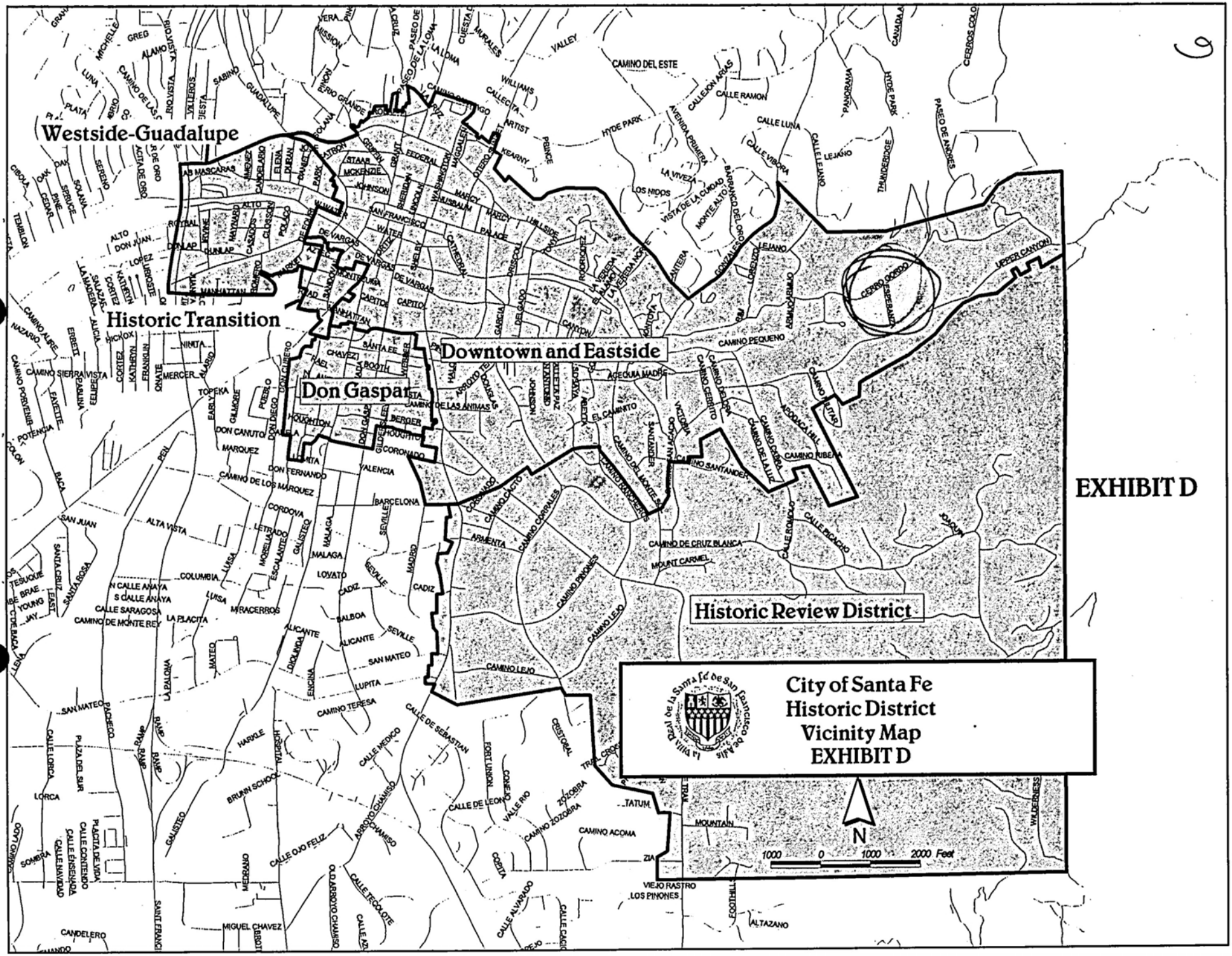
Historic Design Review Board Submittal
200 Lincoln Avenue
P.O. Box 909
Santa fe, NM
87504-0909

Project: Maria Rita Gonzalez
1226 Cerro Gordo
Santa fe, NM 87505

The following is the proposed project construction for the above named owner in Cerro Gordo:

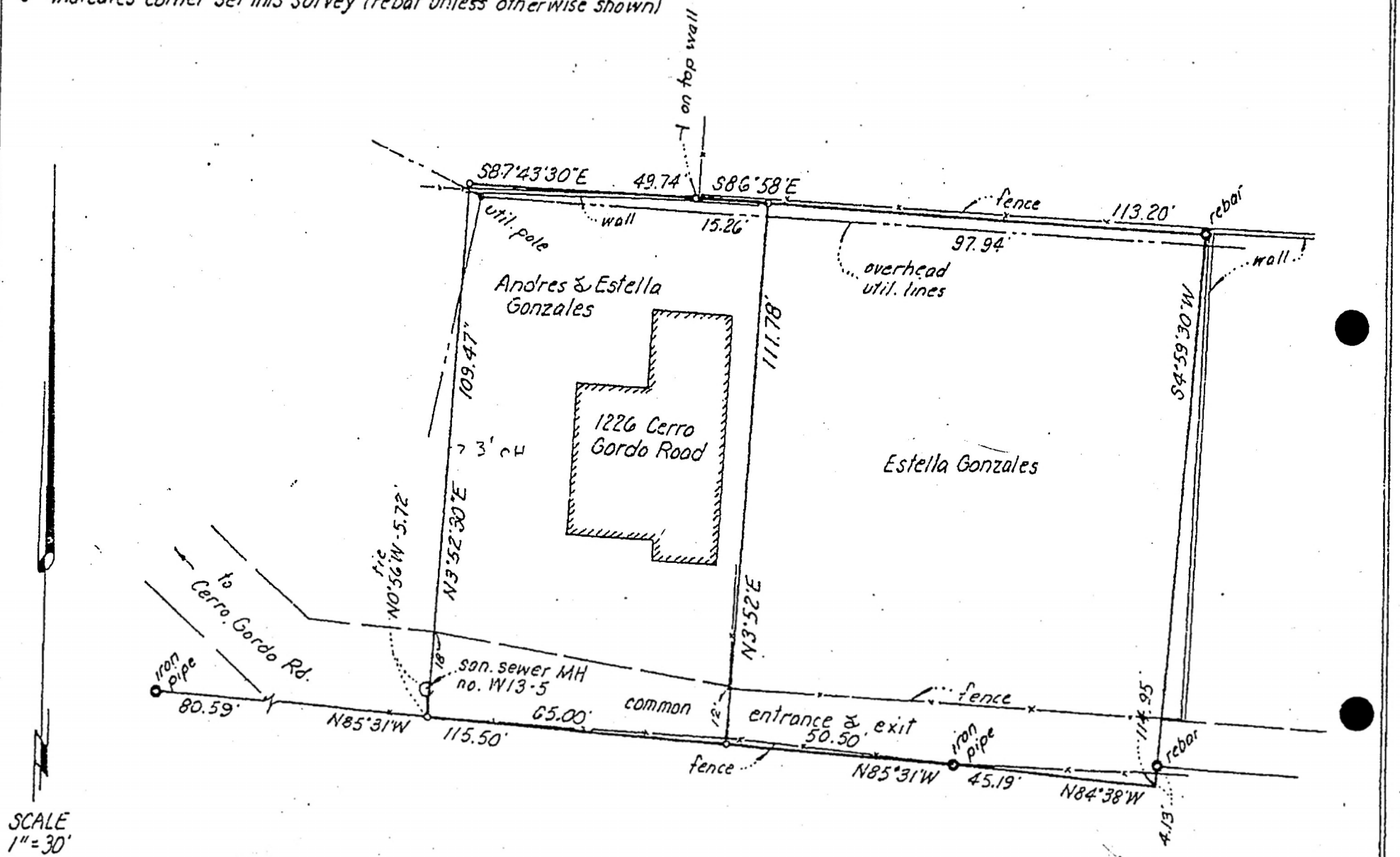
- Propose to build carport, no sheet rock.
- Build an 6x12 portal on north side of great room.
- Dining room area will have 9' ceilings with vigas and rough lumber. Living room area will be 9' Drywall ceilings. Rest of dwelling will be standard 8' ceilings
- Skylights (2) kitchen and hall area.
- All windows to be Better Built white vinyl.
- Stucco is to be organic El Rey, color is #117 Fawn.
- 2x6 Framing
- Some 2x4 interior walls
- R-19 Insulation on walls
- R-30 Ceilings
- TGI's on all other ceilings
- Roofing organic
- Portales will be corval and vigas.

If you have any further questions please feel free to contact the office.


Westside-Guadalupe
Historic Transition
Downtown and Eastside
Don Gaspar
Historic Review District
EXHIBIT D
City of Santa Fe
Historic District
Vicinity Map
EXHIBIT D
N
1000 0 1000 2000 Feet

◎ indicates corner found in place

○ indicates corner set this survey (rebar unless otherwise shown)



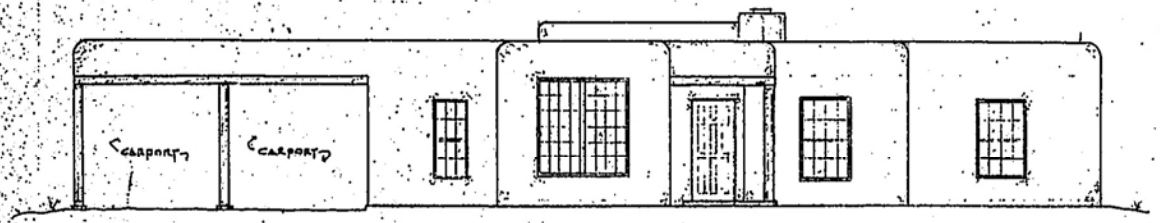
I HEREBY CERTIFY that this plat is an accurate delineation of field surveys completed under my direction on 25 June 1982.

HAYDEN SURVEYS

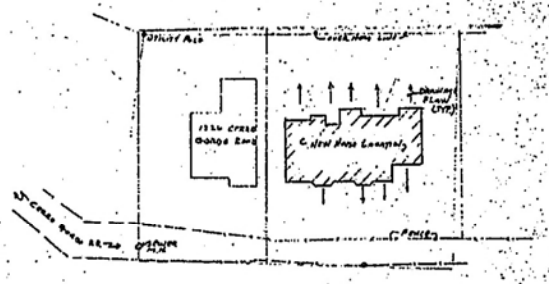
Guy D. Hayden

GUY D. HAYDEN
NMLS Nº 4070

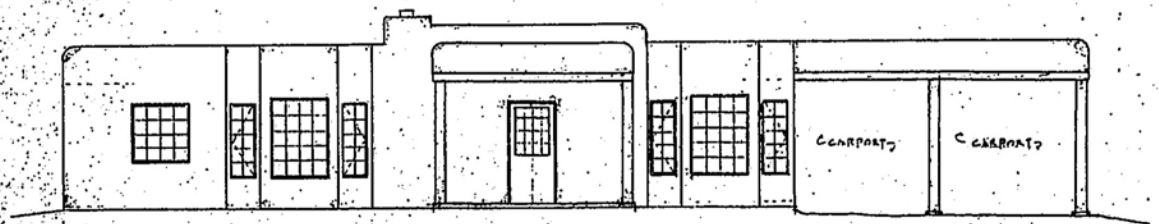
LANDS SURVEYED FOR
ANDRES & ESTELLA GONZALES
WARD NO. FOUR
SANTA FE N.M.



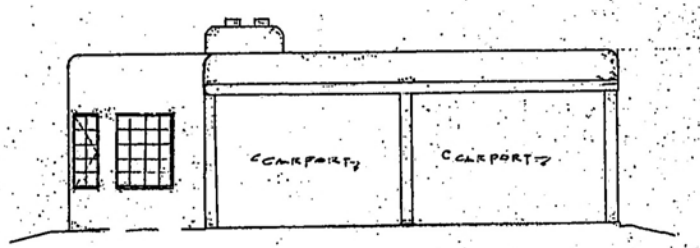
FRONT ELEVATION Scale: 1/4"=1'-0"



4 SITE PLAN
Scale: 1"=30'



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

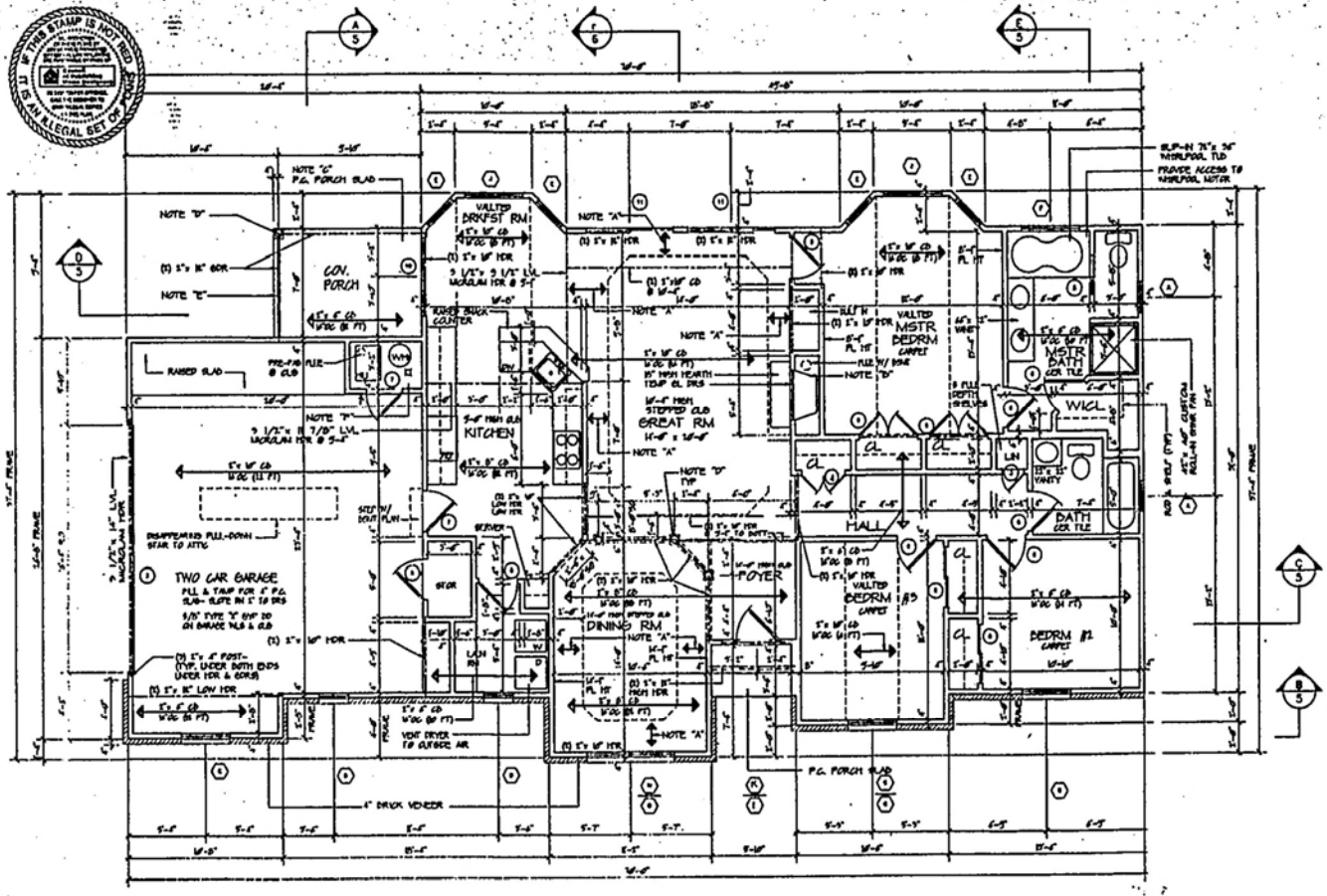


LEFT SIDE ELEVATION Scale: 1/4"=1'-0"

1226 Cerro Gordo

Rita Gonzalez

1 of 6



DATE: 08-13-96 DWN: MS CHKD: JLA	REV:	JEROLD L. AXELROD, & ASSOCIATES, AIA, P.C. ARCHITECTS / PLANNERS	68 HARNED ROAD COMMACK, N.Y. 11725 (516) 864- 4411	CHARLOTTE	SHEET # 4 of 6

FILE # 95367

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1226 Cerro Gordo



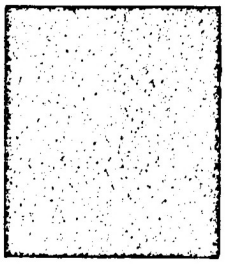
1226 Cerro Gordo project site.

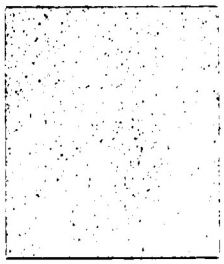
El Rey

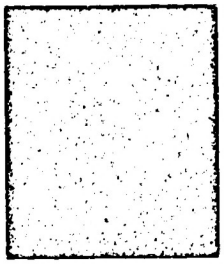
KING OF STUCCOS

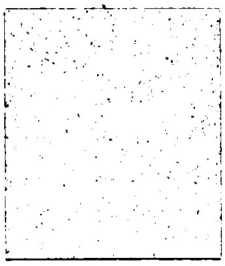
This chart supersedes all others effective 08-98 thru 02-00

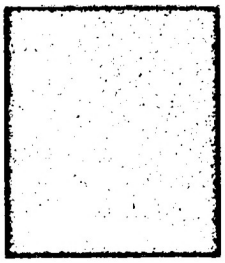
CAUTION: Stucco colors will vary from all samples, especially acrylic modified materials, due to methods of application, weather conditions, raw materials, plant batching, age and processing of color chip or sample itself. Apply a sample of material to be used on actual substrate for final approval of owner before stuccoing with any stucco.

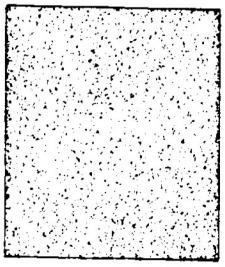

102 CAMEO

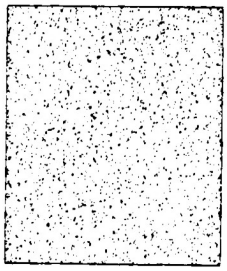

100 COLONIAL WHITE

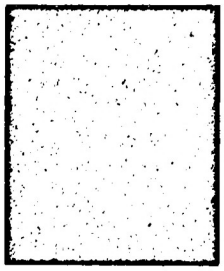

40 PEACH


90 CANDLELIGHT


127 HACIENDA


128 CREAM


129 IVORY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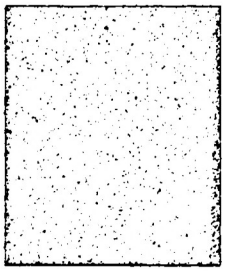
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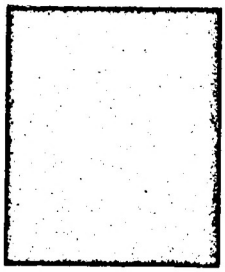
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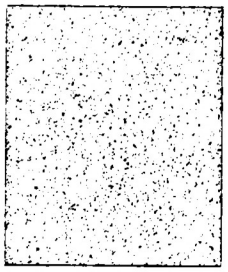
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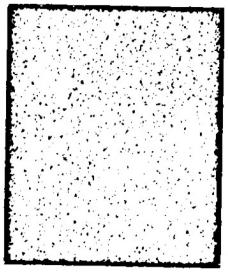
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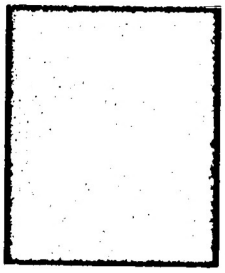
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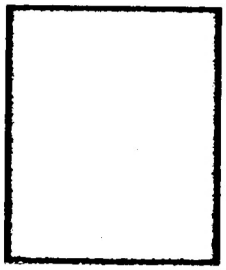
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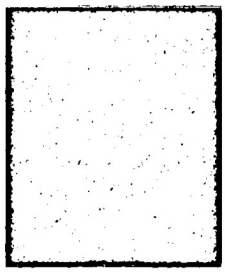
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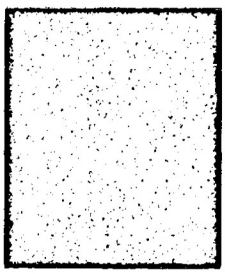
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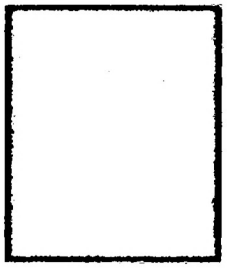
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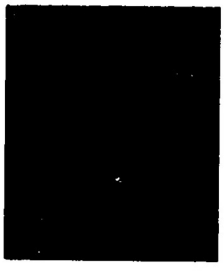
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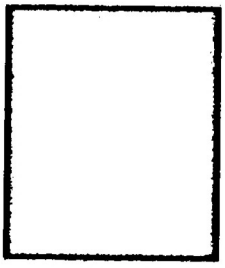
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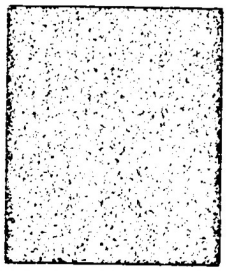
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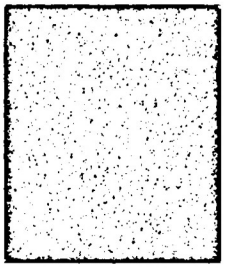
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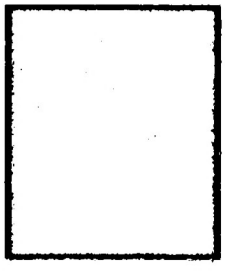
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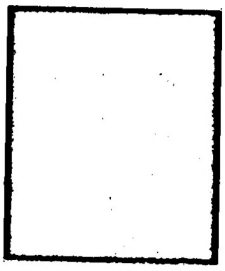
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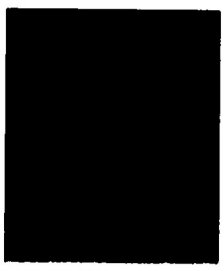
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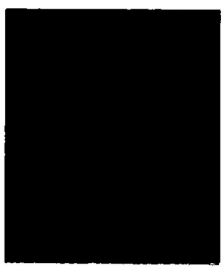
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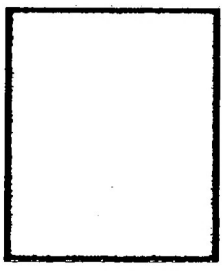

104 CORAL


112 DOVE GRAY

Why Use Stucco?

Stucco is one of the most universal facing materials. It can be applied to the exterior face of almost any structure. It can be given almost any desired "look" - textured, scored, swirled, stippled, raked, grooved, combed, and countless other deep or shallow surface finishes.

Colored marble chips or other aggregate can be embedded in either white or a colored stucco matrix to produce a "rock dash" or "marblecrete" finish.

Why Specify EL REY For Stucco?

EL REY Stucco is hard, strong, fire-resistant, and weather-tight material that does not deteriorate with age and holds its color well. Because it is a Portland cement product, stucco grows stronger with age and is impervious to termites, rot, and fungus.

New inert, non-fading pigments provide longer life than ever before, and the color goes all the way through the stucco finish coat.

Advantages of Factory Pre-Mix

When you specify stucco, specify a factory-prepared mix. This assures you of color uniformity in every batch and you have the advantage of plasticizing agents added to increase workability. Factory mixes are available in a wide variety of colors. Rigid quality control assures uniformity of color and hue.

SMA

Member of Stucco Manufacturers Association

3830 Singer Blvd. NE • Suite 2020
Albuquerque, NM 87109
Tel: (505) 873-1180 • Fax: (505) 338-3448

3225 S. Brennan Industrial Loop
Colorado Springs, CO 80910
(719) 392-9003

Since there are many factors over which the manufacturer has no control, such as measurement of water, proper preparation of walls, etc. there is no warranty for finished work, either expressed or implied. If for any reason the contents are defective, liability is limited to replacement, by the manufacturer, with a like quantity of new material. Manufacturer is not liable for any consequential damages. There is no warranty which extends beyond those stated in this notice.

OTHER QUALITY PRODUCTS

- Custom Colors
- Exterior Insulation & Finish Systems *Insul-Flex*®
- Synthetic Finishes *Mill Mix*™ *Perma-Flex*®
- Bonding Agents *"100"*
- Acrylic Additives *"200"*
- Block Wall Coating System *Wallease*
- Cement Color *Elementis Pigments*
- Pool Deck Coating *Super-Deck*®
- Water Repellents & Sealers *Crown Seal*™
- Fiber Reinforced Three Coat Stucco Base *Fiber-47*™
- Fiber Reinforced Thin Coat Stucco Systems *Fastwall*®

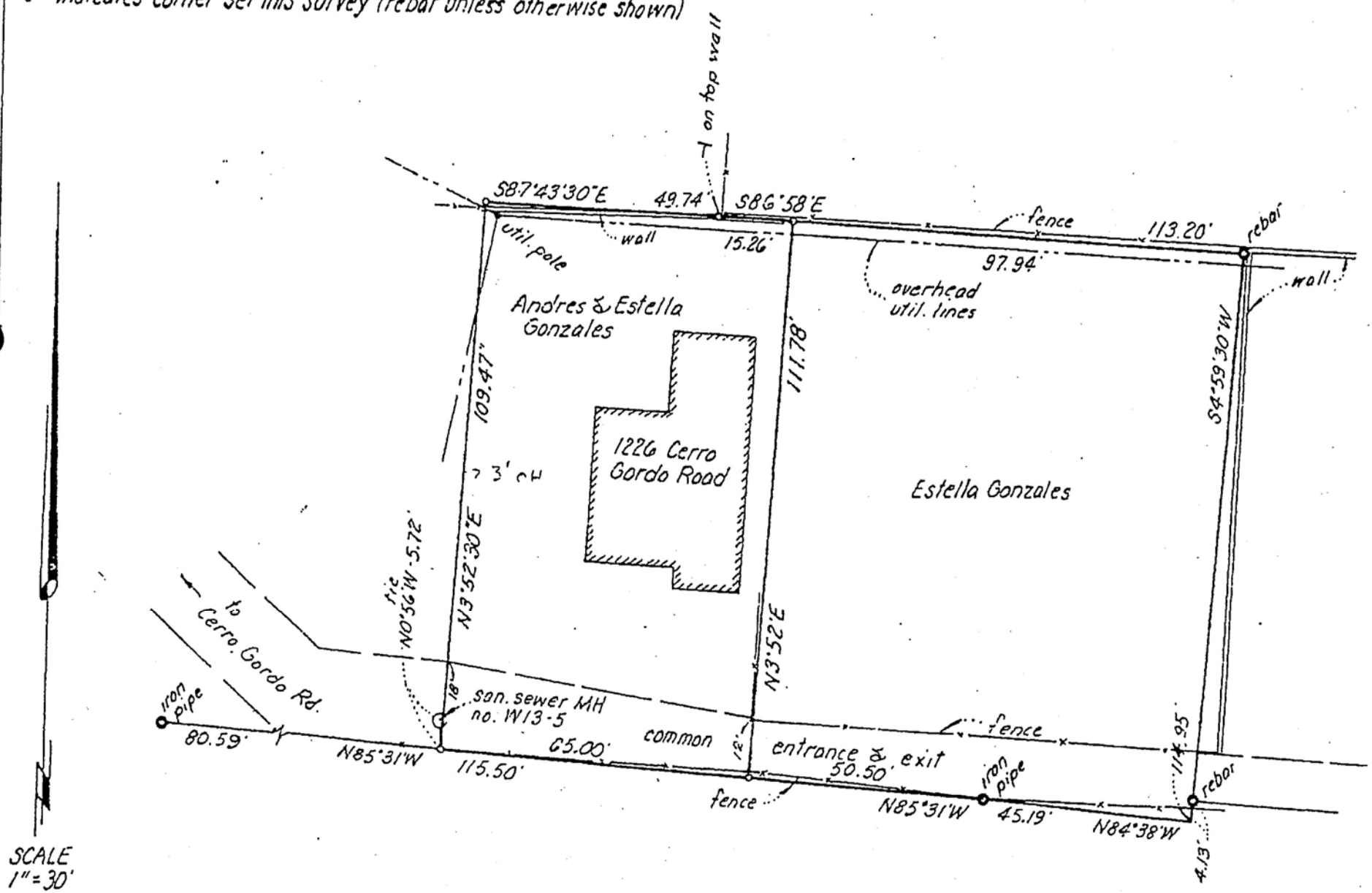
El Rey

KING OF STUCCOS®

Standard Colors for El Rey Premium Exterior Stucco

◎ indicates corner found in place

o indicates corner set this survey (rebar unless otherwise shown)



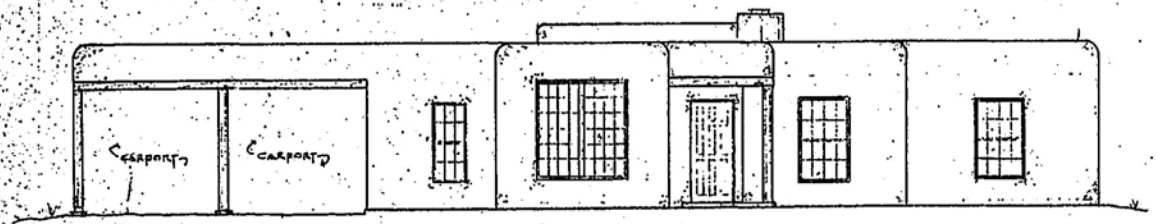
I HEREBY CERTIFY that this plat is an accurate delineation of field surveys completed under my direction on 25 June 1982.

HAYDEN SURVEYS

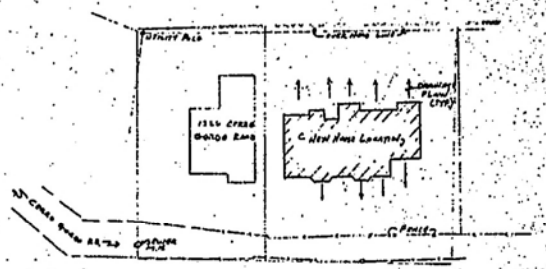
Guy D. Hayden

GUY D. HAYDEN
NMLS Nº 4070

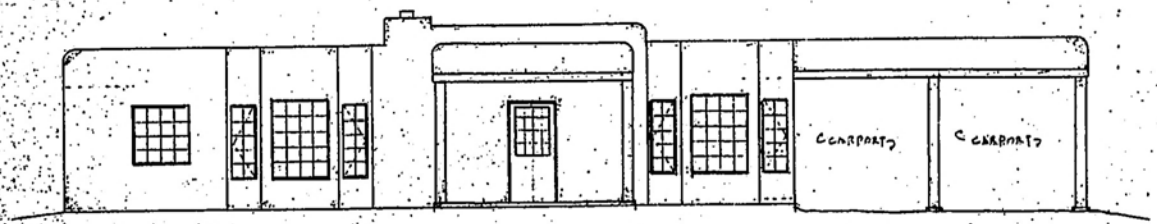
LANDS SURVEYED FOR
ANDRES & ESTELLA GONZALES
WARD NO. FOUR
SANTA FE N.M.



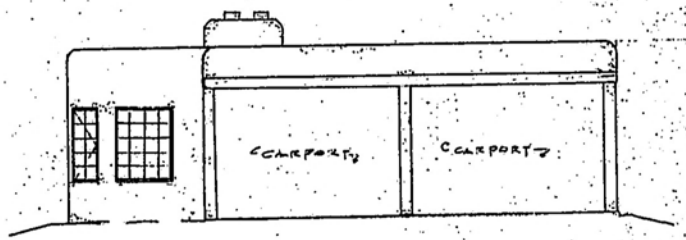
FRONT ELEVATION Scale: 1/4" = 1'-0"



4 SITE PLAN
Scale: 1" = 30'



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



LEFT SIDE ELEVATION Scale: 1/4" = 1'-0"

1226 Cerro Gordo

Rita Gonzalez

1 of 6

FILE # 95367

DATE: 08-13-96 DWN: MS CHKD: JLA	REV:	JERALD L. AXELROD, & ASSOCIATES, AIA, P.C. ARCHITECTS / PLANNERS	66 HARNED ROAD COMMACK, N.Y. 11725 (516) 864- 4411	CHARLOTTE	COPYRIGHT 1996 SHEET # 4 of 6

EXHIBIT (C)

RECEIVED
JUL 18 2000
3:13 pm

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ( )

Project Location: 1226 Cerro Gordo, Santa Fe, NM 87505

Owner: Maria Rita Gonzalez Phone: 992-2911

Address: 1221 Cerro Gordo City, State, Zip Code: Santa Fe, NM 87505

Applicant: Duran Enterprises de Santa Fe, Inc. Phone: 988-5650

Address: 1549 6th Street Suite C City, State, Zip Code: Santa Fe, NM 87505

Project Proposal: _____

New Construction: Single-Family Residence (X) Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel (X) Addition ( ) Residential ( )
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes ( ) No ( )

If yes, who? Angela Shackel Date? 6.7.00

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No (X)

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)? _____

What is the proposed height as illustrated in your project? NOT to exceed 12' TOP with parapit.

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes (X) No ( )

If yes, who? Cindy Sandoval Date? 7/17/00

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning. 965-

---

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

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

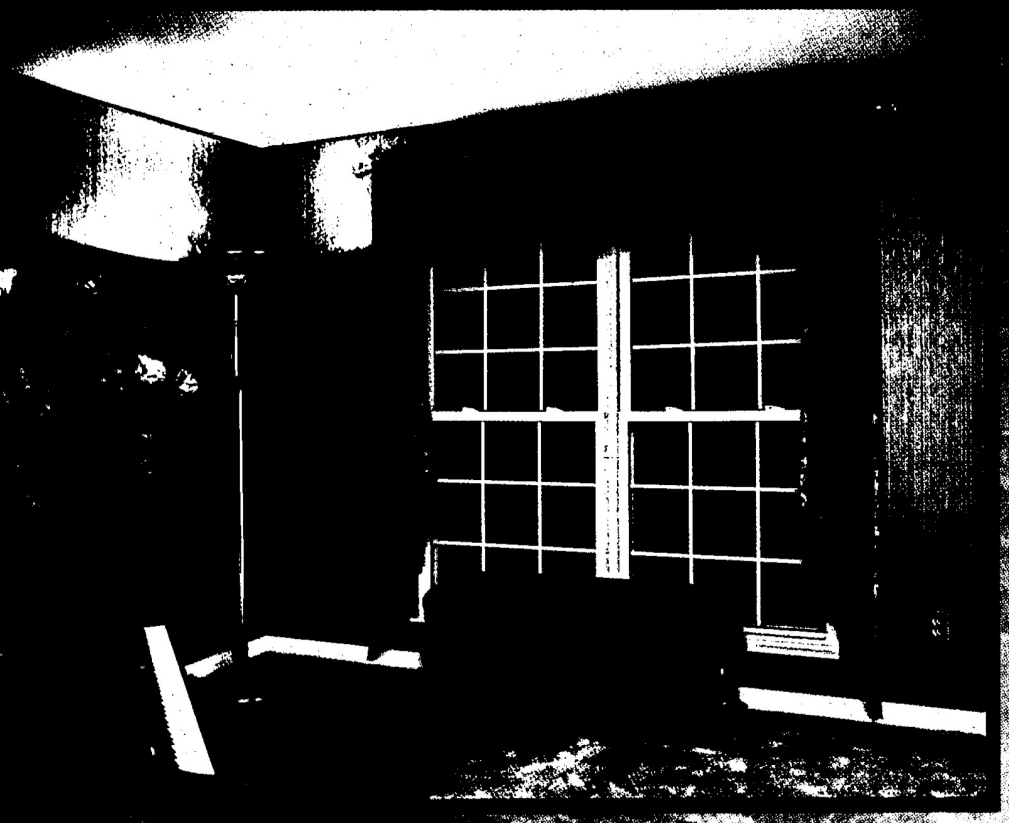
I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

Signature of Applicant or Owner

July 5-00
Date

BetterBilt

Homemaker™ II

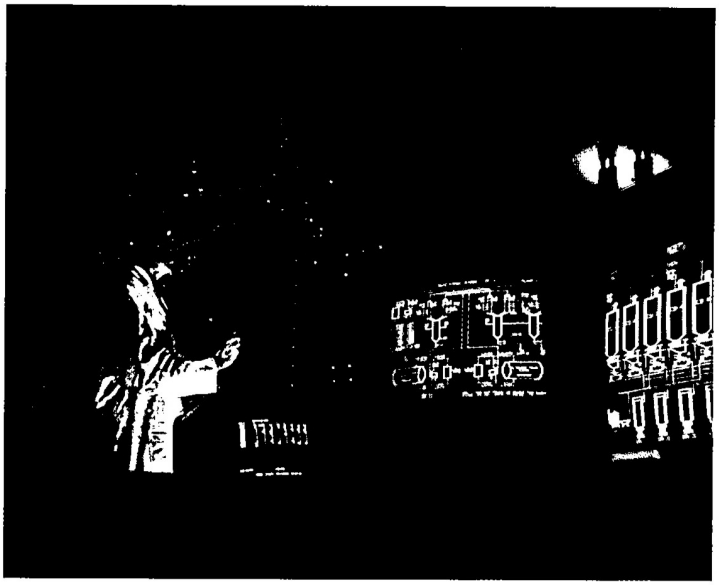


Vinyl New Construction Window & Doors

BetterBilt
DOORS AND WINDOWS

A History With A Future

Thirty years. It's a long time. But for over thirty years Caradon BetterBilt has made a name for itself in the building industry. A name that means quality products, personal service, and unequaled performance.



Three decades ago the company started with one goal in mind, "Be the BEST window and door manufacturer in America." Trust, honesty and customer satisfaction is a goal which is earned every day. BetterBilt, a name you can trust from people who care.

A new line of high performance vinyl windows and doors are constructed with the same quality you've come to expect from BetterBilt. Made with the finest materials and manufactured to exact specifications, these vinyl windows and doors surpass any on the market today. The latest in modern manufacturing equipment is combined with the most advanced thermal materials to produce some of the highest performing fenestration products available. The constant updating and refining of every manufacturing process means you get the best quality at a competitive price. And, with a wide area of distribution and the reputation of a company founded on pride, you can be sure that every product with the BetterBilt name, is a product that is meant to last. A wide variety of windows and doors are available today to meet all of your construction needs. Performance, reputation, service, satisfaction...that's BetterBilt.

BetterBilt vinyl windows won't rot, chip, flake or corrode ... and they never need painting. After you see all of the features that these windows offer, you'll understand why they are one of the most popular windows in the industry today. The progressive design is builder friendly and the quality materials will retain their beauty for years.

TABLE OF CONTENTS

WINDOWS:

- Single Hung - Series 9350 4
- Horizontal Sliding Series 9360 . .5
- Casement - Series 9347 7
- Awning - Series 9340 8
- Architectural 9

DOORS:

- Sliding Glass - Series 9390 6

GENERAL INFORMATION:

- Glazing
- Warranty

BetterBilt DOORS AND WINDOWS

BetterBilt is a member of AAMA and NFRC

Homemaker II VINYL WINDOWS

BetterBilt
DOORS AND WINDOWS

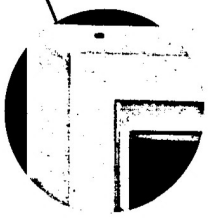
MAINTENANCE FREE
• Vinyl frames do not require painting or staining like wood windows.

DURABLE
• Vinyl frames will not blister, corrode, flake, peel or rot like wood. • Vinyl is more resistant than wood to the harsh effects of the weather, beating sun, pollutants in the air, and corrosive salt air.

ATTRACTIVE
• The clean, uncluttered appearance of vinyl windows will complement and enhance the beauty of any style home. • Available in two colors - WHITE or ALMOND - with the color impregnated completely through the frame.

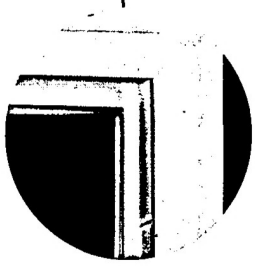
NATURAL INSULATOR
• The vinyl stiles, rails and outer frame have been designed with dead air spaces to inhibit the transfer of heat and cold through the window.
• Combining these dead air spaces with Swiggle Seal™ (a spacer between the panes of glass) significantly improves thermal performance and reduces condensation which can cause severe internal damage to your home.

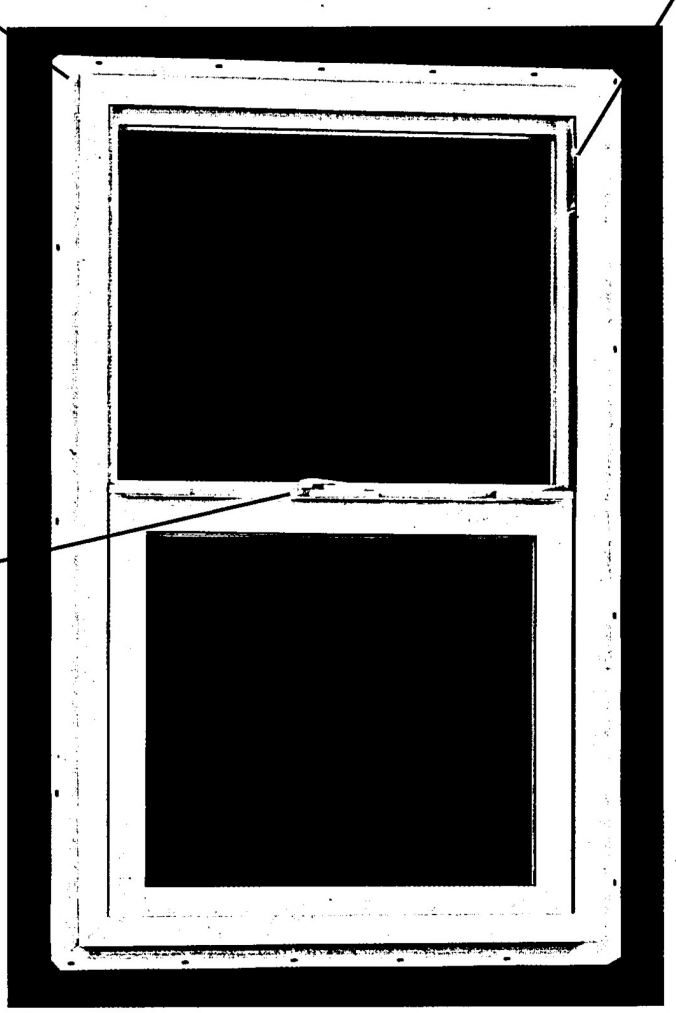
Fusion welded corners eliminate leaking problems and add to the structural integrity of the window frame



Optional colonial grids are between the glass panes for classic look - yet are easy to clean.

Sash stops keep sash from bottoming against spiral balances when opening window which leads to longer trouble free operation.

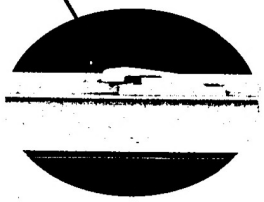




Prepunched nail fin for easy installation

Spiral balances for smooth trouble free operation. Balance covers keep balances free of dust and dirt which cause binding.

Positive cam action latch.



High performance dense fin type pile weather stripping sash gives protection against wind, rain, dust and noise.

Interlocking meeting rail provides tighter seal against air infiltration.

Tilt-in Sash for easy cleaning; is easily removed.

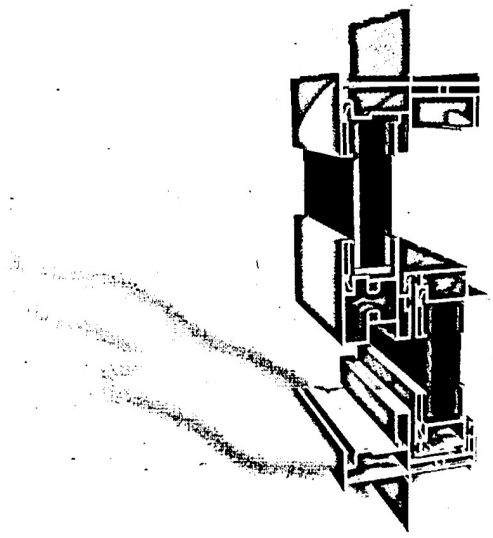
3/4" insulated glass

Full length lift rail at top of sash for easy lifting.

SINGLE HUNG - SERIES 9350





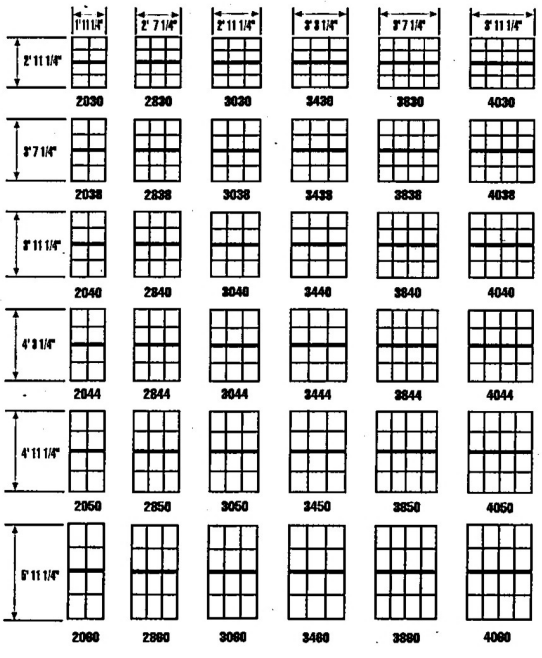


FEATURES

- *Integral vinyl 1 ⅛" pre-punched nail fin for easy installation*
- *Frame is 2 15/16" deep with 1⅜" setback*
- *Energy efficient 3/4" insulated glass with 9/16" dead air space and Swiggle Seal™ which reduces the transfer of heat and cold through the window.*
- *Glass options such as Low Emissivity glass and Argon gas filling can enhance the performance of the window*
- *Fusion welded frame and sash adds strength and durability*
- *Offered in White and Almond colors*
- *Outside glazing*
- *Tilt sash for easy cleaning*
- *Integral lift rail at sash head for easy operation*
- *Spiral balances offer smooth operation*
- *Fin weatherstripping*
- *Interlock at meeting rail provides tighter seal against air infiltration*
- *Cam Action Locks at meeting rail provide tightness*
- *Continuous Coverage™ Lifetime Warranty*

Single Hung Standard Sizes

Other sizes available please consult specifications manual.



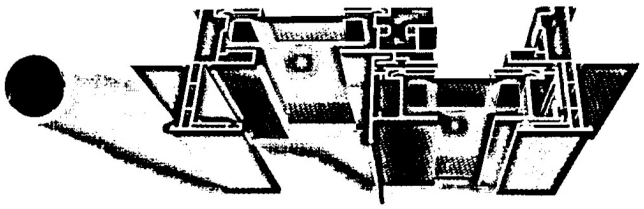
HORIZONTAL SLIDER - SERIES 9360

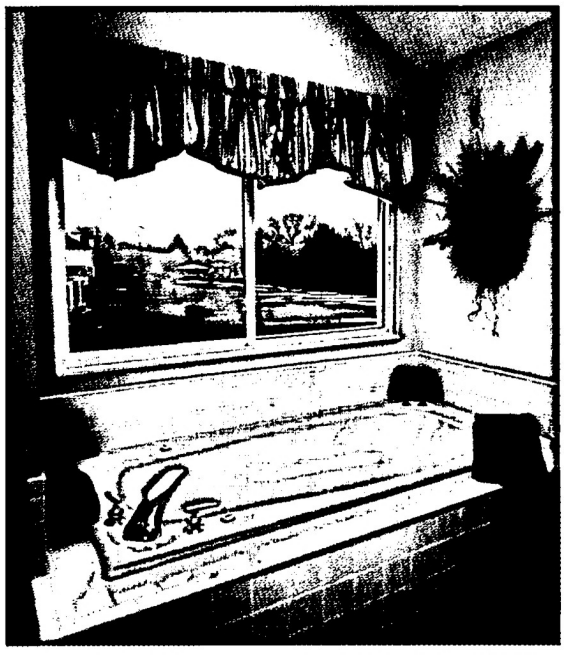
BetterBilt DOORS AND WINDOWS

FEATURES

- *Energy efficient 3/4" insulated glass with 9/16" dead air space and Swiggle Seal™ which reduces the transfer of heat and cold through the window.*
- *Dual nylon rollers*
- *Operating vent(s) easily removed from inside the house for easy cleaning*
- *End vent (3-lite) picture window version is available (Series 9365)*
- *Integral nail fin for easy installation*
- *Weatherstripping is a dense fin type pile which provides protection against wind, rain, dust and noise*
- *Interlock at center rail provides tighter seal against air infiltration*
- *Integral pull rail for easy operation*
- *Continuous Coverage™ Lifetime Warranty*
- *Frame is 2 15/16" deep with 1 3/4" setback*

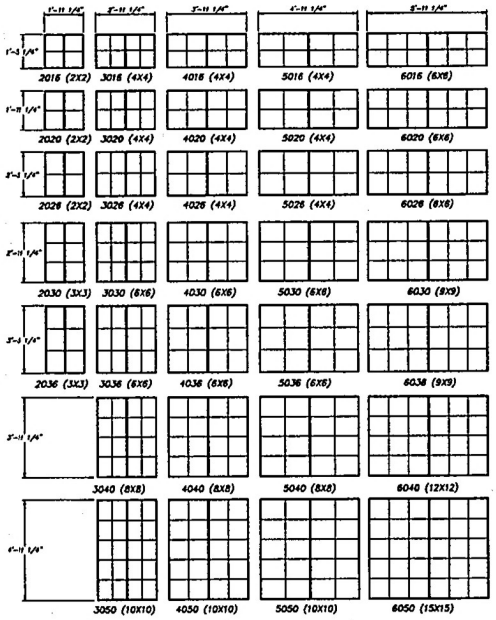


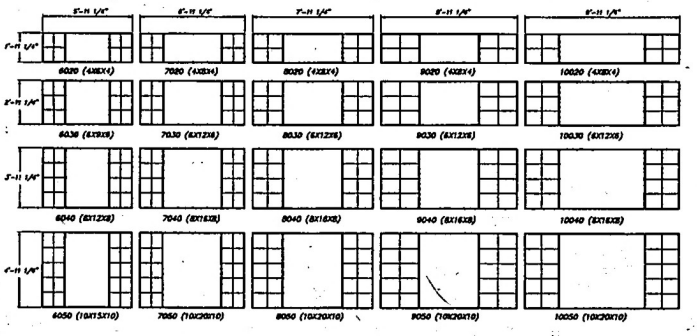




Horizontal Slider Standard Sizes

Other standard sizes and liting patterns available, please consult specifications manual.



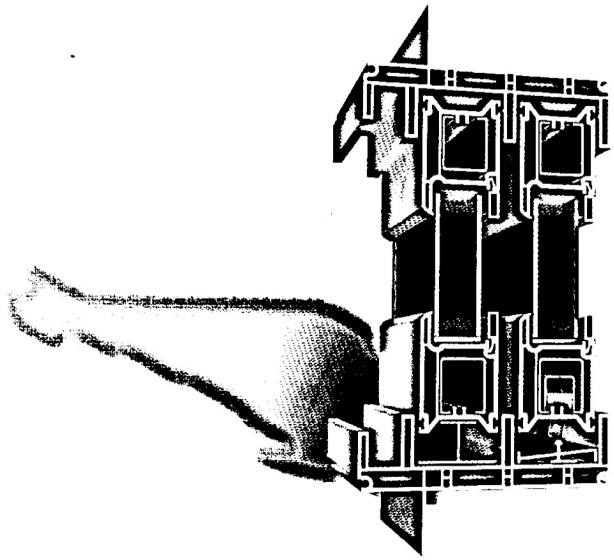


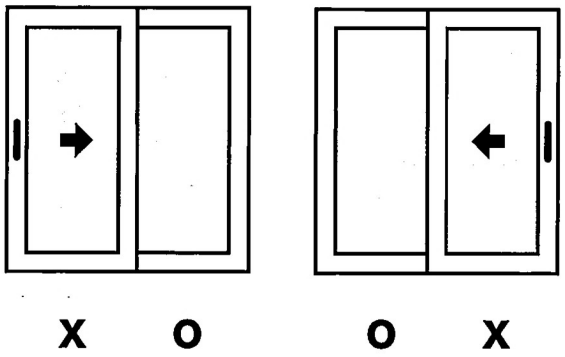
Sliding Glass Patio Door - Series 9390



FEATURES

- *Externally glazed 1" Glass helps reduce energy consumption*
- *4 ⅝" frame depth with pre-punched nail fin 1 ⅛" set back*
- *Available in White and Almond colors*
- *Matching color handle set is standard with door unit*
- *Optional brass plated handle set*
- *Color coordinated screen comes with each door*
- *Tandem rollers are easily adjusted from the end of the panel*
- *Key lock available upon request*
- *Three panel units are available*
- *Continuous Coverage™ Lifetime Warranty*
- *Fusion welded frame and panels for durability and thermal performance*





As viewed from the outside

Nominal Size	Door Frame Dimension	Rough Opening
5'-0" x 6'-8"	59½" x 79½"	60" x 80"
6'-0" x 6'-8"	71½" x 79½"	72" x 80"
8'-0" x 6'-8"	95½" x 79½"	96" x 80"

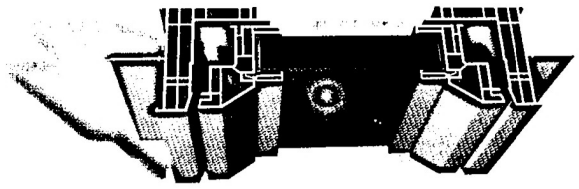
CASEMENT WINDOW - SERIES 9347

BetterBilt DOORS AND WINDOWS

FEATURES

- ¾" Insulated glass
- Vent opens to a full 90° to permit easy cleaning from the inside
- Integral nail fin is a full 1⅛" and pre-punched for easy installation
- Offered in 2 and 3 panel units – operating or fixed
- Frame depth is 2 15/16" works well with frame and nu-wall/power wall construction
- Concealed hinges for a clean look
- Fiberglass screen insert is standard with the casement unit
- Offered in White and Almond colors
- Fusion welded frame and sash for durability and thermal performance
- Continuous Coverage™ Lifetime Warranty
- Coastal hardware suggested for corrosive environments – must specify when ordering or pricing





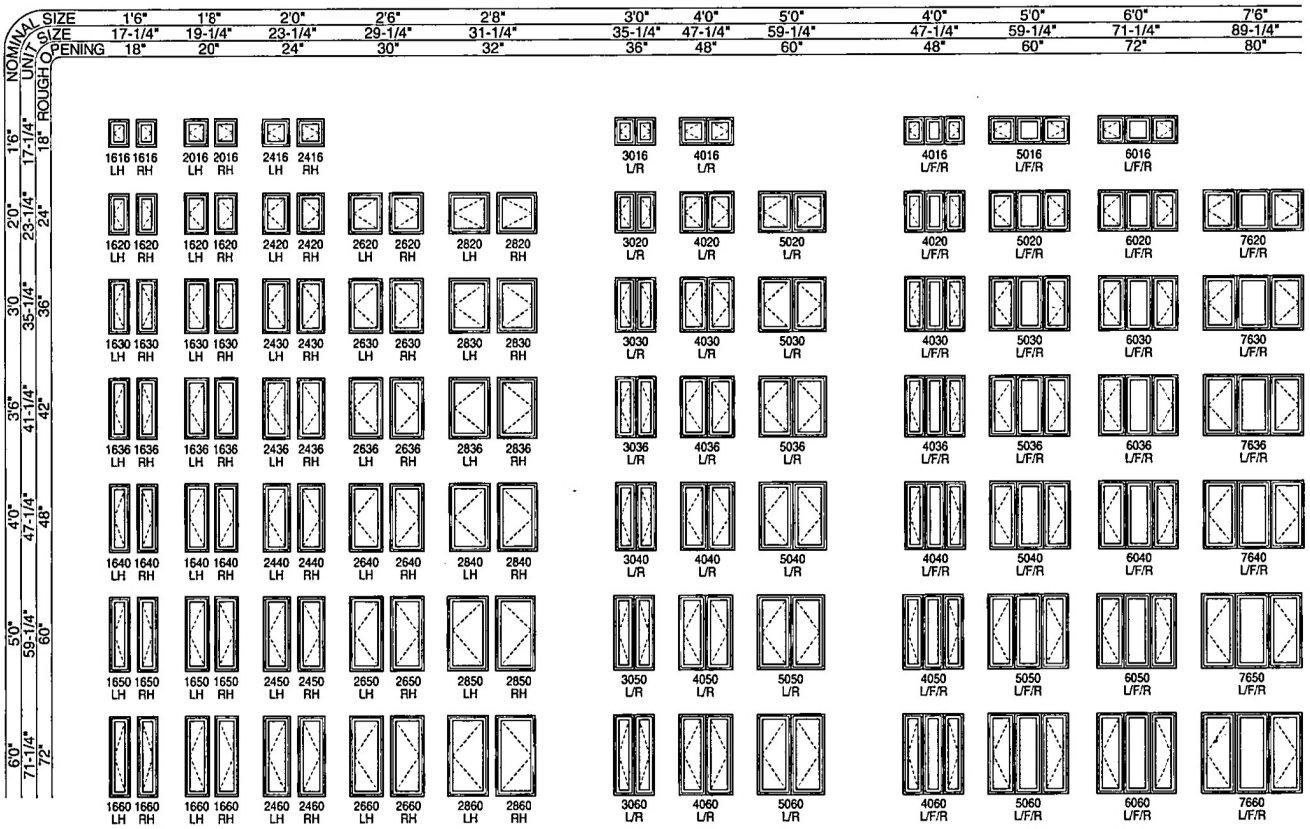


L L R L S R L S S R

-Vent opening must be specified from outside looking in (Hinge Left or Hinge Right)

Casement Standard Sizes

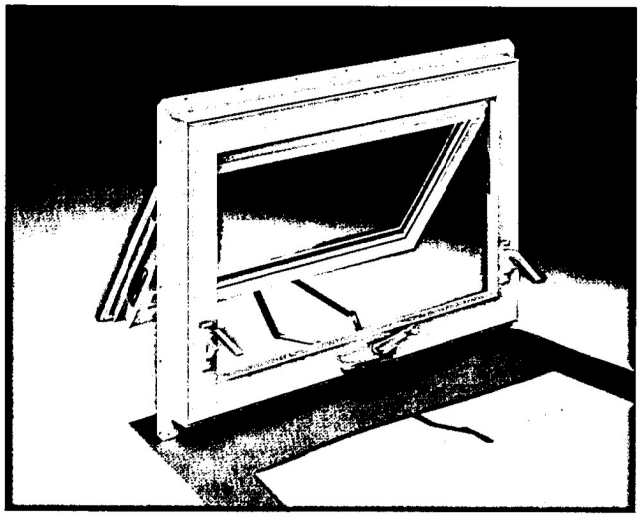
Other sizes and liting patterns available, contact customer service for details.



AWNING WINDOW - SERIES 9340

FEATURES

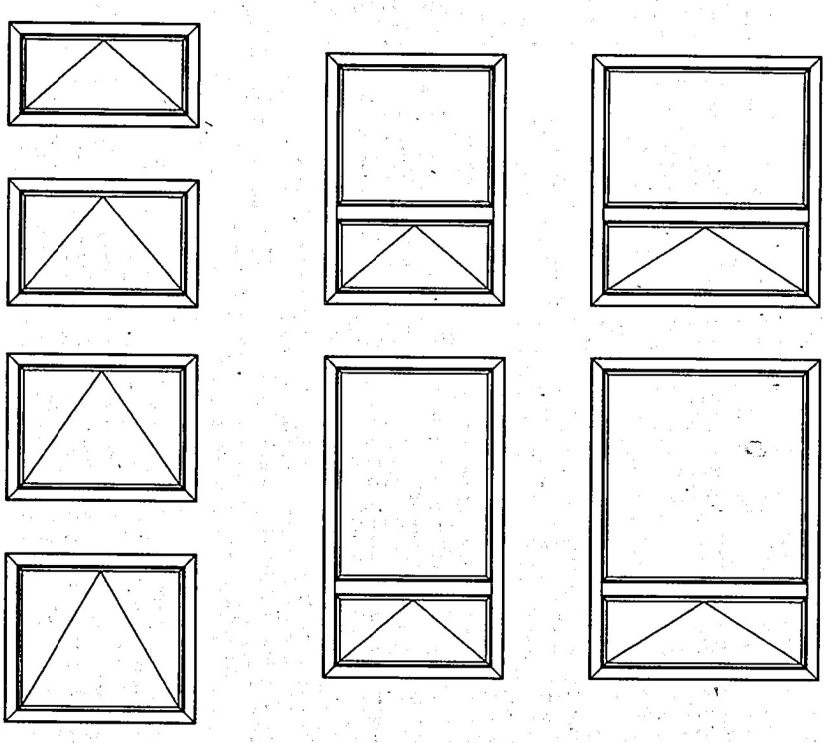
- *¾" Insulated Glass*
- *Glass options such as Low E, Argon Gas Filled, Bronze tint, and obscure are available*
- *Integral nail fin - full 1¼"*
- *Frame depth is 2 15/16"*
- *Concealed hinges*
- *Fiberglass screen insert is standard with the casement unit*
- *Offered in White and Almond colors*
- *Fusion welded frame and sash for durability and thermal performance*
- *Heavy-duty hardware provides for years of trouble-free operation*
- *Continuous Coverage™ Lifetime Warranty*



Consider the unique combination of an awning window design with the benefits of vinyl. BetterBilt versatile awning windows can be stacked vertically or combined horizontally as preferred. A BetterBilt awning window is a great ventilator. Install an awning below a towering picture window and take in the view with a breath of fresh air. Build them in rows to open up a confined area. Or simply let us build you a large operating awning that acts as a beautiful picture window as well as a ventilating unit. Awnings built in vinyl offer the versatile answer to residential design.

Awning Specifications Chart

Several sizes, window combinations and liting patterns available, please consult specifications manual or price book. Operating single units to picture window/awning combinations exist, in our product offering.







BetterBilt's full line of geometric window combinations add a special flair to any room of the house.

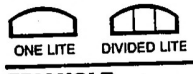
You can accentuate a fireplace with quarter rounds, highlight a cathedral ceiling with a half round, or brighten a two story entryway with an octagon window. BetterBilt's wood grain laminate boasts the look of natural wood without the worry of upkeep and maintenance. A multitude of combinations awaits your new home design. Sliders, single hungs, casements and picture window units are all interchangeable to meet any custom style you require.

FEATURES

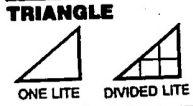
All of BetterBilt's Homemaker II Vinyl Windows match the architectural specialty shapes listed below. Many other shapes and liting arrangements are available.

ARCHITECTURAL WINDOW CONFIGURATIONS

EYEBROW



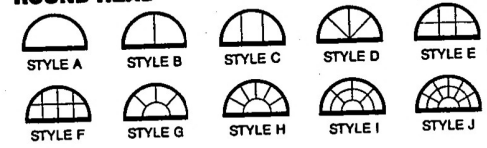
TRIANGLE



TRAPEZOID



ROUND HEAD



ROUND



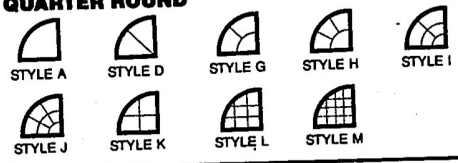
HEXAGON



OCTAGON



QUARTER ROUND

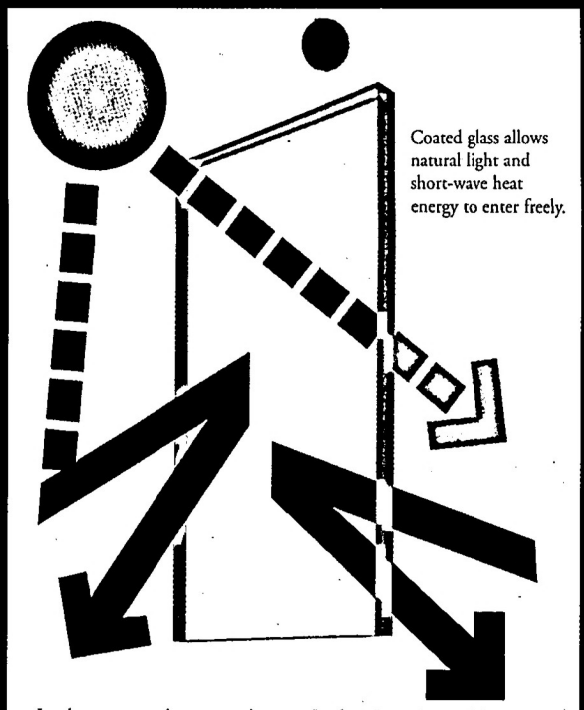


CATHEDRAL WINDOW



MONITOR

STEM



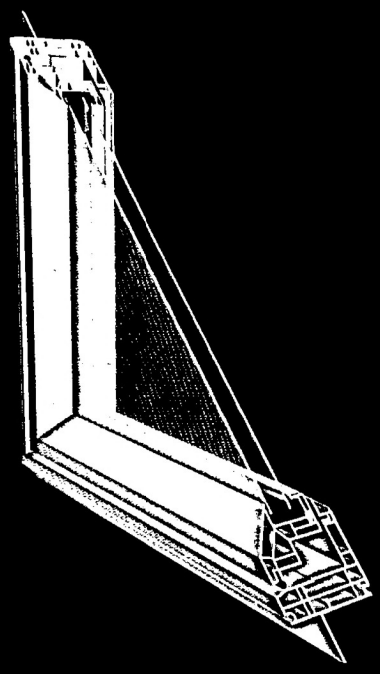
Coated glass allows natural light and short-wave heat energy to enter freely.

In the summer, long-wave heat energy radiating from objects is reflected, lowering cooling costs.

In the winter, internal long-wave heat energy is reflected, lowering heating costs.

Low-E Argon glass...the clear leader in comfort.

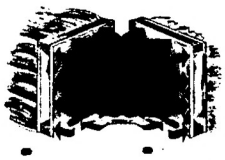
Used in BetterBilt's insulating windows, optional Heat Monitor glass achieves a remarkable thermal performance. While the microscopic metal-oxide coating is virtually invisible to the naked eye, it acts as an effective filter, allowing light to penetrate but blocking long-wave radiant heat – so the warmth stays inside in winter and outside in summer.



LOW-E
Energy Saving Glass

BetterBilt double-glazed, single Low-E glass complete with Argon gas-filled air space offers:

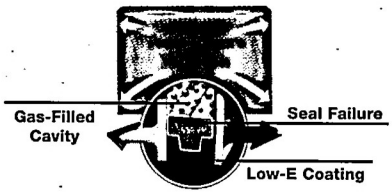
- Insulating value similar to that of triple glazing without the added weight incurred by triple glazing.
- Virtually clear Heat Monitor coating reduces summer heat, maximizes light transmission.
- Maximizes solar gain in cold weather.
- Allows only 51% of the solar heat.

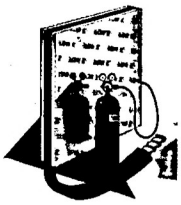


Conventional Aluminum Spacer

Swiggle Seal™ Spacer

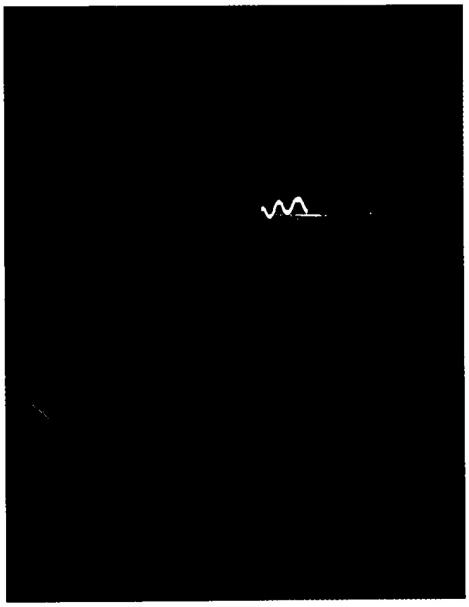
Recent independent laboratory tests* have proven that conventional insulating glass units made with aluminum spacers transfer four times as much heat to the outside glass than do the same designs made with Swiggle Seal™. Indeed thermal conductivity measurements comparing aluminum, glass and Swiggle Seal™ show that Swiggle Seal™ conducts heat at a rate over 1,600 times lower than aluminum.





Conventional insulating glass units made with Low-E glass and argon gas-fill can build up significant amounts of stress as heat is lost through the edge. This stress is caused by differences in the thermal expansion from the warmer center of the glass to the cooler outside edge. The result can often be premature seal failure. For truly high performance windows choose BetterBilt with Swiggle Seal™.

* Test conducted by the Advanced Glazing System Laboratory, Dept. of Mechanical Engineering, University of Waterloo, Toronto, Ontario, Canada.



Swiggle Seal™ Insulating Glass System

Swiggle Seal™ keeps interior glass temperature closer to inside room temperature thereby reducing the amount of harmful condensation which can form on glass panes. The revolutionary design produces insulated windows which greatly reduce the amount of heat transferred through the glass. Also, Swiggle Seal™ is more resistant to premature seal failure than conventional spacers.





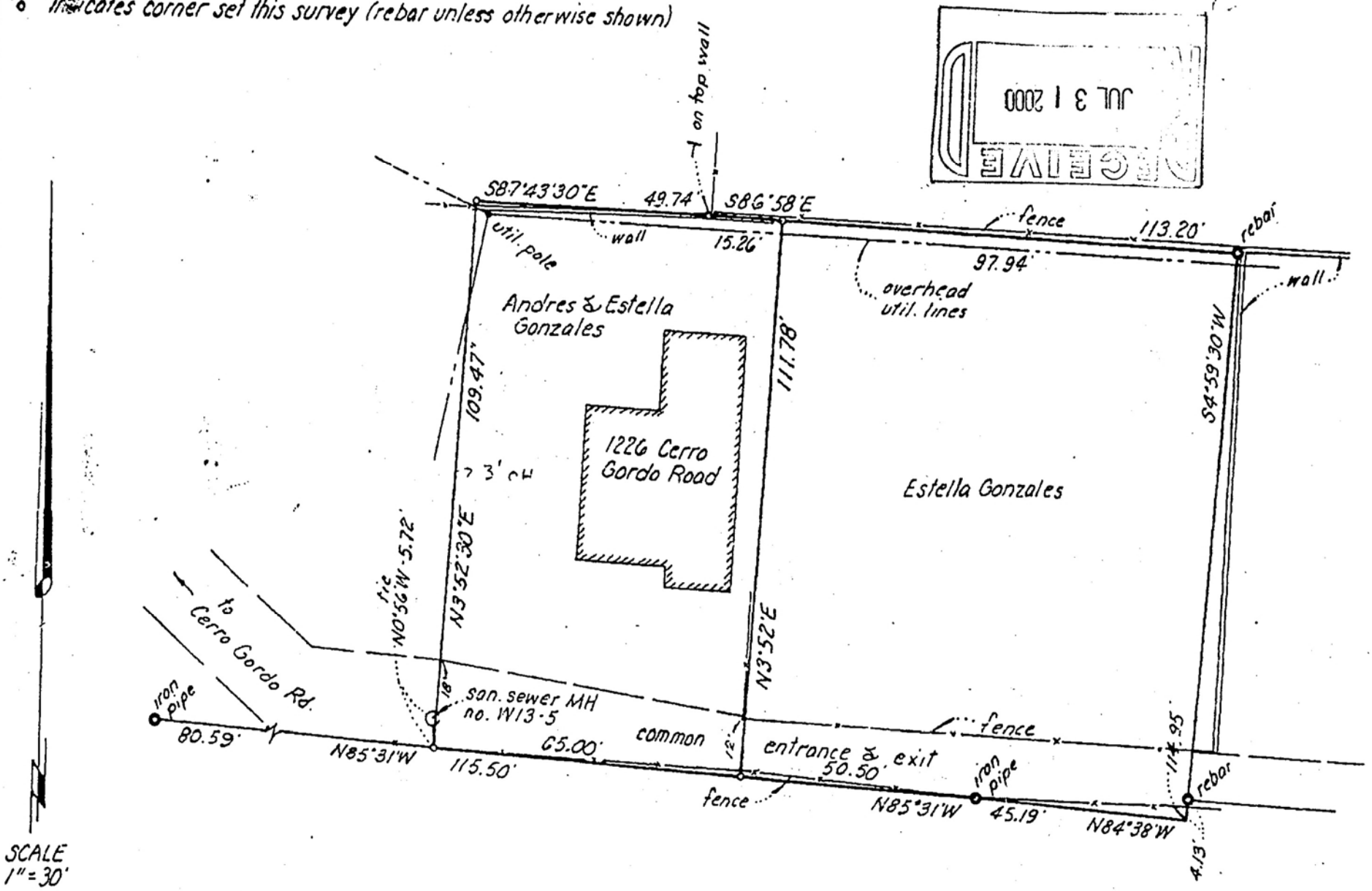
BetterBilt
DOORS AND WINDOWS

For more information, call 1-800-251-1870

©1996 Caradon Doors and Windows Inc. We reserve the right to make changes in design, materials and specifications, as well as to discontinue products without notice.

◎ indicates corner found in place

○ indicates corner set this survey (rebar unless otherwise shown)



I HEREBY CERTIFY that this plat is an accurate delineation of field surveys completed under my direction on 25 June 1982.

HAYDEN SURVEYS

Guy D. Hayden

GUY D. HAYDEN
NMLS Nº 4070

LANDS SURVEYED FOR
ANDRES & ESTELLA GONZALES
WARD NO. FOUR
SANTA FE N.M.

City of Santa Fe, New Mexico

memo

DATE: June 23, 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.

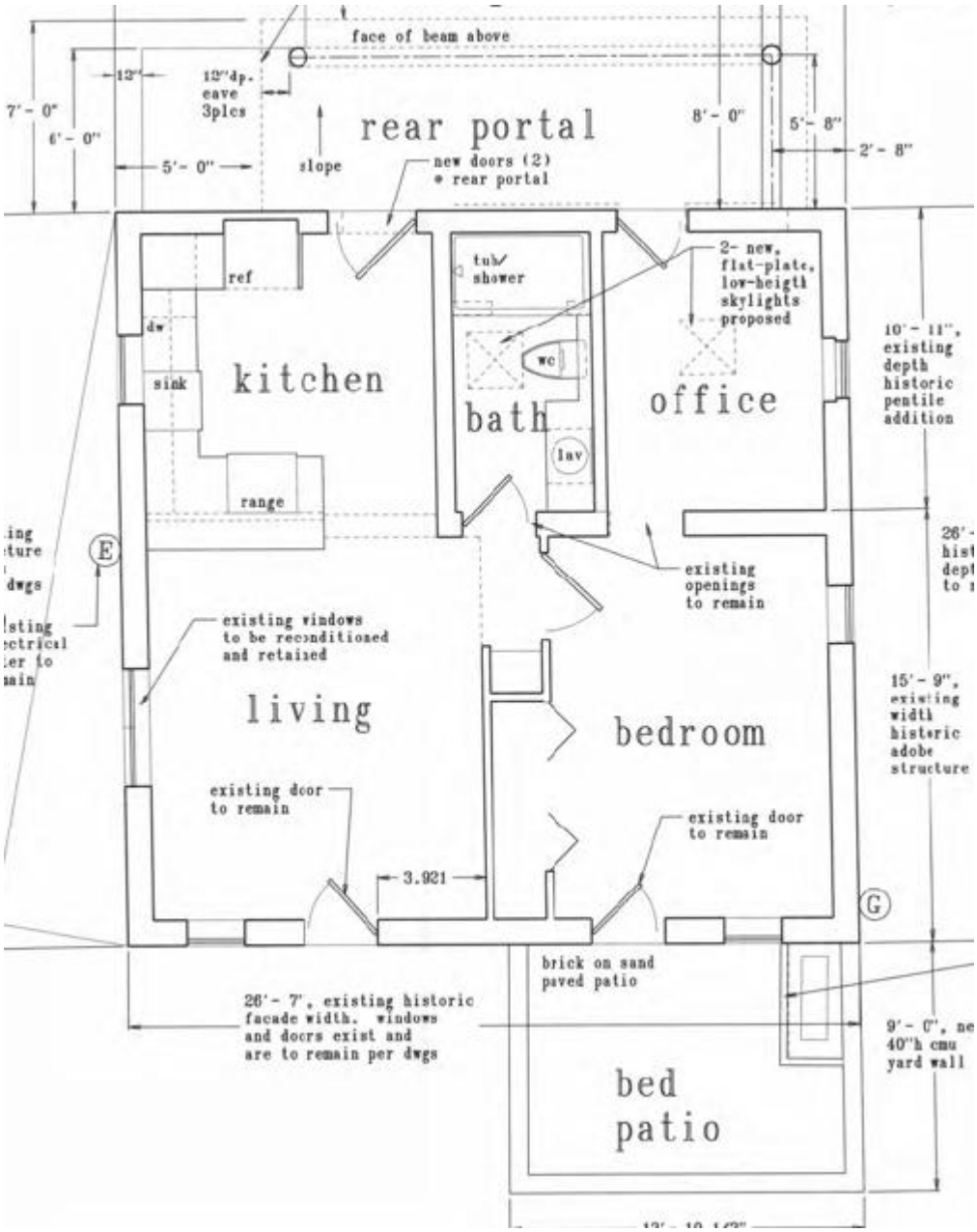


Figure 2: Previously Approved Site Plan

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.

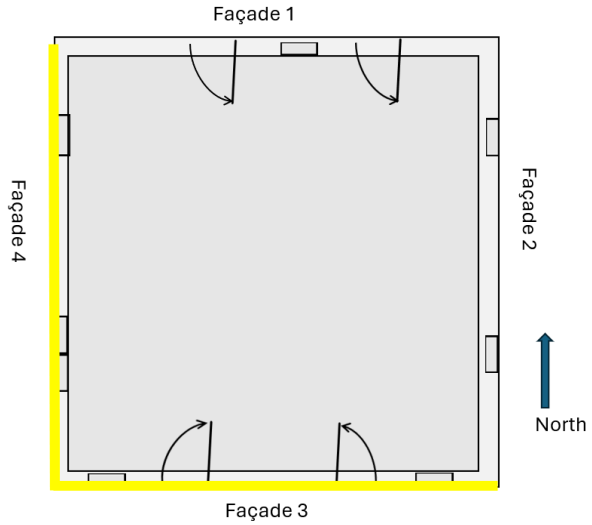


Figure 4: Primary Facades

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.

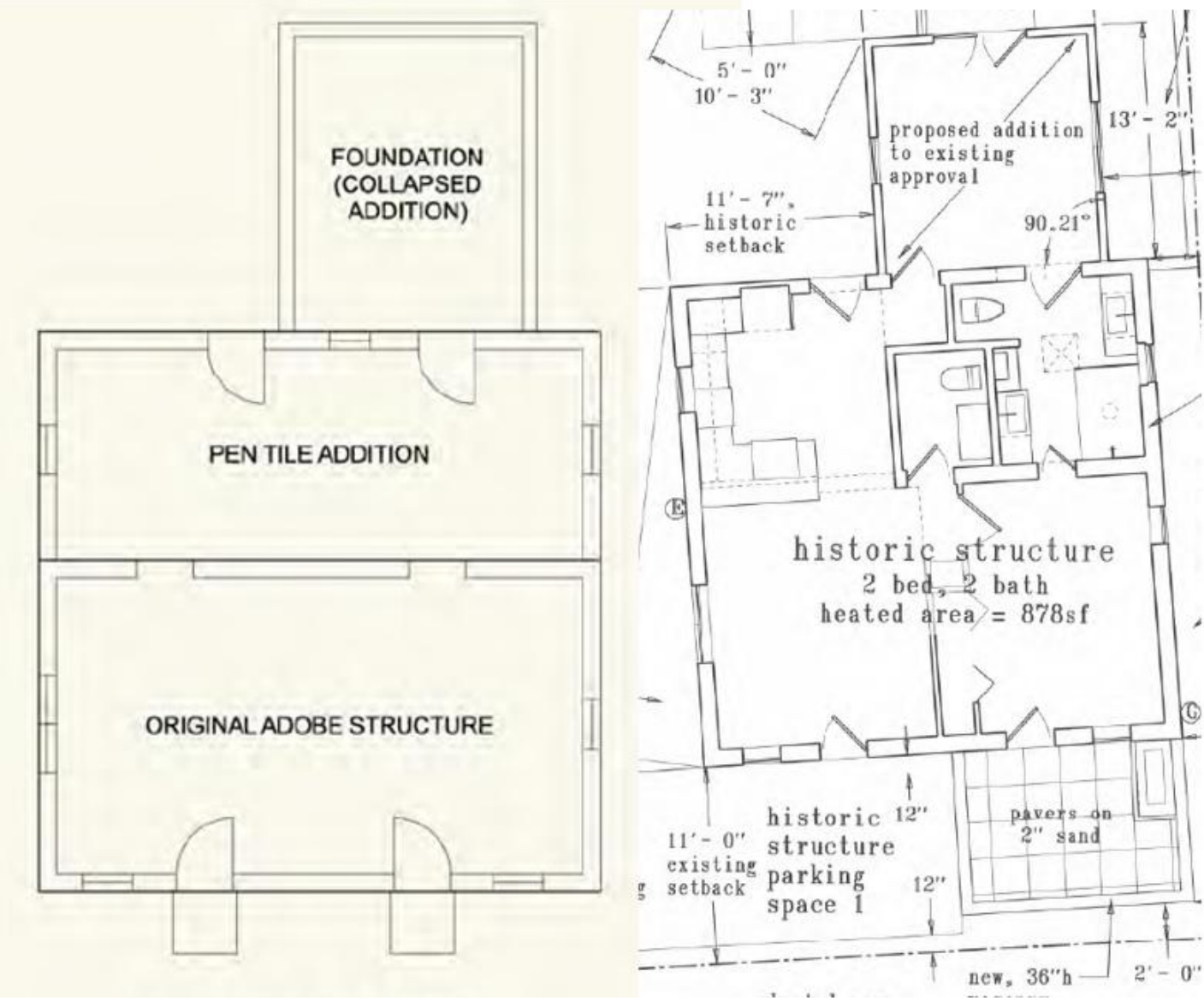


Figure 5: Previous Floor Plan Compared to Proposed Plan

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.

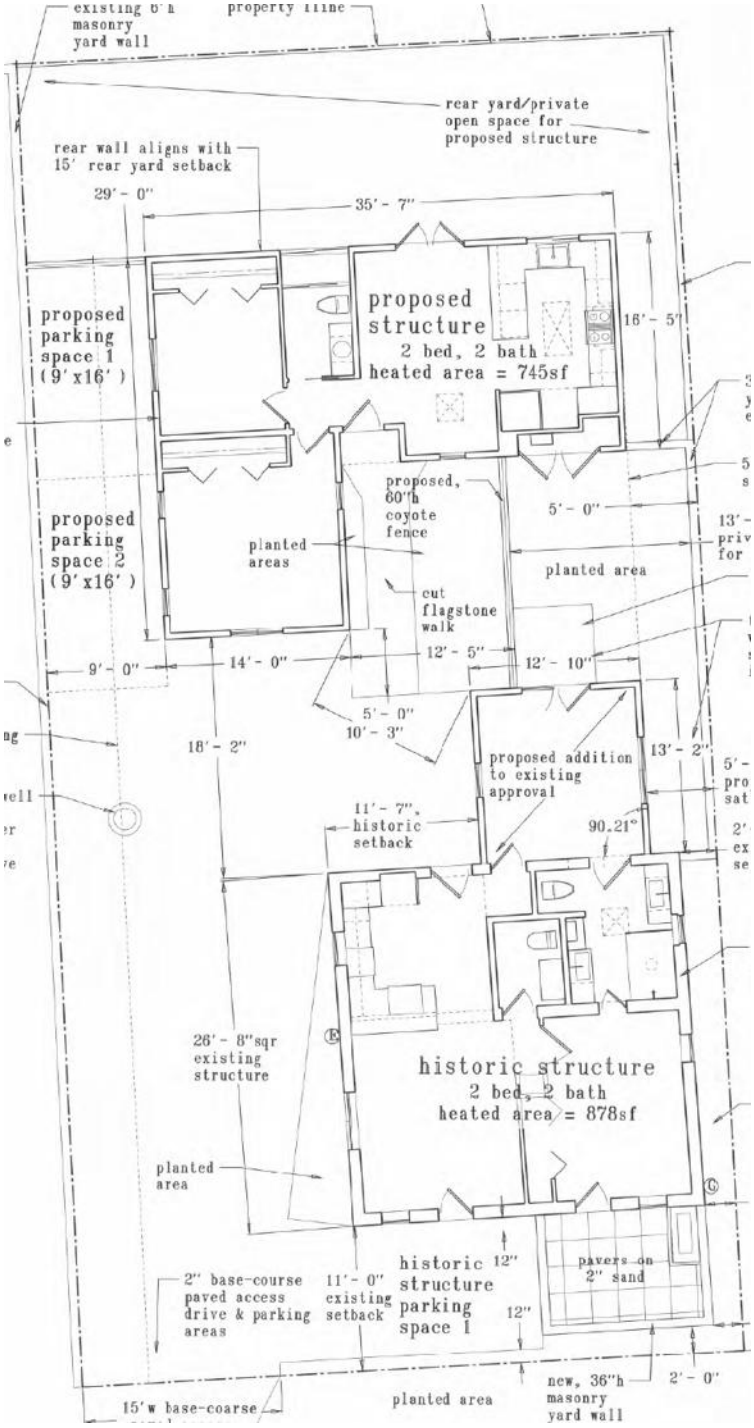


Figure 5: Proposed Site Plan

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.

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, 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.

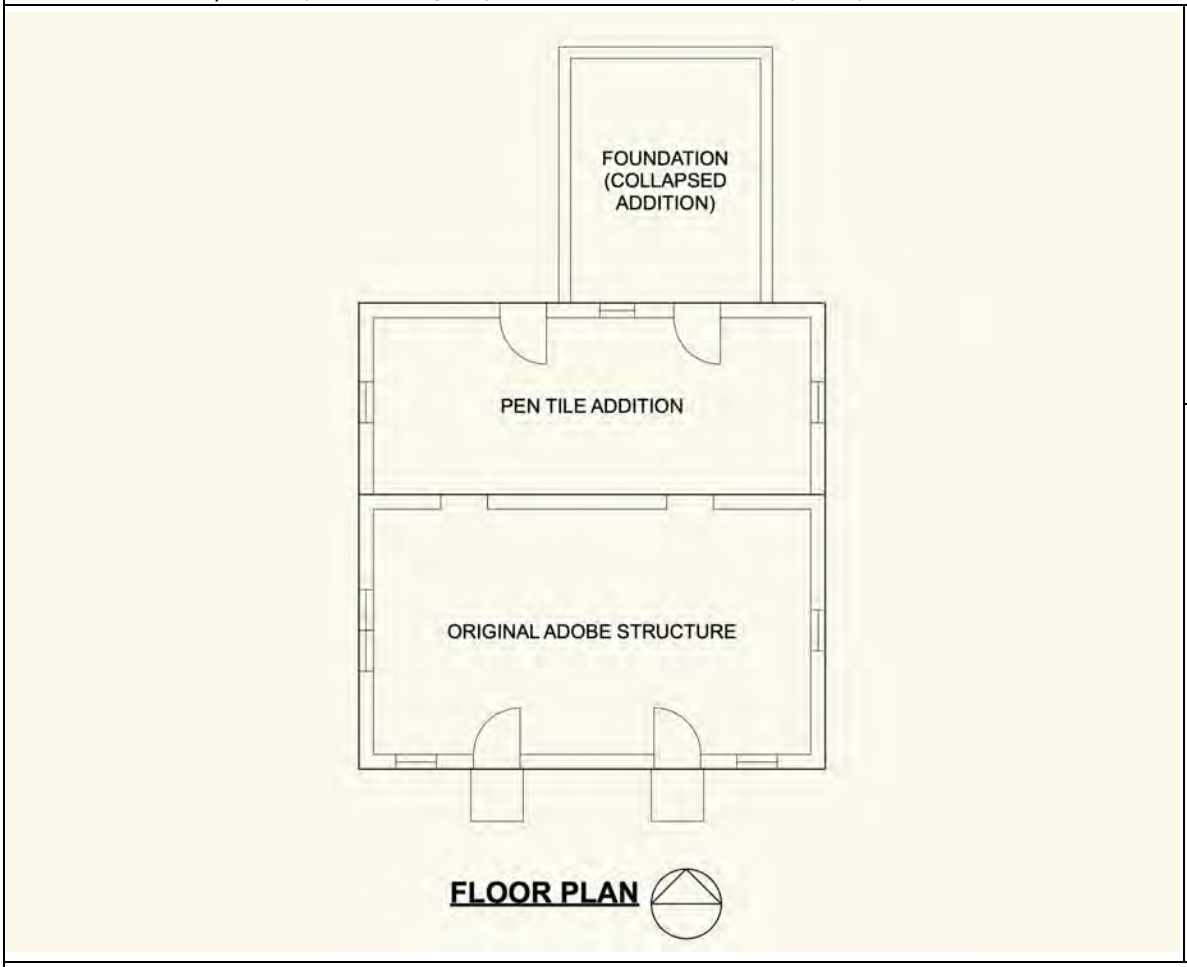
12. Who uses the property? Unused

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

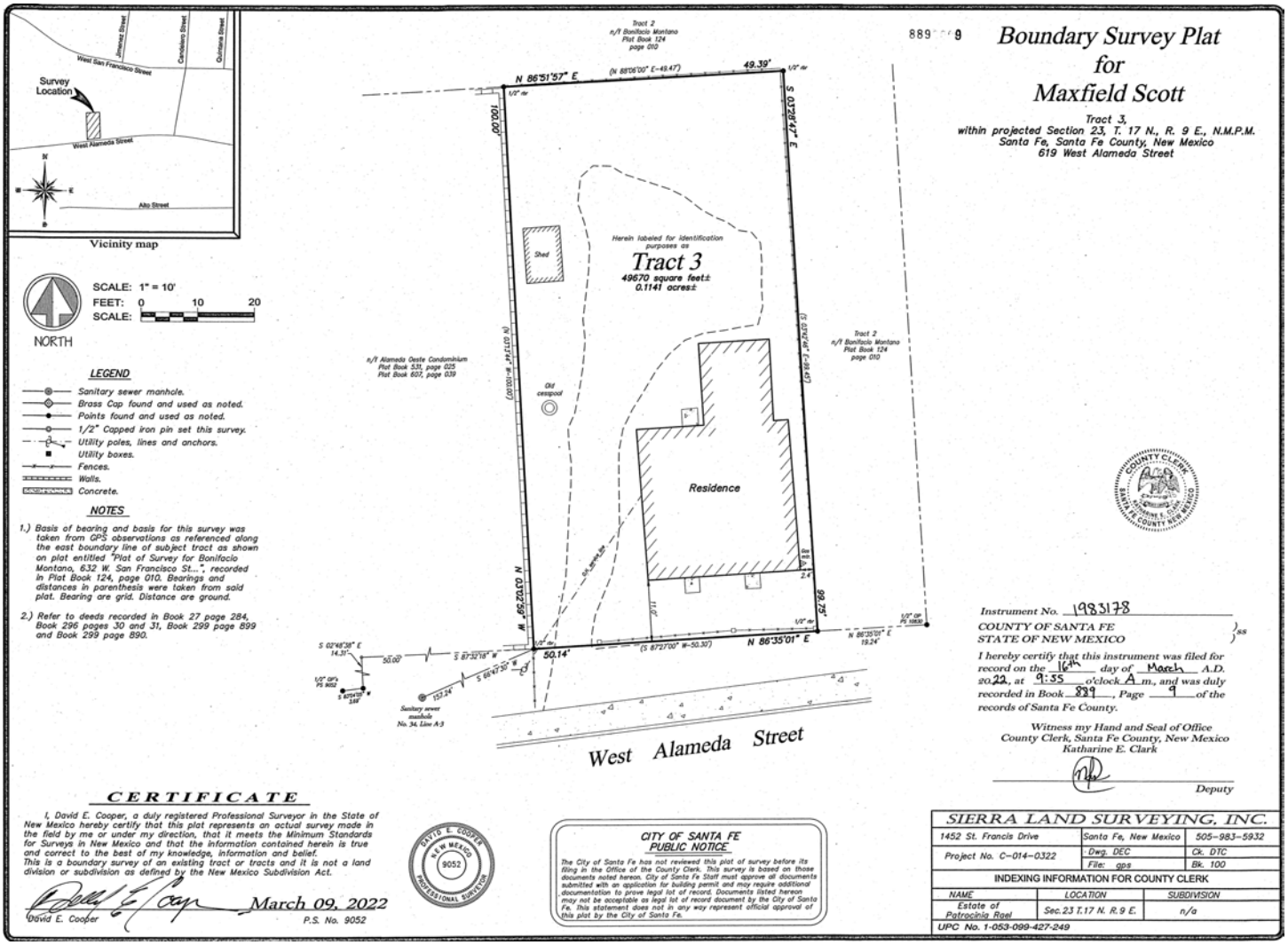
17. Documents Available and Their Locations: Property Report - Property Recs (propertyrecs.com), Deeds and Plats - Santa Fe County Clerk/Register of Deeds, Aerial Photos, Map of Contributing Structures - City of Santa Fe GIS website, Aerial Photos - UNM Earth Data Analysis Center, Aerial Photos – Google 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.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

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

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Southwest corner – looking northeast – May 2025



West façade – looking east – May 2025

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Northwest corner – looking southeast – May 2025



North façade – looking south – May 2025

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

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Northwest corner – looking north – May 2025



East façade – looking west – May 2025

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

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Southeast corner– looking northwest – May 2025

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

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Wood framed addition – pre collapse - 2023



Wood framed addition – pre collapse - 2023

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Aerial view – 1948 – appears to show a building on the property

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

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Aerial view – 1951 – appears to show a square building

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: May 6, 2025, May 12, 2025



Aerial view – 1967 – clearly shows a square building

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



Aerial view – 1975 – clearly shows the third addition

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



Aerial View - 2023

H323

6/24/85 HMW SF 05161326

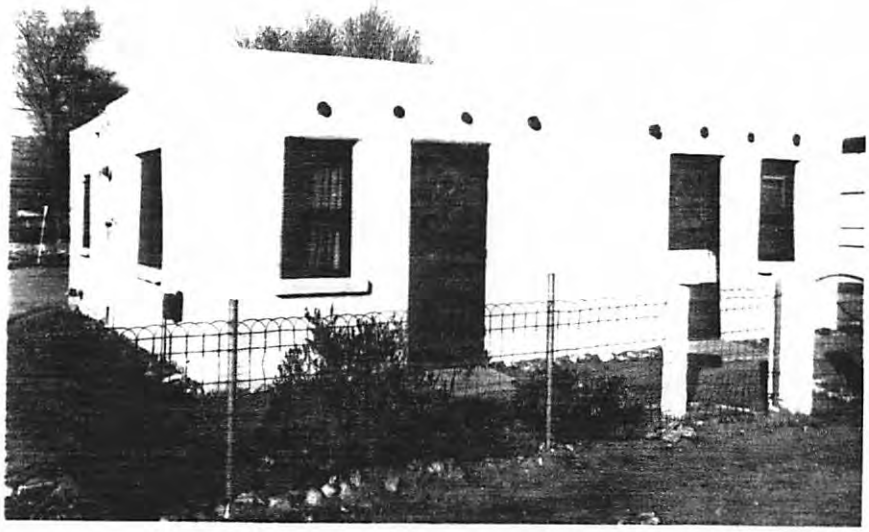
SFHD 7 26

619 W. ALAMEDA

SF

—

SL SFHD 7 22



P

SF DIR; NEIGHBOR

style

architectural features

comments

condition

excellent good

fair deteriorated

degree of re-sliding

minor moderate major

describe:

surroundings

RES.

relationship to surroundings

similar ✓ not similar

district potential

yes no

significance

eligible of ✓ interest

if eligible, why?

associated buildings? yes

what type?

if inventoried, list 10 nos.

yes

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 3spc / 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

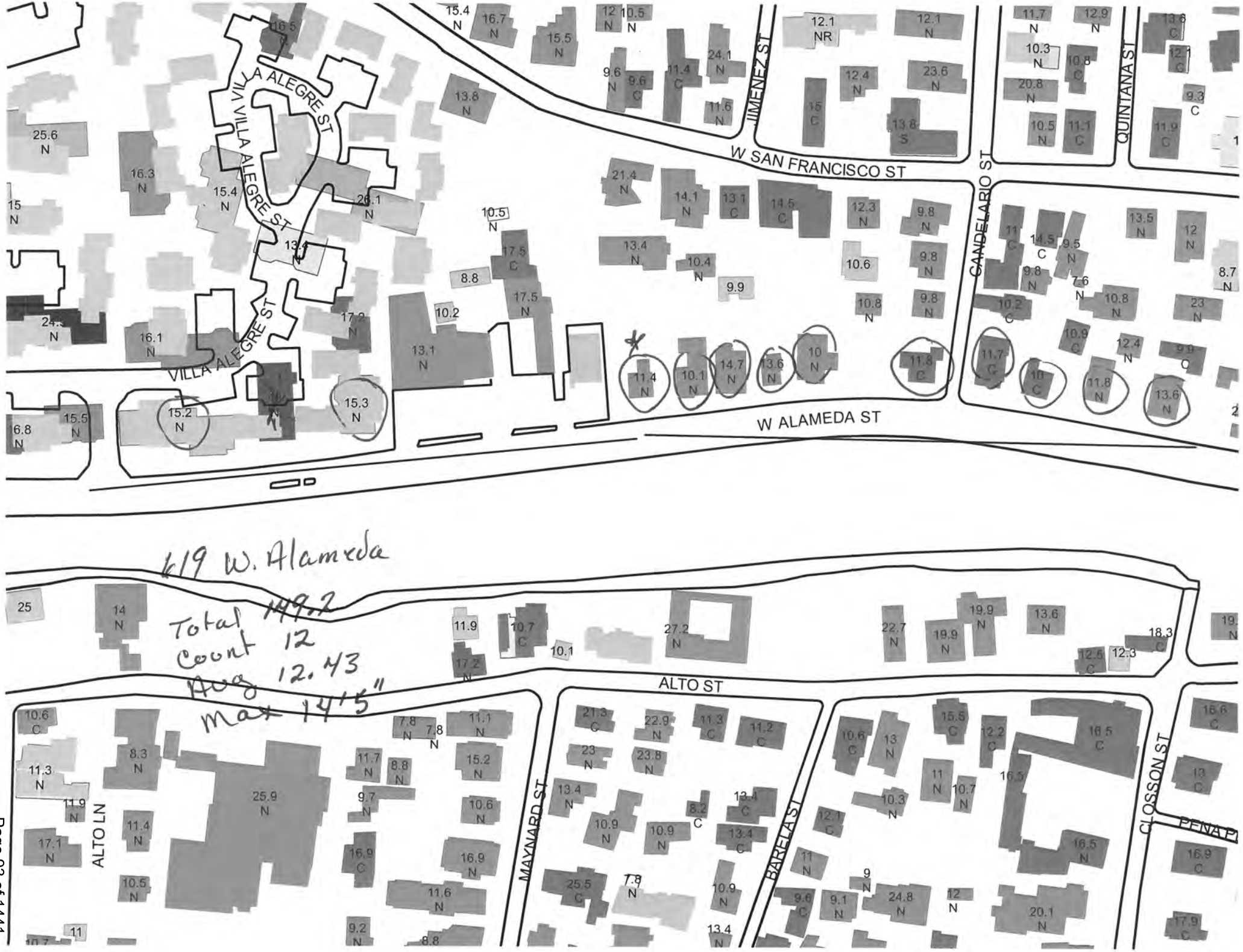
This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

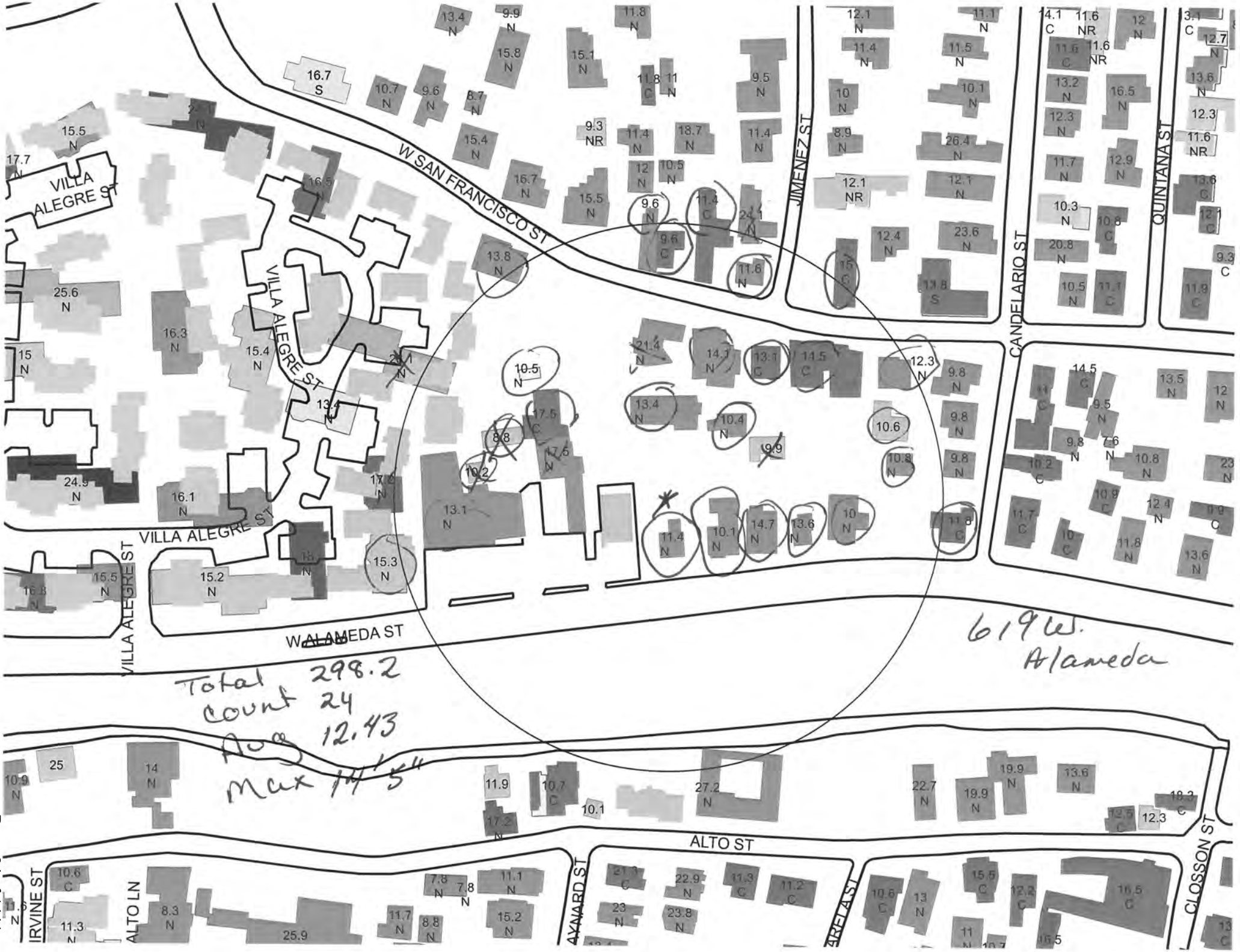
Scottirving Owner ✓ Applicant Agent

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
Total 149.2
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
MAYNARD ST
BARELA ST
CLOSSON ST
PENA P
ALTO LN


W SAN FRANCISCO ST
VILLA ALEGRE ST
VILLA ALEGRE ST
VILLA ALEGRE ST
VILLA ALEGRE ST
JIMENEZ ST
CANDELARIO ST
QUINTANA ST
W ALAMEDA ST
ALTO ST
IRVINE ST
ALTO LN
AYNARD ST
CLOSSON ST
Total 298.2
count 24
Avg 12.43
Max 14.54
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

---

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

---

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

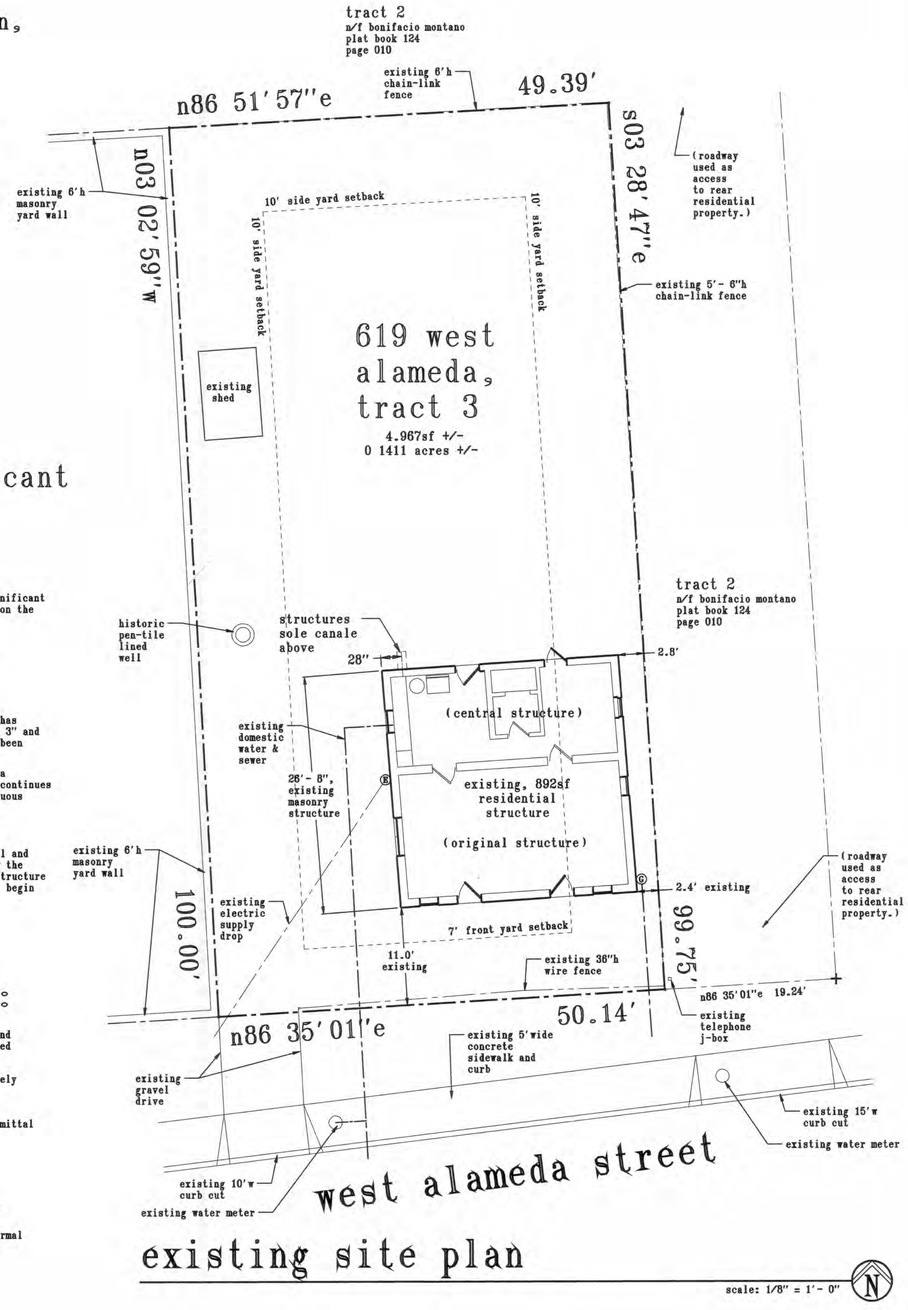
a1.1 title, sheet index, existing site plan, analysis of historic structure and repair work required
a1.2 proposed site plan
a2.1 619 west alameda proposed floor plan
a3.1 existing and proposed south & west exterior elevations
a3.2 existing and proposed north & east exterior elevations

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.

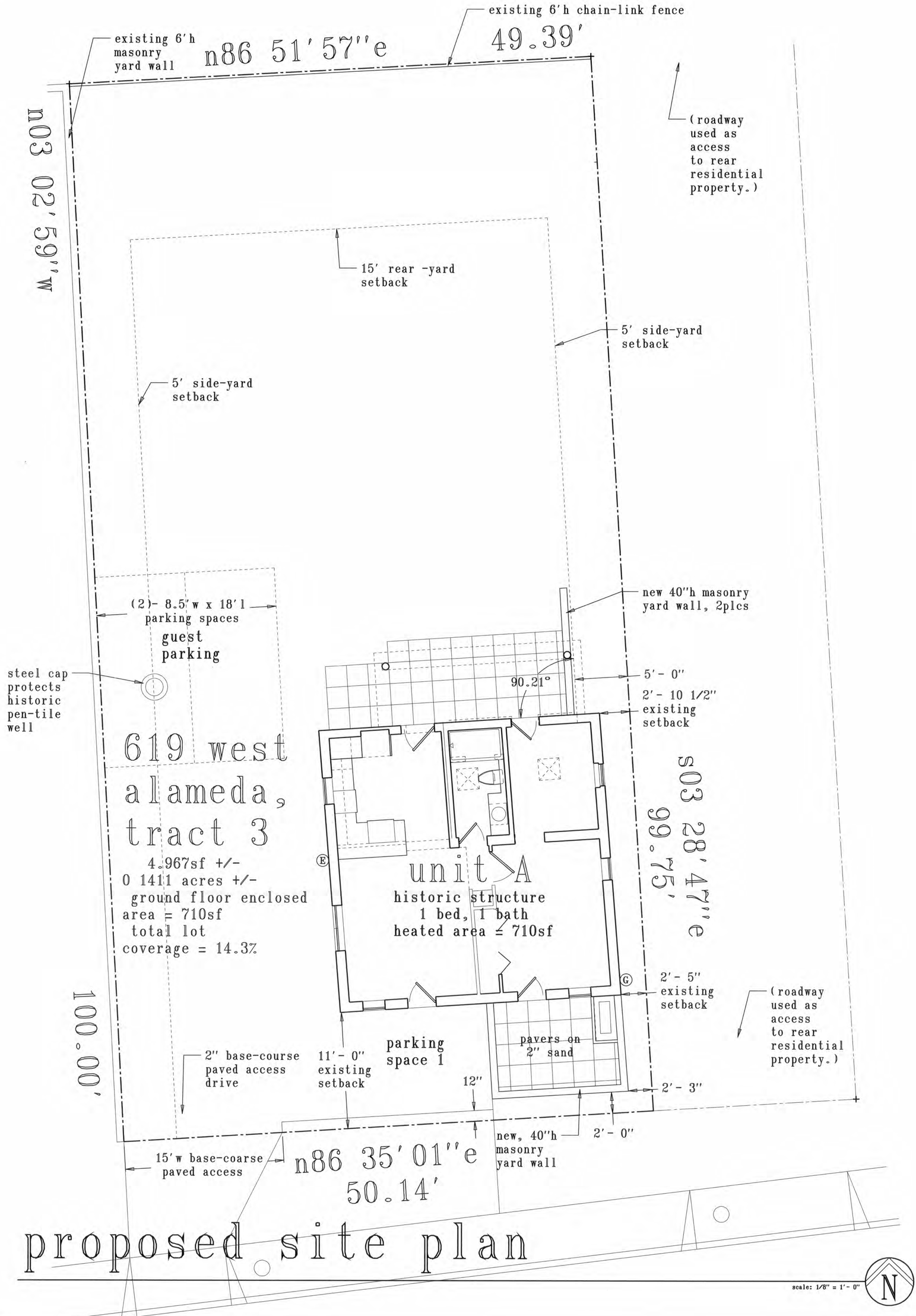


existing site plan

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



proposed site plan

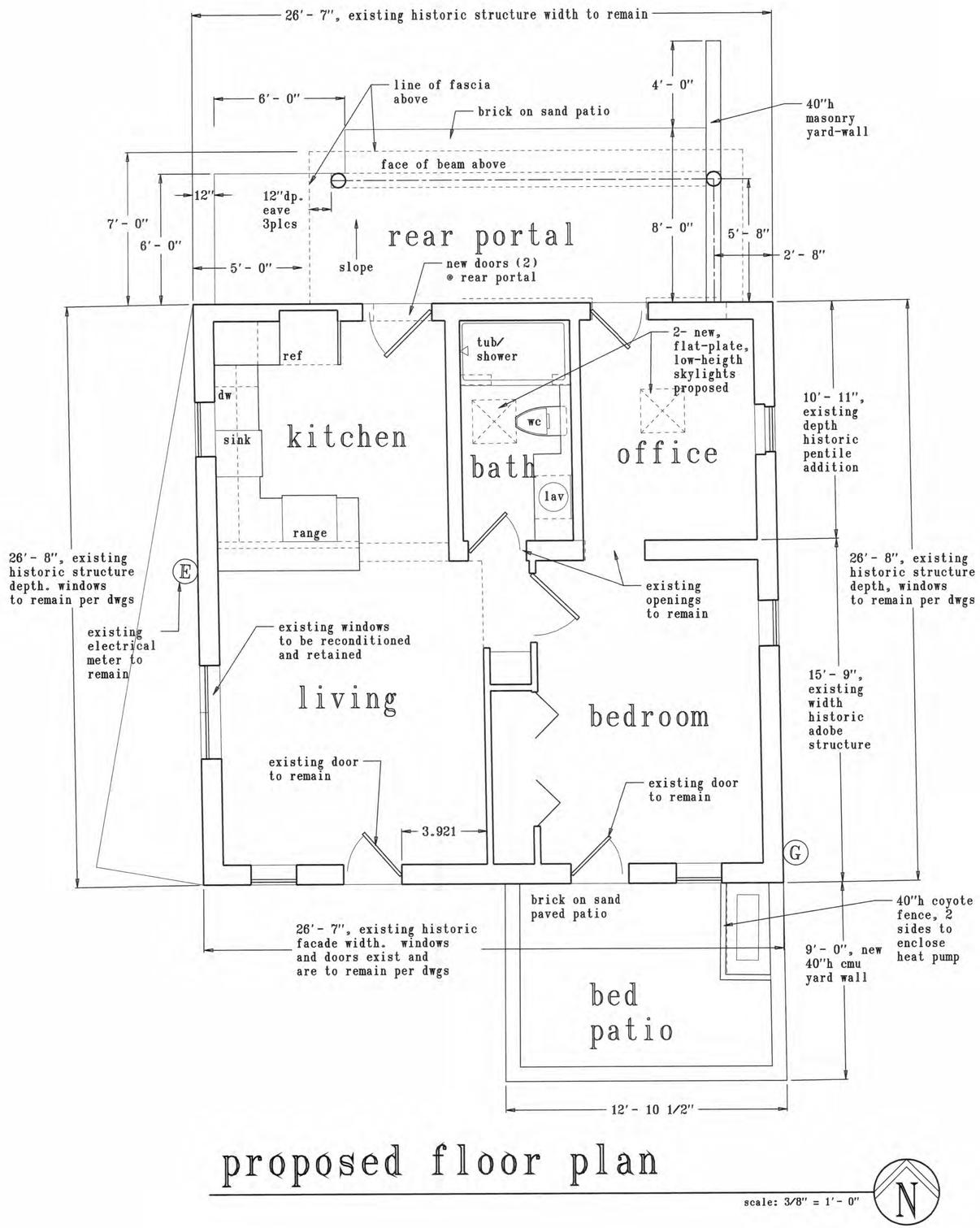
scale: 1/8" = 1'- 0"

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

checked



proposed floor plan

scale: 3/8" = 1'- 0"

N

sirving designs
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149

drawn

checked

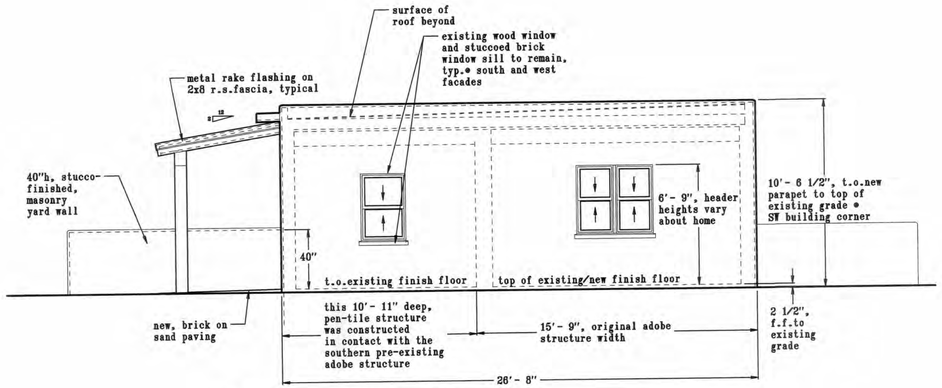
date: 2/12/2026

project
a remodel for
619 West Alameda
santa fe, NM

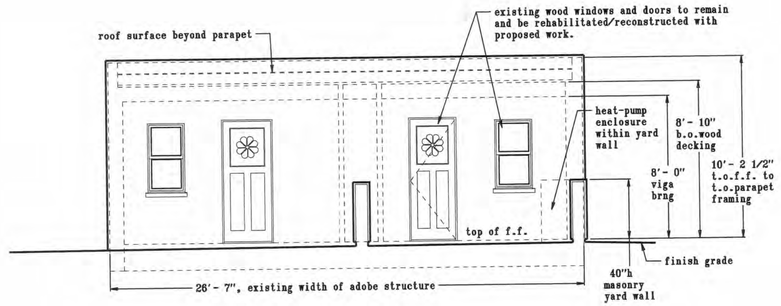
sheet title
619 west alameda,
proposed floor plan

revisions

sheet no.
a2.1



west elevation

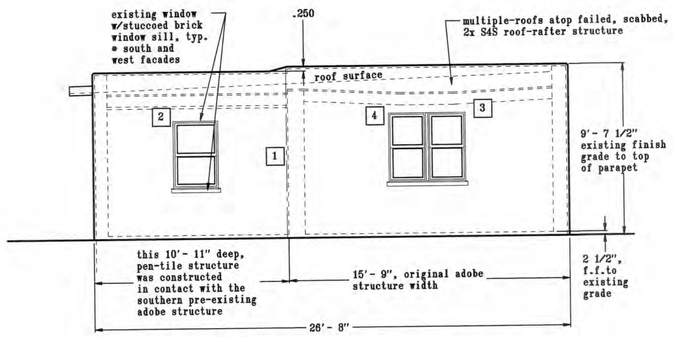


south (street) elevation

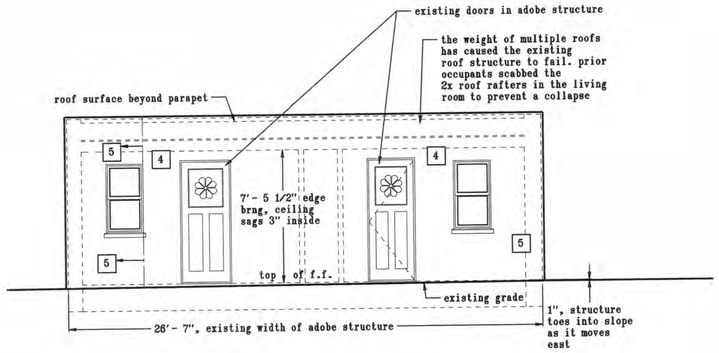
proposed elevations

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

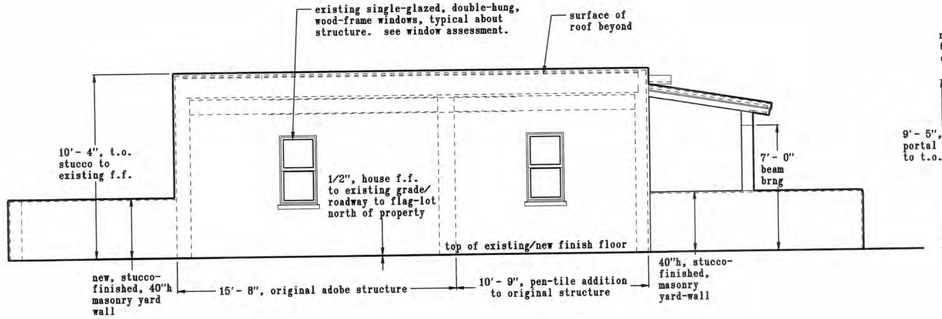
date: 2/12/2026

project
a remodel for
619 West Alameda
santa fe, NM

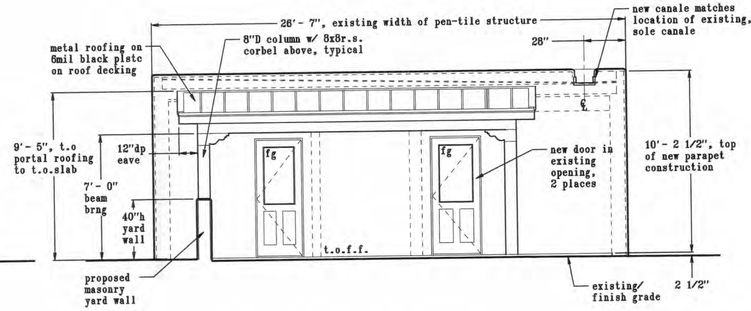
sheet title
existing & proposed, south & west exterior elevations

revisions

sheet no.
a3.1



east elevation

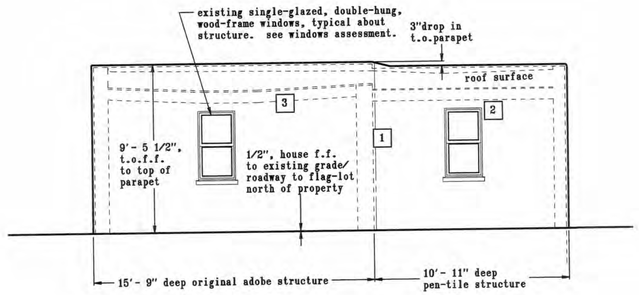


north elevation

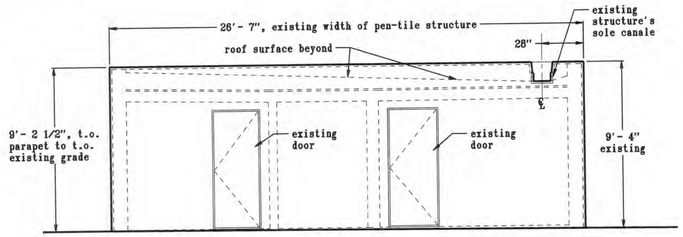
proposed elevations

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

west elevation



east elevation



north elevation

east elevation

existing elevations

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

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

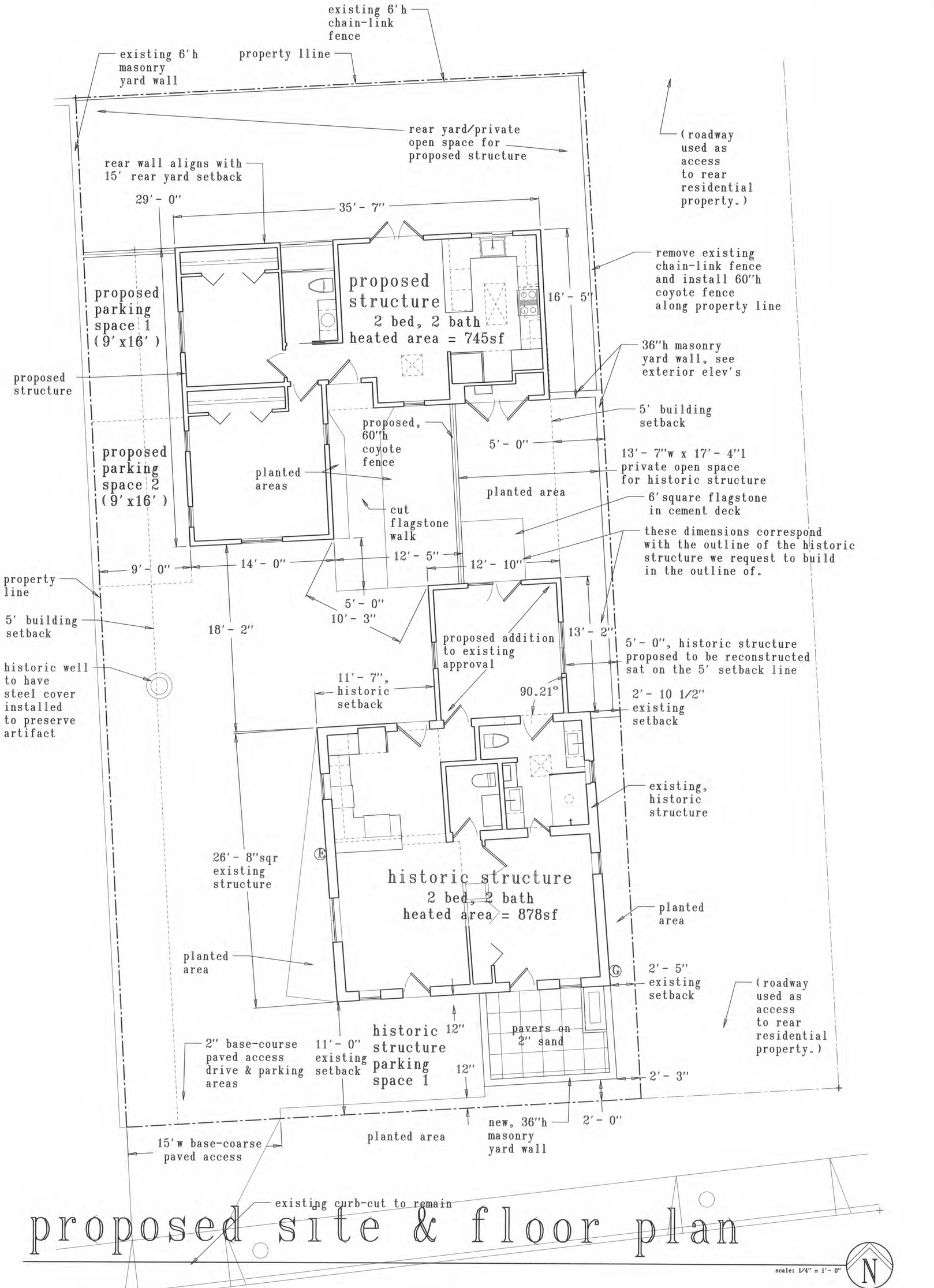
sheet title
existing & proposed, north & east exterior elevations

revisions

sheet no.
a3.2

619 W Alameda

Current Request Documents



proposed site & floor plan

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

sheet no.	revisions	sheet title	project	date:	drawn
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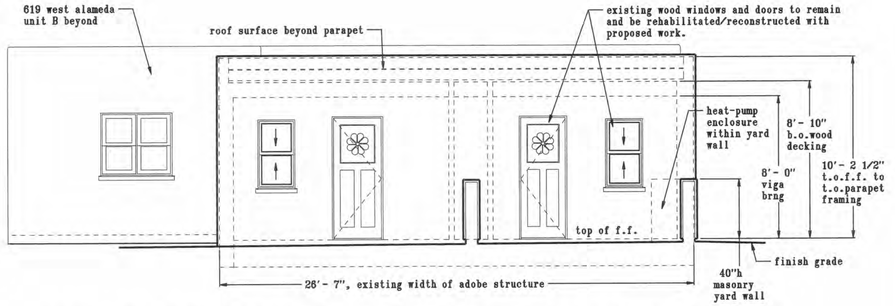
sirvino designs
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149

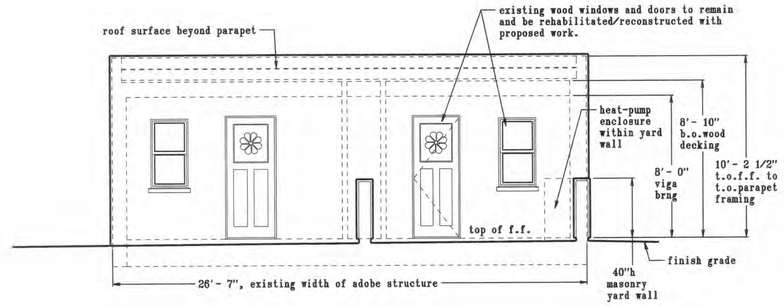
checked



proposed 619A & B west alameda - south elevation

proposed elevation

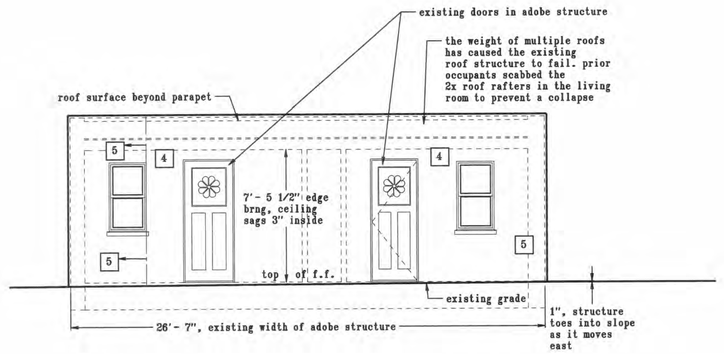
scale: 1/4" = 1'- 0"



south (street) elevation

approved elevation

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



south (street) 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

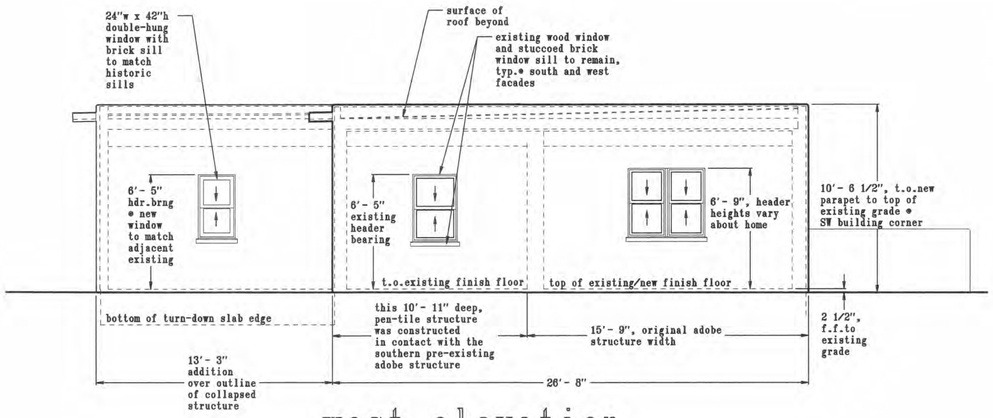
date: 5/11/2026

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

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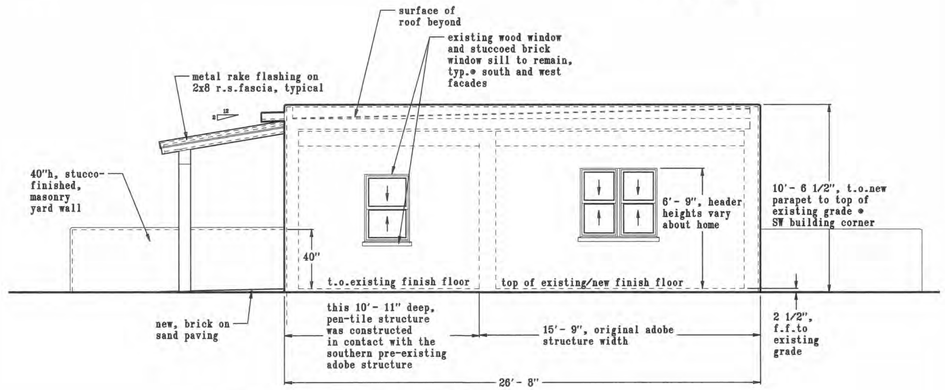
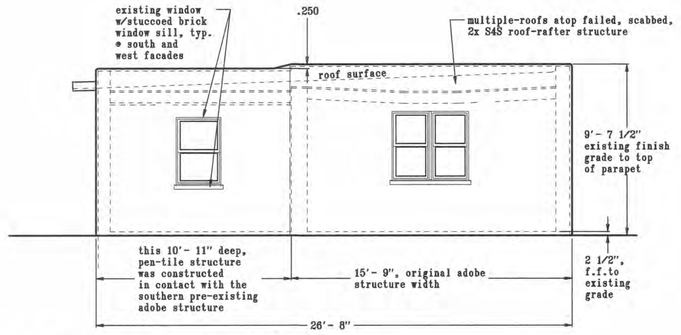


west elevation

approved elevation

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



west elevation

existing elevation

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

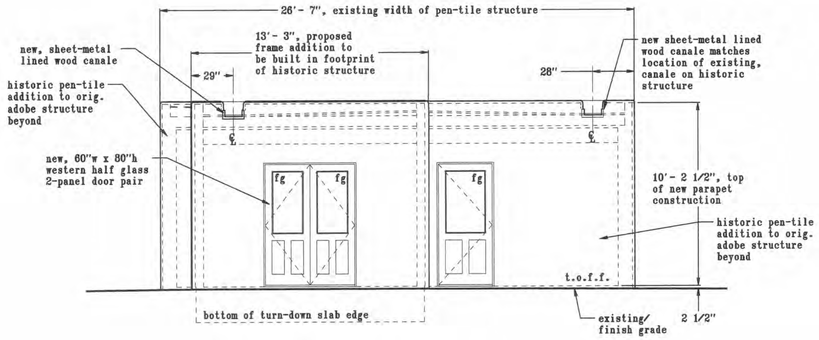
sd
drawn
checked
date: 6/1/2026
dodgerfan2504@gmail.com 505-670-8149
2504 camino alfredo, santa fe, nm 87501

project
a remodel and addition
for
619 West Alameda
santa fe, NM

sheet title
existing, approved, & proposed west elevations, historic structure

revisions

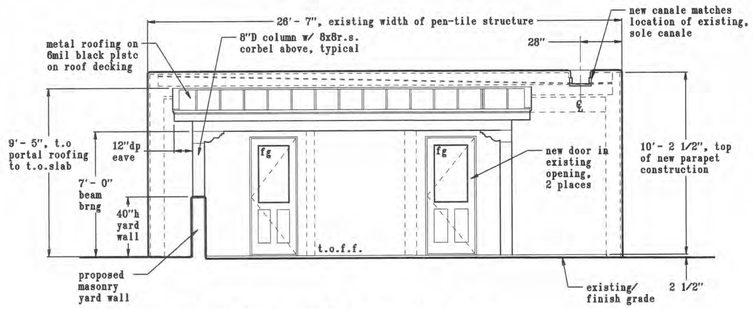
sheet no.
a3.2



north elevation

proposed elevation

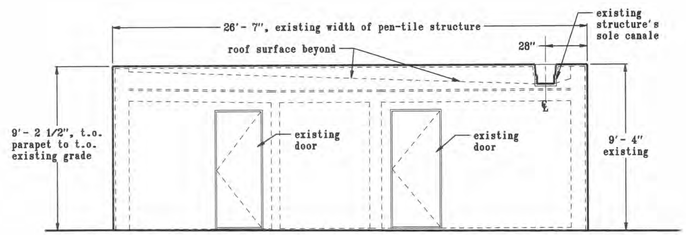
scale: 1/4" = 1'- 0"



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

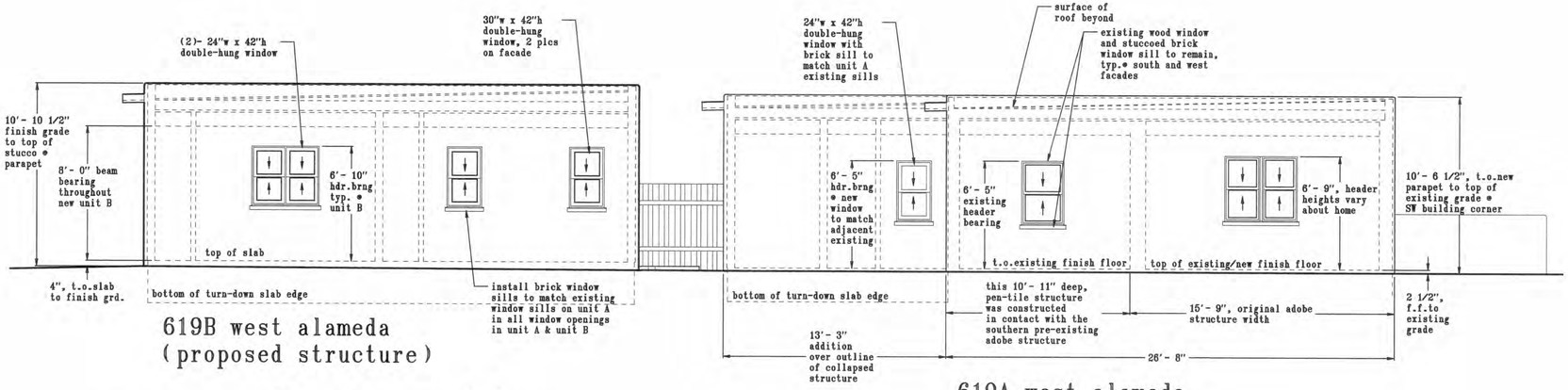
date: 6/1/2026

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

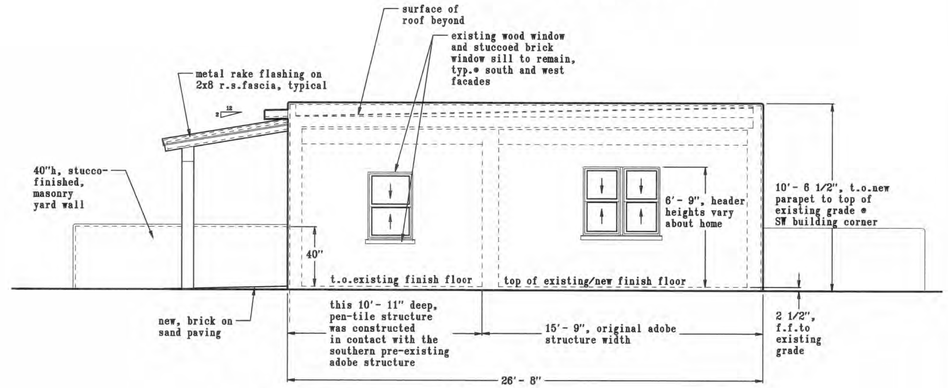


619B west alameda
(proposed structure)

619A west alameda
(historic structure)

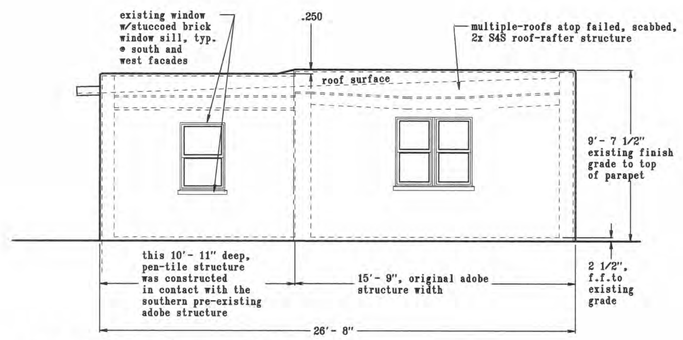
proposed elevation

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



west elevation
approved elevation

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



west elevation
existing elevation

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

sid
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dodger design
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149
checked

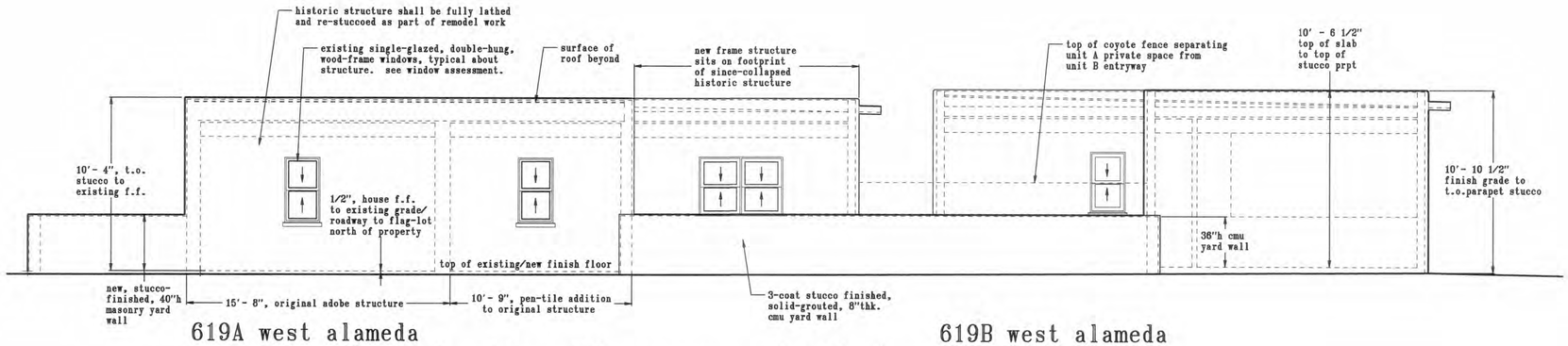
date: 5/11/2026

project
a remodel and addition
for
619 West Alameda
santa fe, NM

sheet title
existing, approved,
& proposed
west elevations

revisions

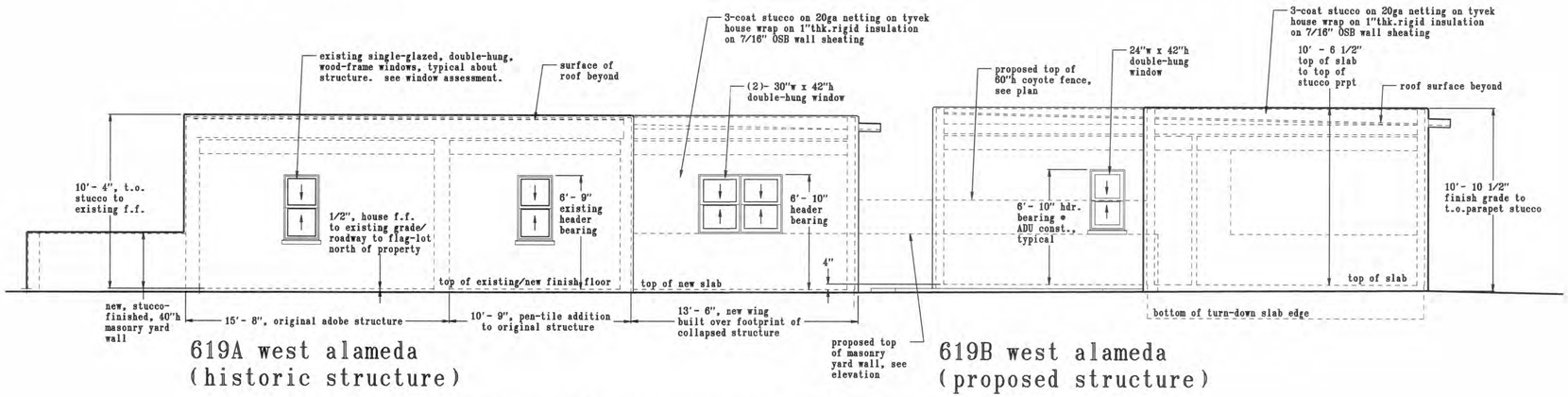
sheet no.
a3.2



619A west alameda

619B west alameda

proposed eastern elevation with masonry yard wall shown

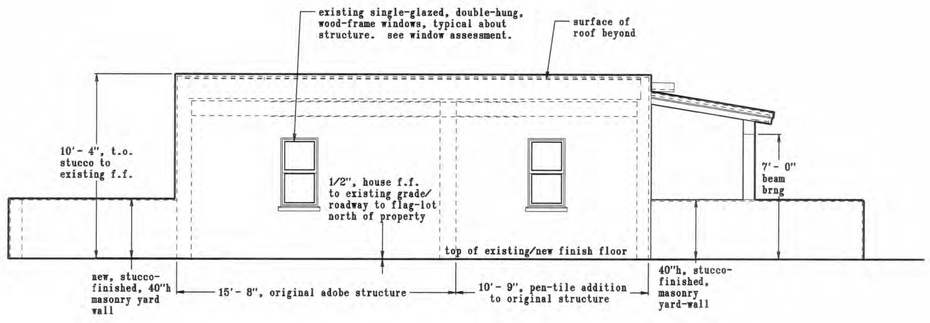


619A west alameda (historic structure)

619B west alameda (proposed structure)

proposed eastern elevation with masonry yard wall shown in phantom

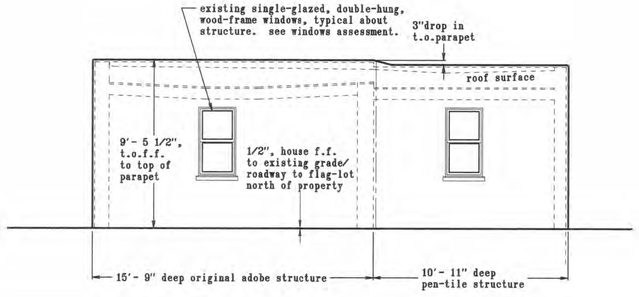
proposed elevation



east elevation

approved elevation

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



east elevation

existing elevation

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

sirvinas dosigns
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149

drawn

checked

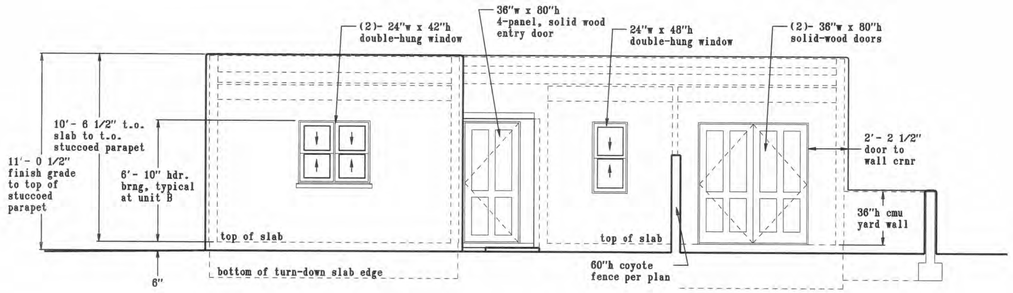
date: 5/11/2026

project
a remodel and addition
for
619 West Alameda
santa fe, NM

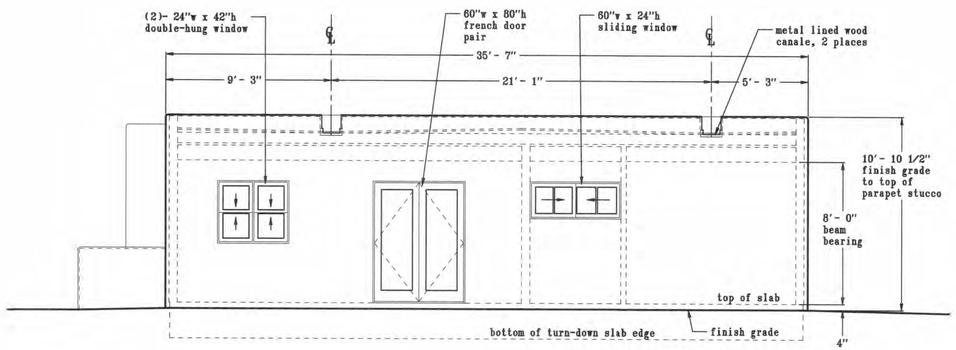
sheet title
existing, approved, & proposed east elevations

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.

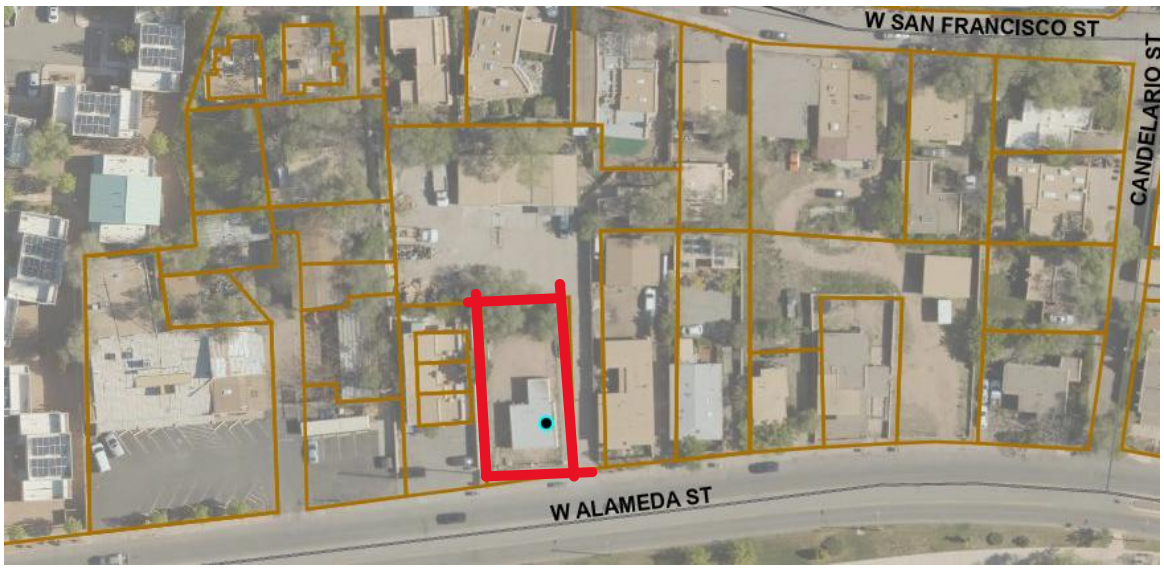


Figure 1: Location of Property.

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.

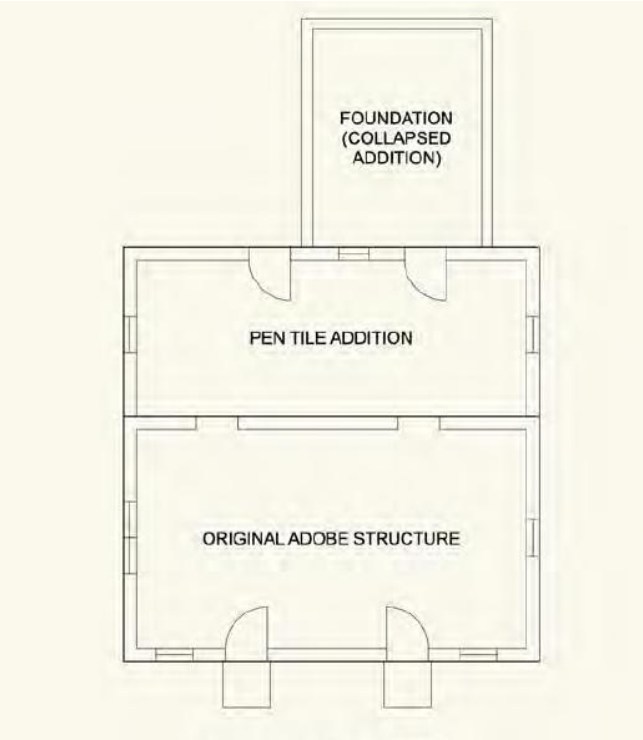


Figure 2: Residential Sections.

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.

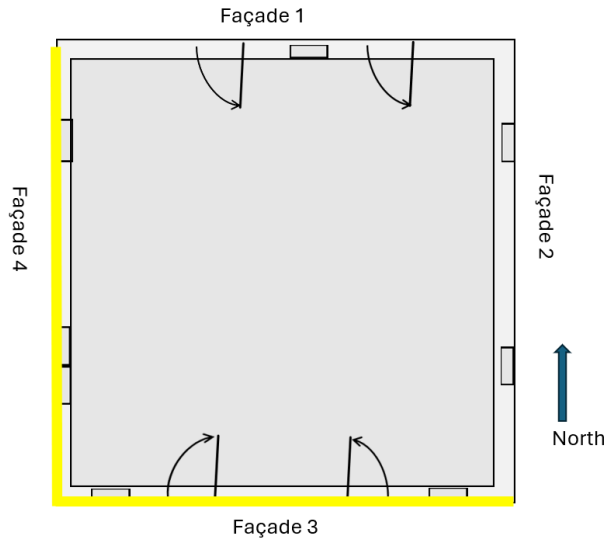


Figure 4: Primary Facades

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

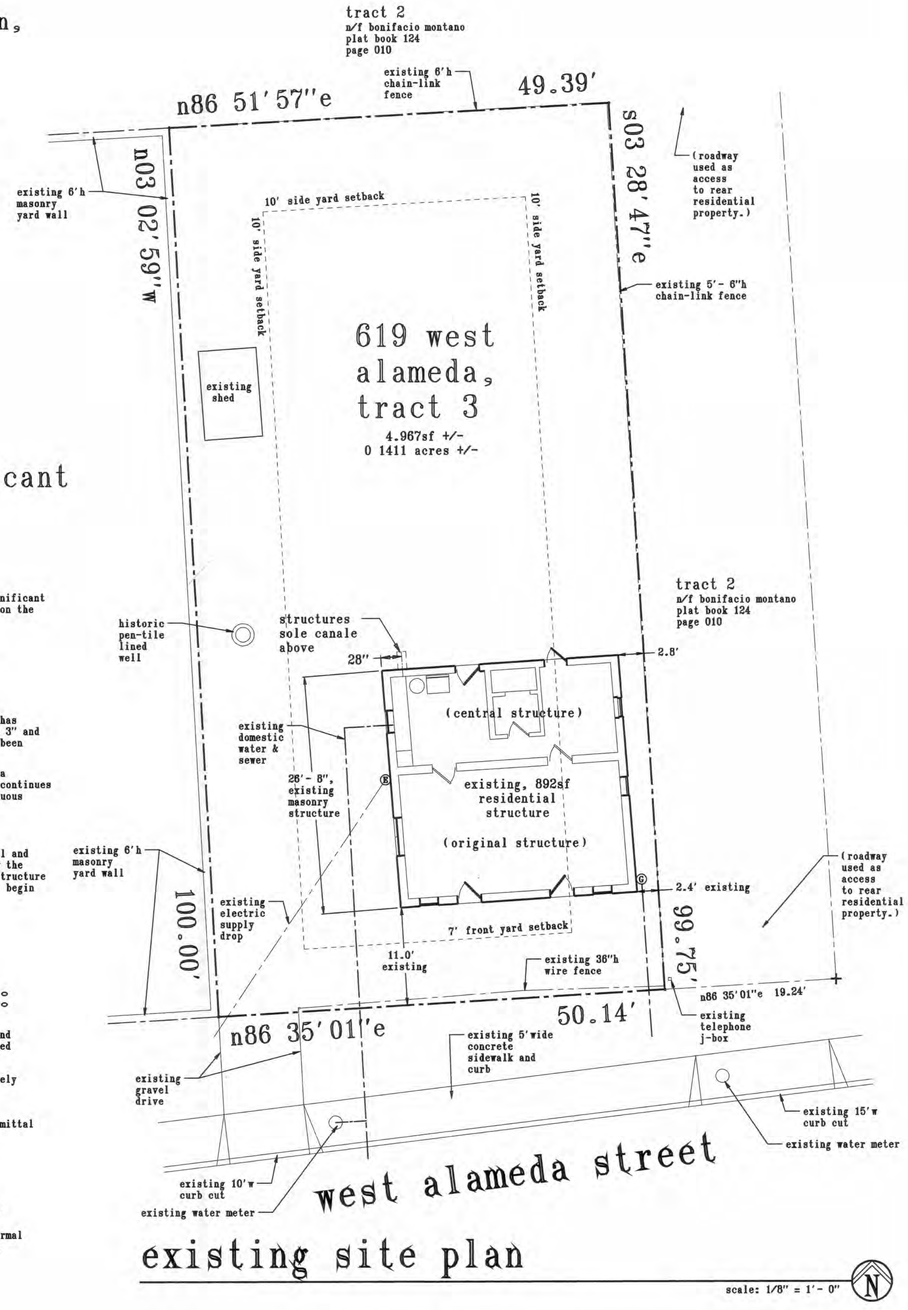
a1.1 title, sheet index, existing site plan, analysis of historic structure and repair work required
a1.2 proposed site plan
a2.1 619 west alameda proposed floor plan
a3.1 existing and proposed south & west exterior elevations
a3.2 existing and proposed north & east exterior elevations

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"

sirving designs
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149

drawn

checked

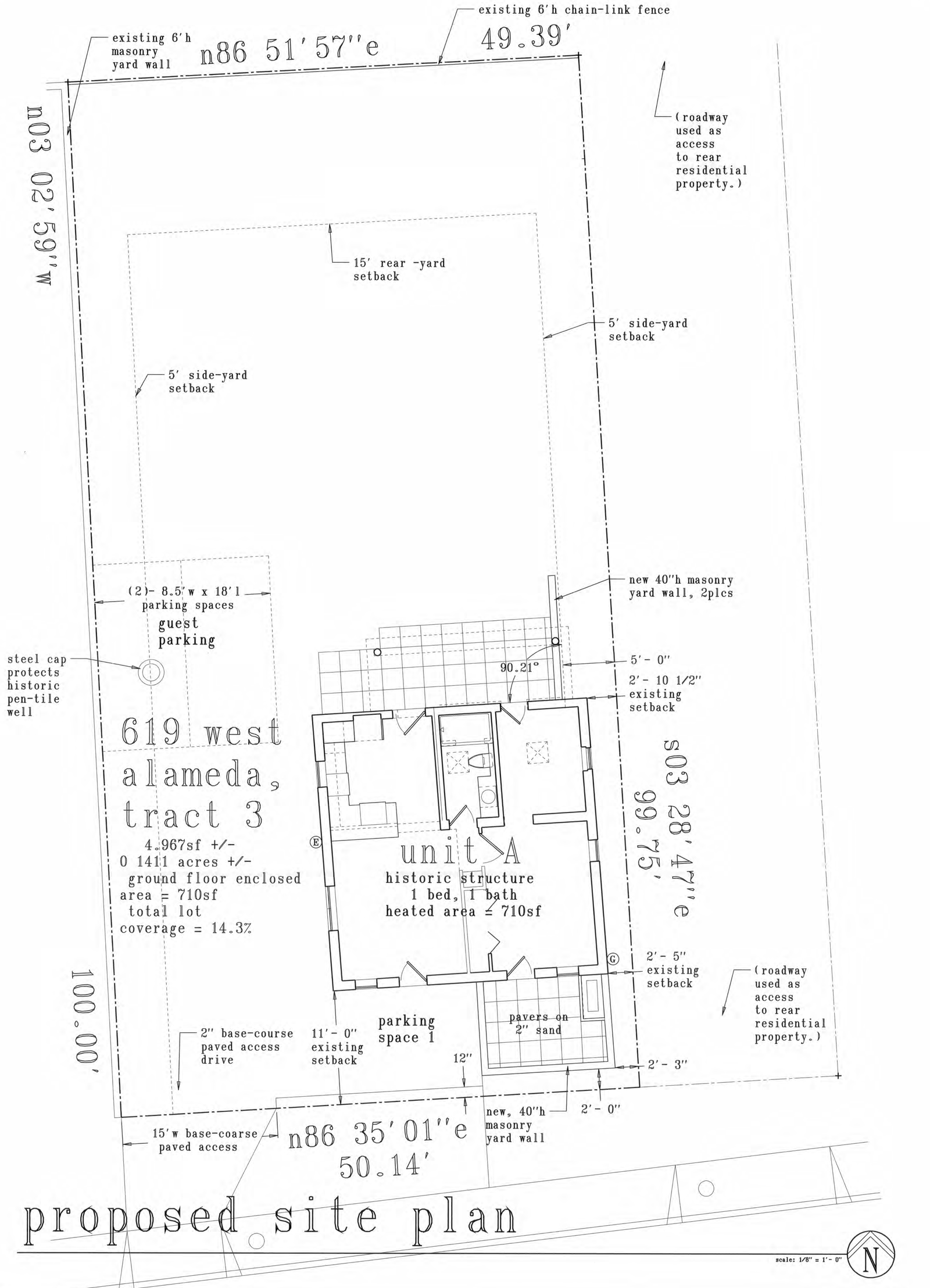
date: 2/12/2026

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

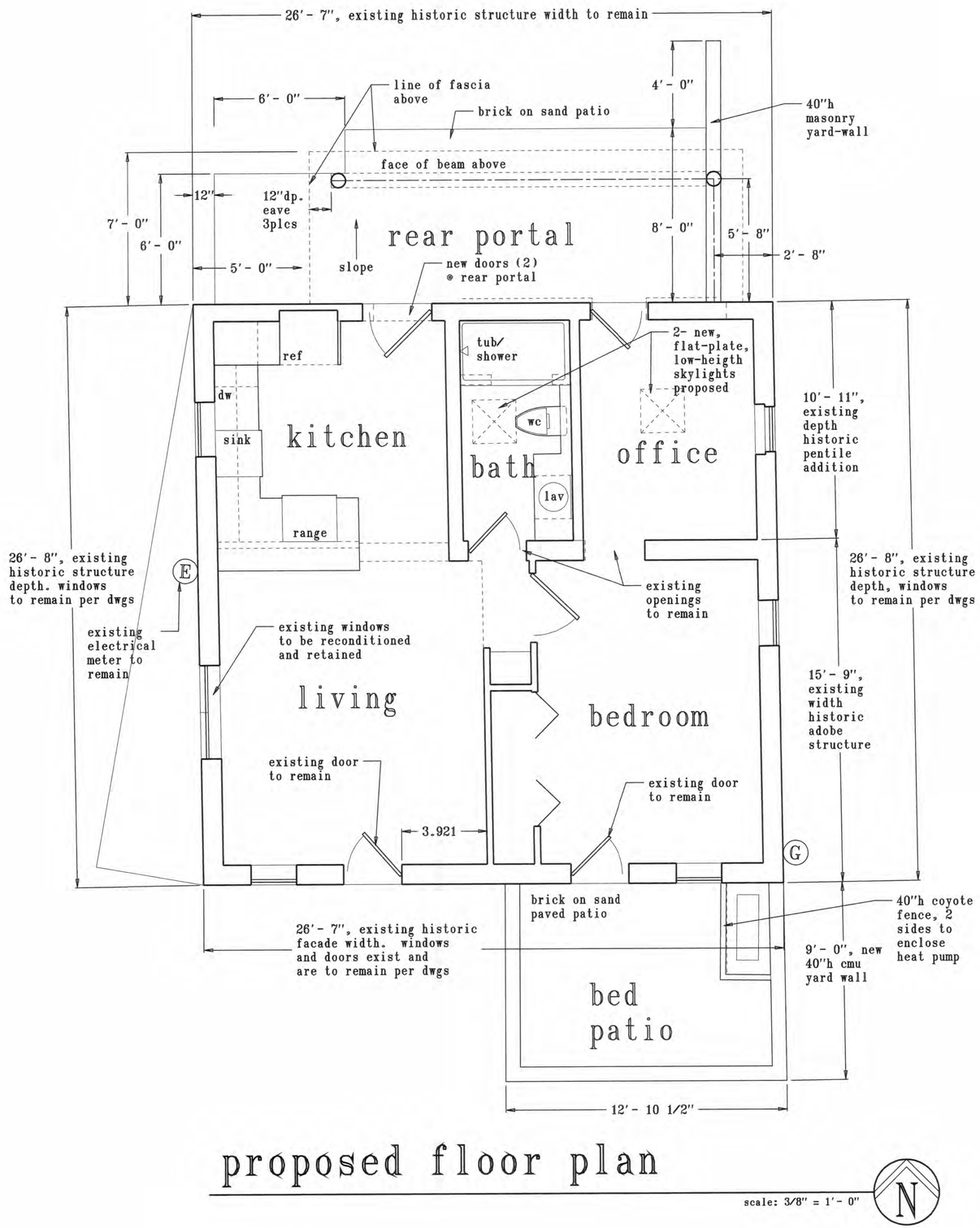
sheet no. a1.1



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
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149

checked



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

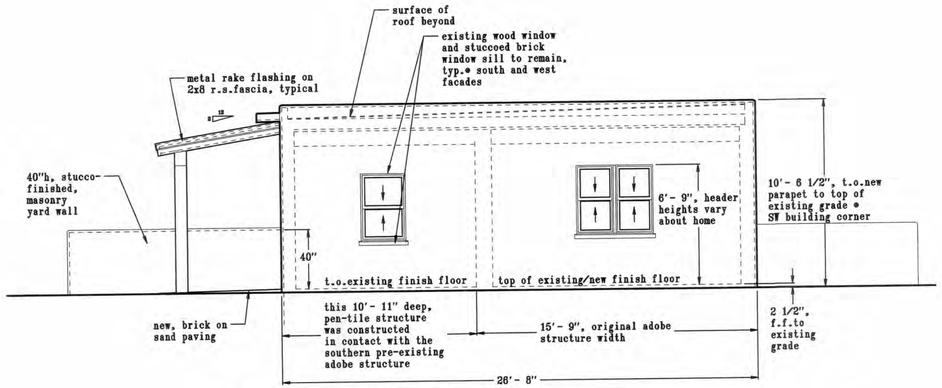
date: 2/12/2026

project
a remodel for
619 West Alameda
santa fe, NM

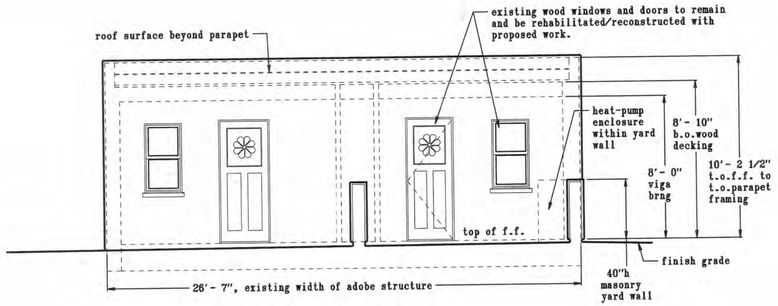
sheet title
619 west alameda,
proposed floor plan

revisions

sheet no.
a2.1



west elevation

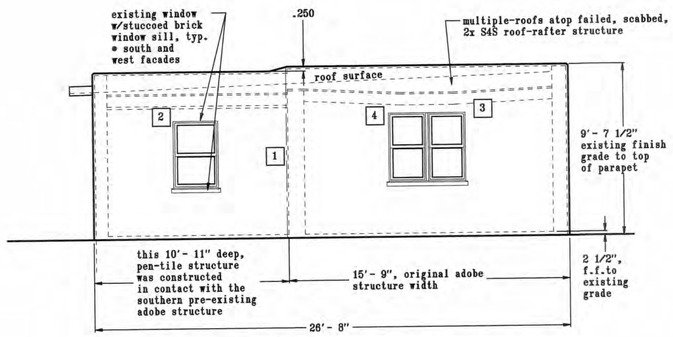


south (street) elevation

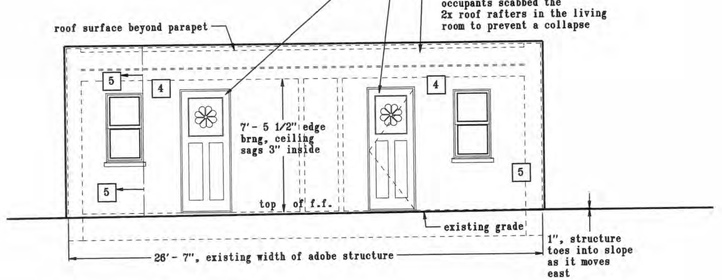
proposed elevations

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

west elevation



west elevation



south (street) elevation

existing elevations

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

sd
drawn
dodgerfan
checked
2504 camino alfredo, santa fe, nm 87501
dodgerfan2504@gmail.com 505-670-8149

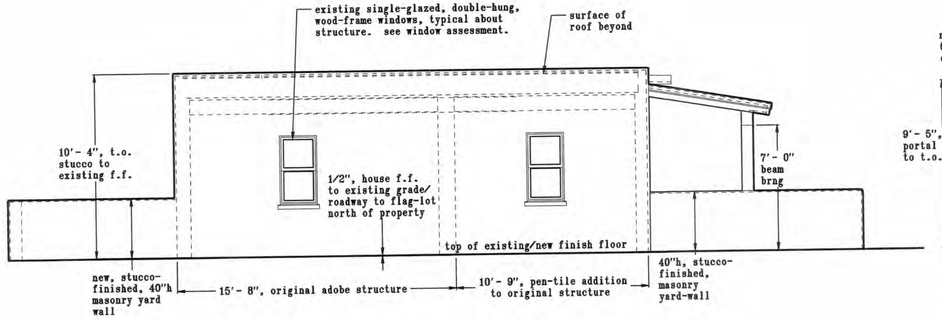
date: 2/12/2026

project
a remodel for
619 West Alameda
santa fe, NM

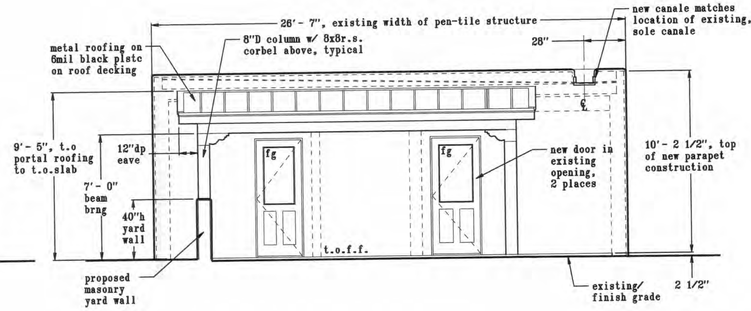
sheet title
existing & proposed, south & west exterior elevations

revisions

sheet no.
a3.1



east elevation

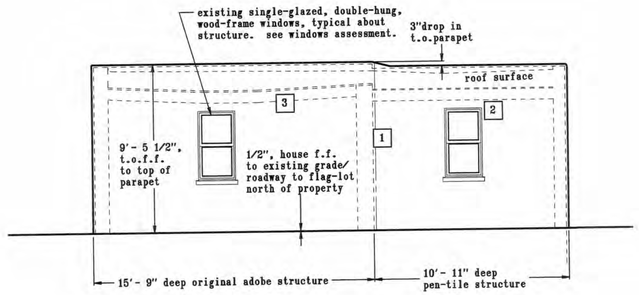


north elevation

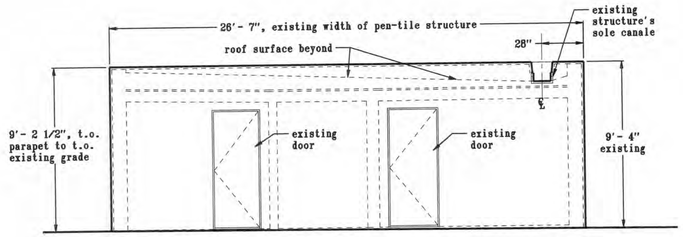
proposed elevations

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

west elevation



east elevation



north elevation

east elevation

existing elevations

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

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	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
__x__ Other: [building and yard wall height calculations]	__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.

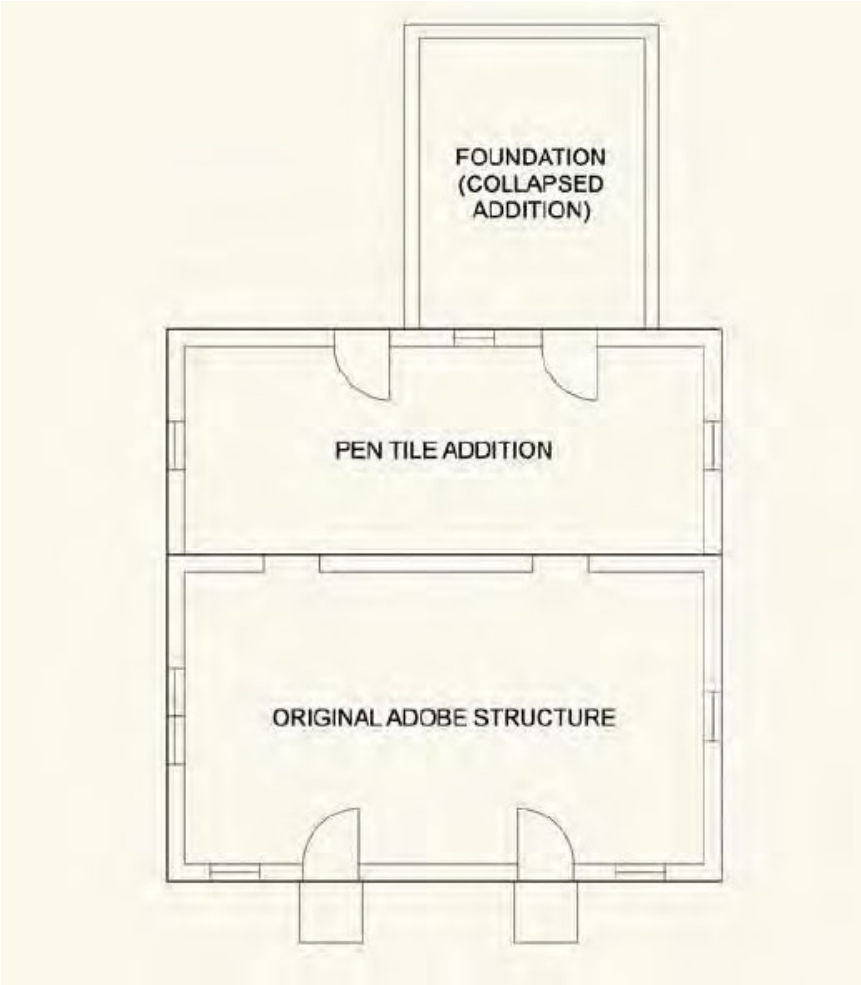


Figure 2: Residential Sections.

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.

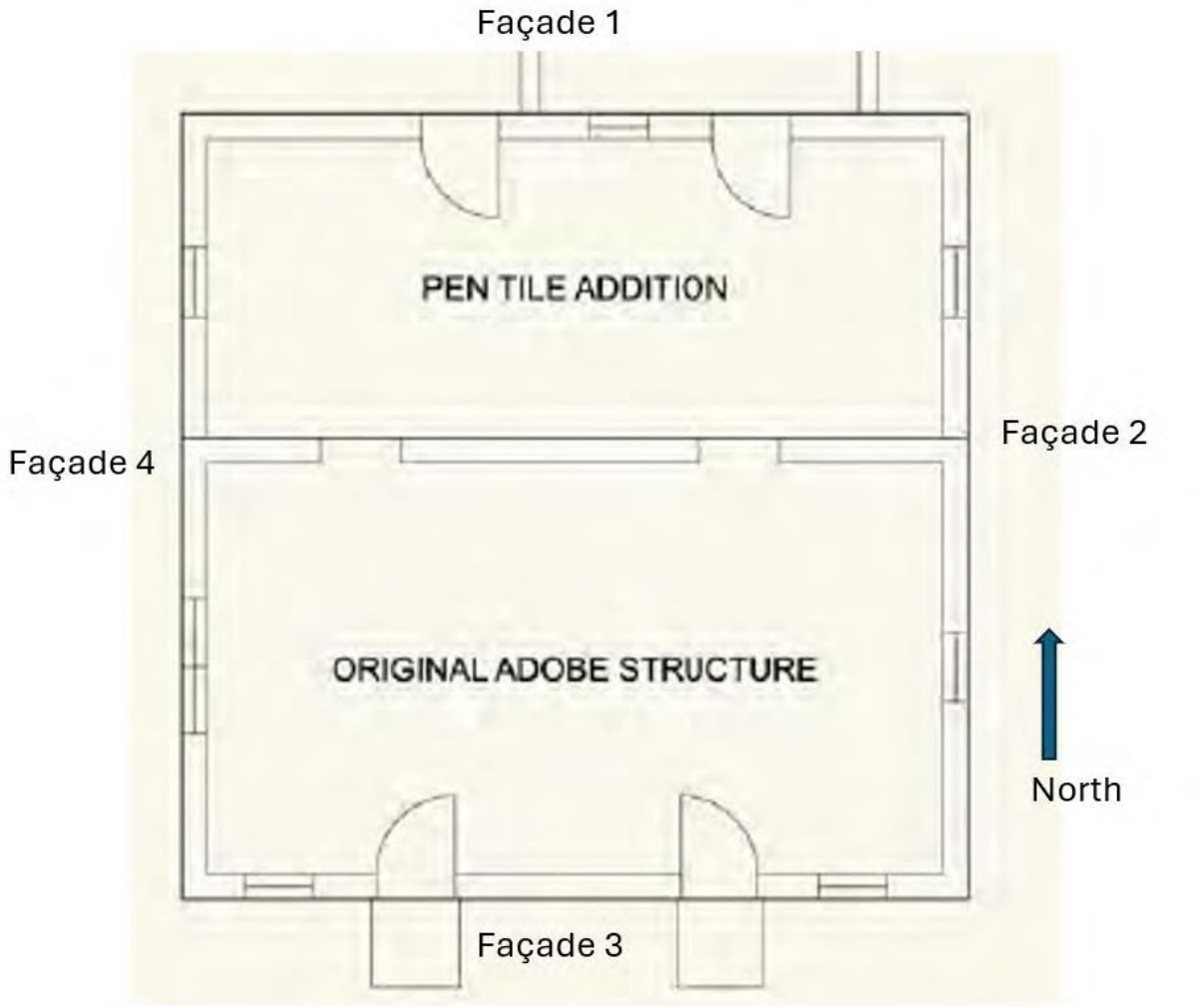


Figure 4: Façade Diagram

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 23, 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.

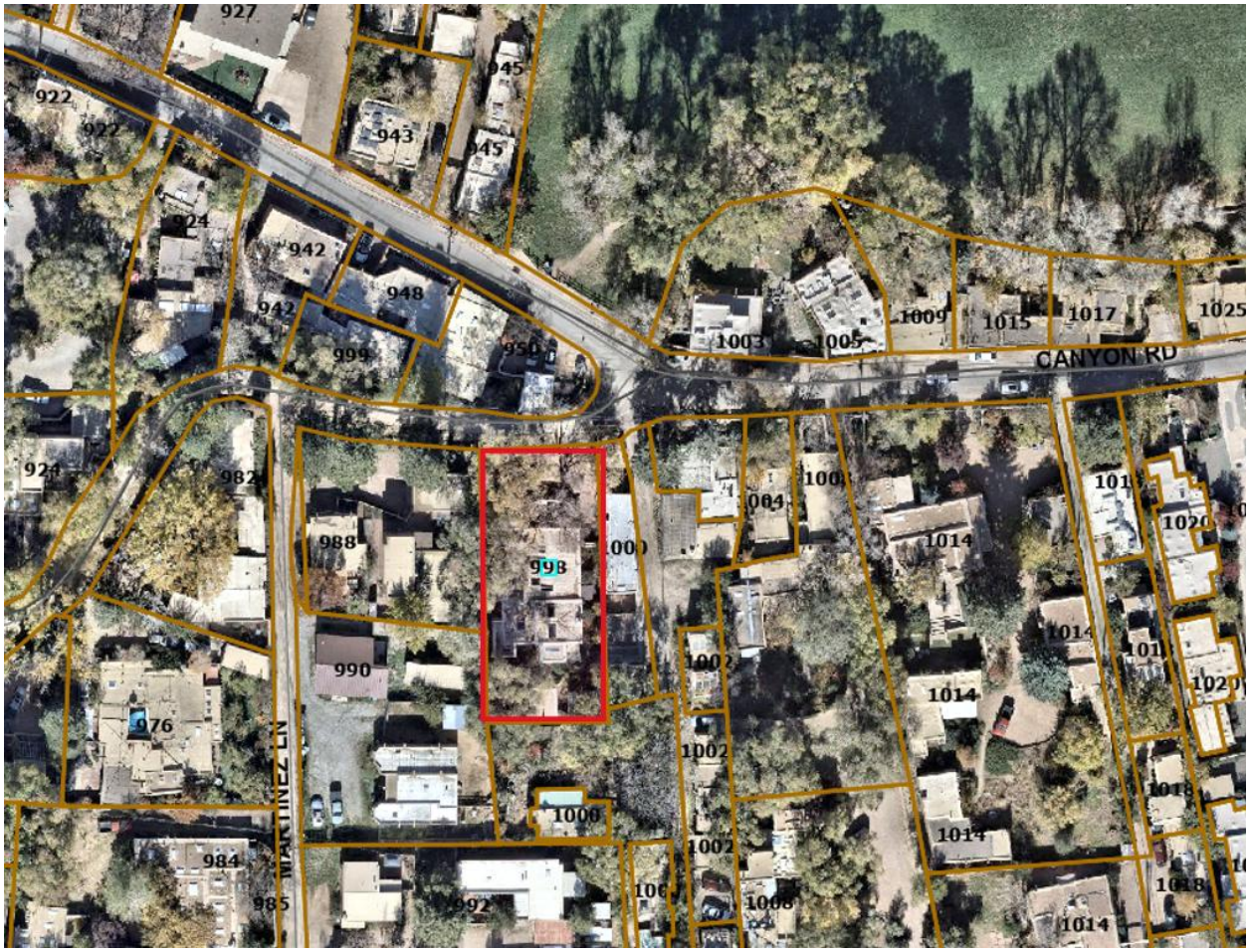


Figure 1: Property Location

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.

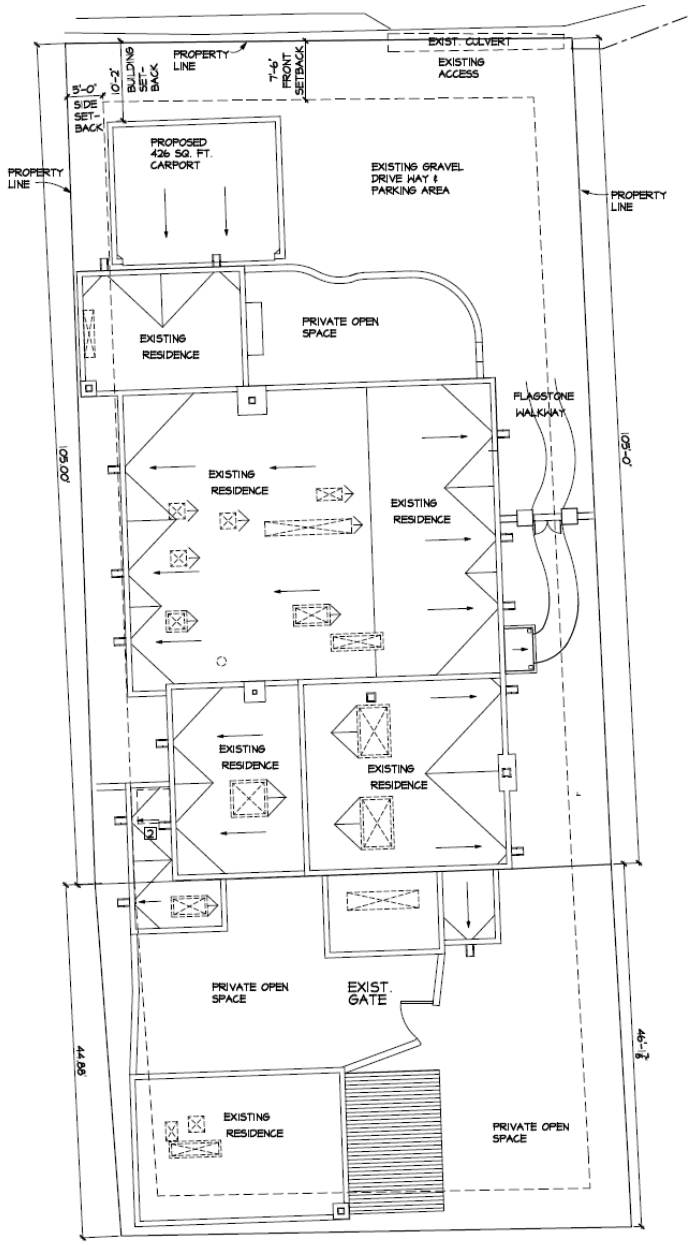


Figure 3: Proposed Site Plan

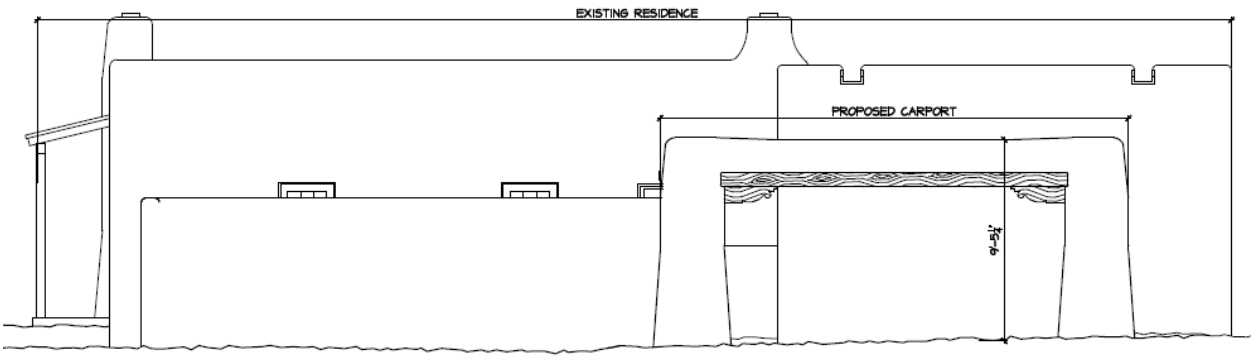


Figure 4: Proposed North Street Facing Elevation

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

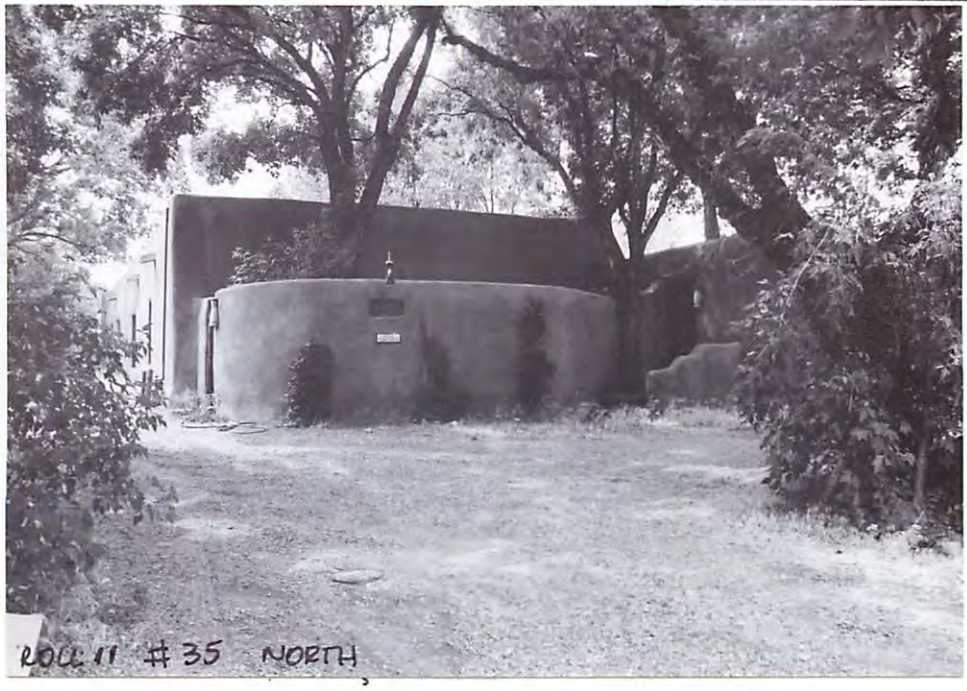
8 Name of Project

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.)

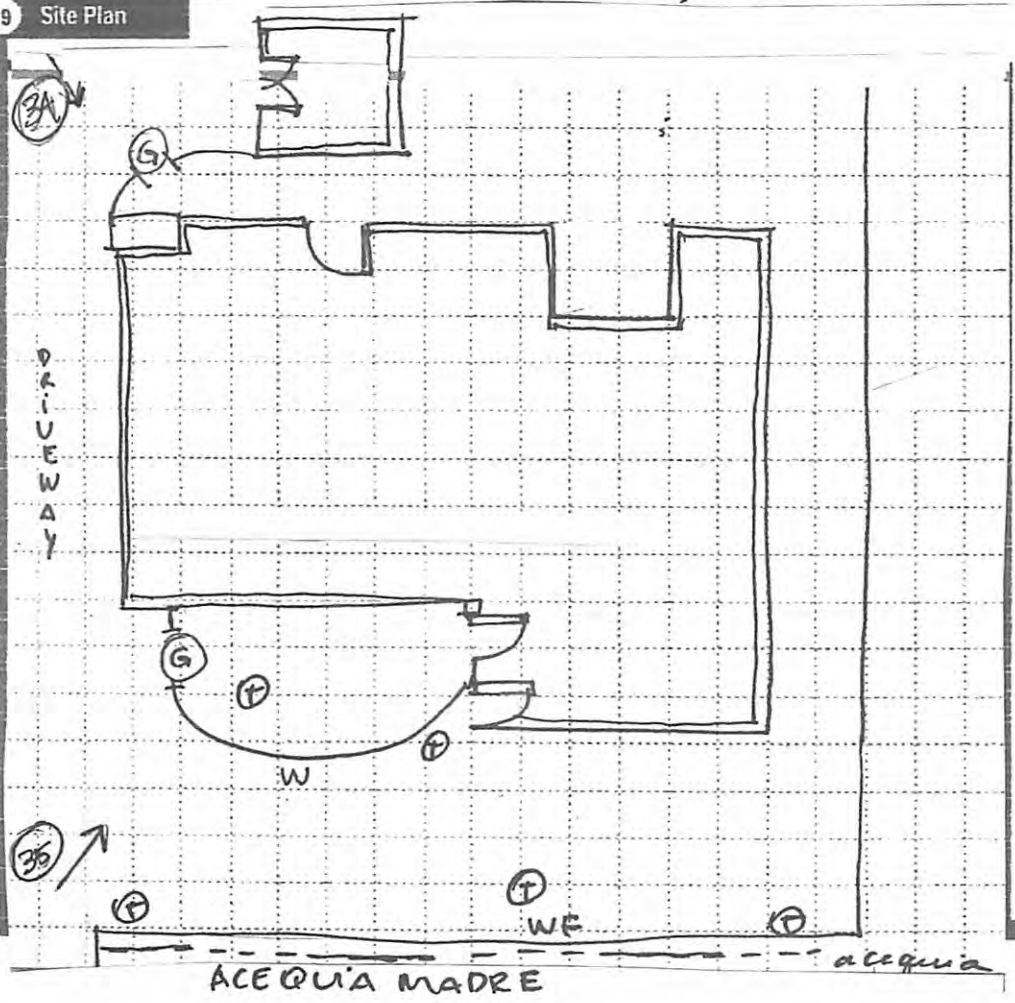
SITE

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.

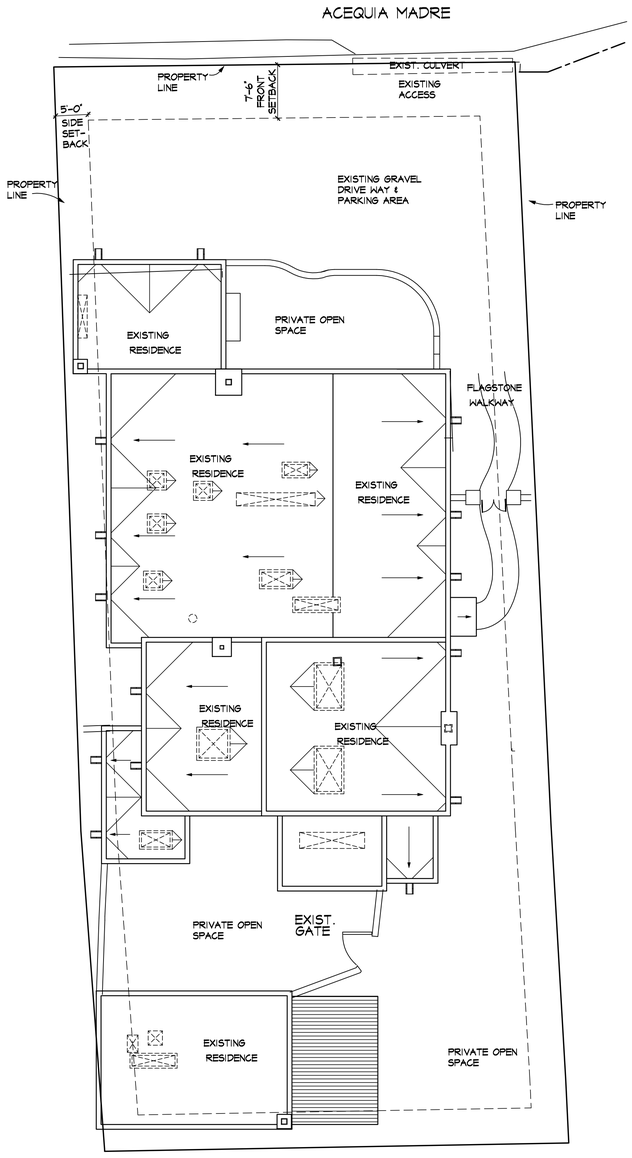
Respectfully,

Mark Brown

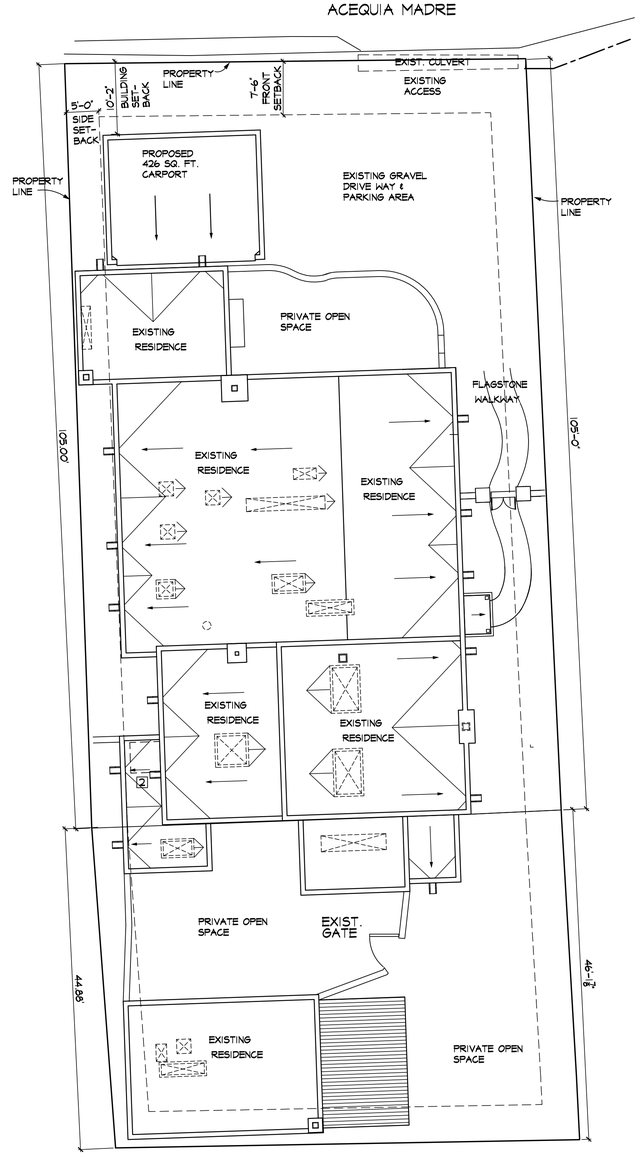
998 Acequia Madre

mark@sfbrown.com

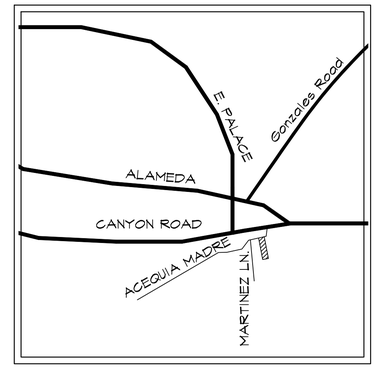
505-920-7013



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

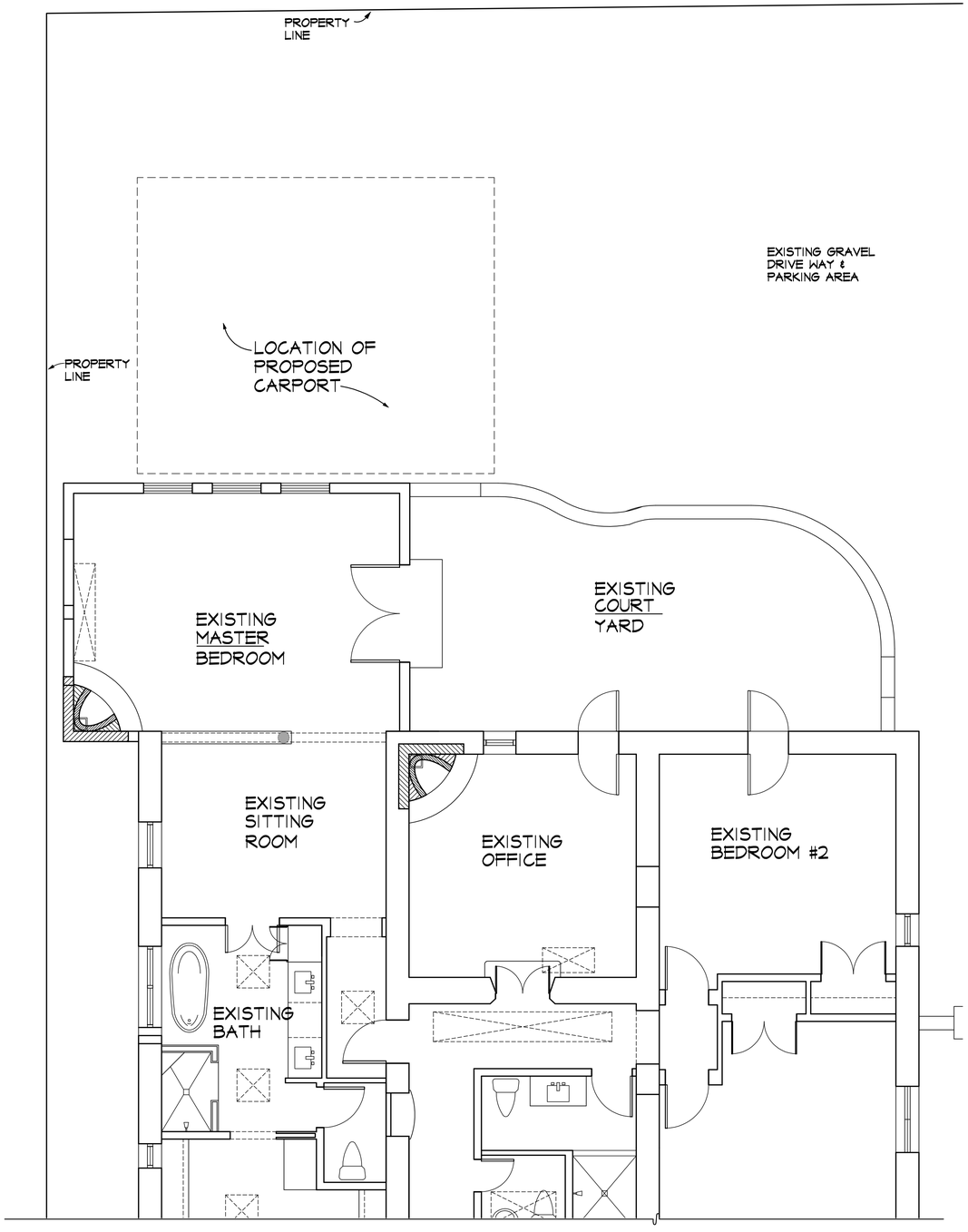
APPROVALS: DATE:
OWNER:
ENGINEER:

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

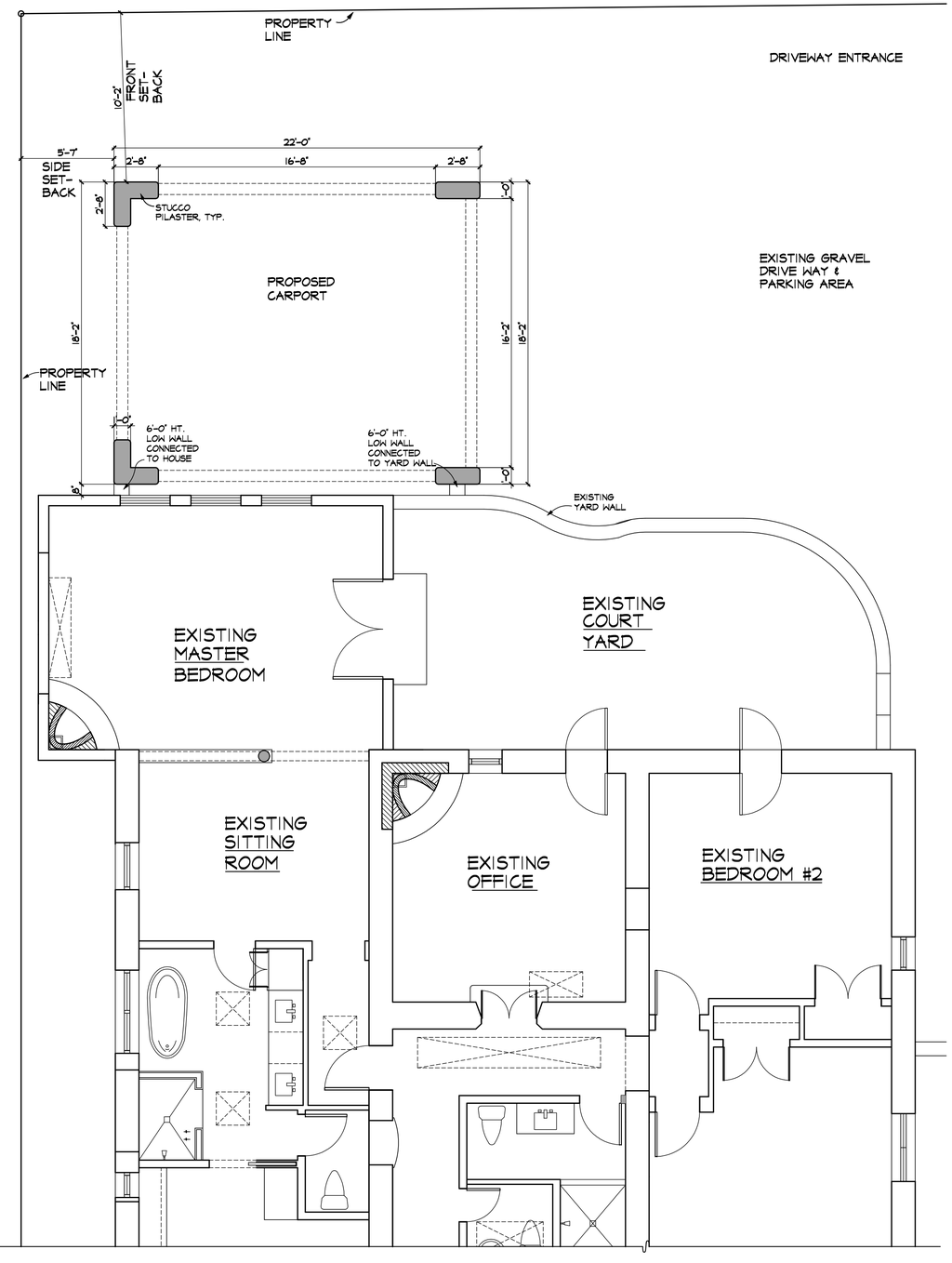
KOSKOVICH RESIDENCE
998 ACEQUIA MADRE
SANTA FE, NEW MEXICO

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
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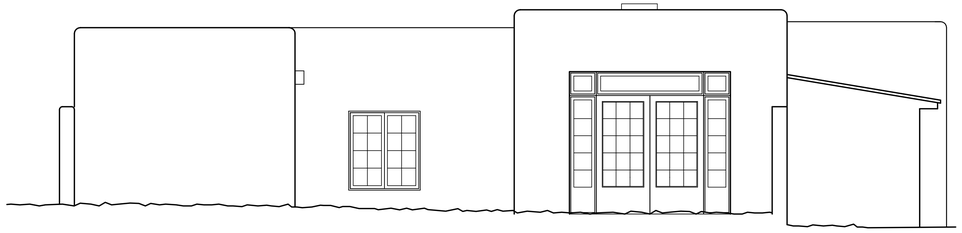
TIM CURRY
PH 505-660-7116

CREATIVE DESIGN

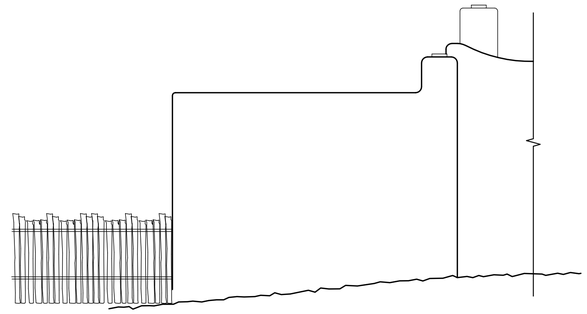
KOSKOVICH RESIDENCE
998 ACEQUIA MADRE
SANTA FE, NEW MEXICO

1 MAY 2026

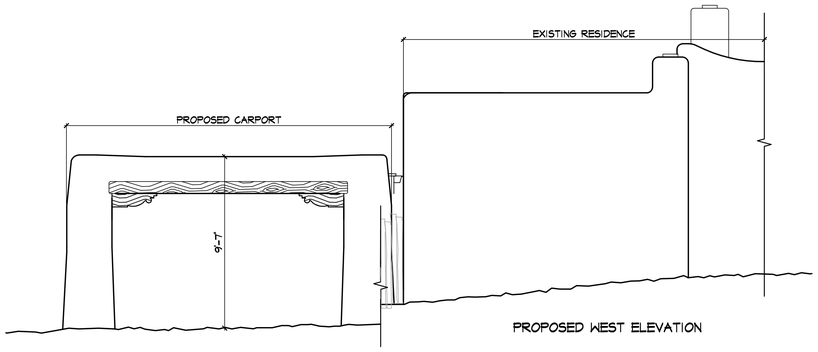
A-1



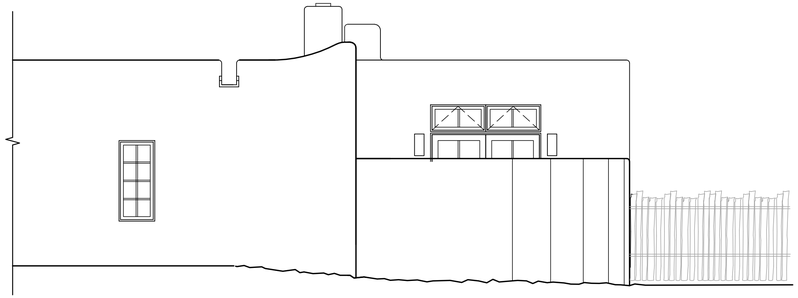
EXISTING & PROPOSED NORTH ELEVATION
(NO CHANGE)



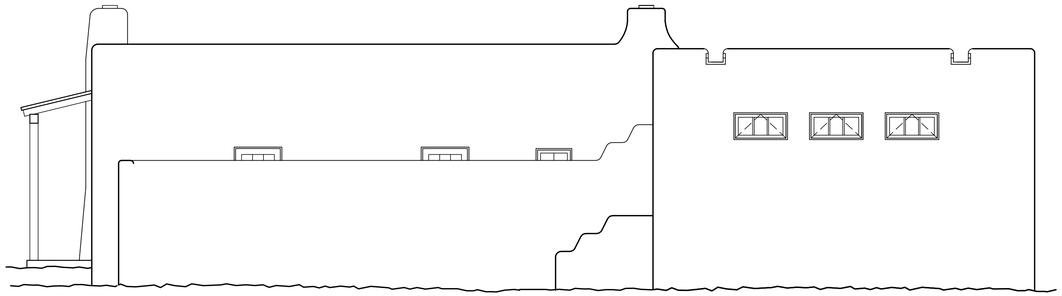
EXISTING WEST ELEVATION



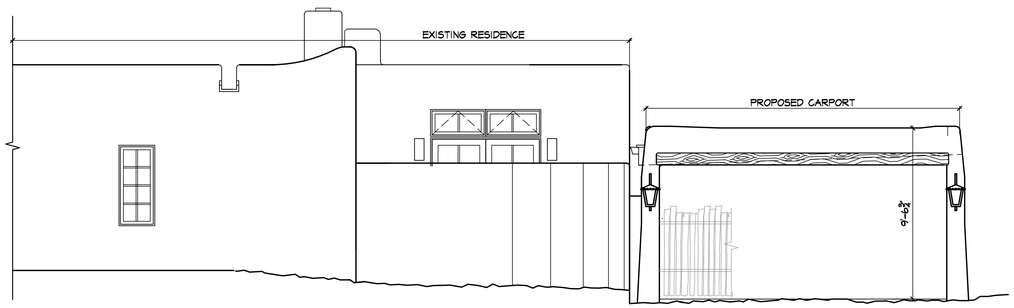
PROPOSED WEST ELEVATION



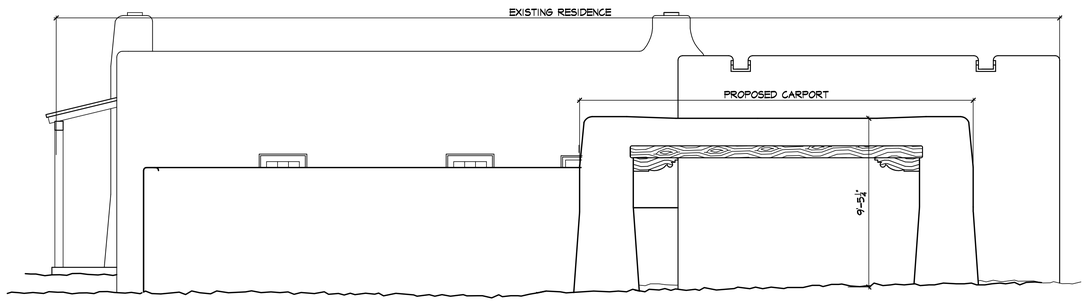
EXISTING EAST ELEVATION



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
CYD SCHULTE
PH 505-429-9436
TIM CURRY
PH 505-660-7116

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

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 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.

The historic characteristics retained 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.

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

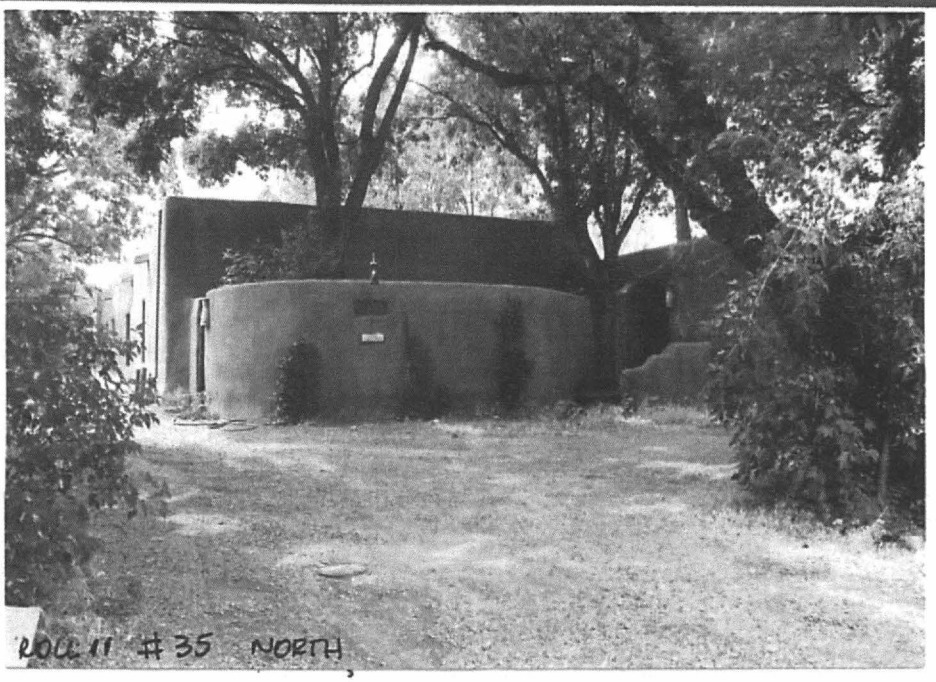
8 Name of Project

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: _____

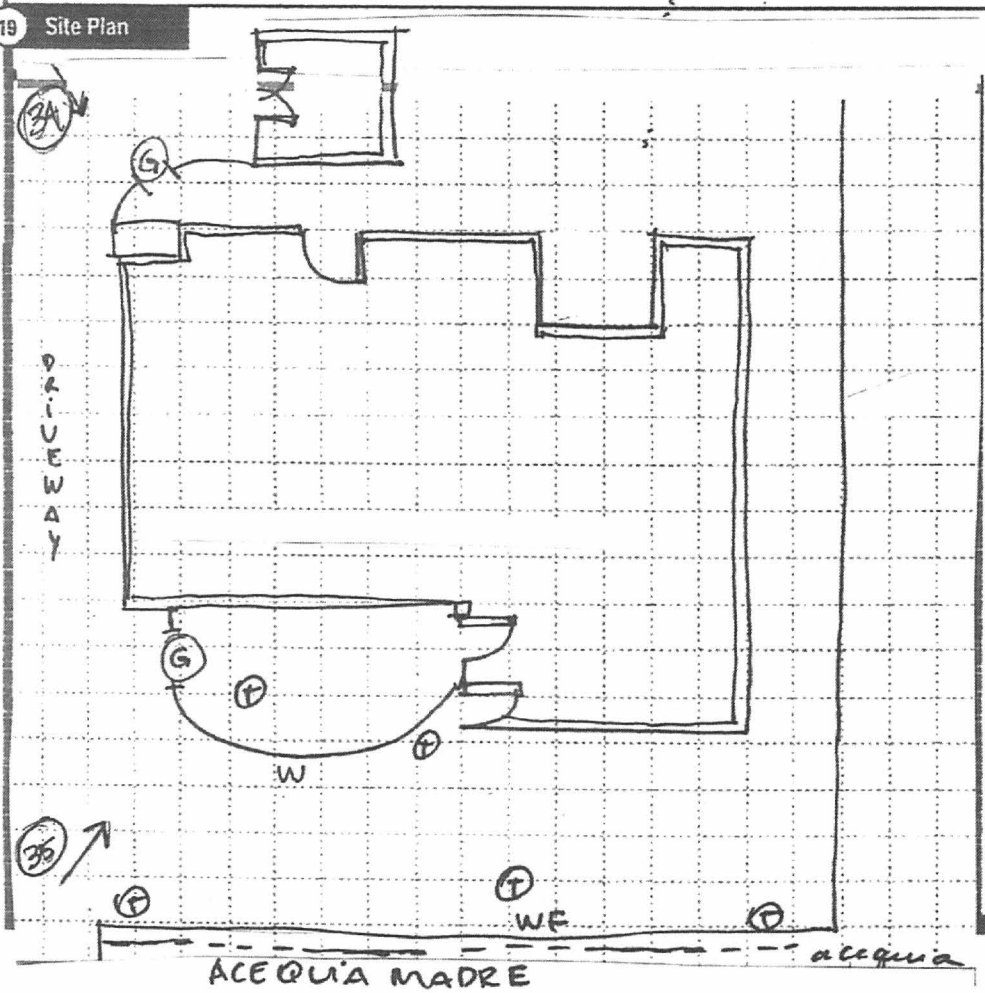
17 Documents Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

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?

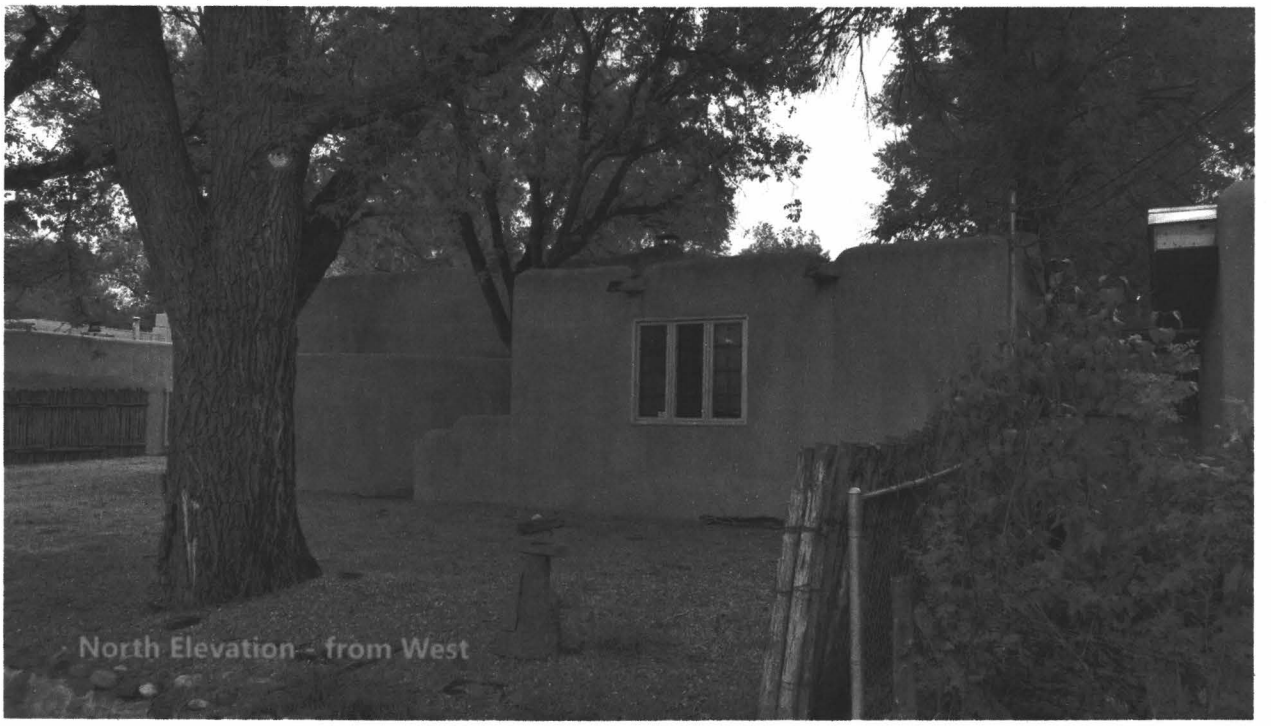
23 National or State Historic District

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes

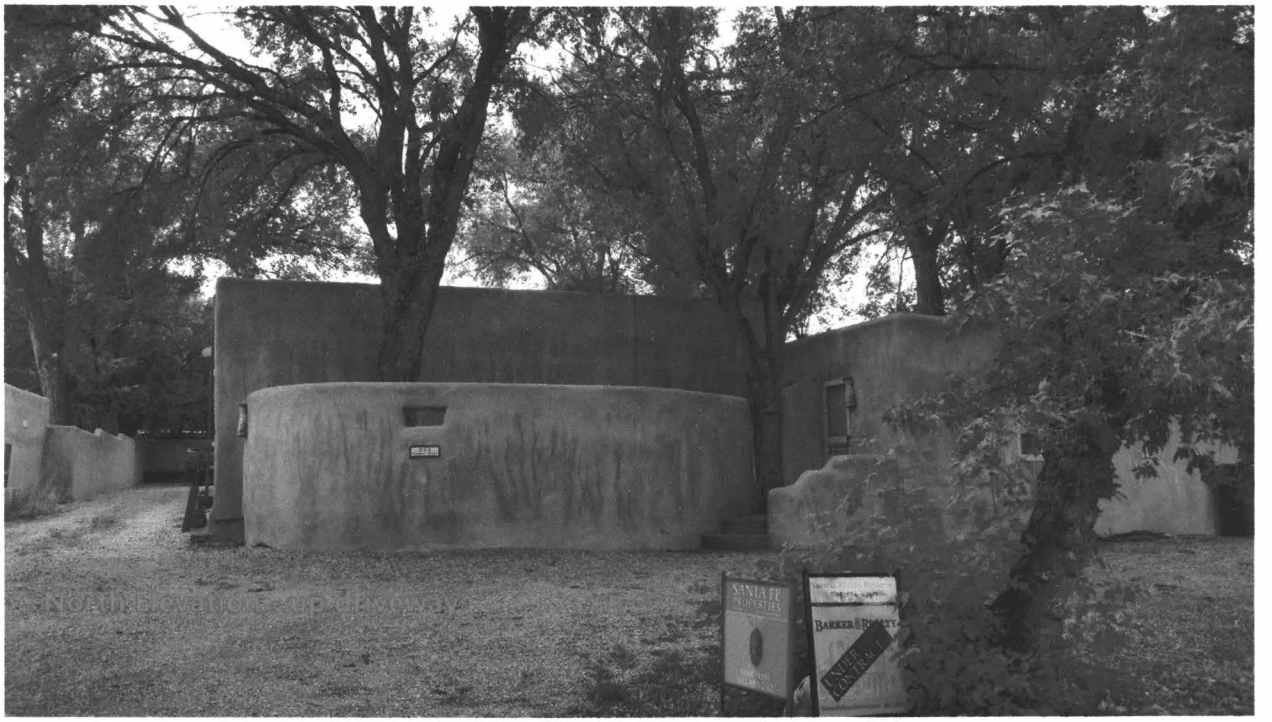
If yes: ☒ Contributing ☐ Non-Contributing ☐ Unknown

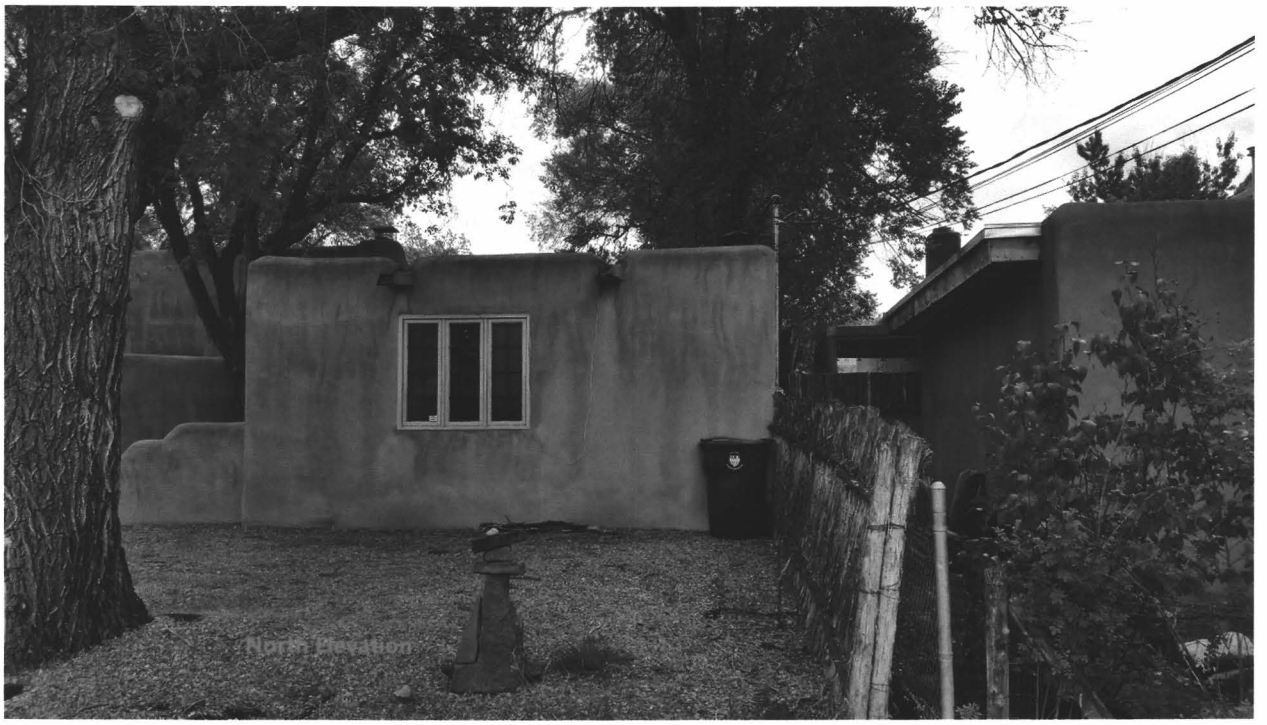
If 'yes,' what is name of district? SANTA FE ☐ State ☒ National

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☐ Continuation Sheets, # pages: _____

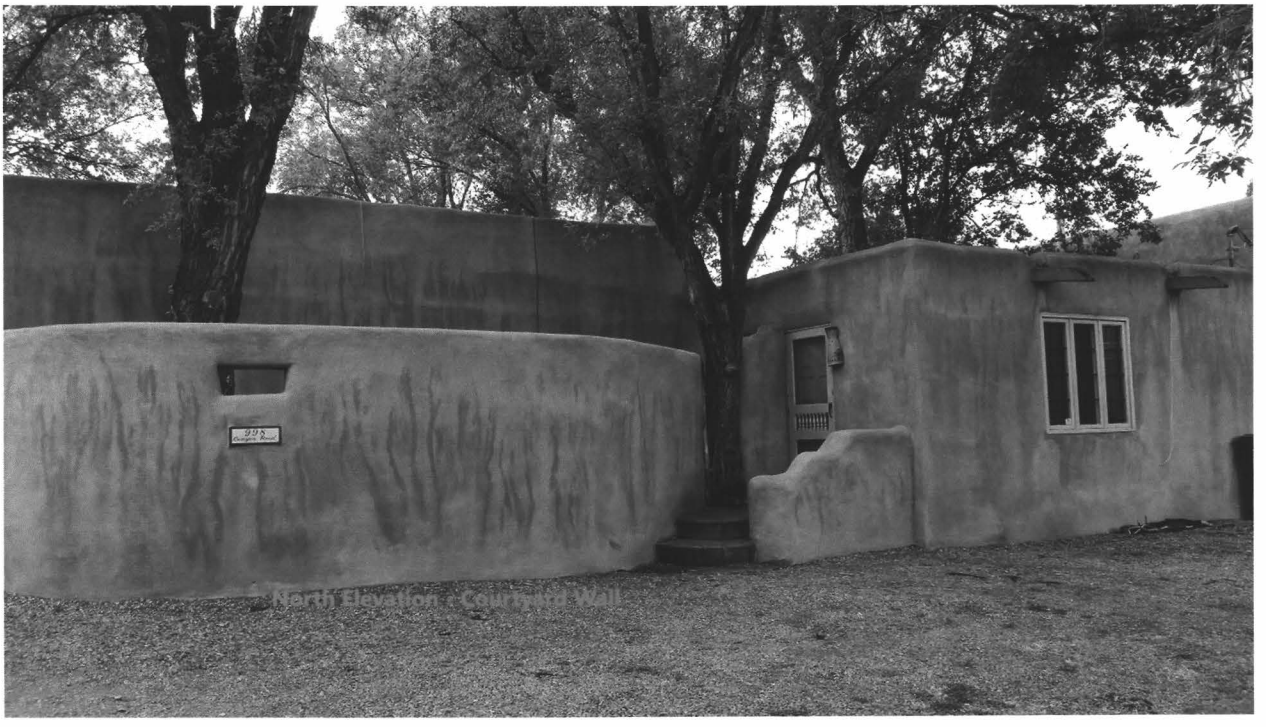


North Elevation - from West





North Elevation



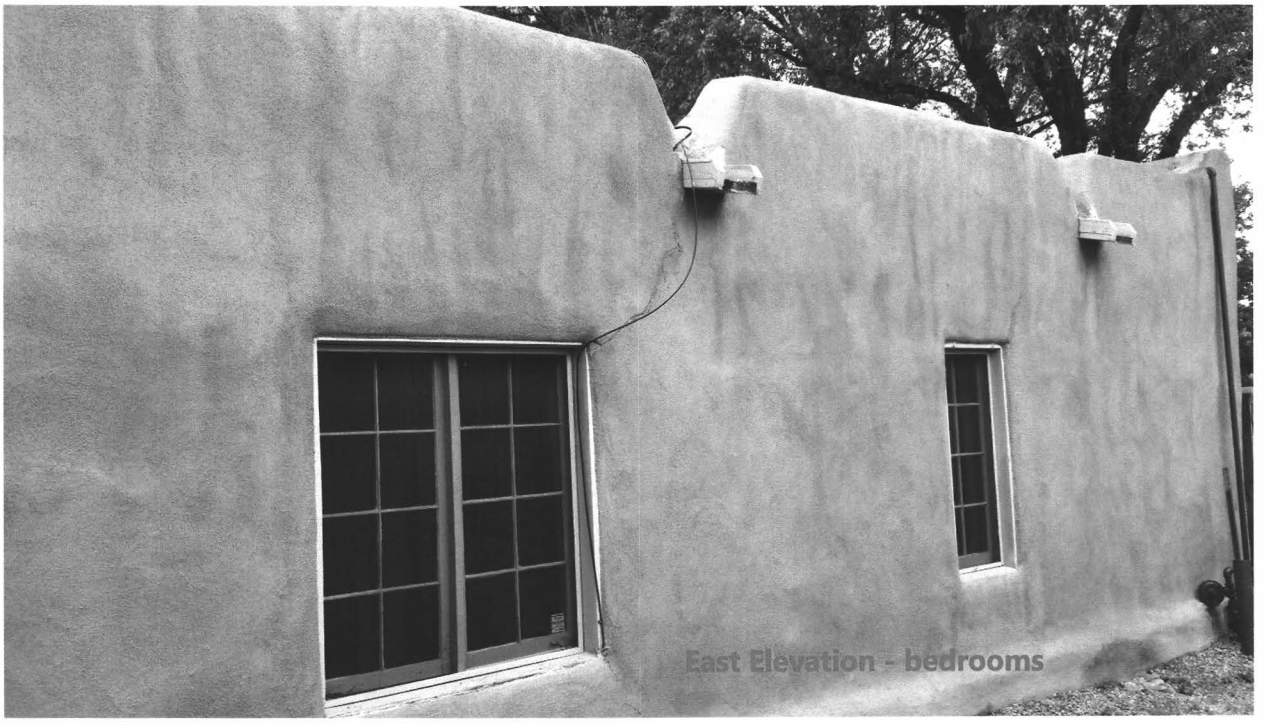
North Elevation - Courtyard Wall


East Elevation - from North

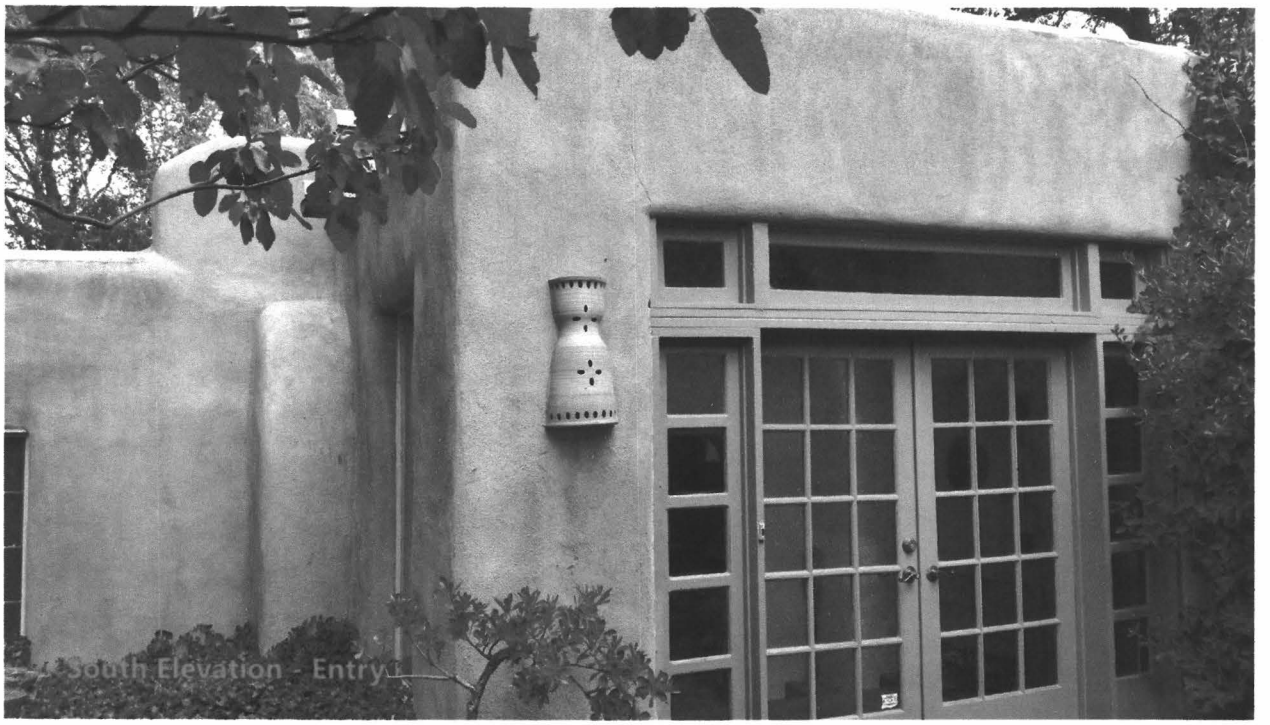


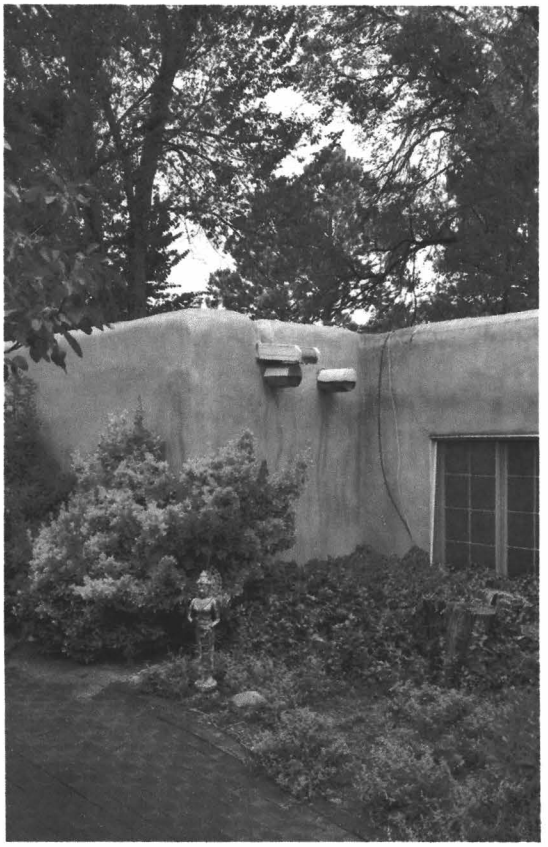


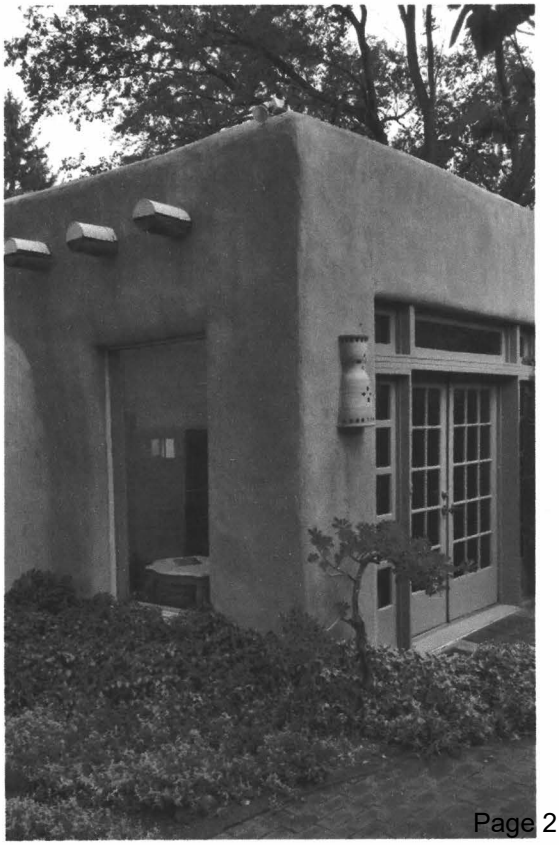
East Elevation - shed and court wall

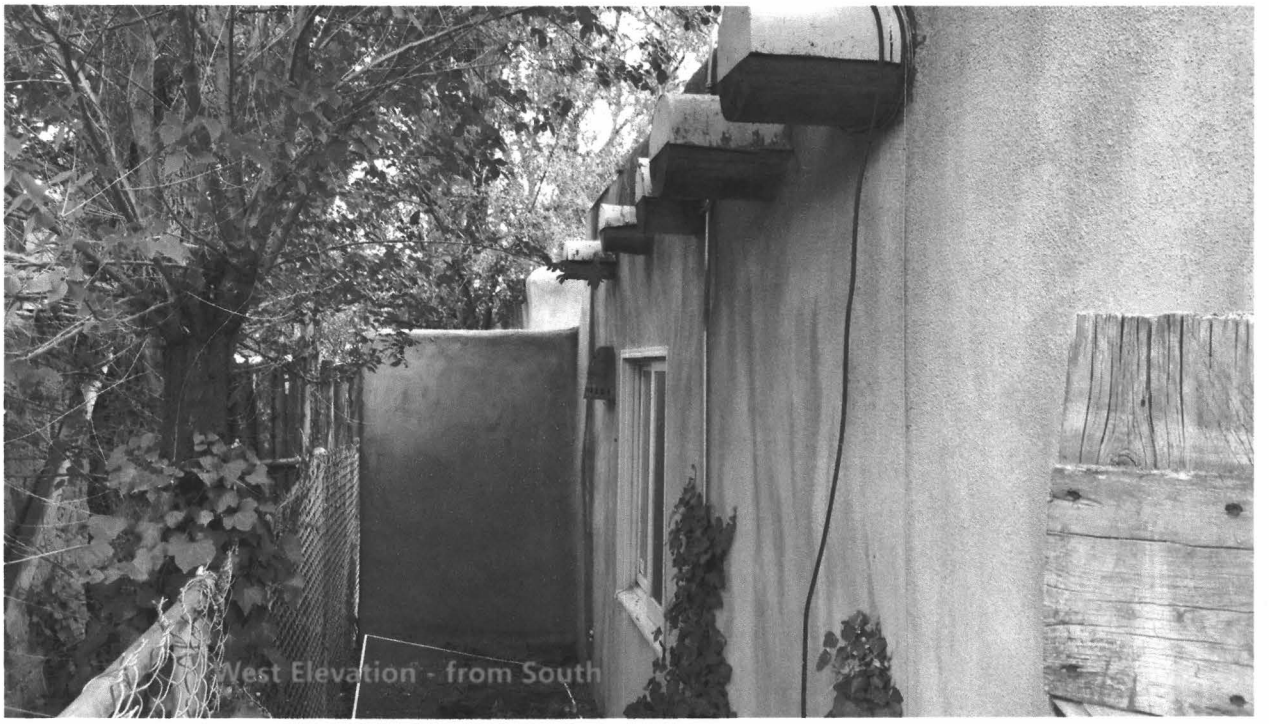


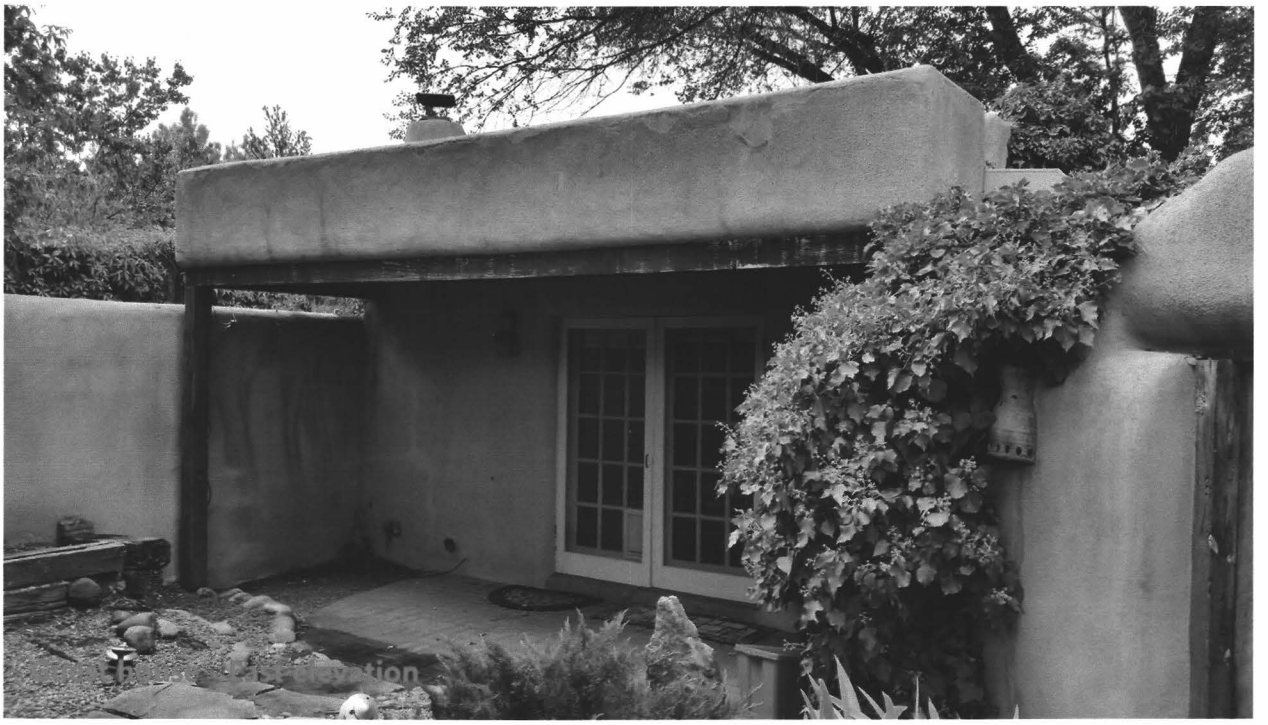
East Elevation - bedrooms

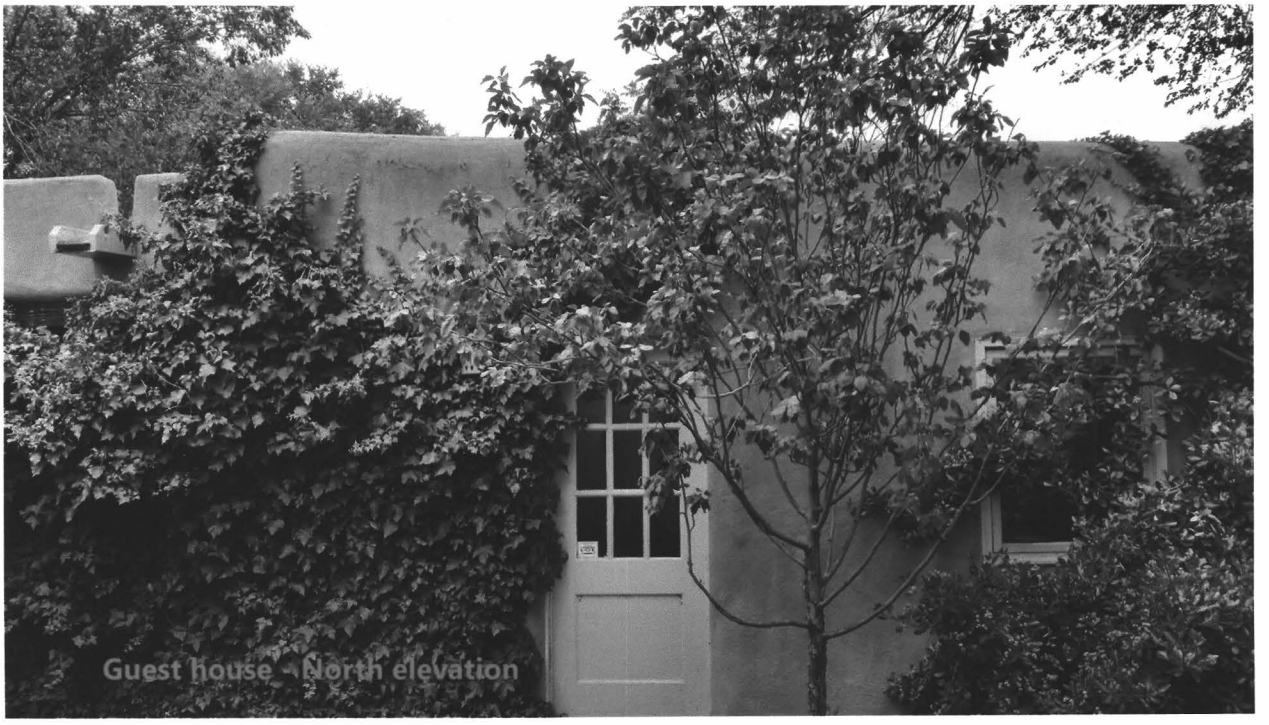

South Elevation - Entry






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



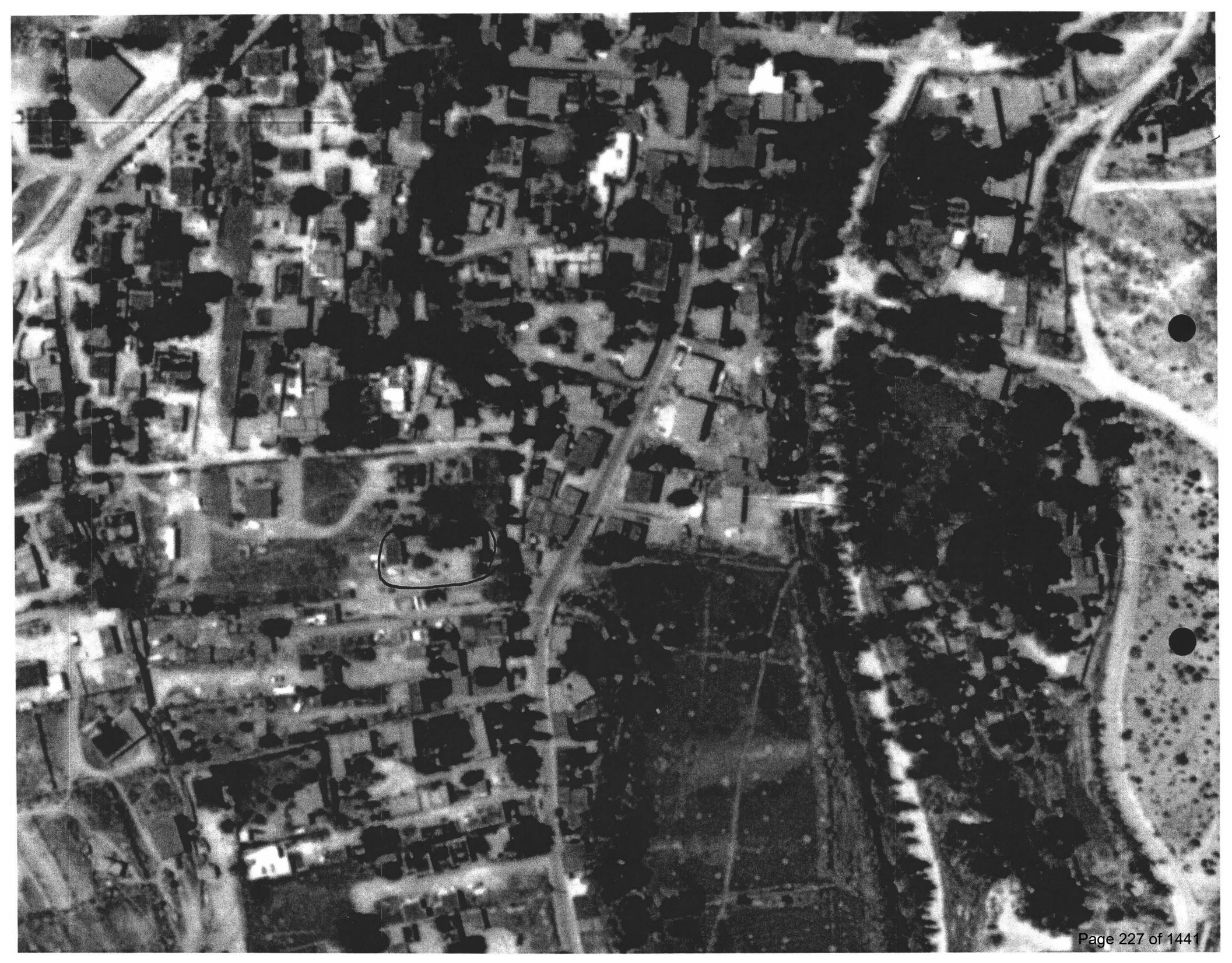
1935



1951



1960



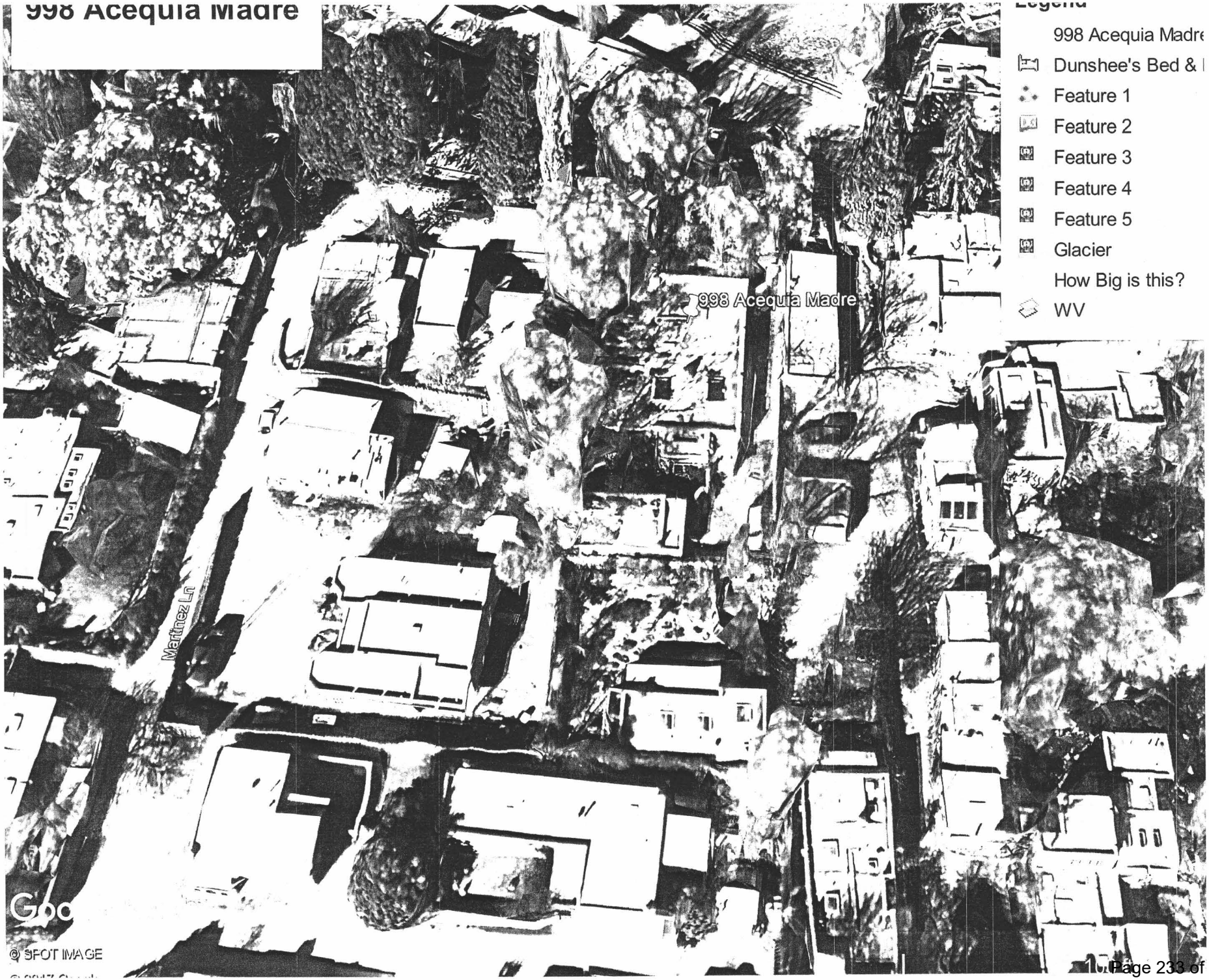
1965



1973



1975


998 Acequia Madre
998 Acequia Madre
Martinez Ln
Legend
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Dunshee's Bed &
Feature 1
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Feature 3
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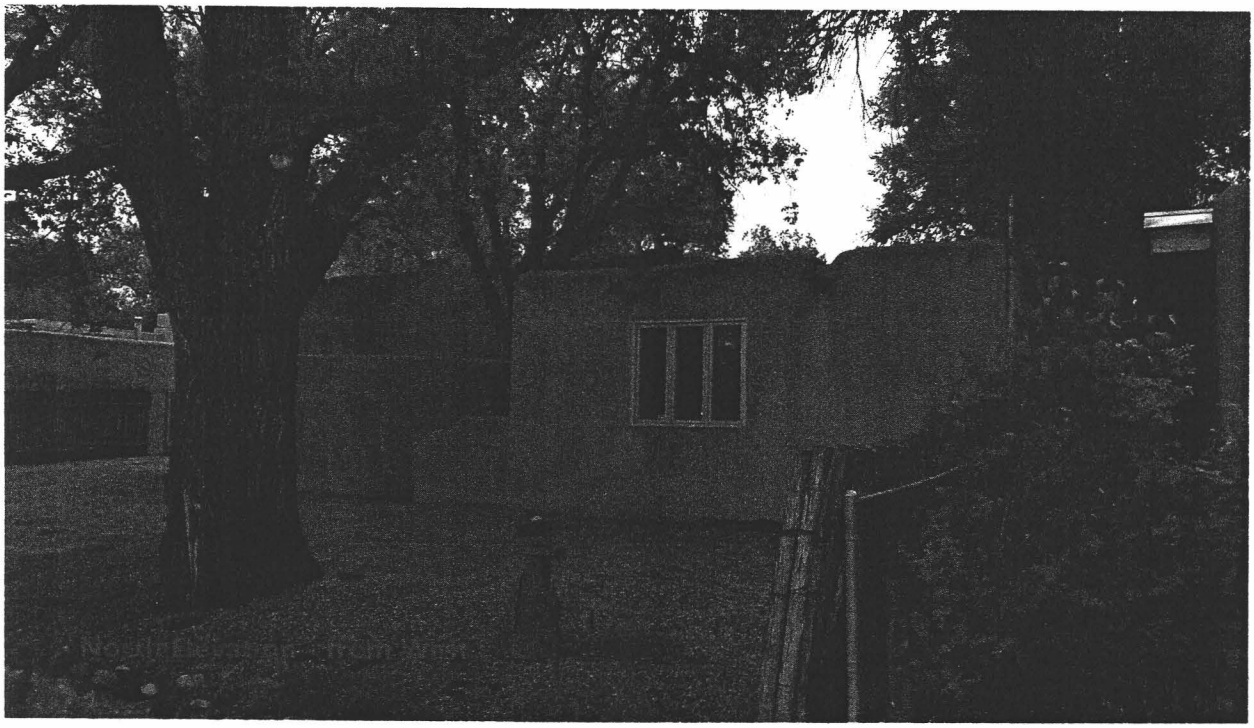
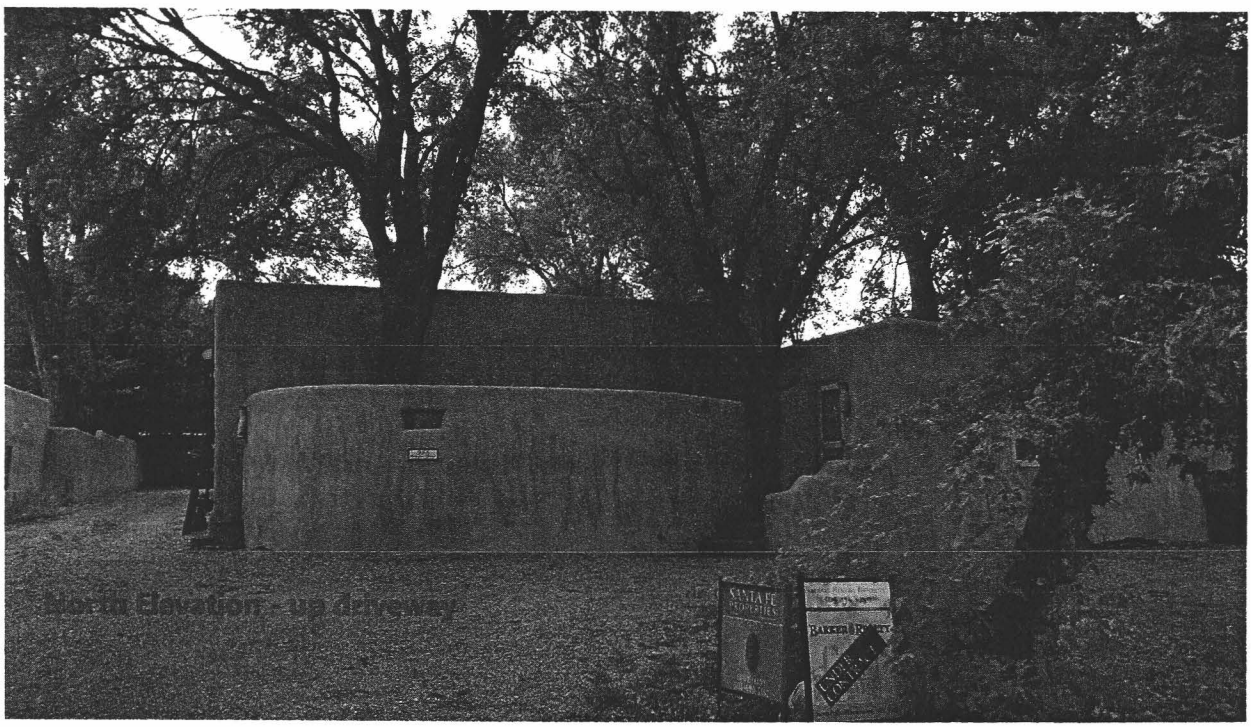
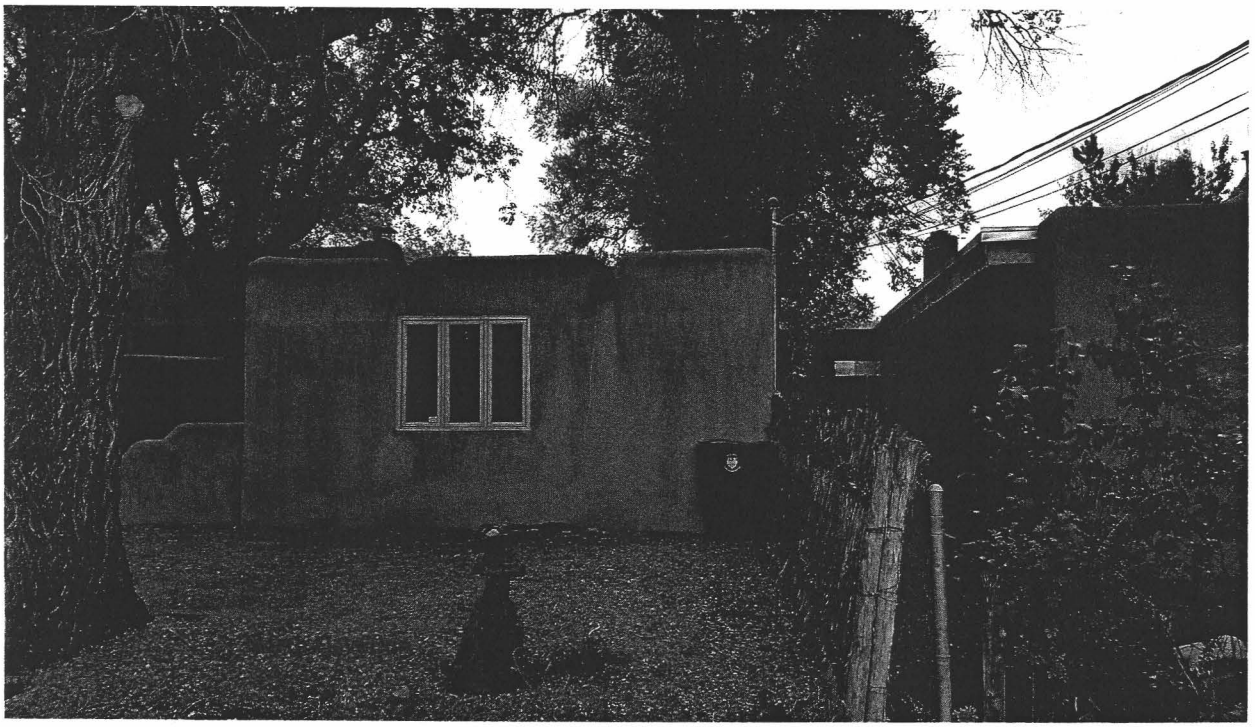
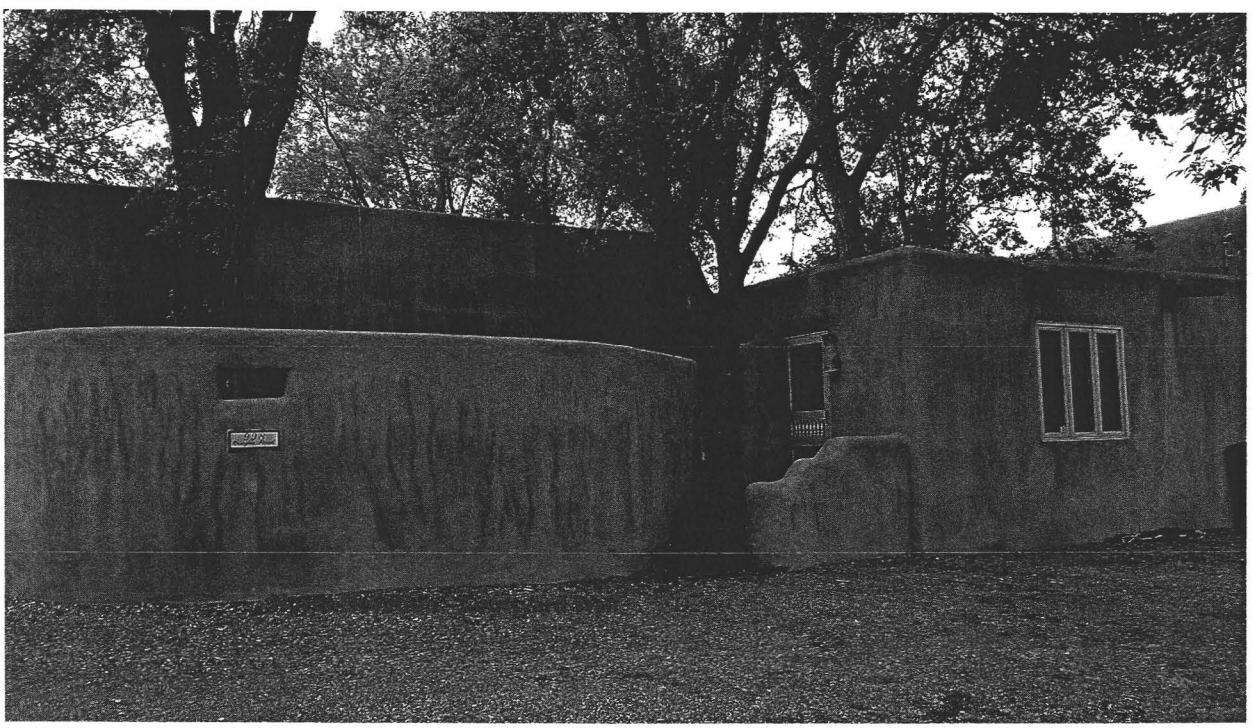
How Big is this?
WV
© SPOT IMAGE



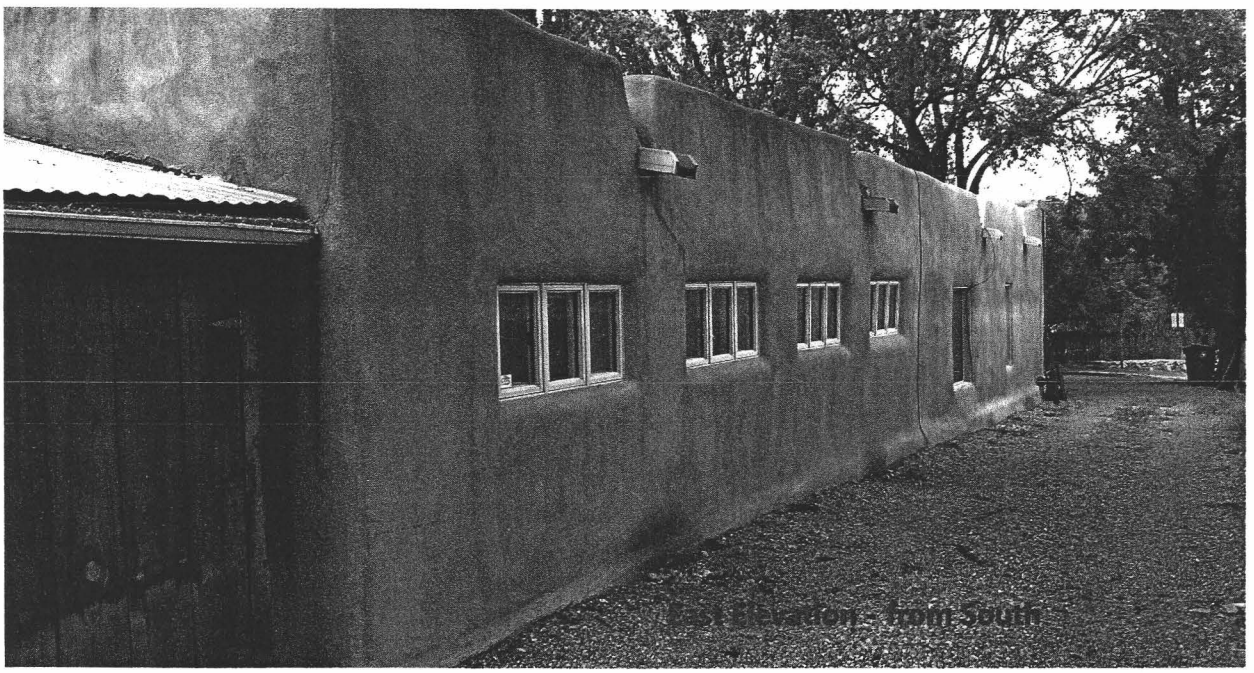


North Elevation - up driveway

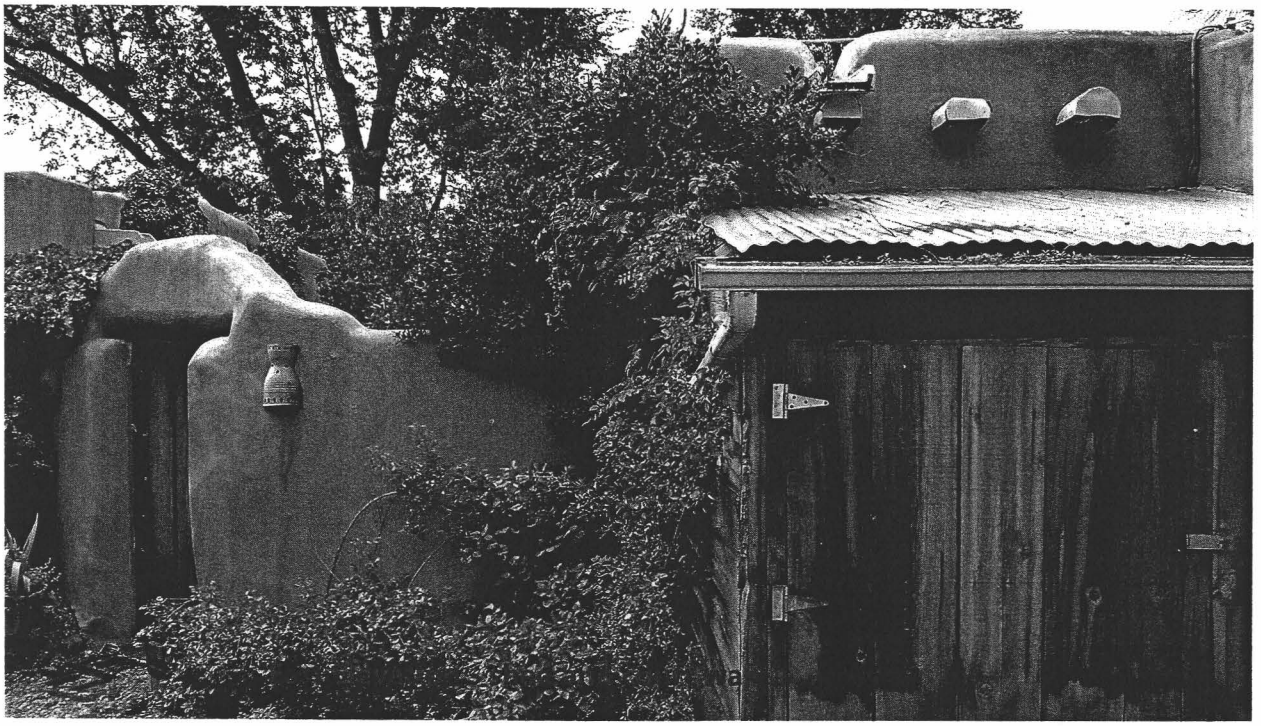


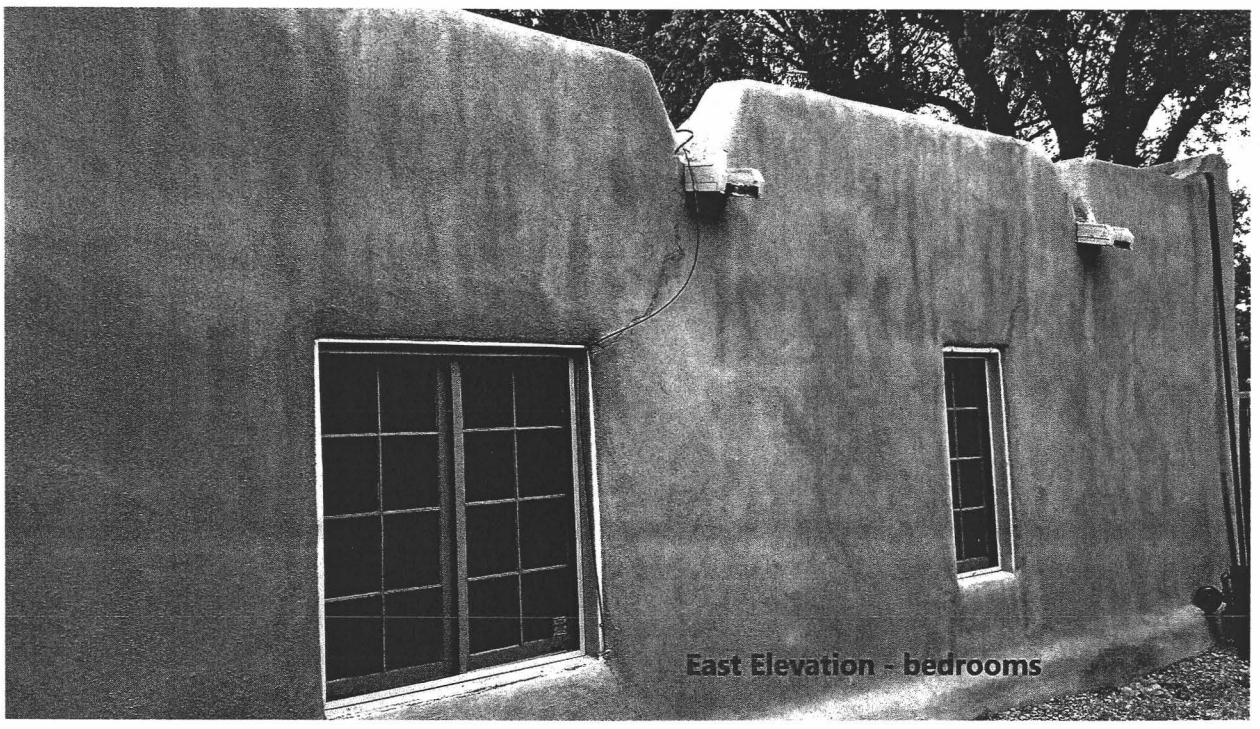


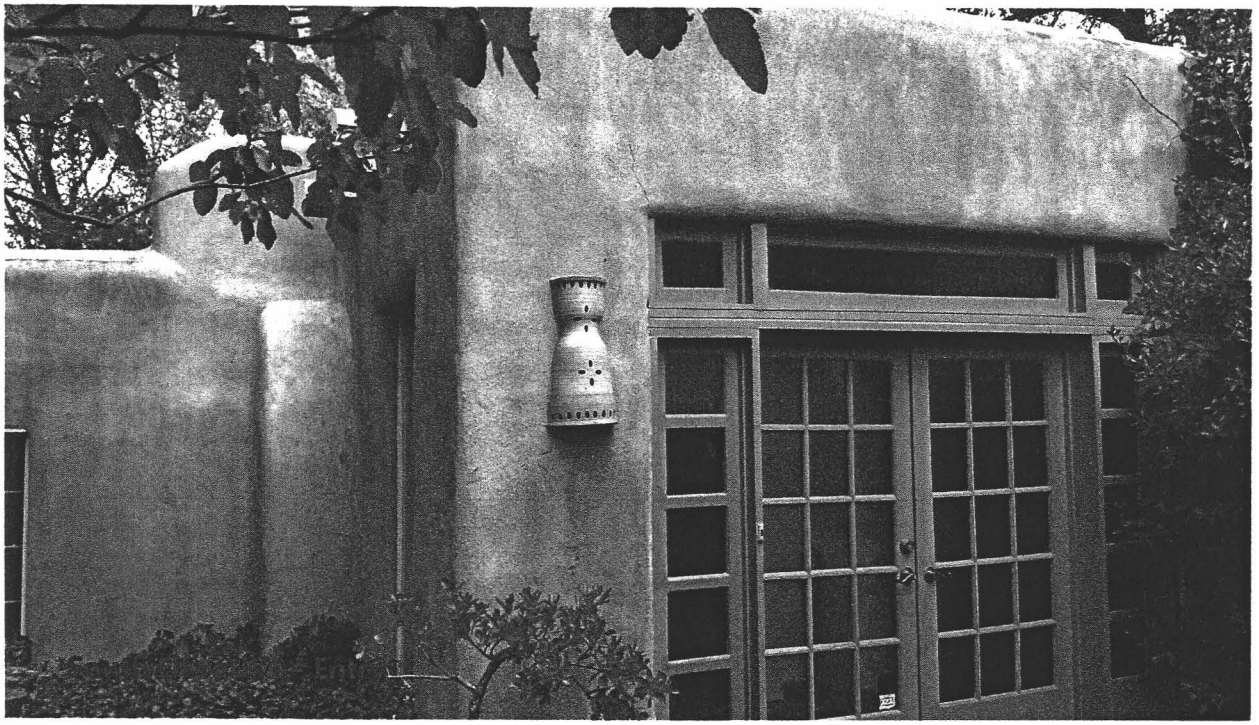


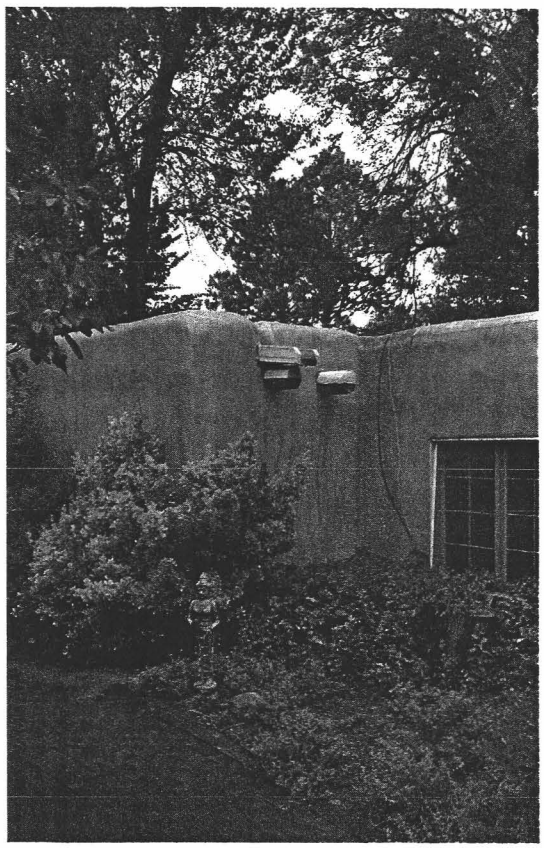


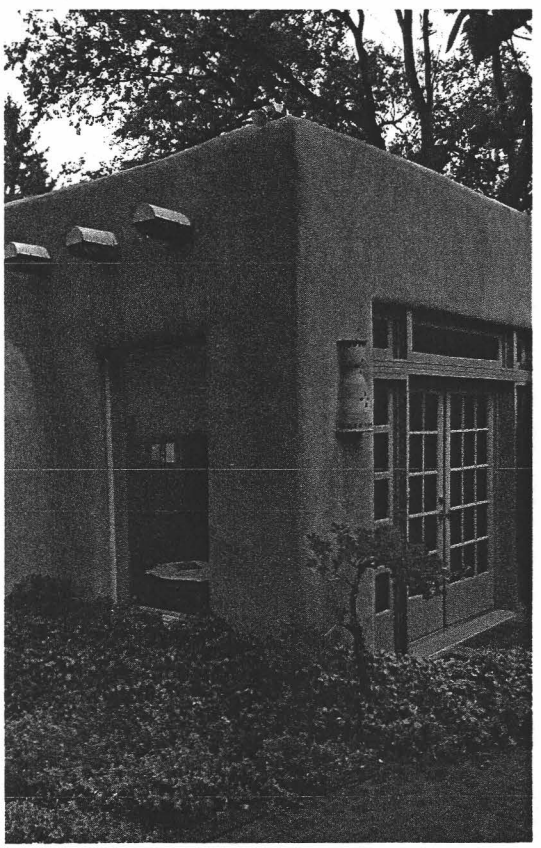
East Elevation - from South

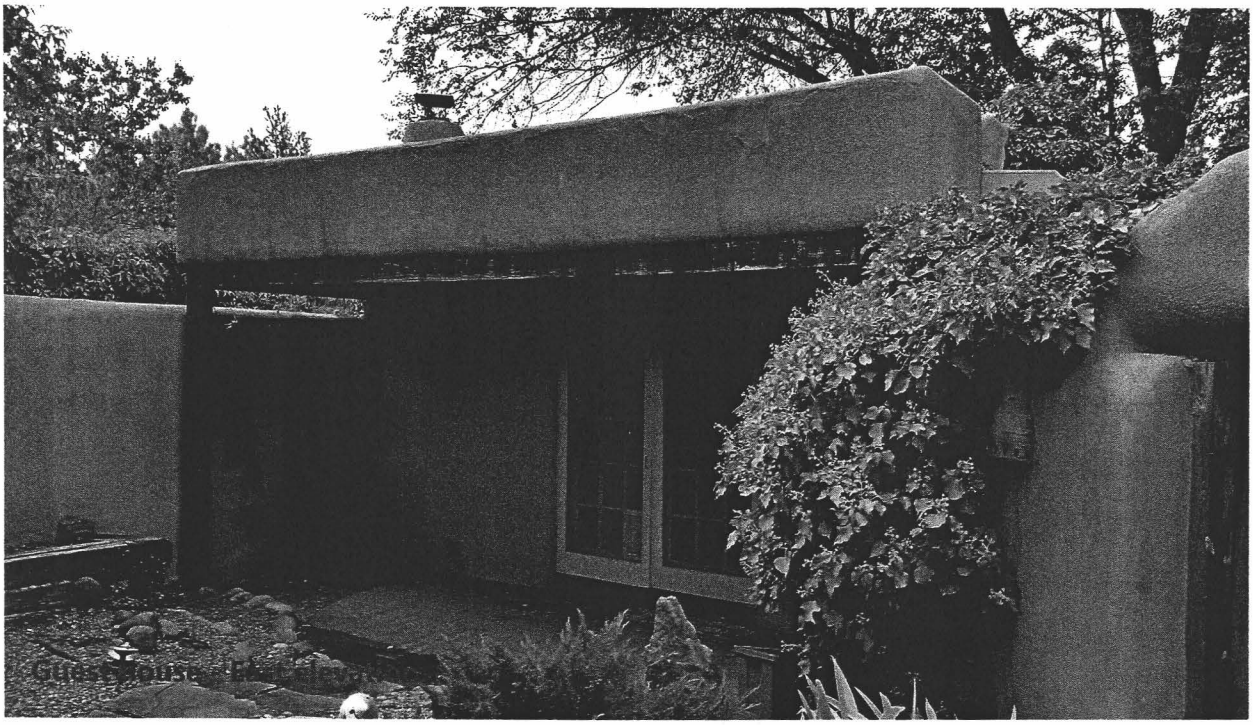


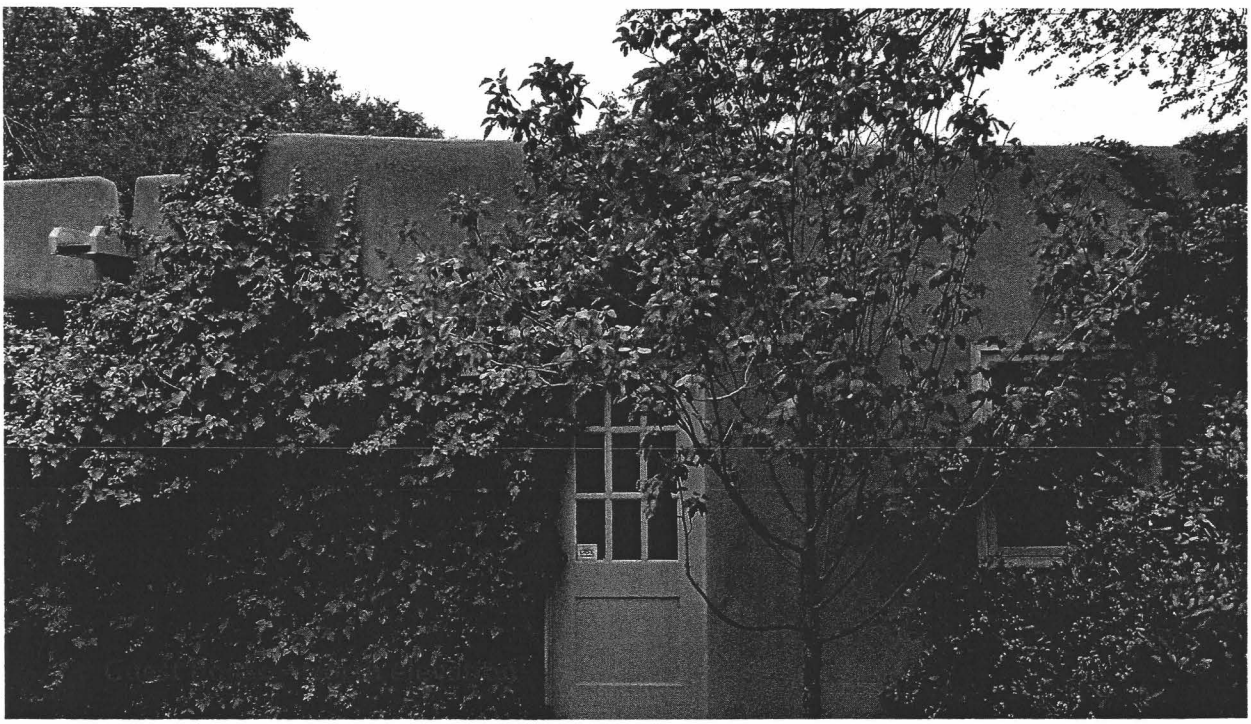

East Elevation - bedrooms







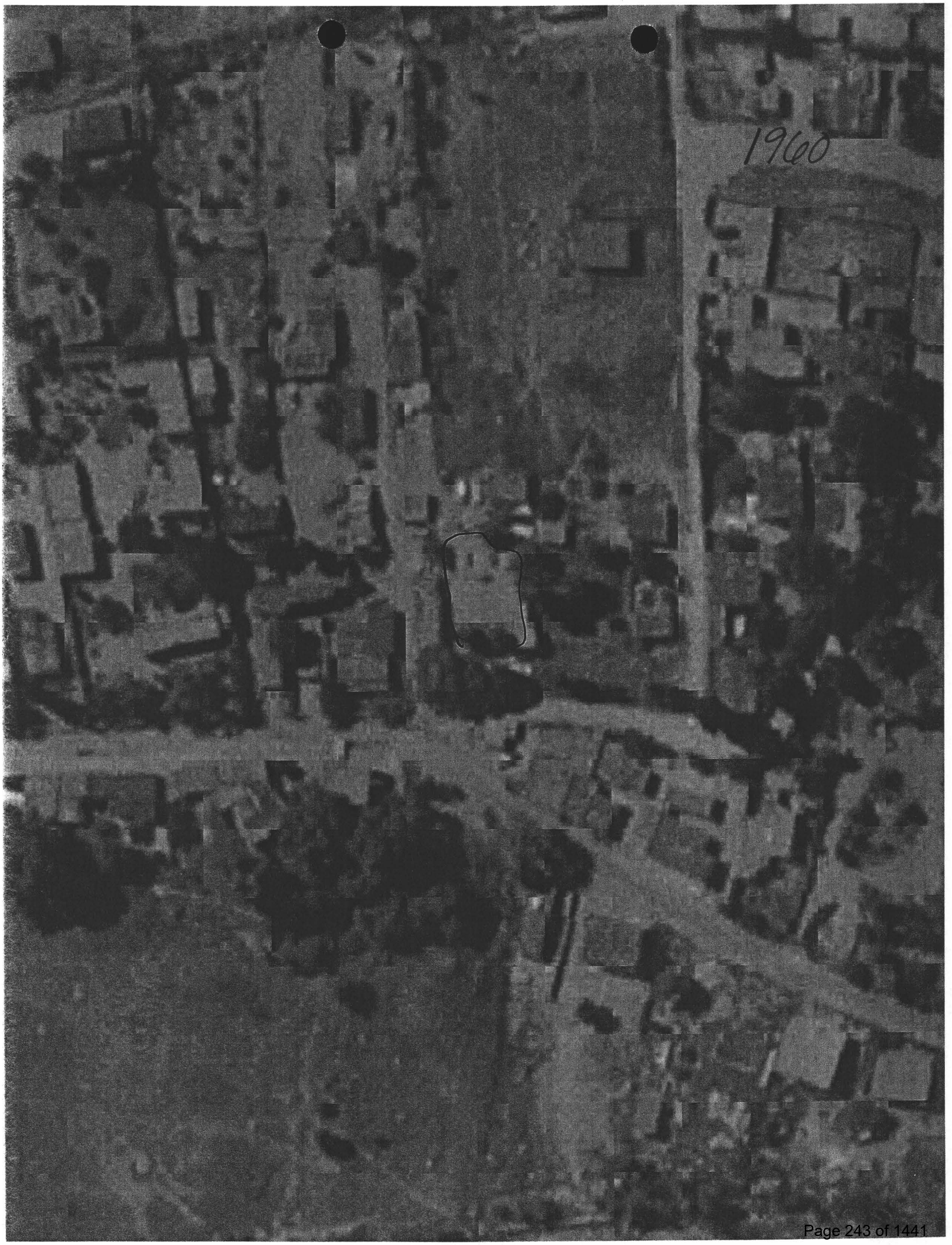






1935


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.

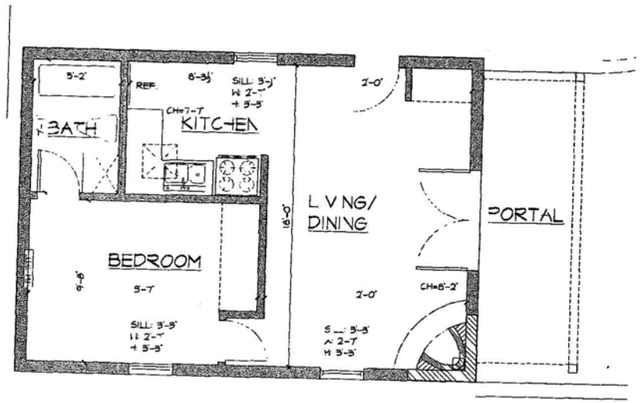
Because of the numerous additions and alterations as listed have been made to the structure, we urge you to keep the current designation of "non-contributing" the same.

Sincerely,

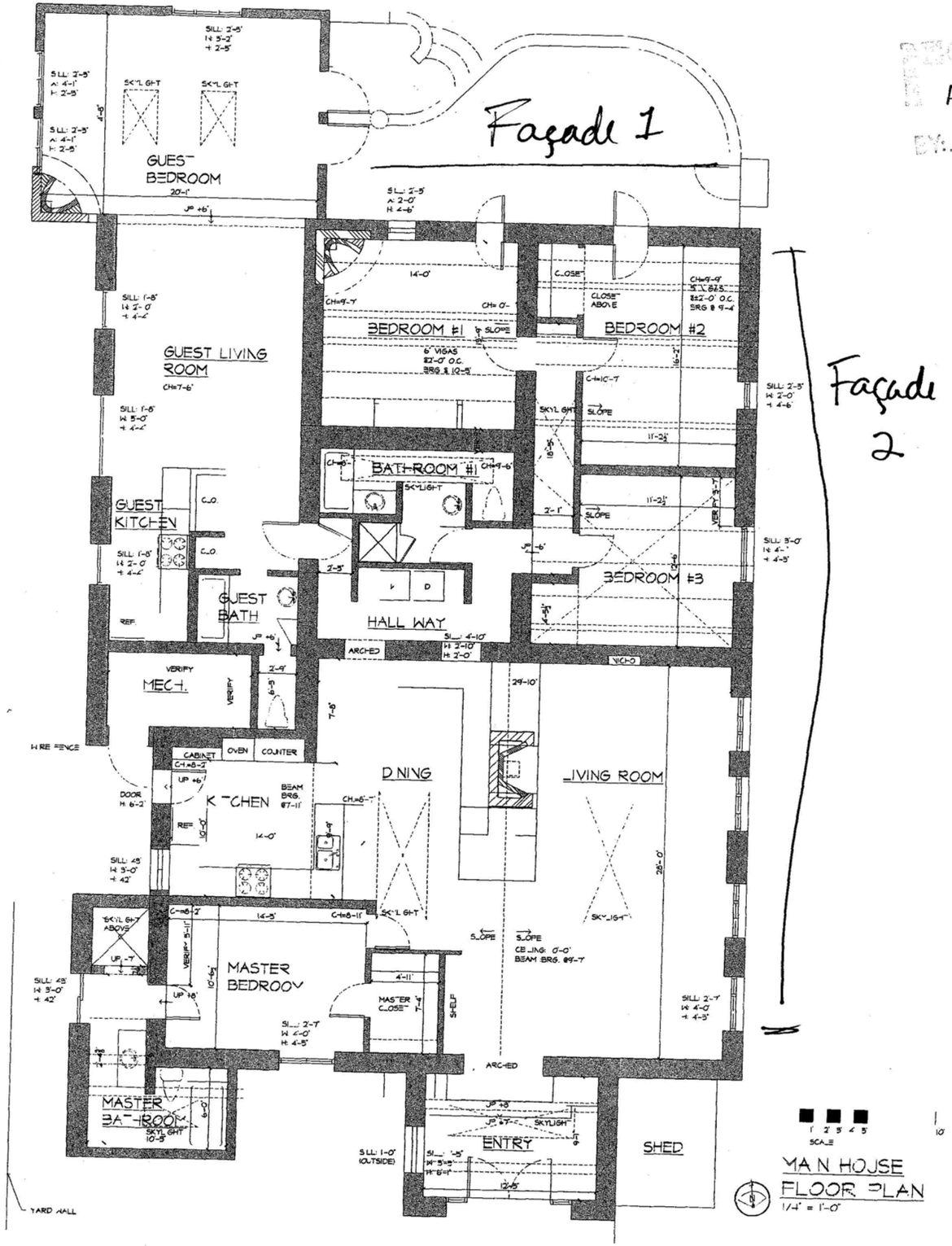
Lisa Koskovich and Mark Brown

Façade Map

Façades 1 & 2



CASITA
FLOOR PLAN
1/4" = 1'-0"



MAIN HOUSE
FLOOR PLAN
1/4" = 1'-0"

APPROVALS: DATE
OWNER
DRAWN BY
CHECK BY
ENGINEER

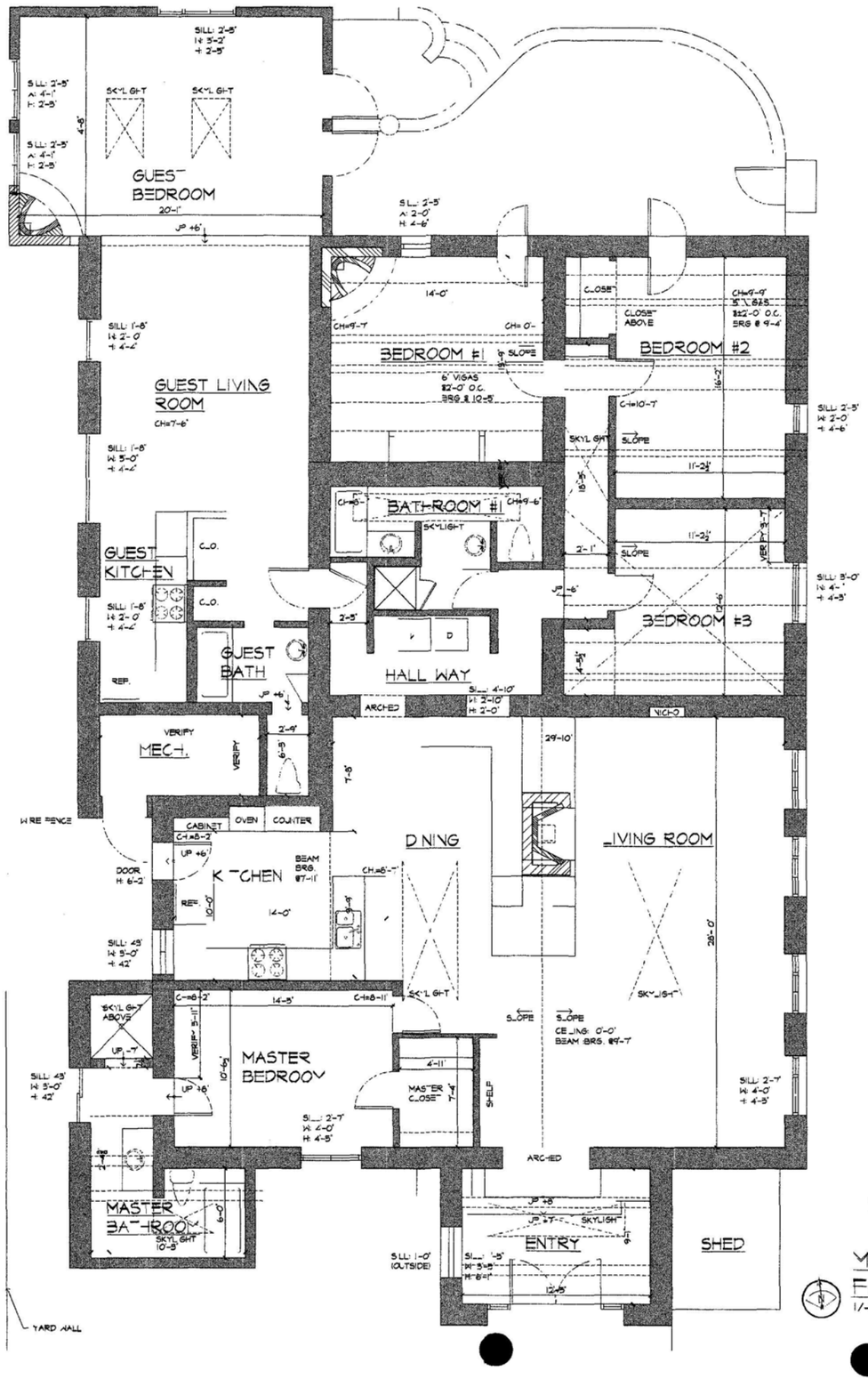
AUG 16 2017

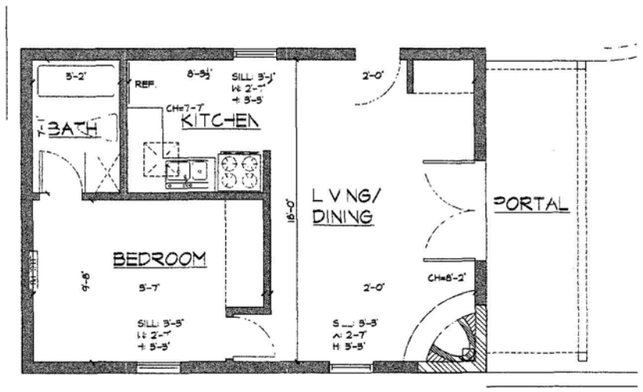
DESIGN SOLUTIONS
DESIGN AND DRAFTING SERVICES
TIM S. CURRY AND ASSOCIATES
1415 WEST ALAMEDA STREET SANTA FE, N.M.
PH 505 989 3241 FAX 505 989 1105

RESIDENCE
998 ACEQUIA MADRE
SANTA FE, NEW MEX CO

DATE
7 AUG 2017
REVISIONS: DATE

A-1





CASITA
FLOOR PLAN
1/4" = 1'-0"

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

DESIGN SOLUTIONS

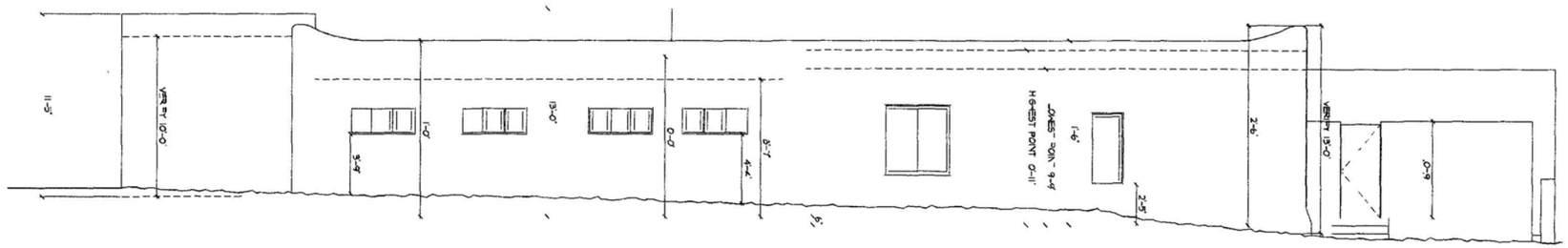
RESIDENCE
995 ACEQUIA MADRE
SANTA FE, NEW MEXICO

DATE:
7 AUG 2017
REVISIONS: DATE:

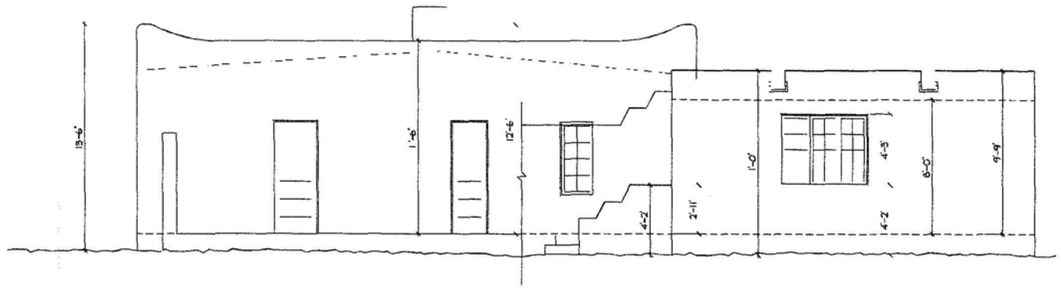
A-1



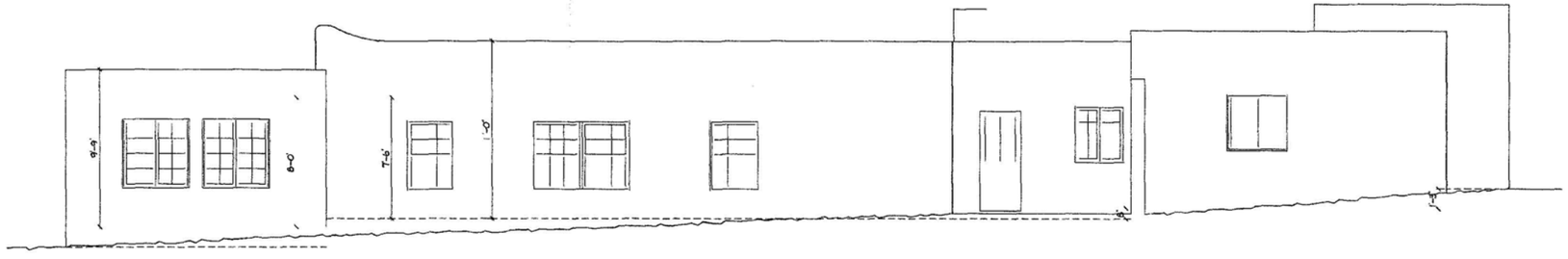
SOUTH ELEVATION
1/4" = 1'-0"



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

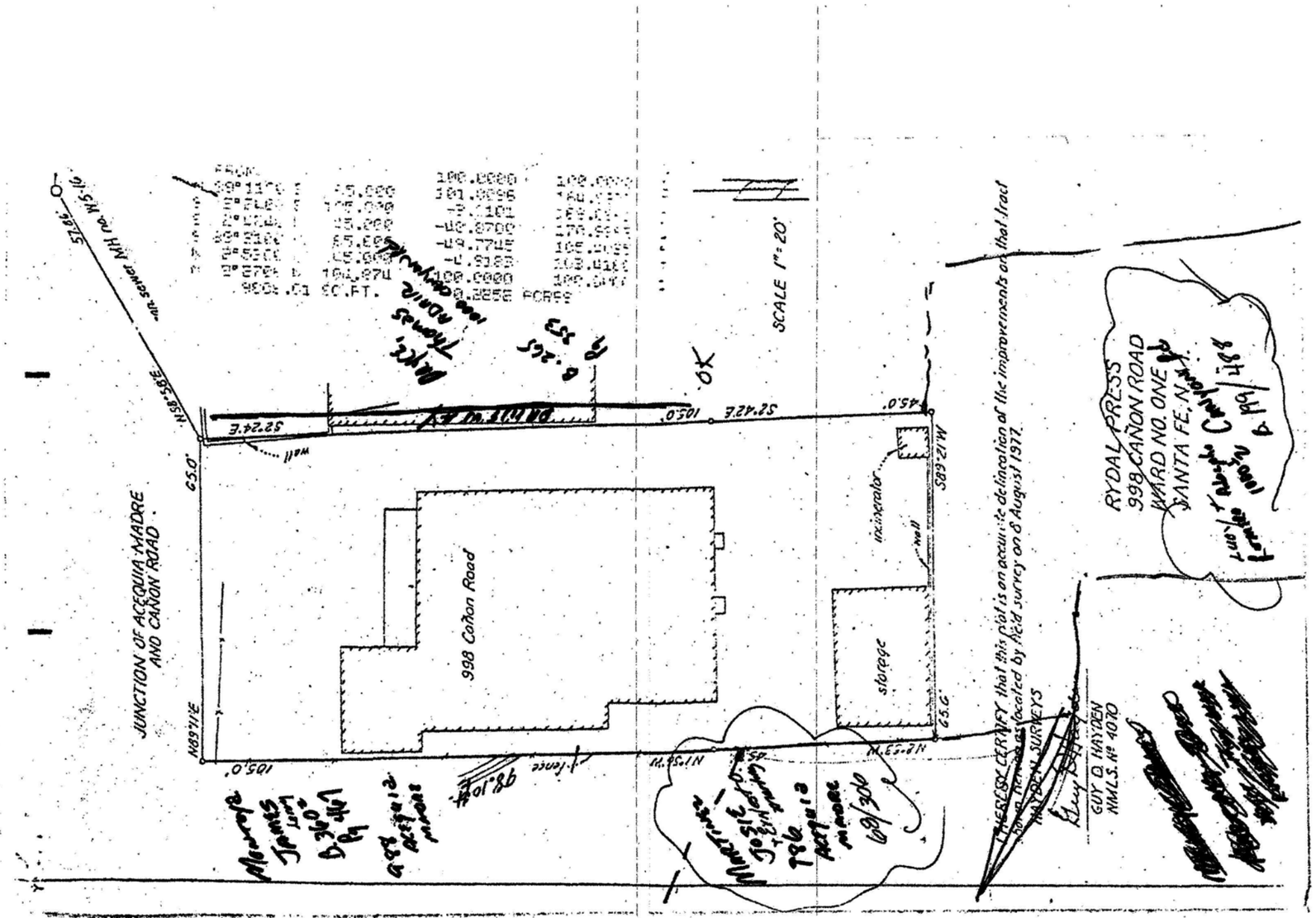
RESIDENCE
995 ACEQUIA MADRE
SANTA FE, NEW MEXICO

DATE
8 AUG 2017
REVISIONS: DATE:

EX2

AUG 19

BY:


SCALE 1" = 20'
998 Cañon Road
storage
JUNCTION OF ACEQUIA MADRE AND CAÑON ROAD
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

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".

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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".

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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,

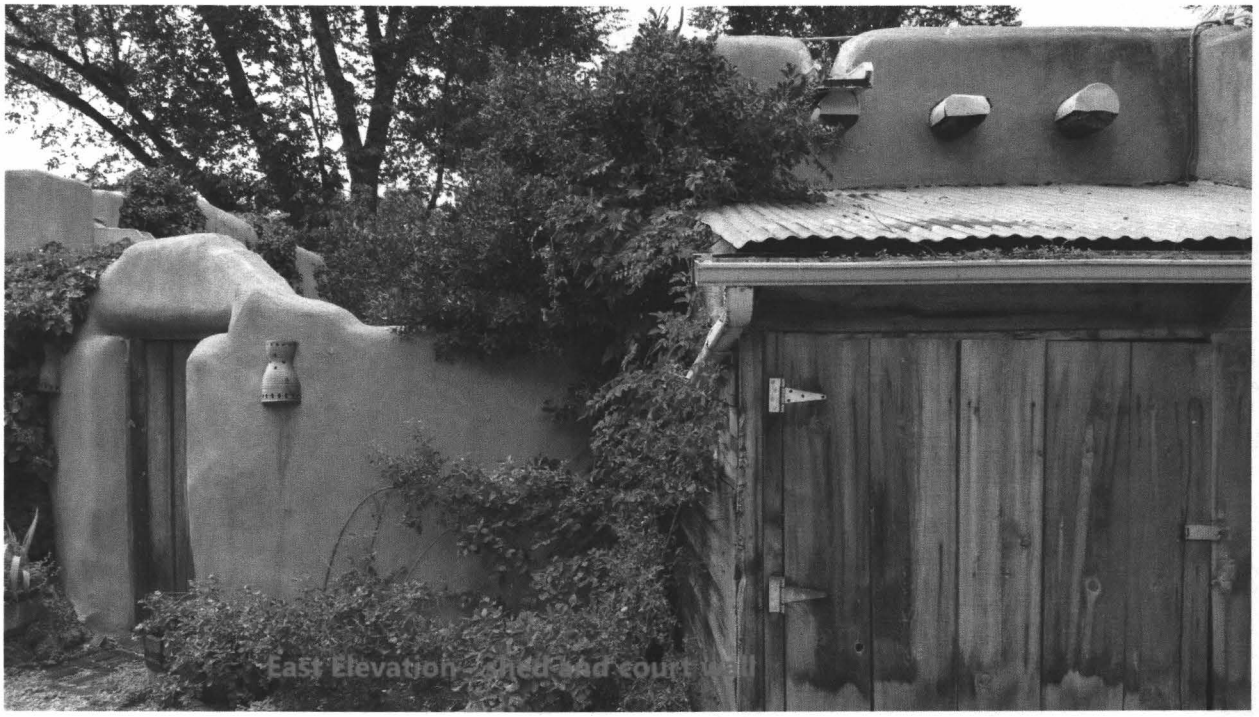
Tim Curry

1415 West Alameda St. Santa Fe NM 87501 Phone 505.989.3241 Fax 505.989.1105

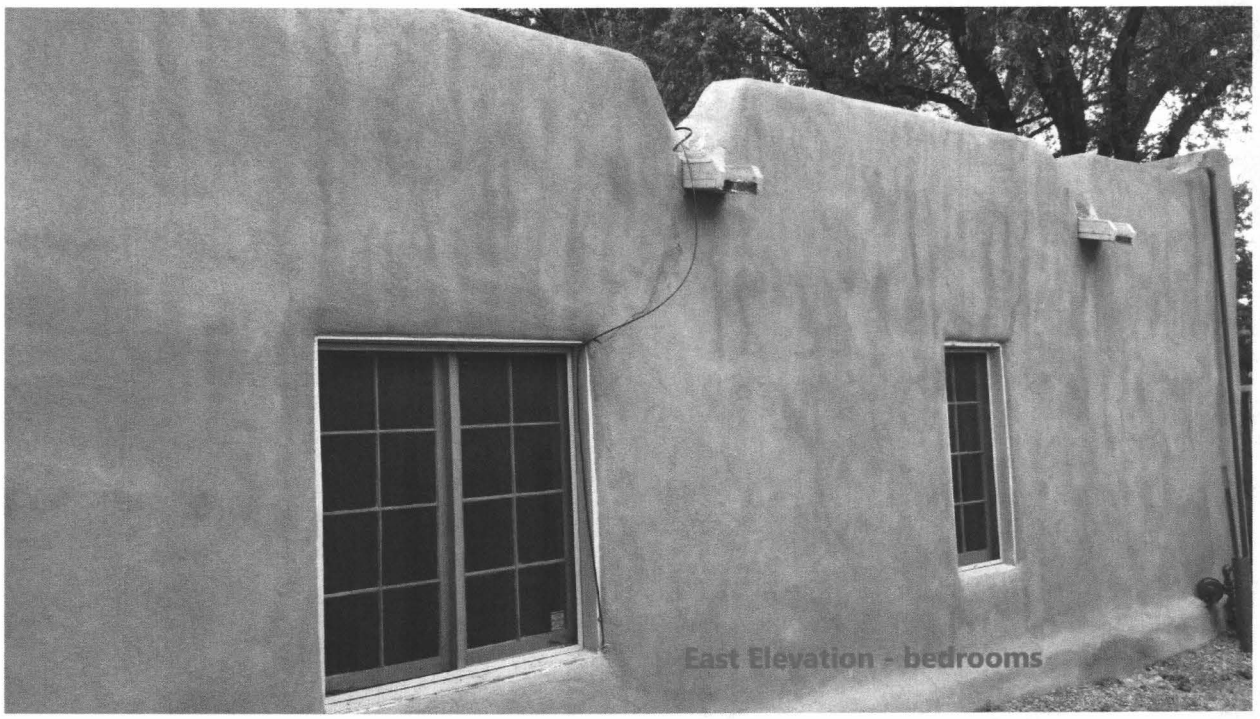




998 Acequia Madre

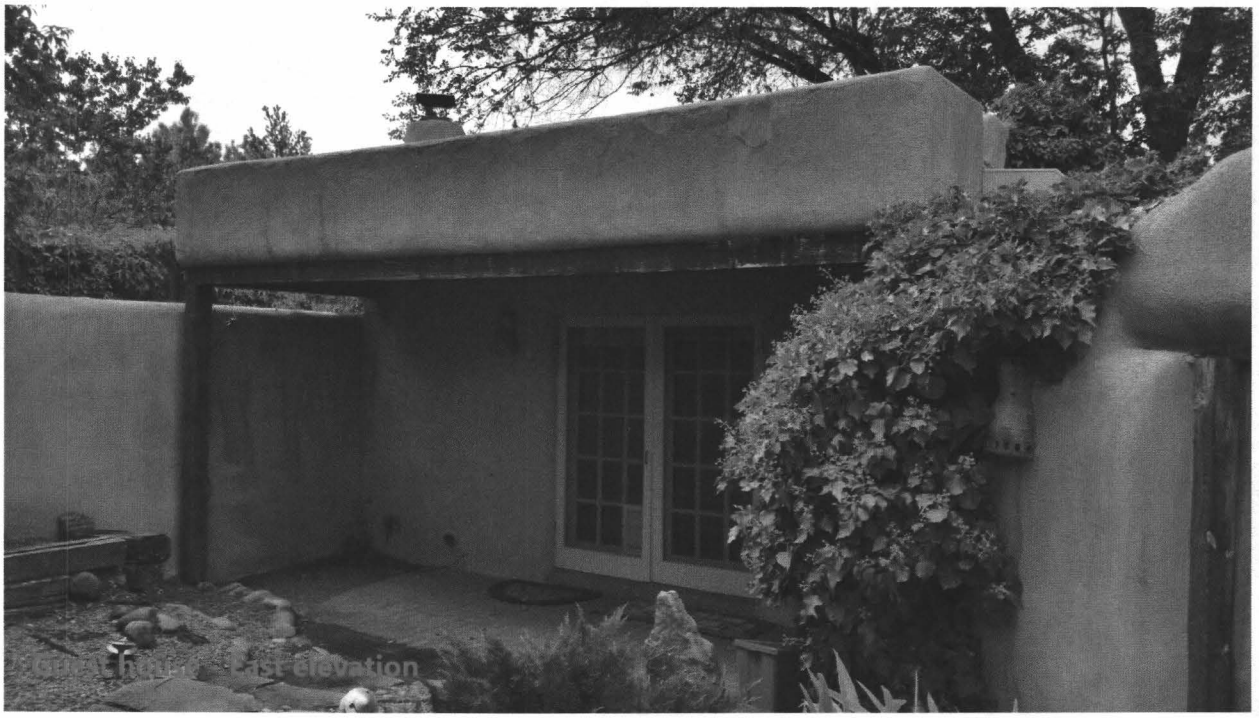


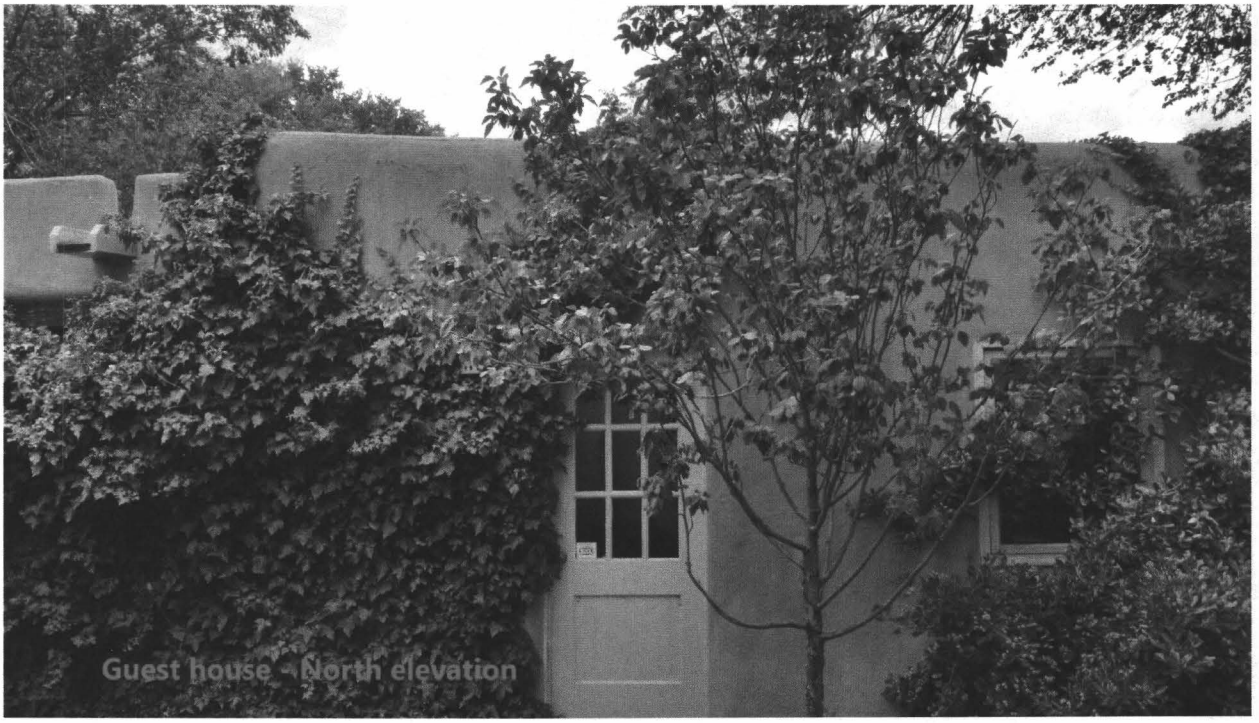
East Elevation - shed and court wall



East Elevation - bedrooms

998 Acequia Madre





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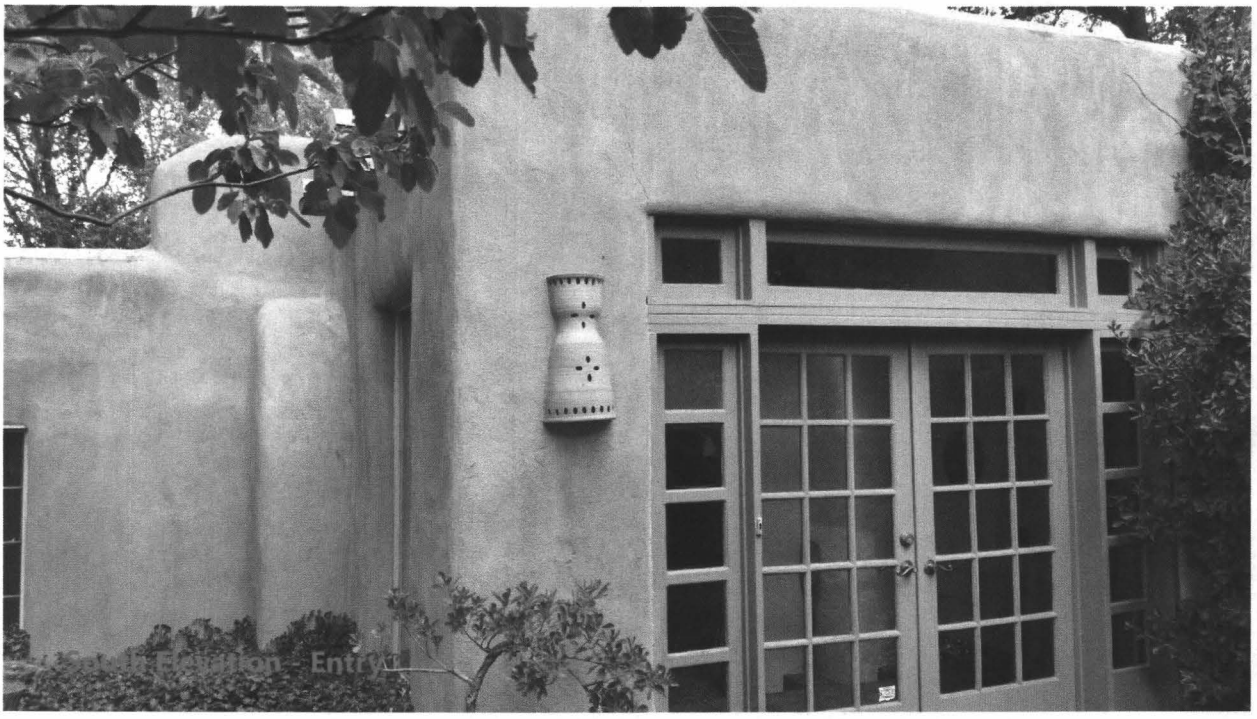

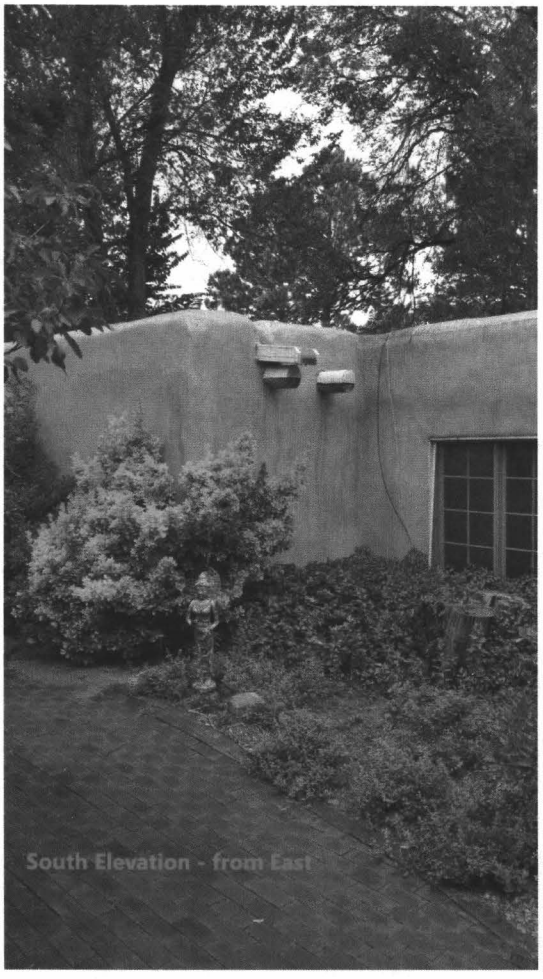

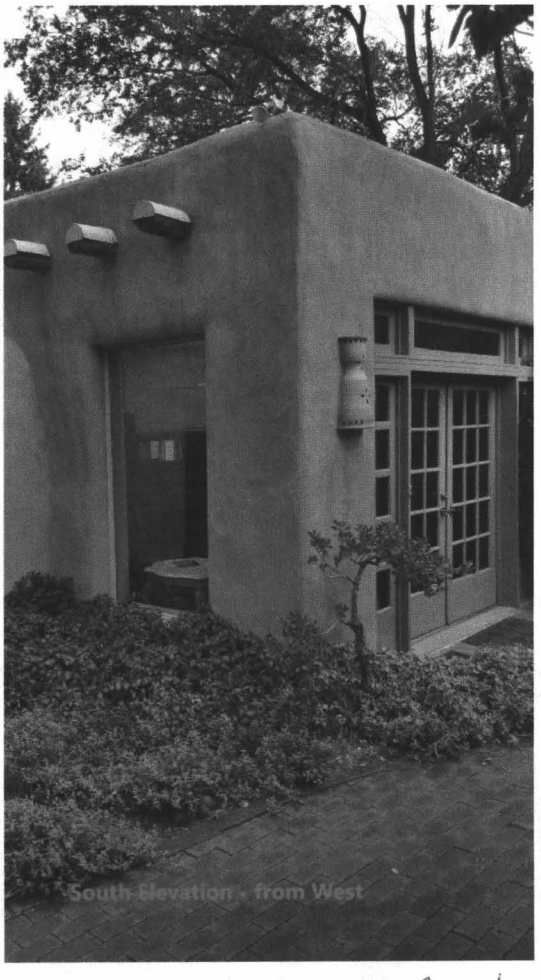

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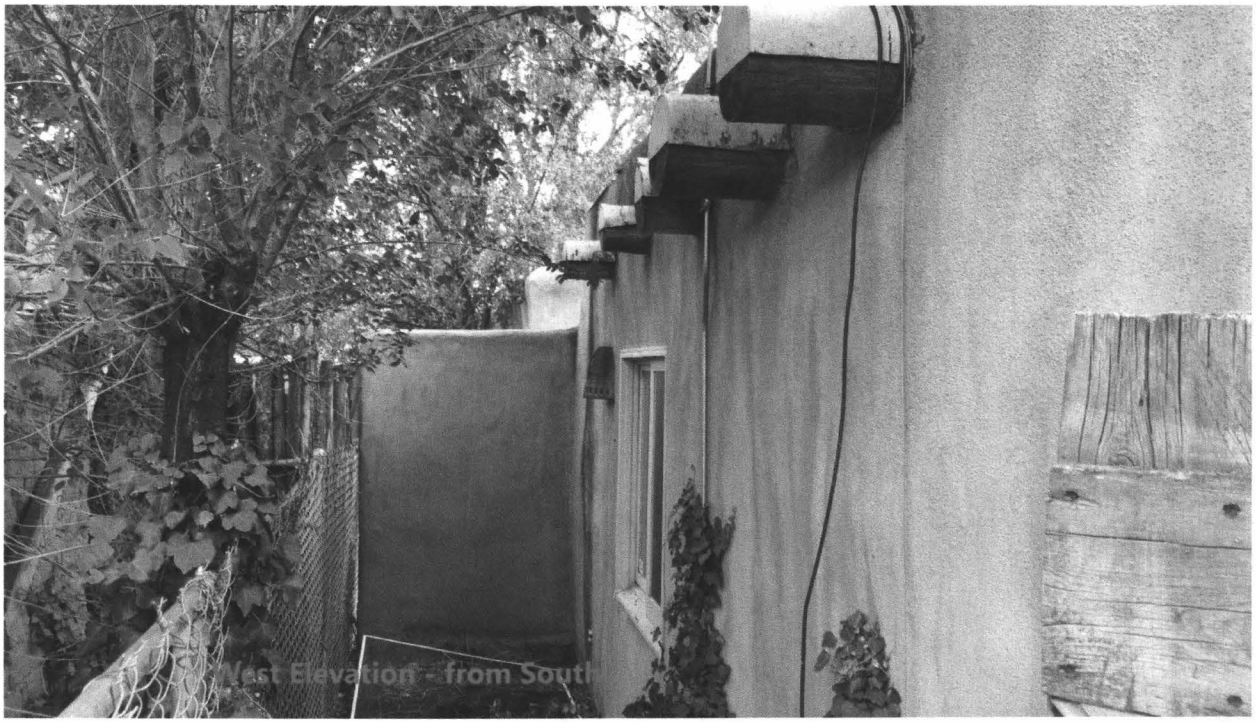

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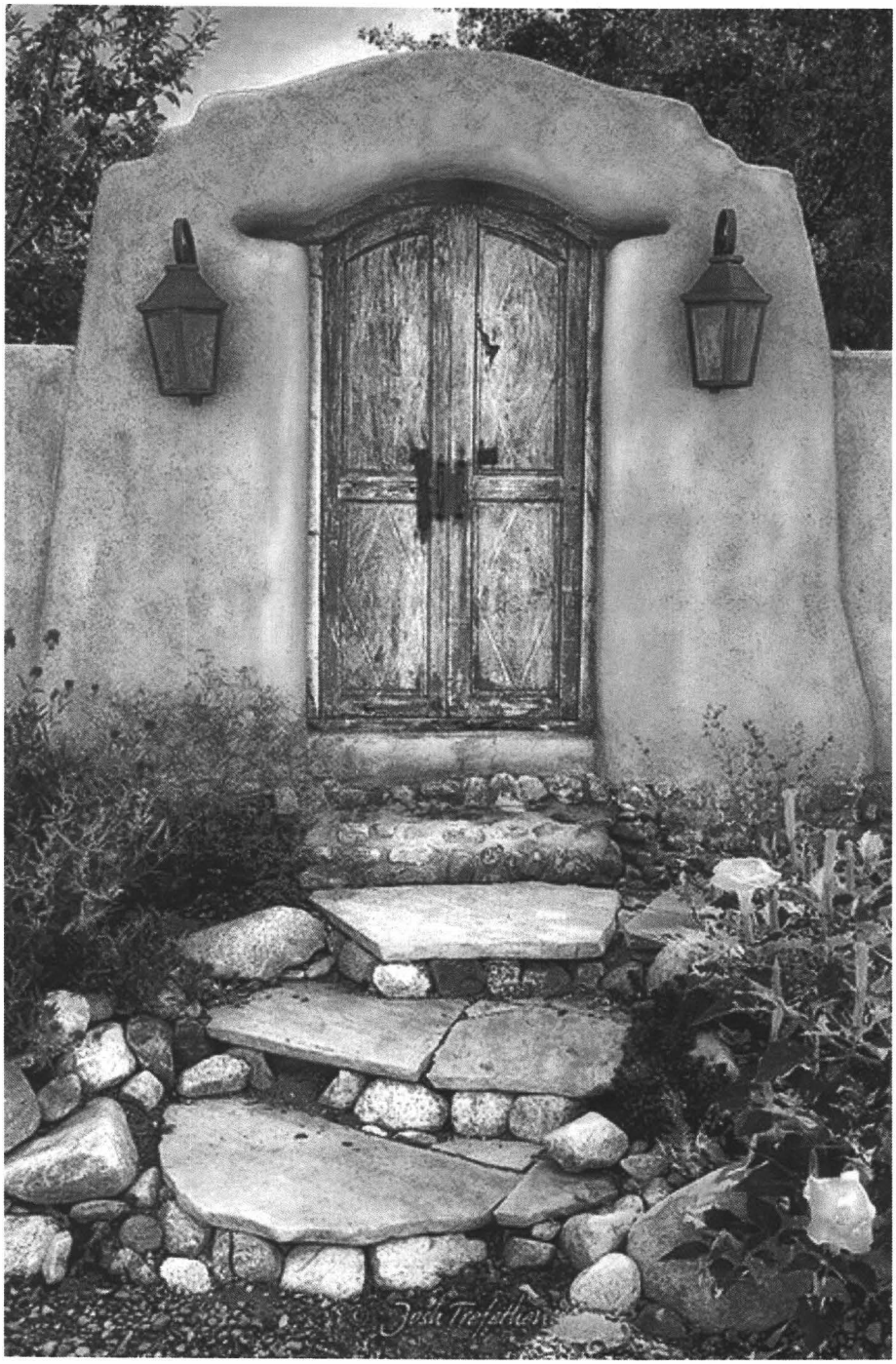
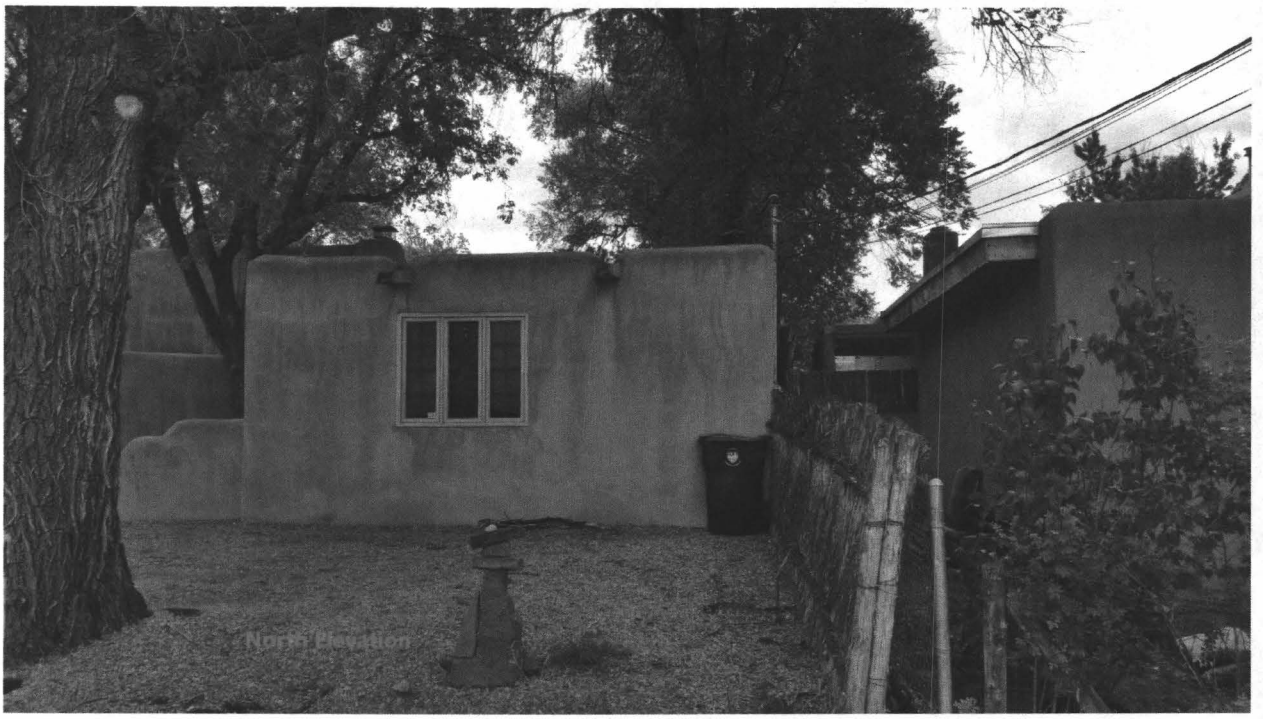
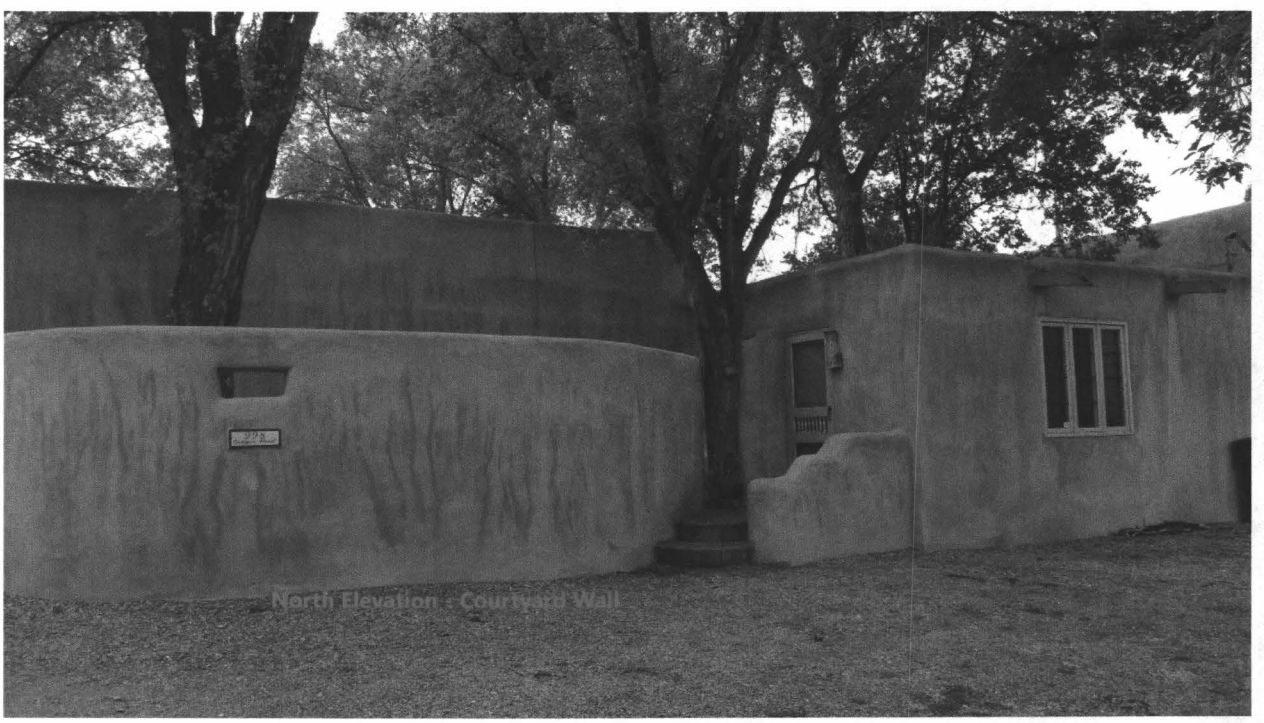

Josh Trefethen









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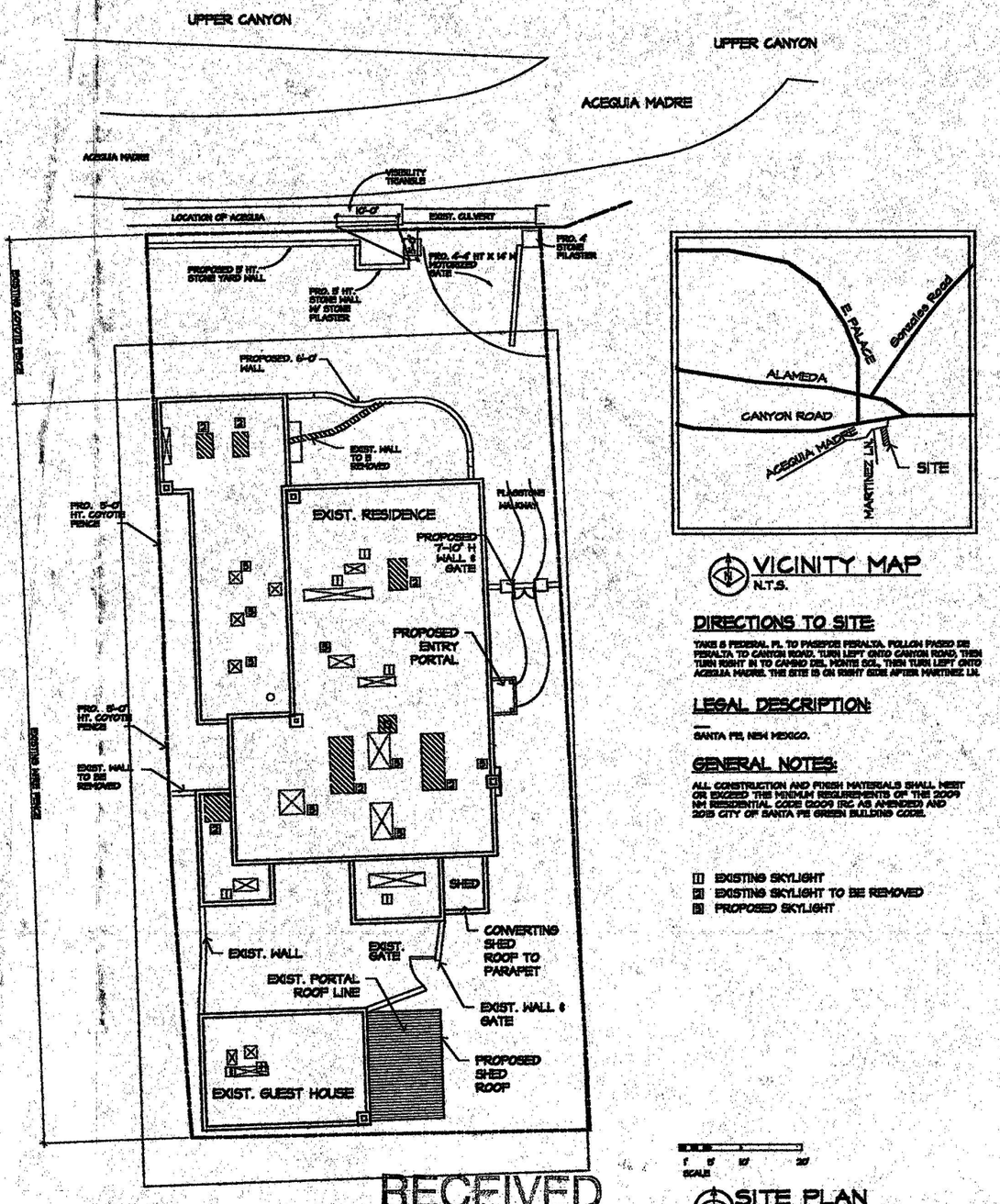

VICINITY MAP
N.T.S.

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'

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998 ACEQUIA MADRE
SANTA FE, NEW MEXICO

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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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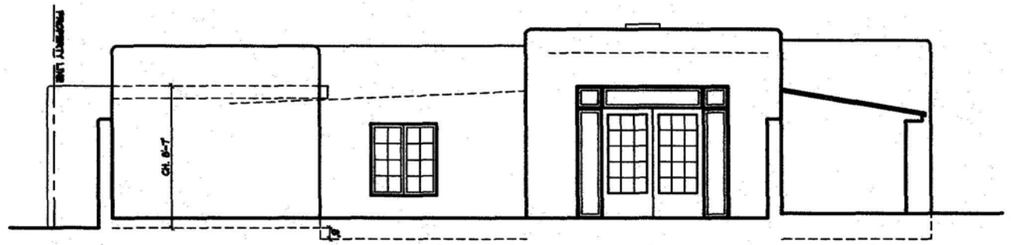
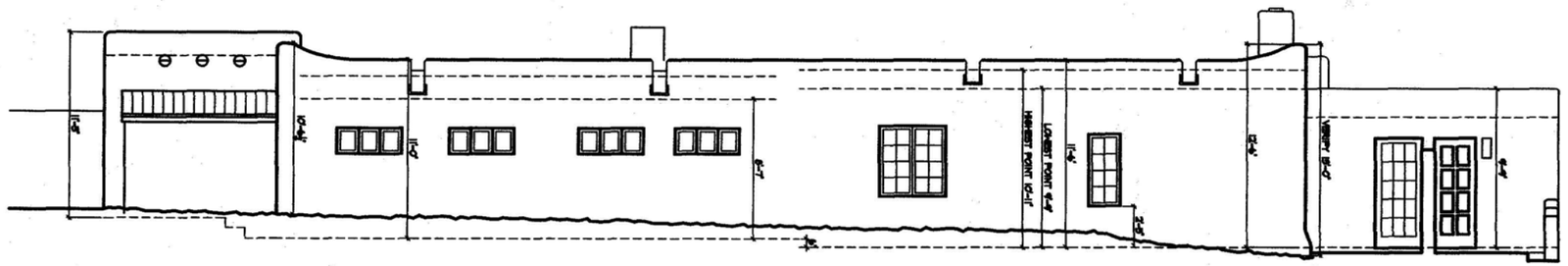


EXISTING SOUTH ELEVATION
1/4" = 1'-0"



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



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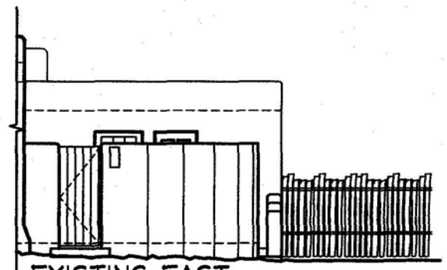
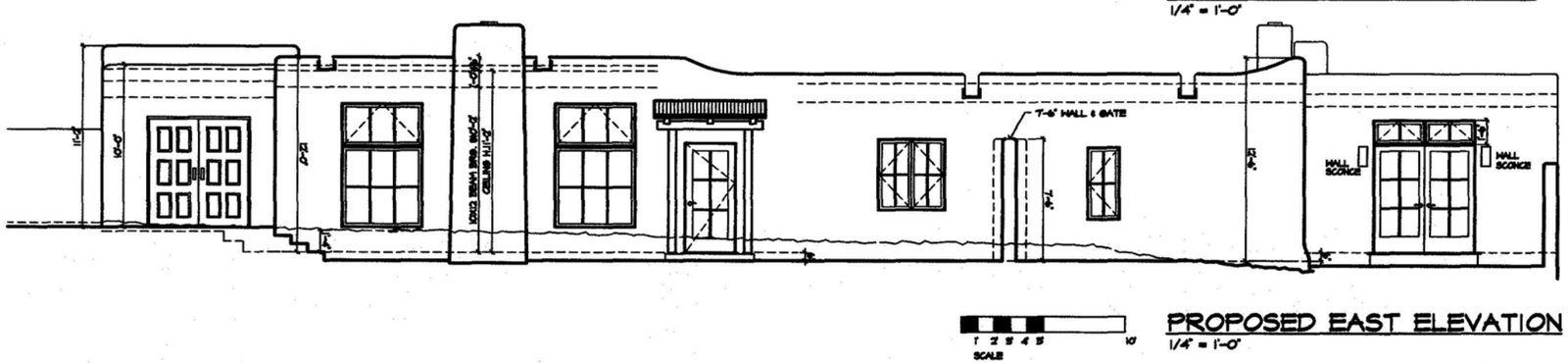
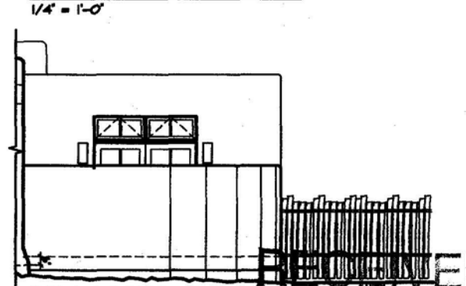
1/4" = 1'-0"



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"

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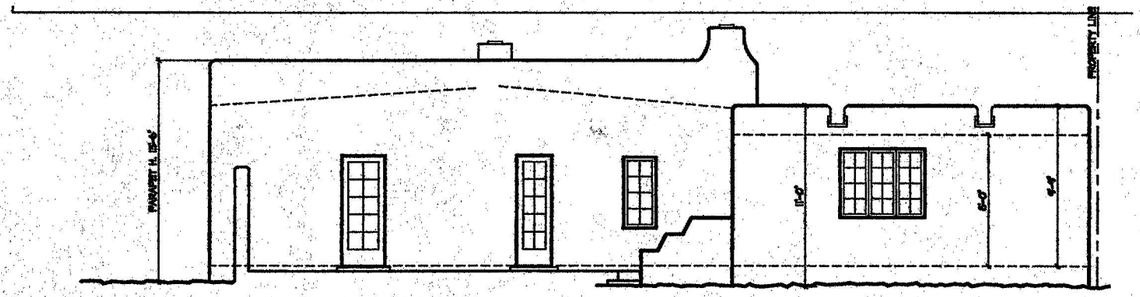
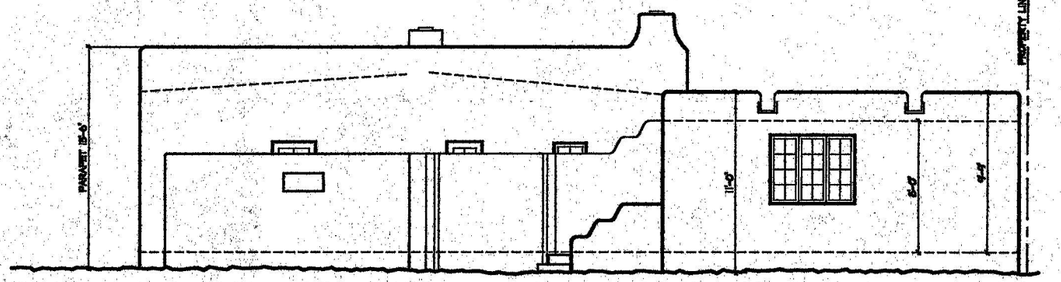
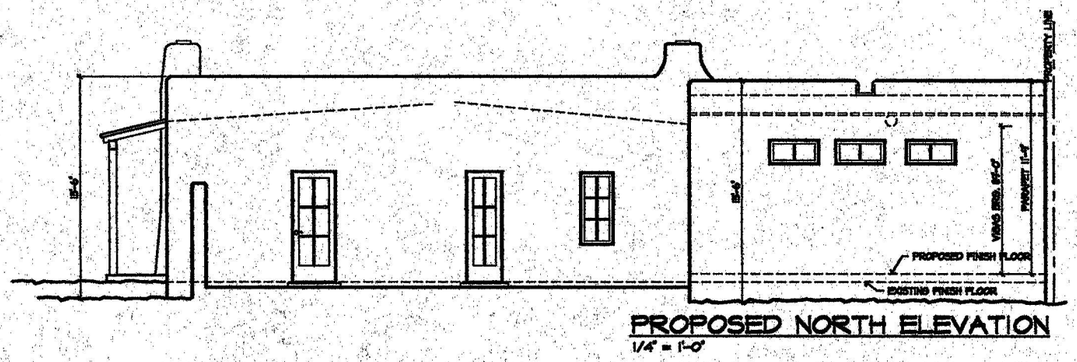


EXIST. NORTH ELEVATION
1/4" = 1'-0"



EXIST. NORTH ELEVATION W/ WALL
1/4" = 1'-0"



PROPOSED NORTH ELEVATION
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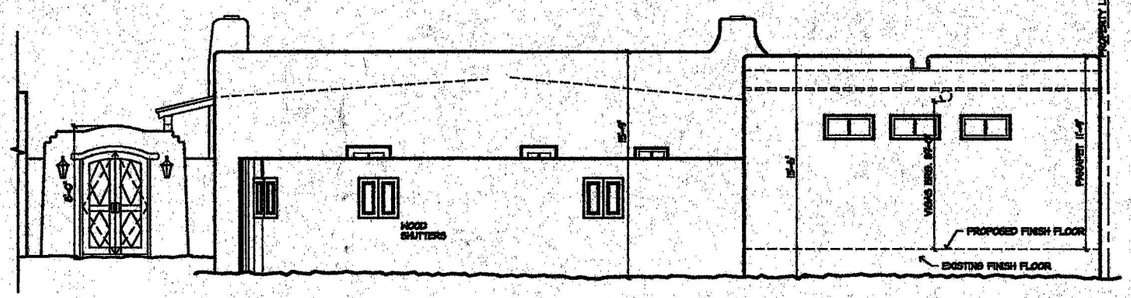
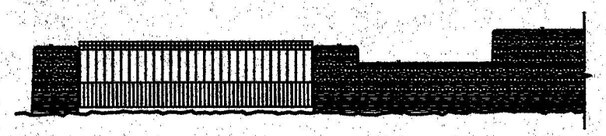


PROPOSED NORTH ELEVATION W/ WALL
1/4" = 1'-0"



PROPOSED FRONT GATE & WALL
1/4" = 1'-0"

1' 2' 3' 4' 5' 10'
SCALE

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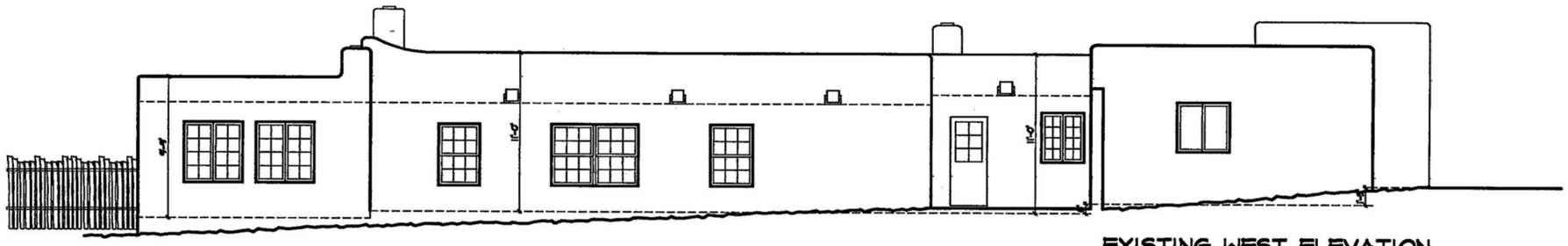
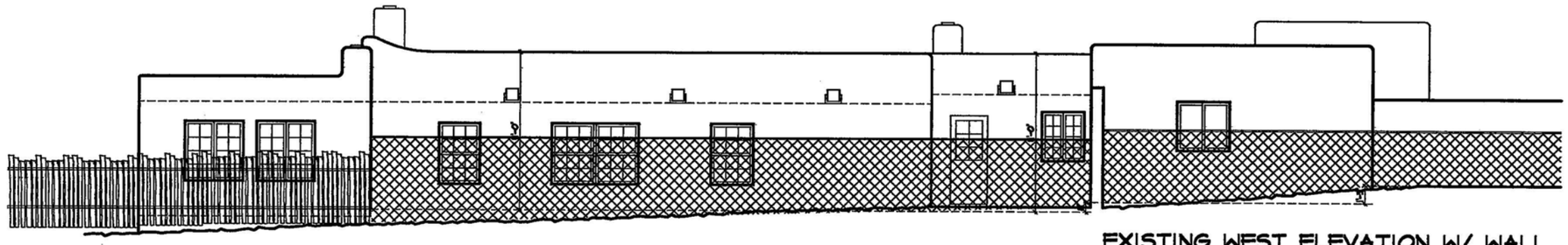
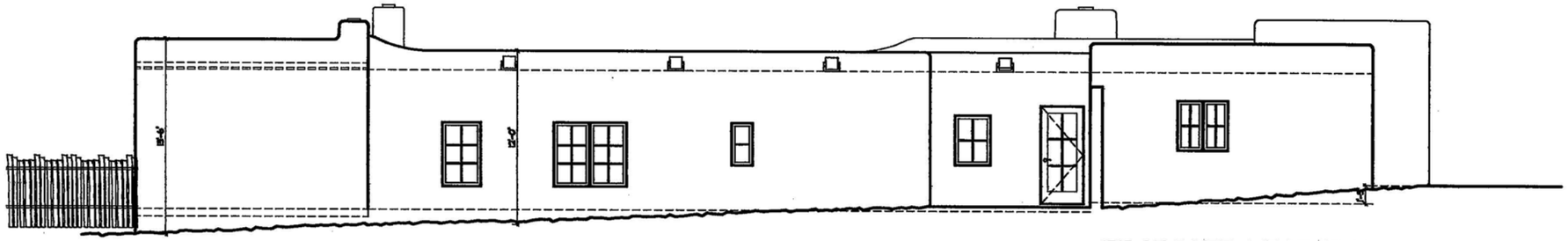


EXISTING WEST ELEVATION
1/4" = 1'-0"



EXISTING WEST ELEVATION W/ WALL
1/4" = 1'-0"



PROPOSED WEST ELEVATION
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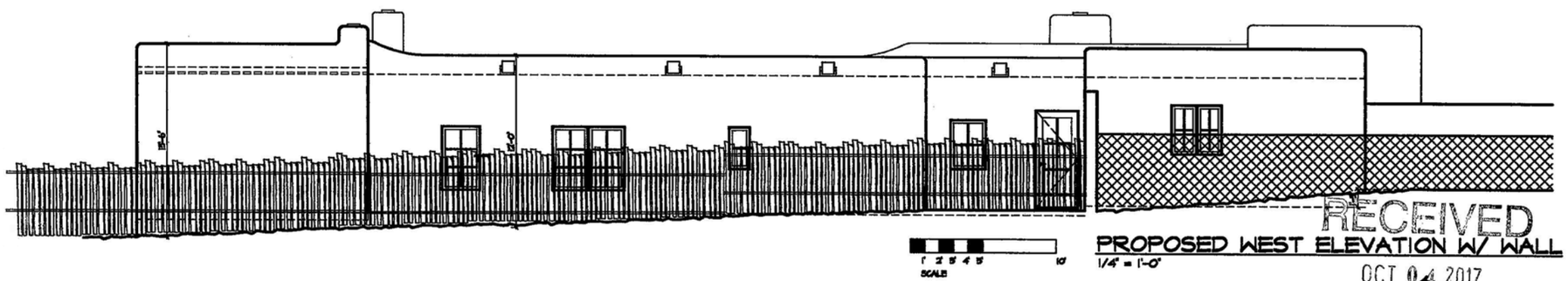

SCALE 1 2 5 4 5 10

PROPOSED WEST ELEVATION W/ WALL
1/4" = 1'-0"

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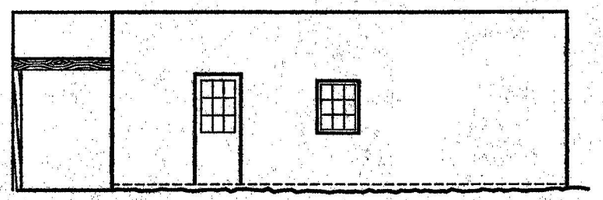
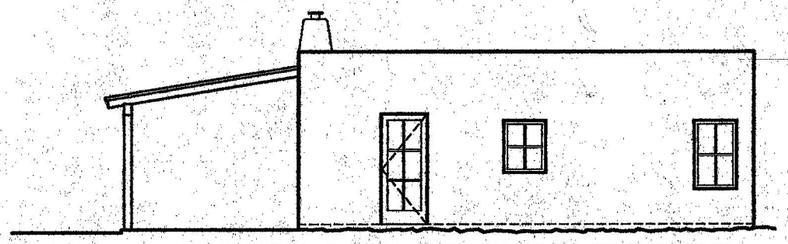


CASITA- EXISTING NORTH ELEVATION
1/4" = 1'-0"



CASITA- EXISTING SOUTH ELEVATION
1/4" = 1'-0"



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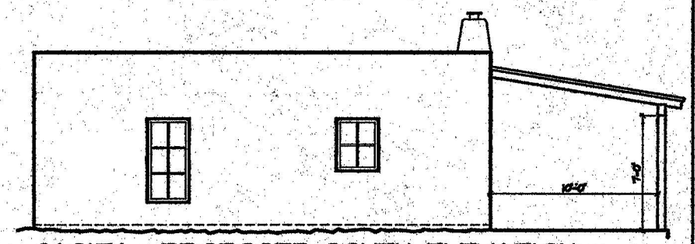

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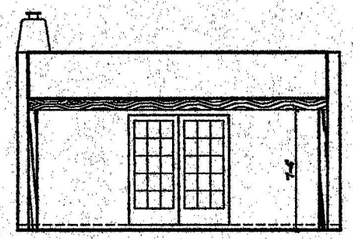

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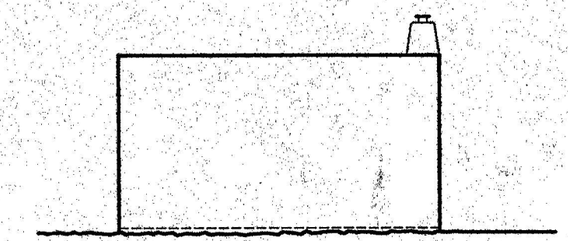
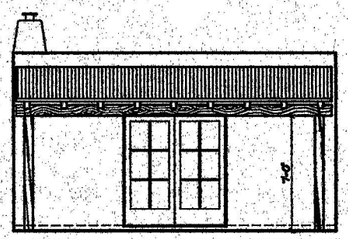


CASITA- EXISITNG & PROPOSED WEST ELEVATION
1/4" = 1'-0"



CASITA- PROPOSED EAST ELEVATION

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SCALE 1' 2' 5' 4' 5' 10'

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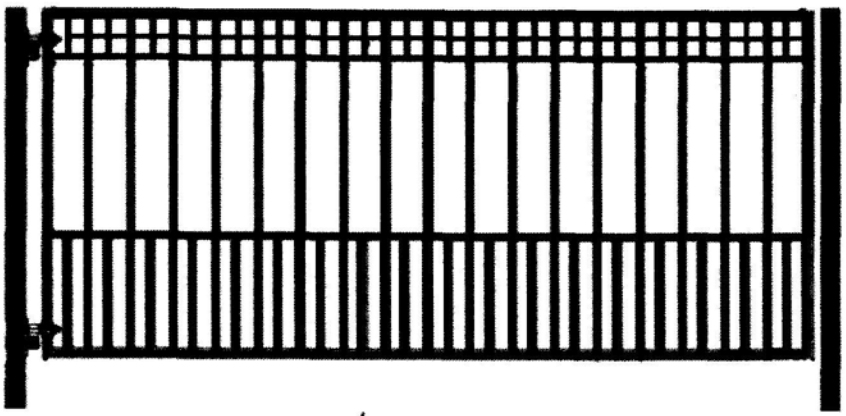


Gate design

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 23, 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.

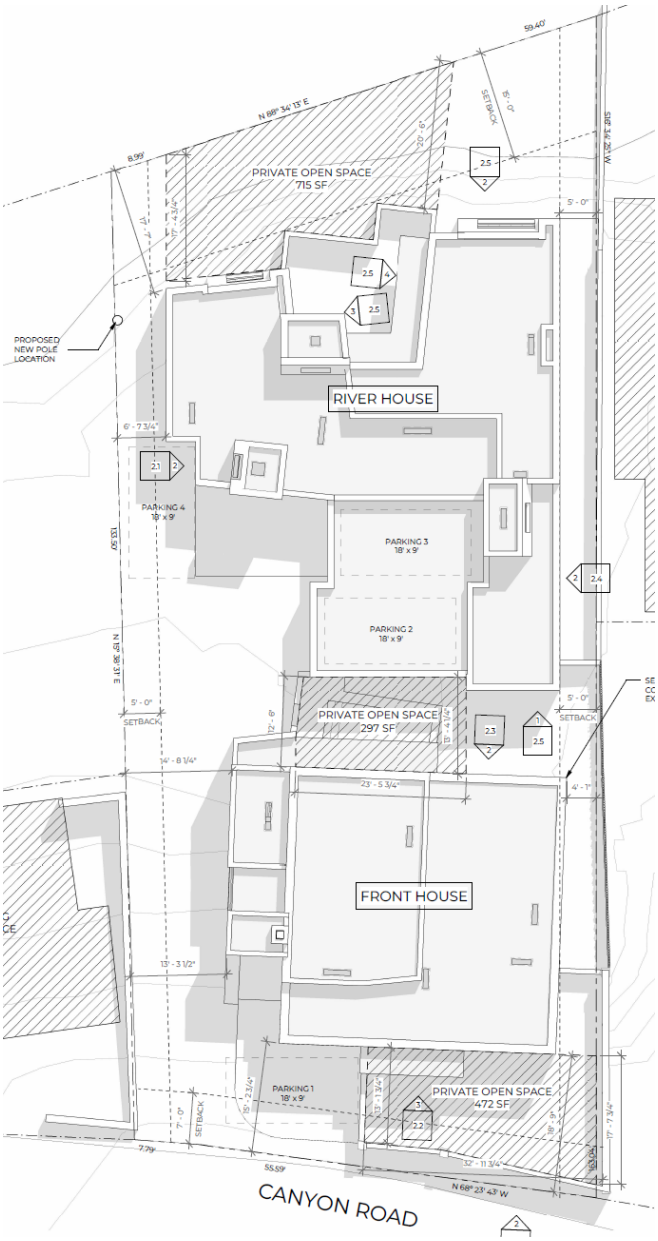


Figure 3: Proposed Site Plan

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

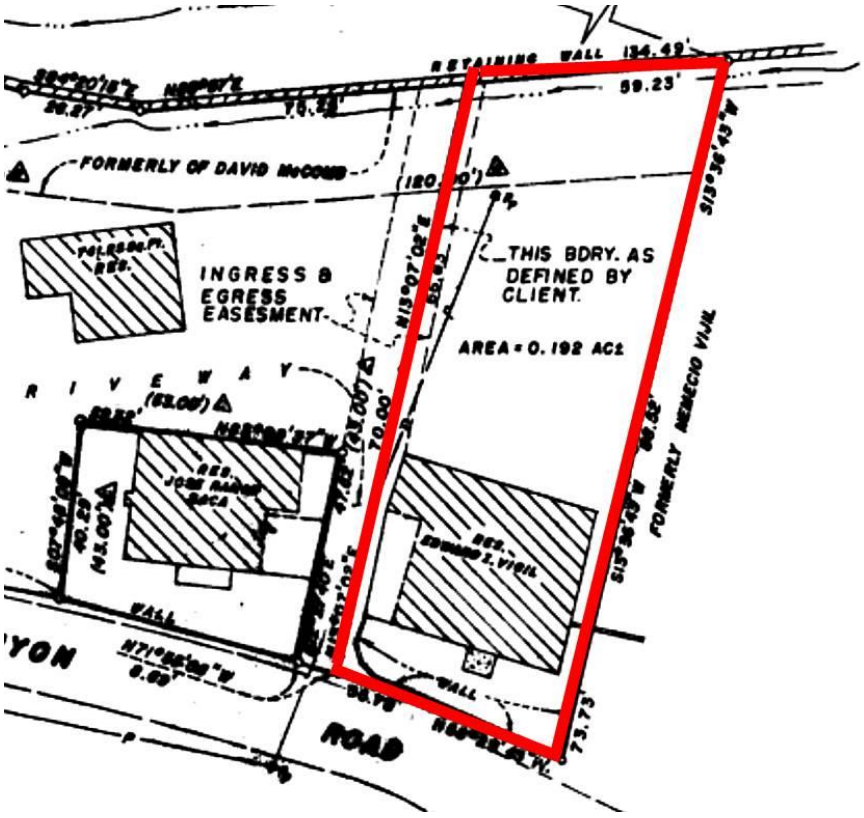
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

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.



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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.

---

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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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

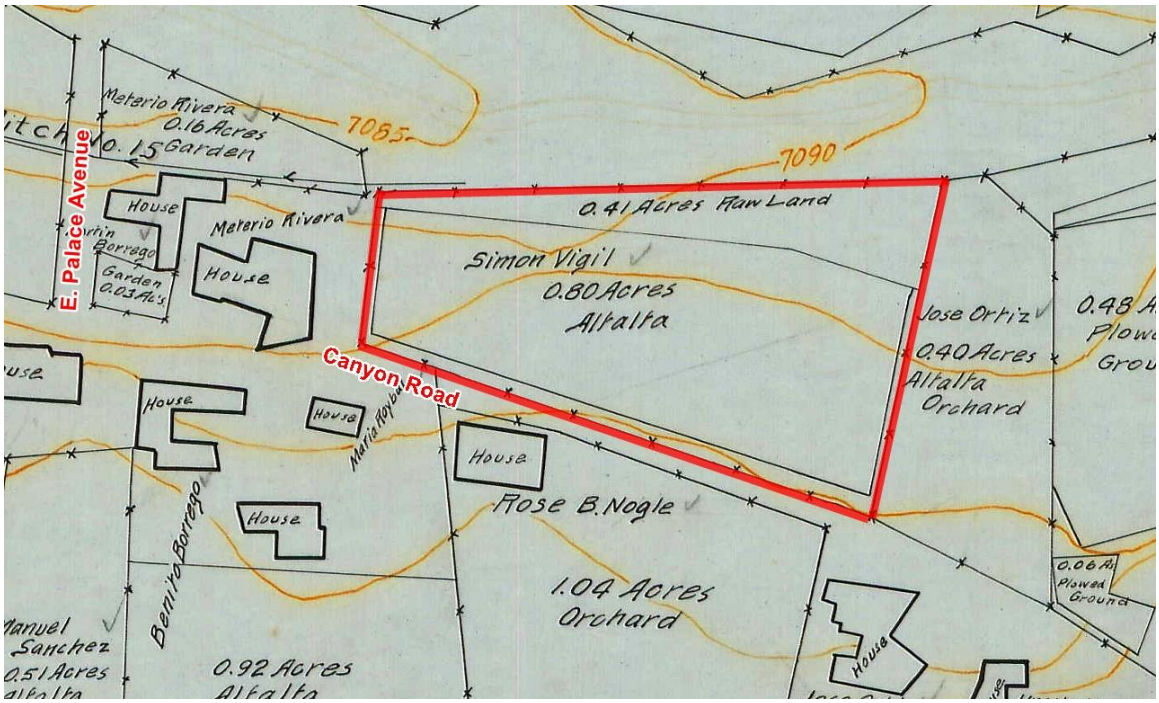

Figure 1: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919). Land under the ownership of Simon Vigil.

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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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EDWARD VIGIL

the factory service school
d by the Maytag Co., in Col-
lorings this week.
the policy of the Maytag
to have its employes attend
rvice schools. Vigil has par-
ed in a number of similar
in the past few years.


NEW YEAR'S EVE
DANCE
Sponsored by
St. Michael's High School
Alumni and Students
Saturday . . . 9 P.M. 'til 1 A.M.
HIGH SCHOOL GYM
Dance Music By
Eddie Vigil and his "Blue Notes"
Jake Berry, Lindsay Root,
Leo Gonzales, Jr. & Geo. Knopp
$2 per couple


Ed's Appliance
SERVICE
Service on all
Major Appliances
Business Phone—982-9598
Home Phone—983-5404
925 CANYON ROAD
"Specializing on General
Electric Appliances"



Figure 4: Edward Vigil materials, clockwise from top left: newspaper portrait of Vigil, Santa Fe New Mexican, 1954; Blue Notes' advertisement for New Year's Eve dance, Santa Fe New Mexican, 1955; advertisement for Ed's Appliance Service, Santa Fe New Mexican, 1973; photograph of Vigil c. 1970s, courtesy Russel Asbury.

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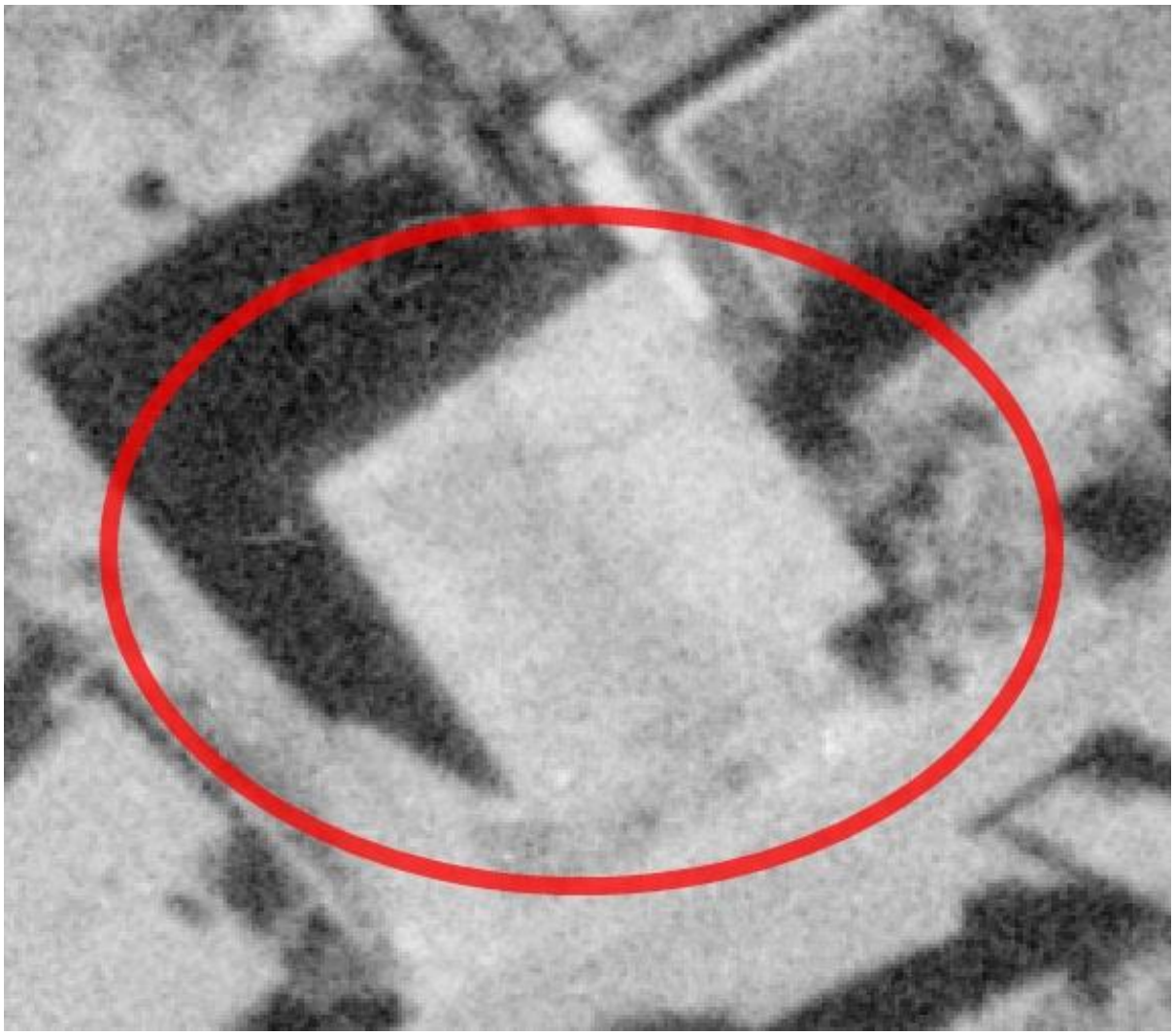

Figure 5: November 10, 1958, aerial photograph. Apparently unfinished house.

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Figure 6: May 2, 1966, aerial photograph. Completed home without west addition or porches.

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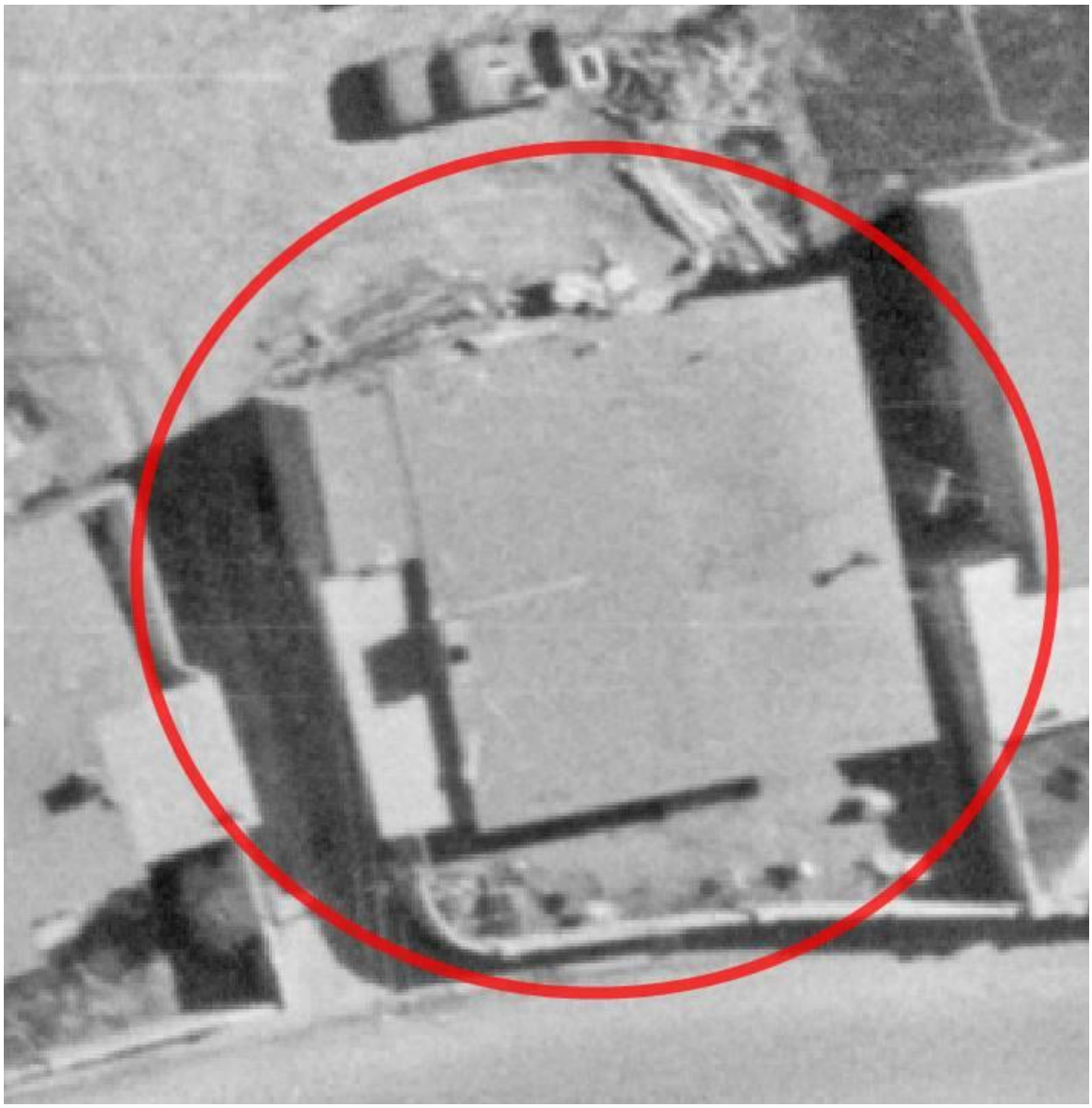

Figure 7: May 11, 1973, aerial photograph. West elevation addition and porch and front wall in place.

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Figure 8: Southeast bedroom. 2025 real estate listing photo. Photographer unknown.

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Survey Photographs

(All images taken by Giulia Caporuscio, on September 8, 2025).



Photo 2: Canyon Road and street walls. Camera facing northwest.

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Photo 3: South(front) and east elevations. Camera facing northwest.

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Photo 4: South (front) elevation and porch. Camera facing north.

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Figure 5: Joining of two non-historic porches at southwest corner of south (front) elevation. Camera facing up.

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**



Photo 6: West elevation. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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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**



Photo 7: West elevation and porch. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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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**



Photo 8: West elevation. Older home and entry to laundry room addition. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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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**



Photo 9: North and west elevations. Laundry room addition at center. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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



Photo 10: North elevation. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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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**



Photo 11: North elevation. Entry door at ground level. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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



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

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**



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. 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

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

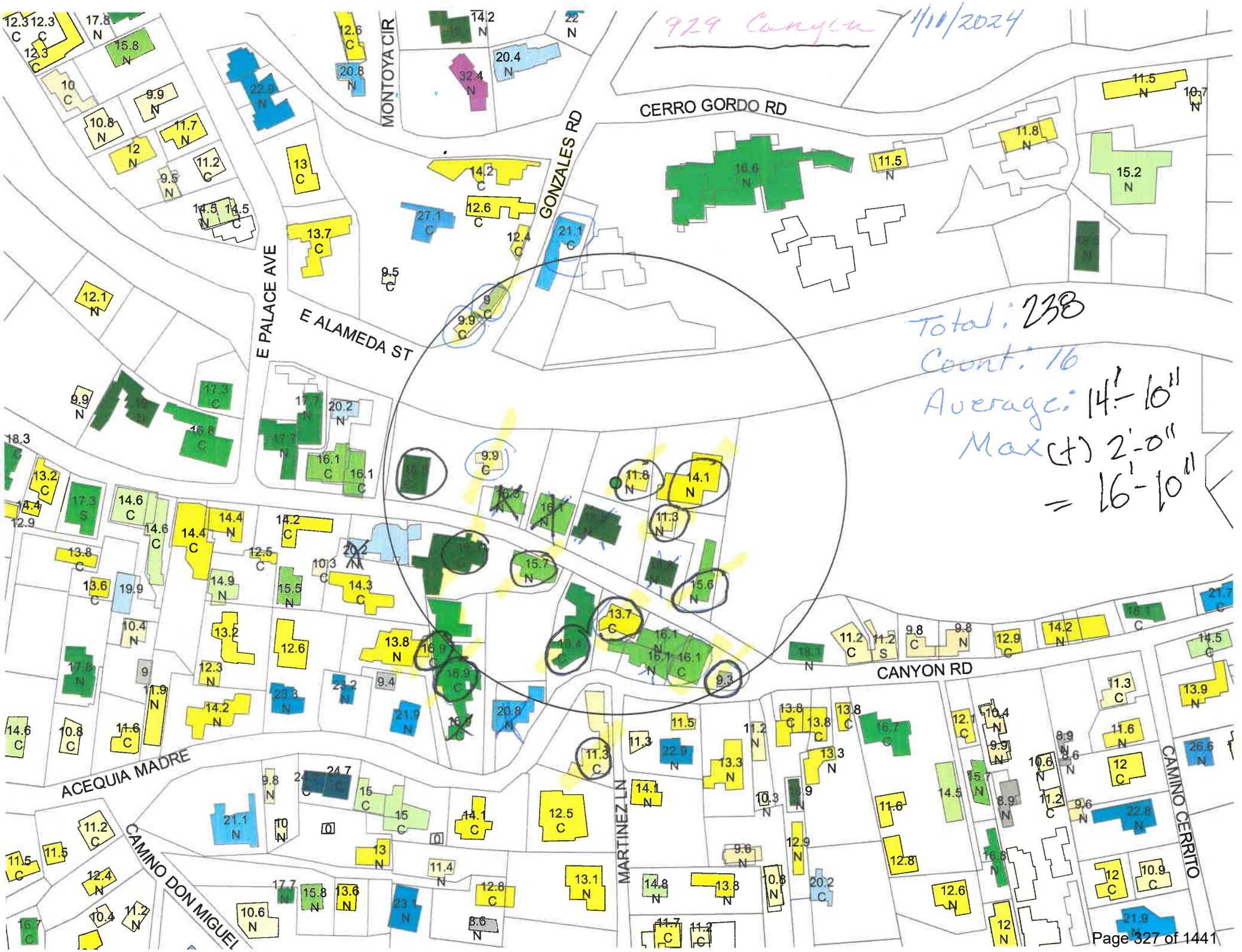
PRELIMINARY REVIEW STATUS

☐ 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"
E PALACE AVE
GONZALES RD
E ALAMEDA ST
MARTINEZ LN
17.8 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
13.2
12.6
13.8 N
16.9 C
9.4
23.2 N
23.3 N
14.2 N
21.9 N
20.8 N
16.9 C
11.3
11.5
11.3
22.9 N
11.2 N
13.8 C
13.8 C


wall height
8/6/15
927 Canyon Rd
34 | 2057
60.5
GONZALES RD
E ALAMEDA ST
E PALACE AVE
max = 61"
CANYON RD
927
36 36 75 50 68 80 49 45 35 53 92 94 69 68
60 58 119 48 42 32 58 60 46 60 38 42 52 70 87 78 37 41 74 73
ACEQUIA MADRE
MARTINEZ LN

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

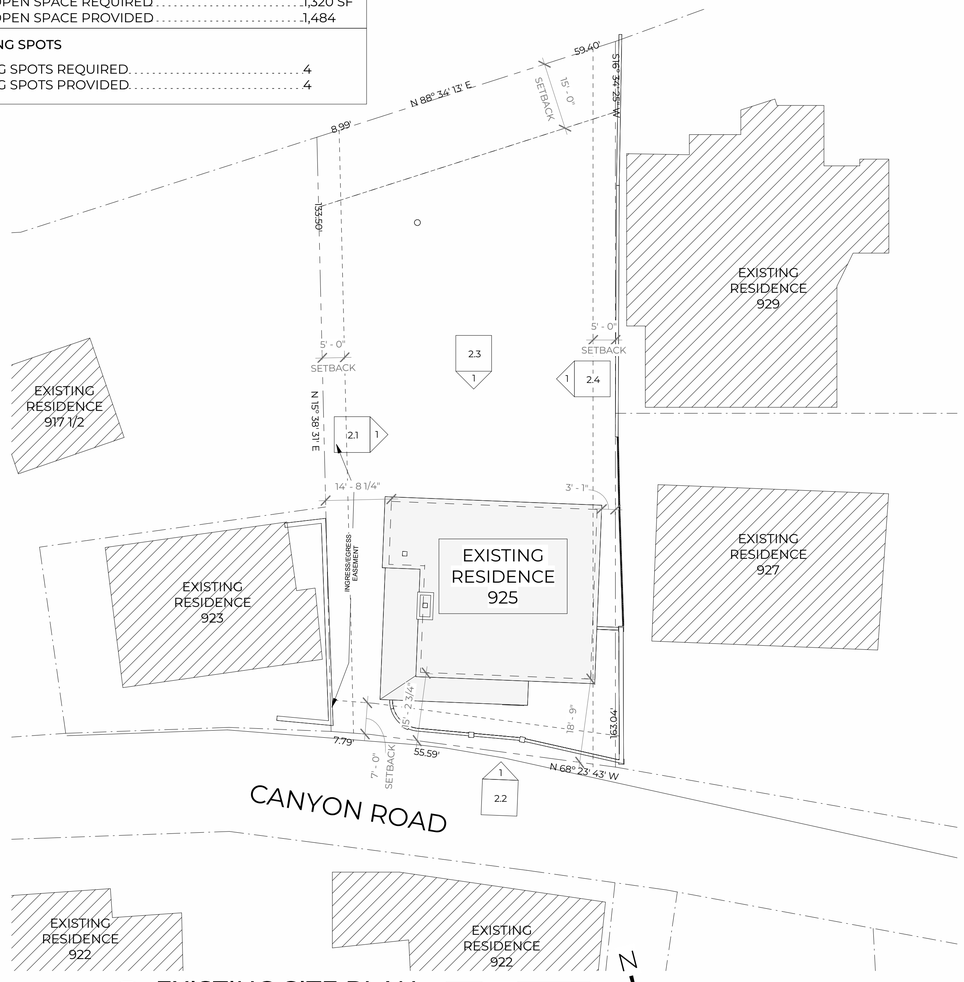
PRIVATE OPEN SPACE OF 30% OF TOTAL SQUARE FOOTAGE

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

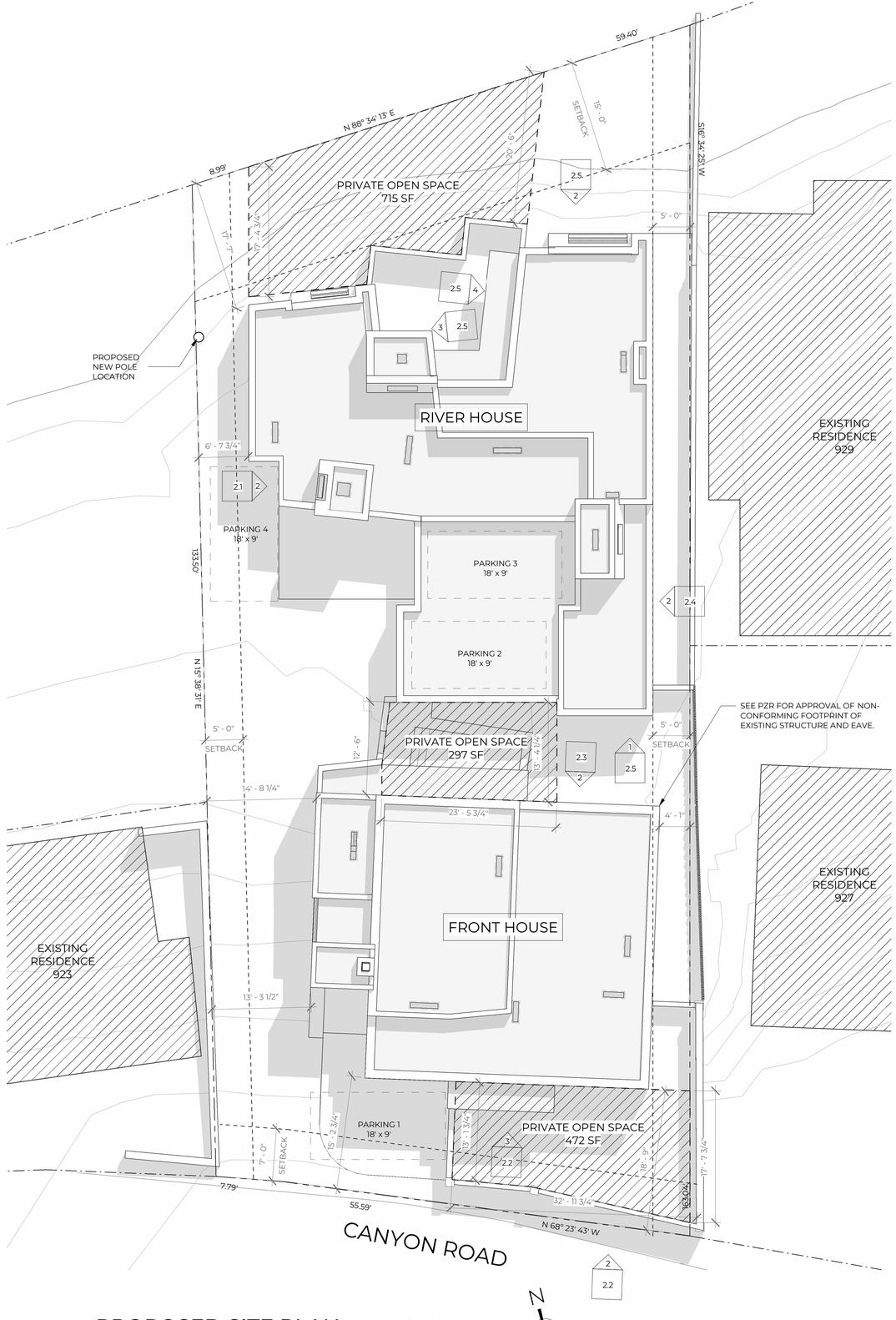
+PARKING SPOTS

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"



1 **PROPOSED SITE PLAN**
1/8" = 1'-0"

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

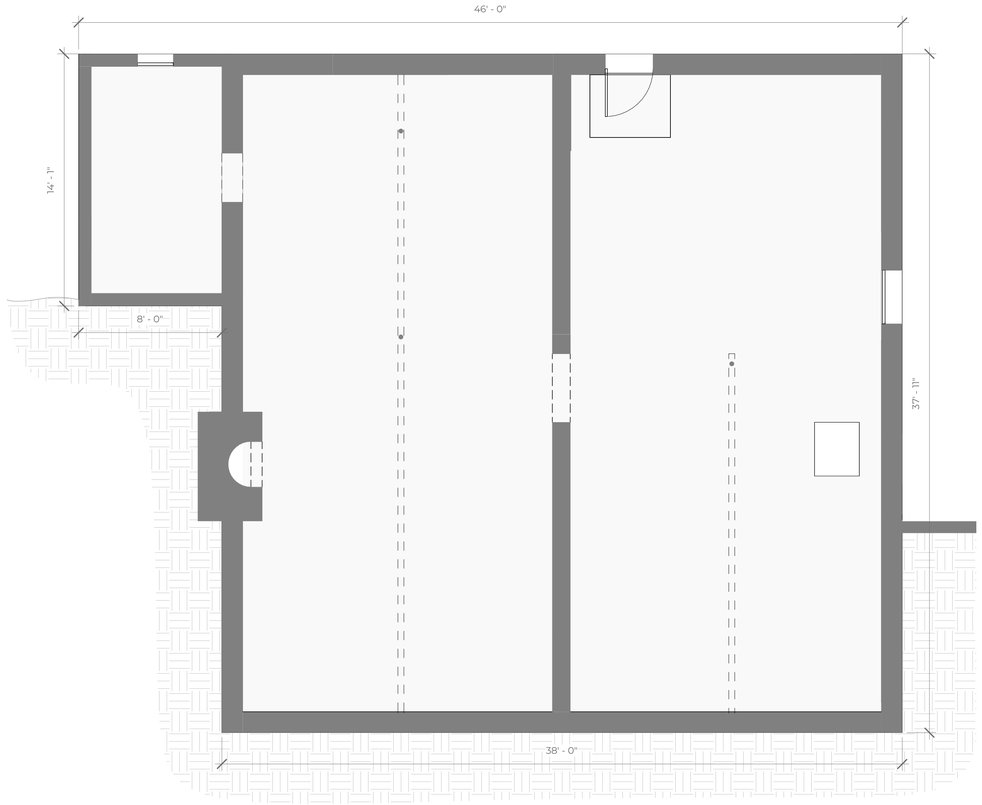
REMODEL

925 CANYON RD
SANTA FE, NM 87501

SITE PLAN

0.1

5/6/2026 14:47:16

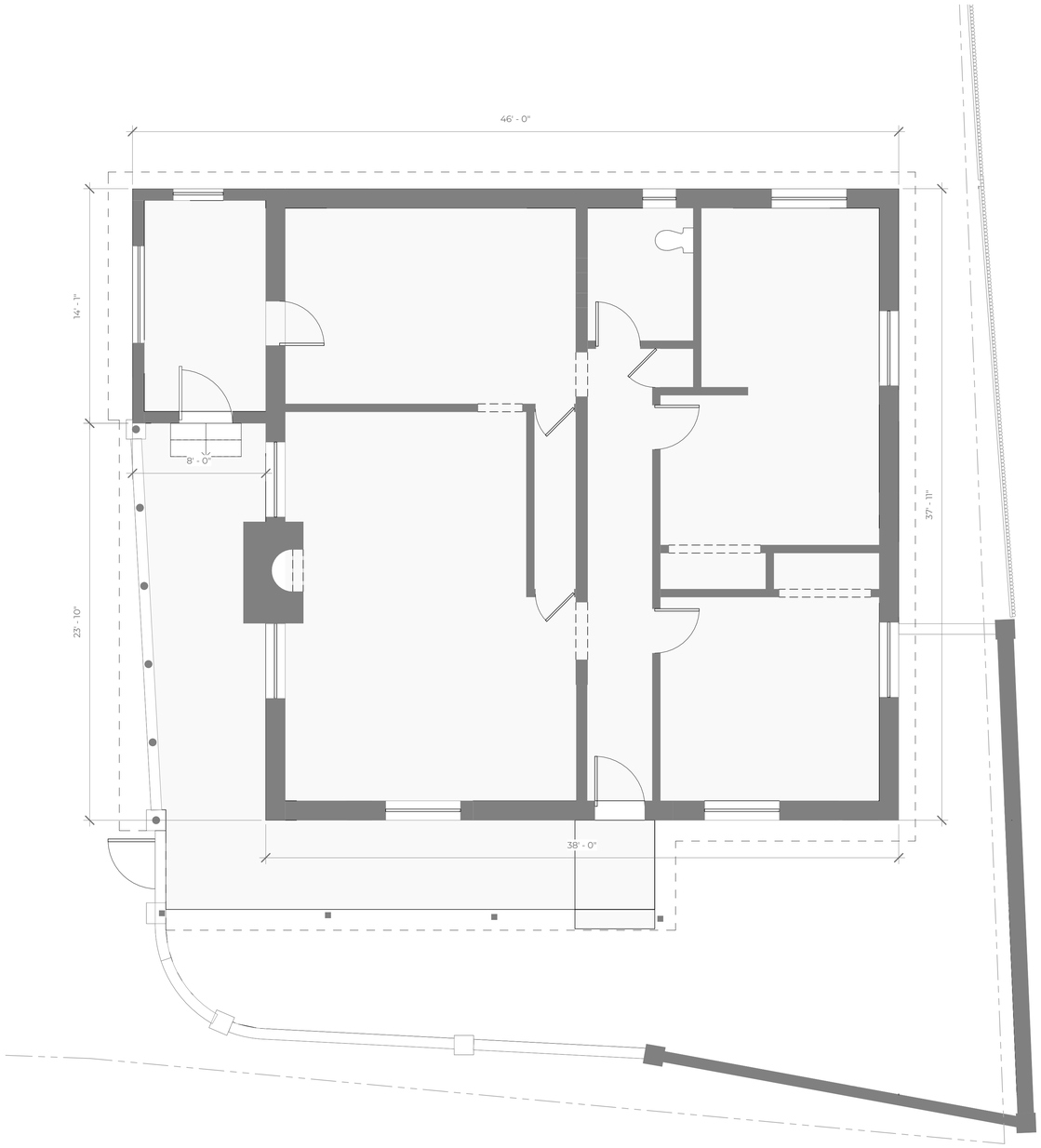


2 EXISTING BASEMENT PLAN

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

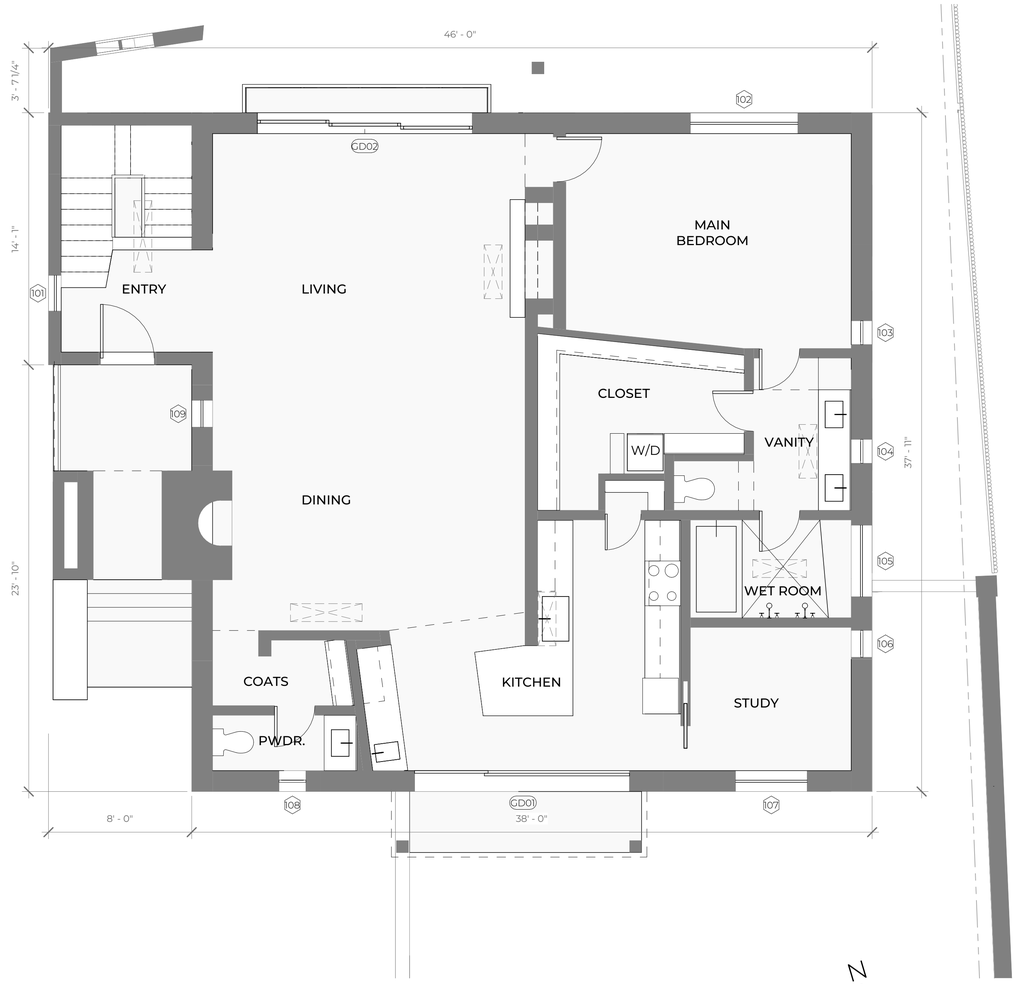
5/6/2026 14:47:16



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

TREY JORDAN ARCHITECTURE
227 EAST PALACE AVENUE – SUITE W
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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
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

RIVER HOUSE
FLOOR PLAN

1.3

5/6/2026 14:47:22

TREY JORDAN ARCHITECTURE
227 EAST PALACE AVENUE – SUITE W
SANTA FE, NM 87501
505.983.5624

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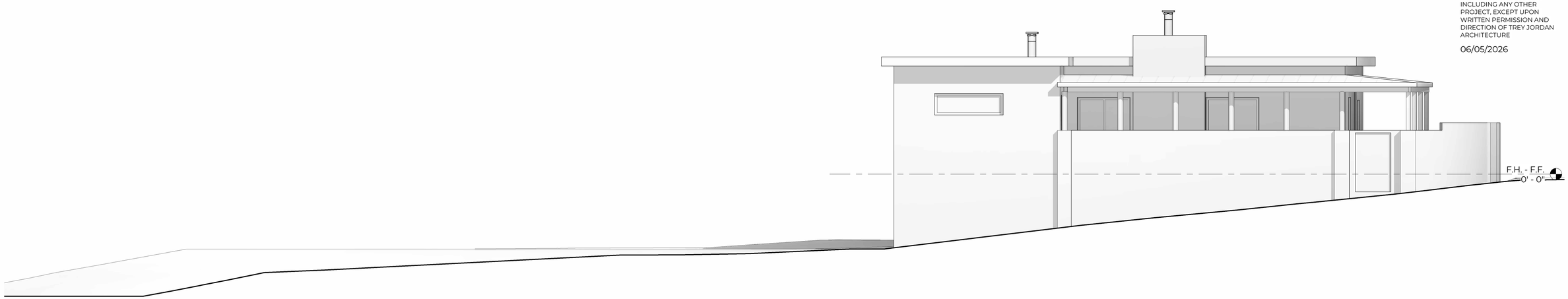
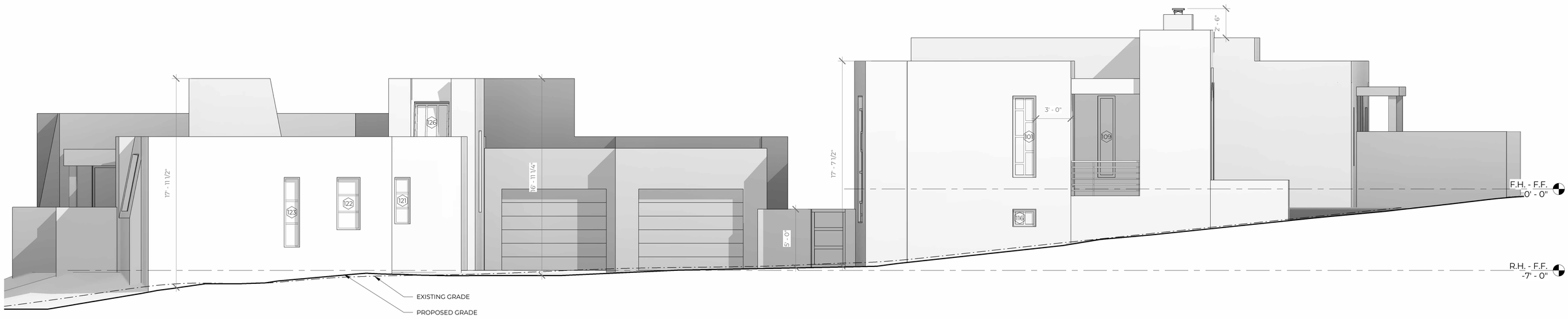
06/05/2026



1 EXISTING WEST ELEVATION

1/4" = 1'-0"

0' 2' 4' 8'



2 PROPOSED WEST ELEVATION

1/4" = 1'-0"

0' 2' 4' 8'

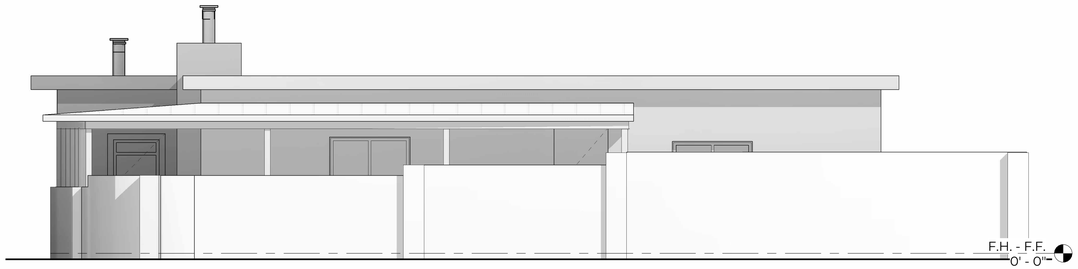
REMODEL

925 CANYON RD
SANTA FE, NM 87501

EXTERIOR ELEVATIONS

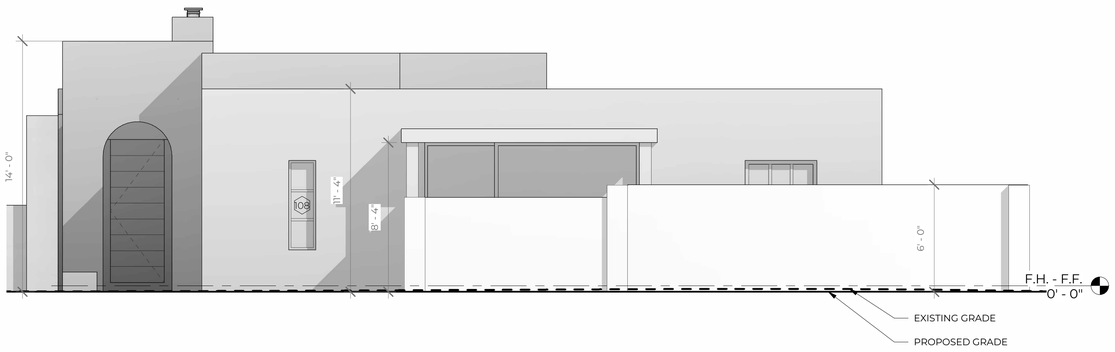
2.1

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
227 EAST PALACE AVENUE – SUITE W
SANTA FE, NM 87501
505.983.5624

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06/05/2026

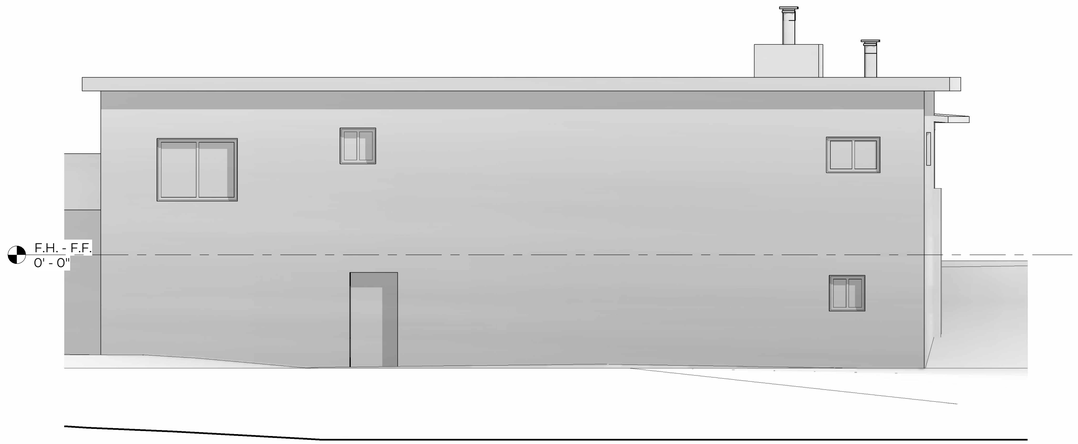
REMODEL

925 CANYON RD
SANTA FE, NM 87501

EXTERIOR ELEVATIONS

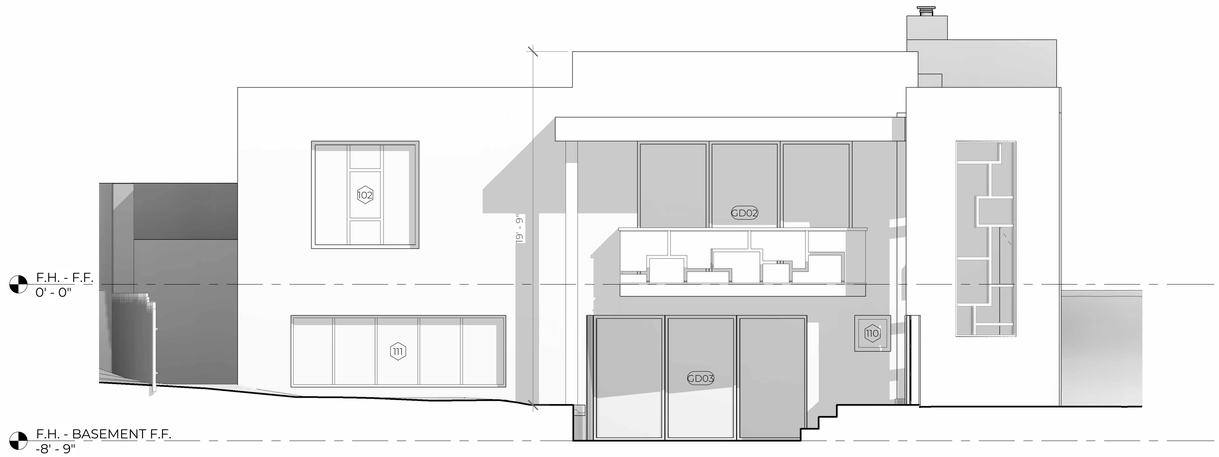
2.2

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
SANTA FE, NM 87501
505.983.5624

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06/05/2026

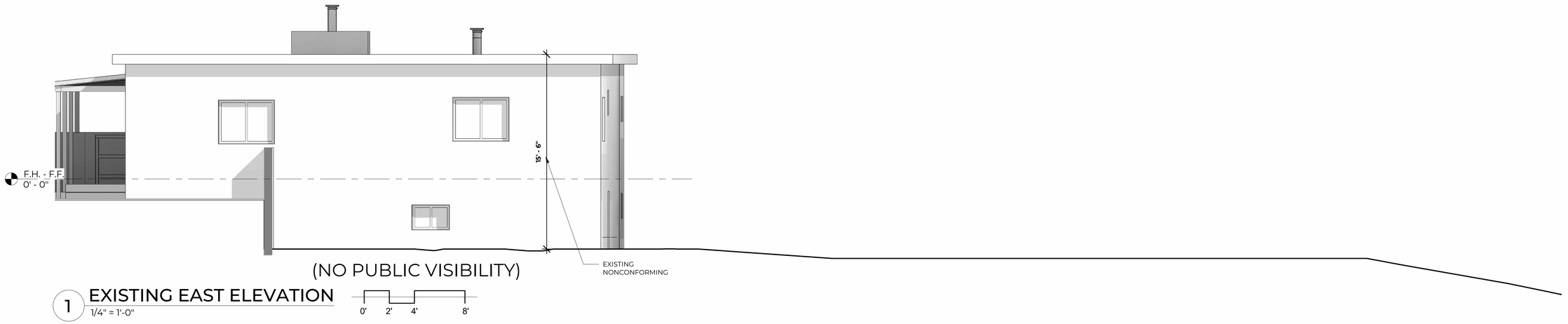
REMODEL

925 CANYON RD
SANTA FE, NM 87501

EXTERIOR ELEVATIONS

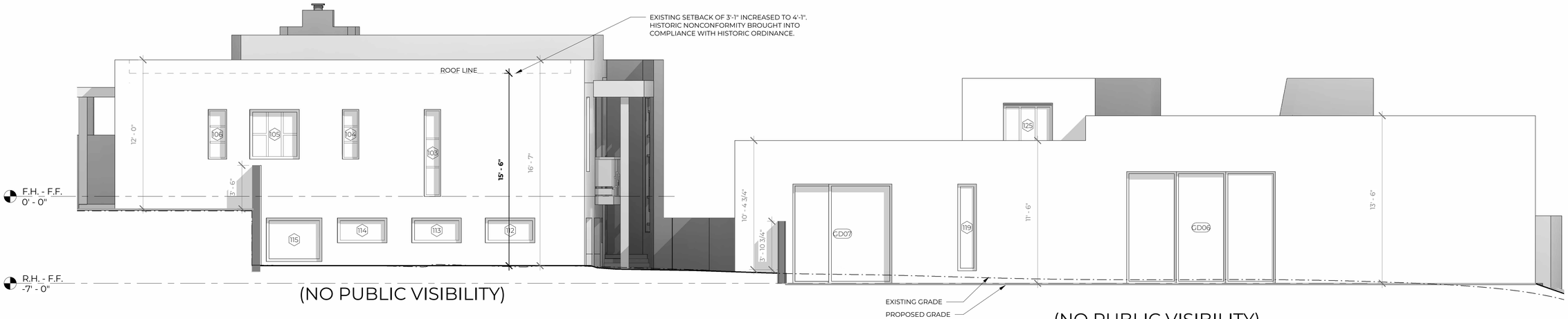
2.3

5/6/2026 14:47:33



1 EXISTING EAST ELEVATION
1/4" = 1'-0"

0' 2' 4' 8'



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

0' 2' 4' 8'

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REMODEL

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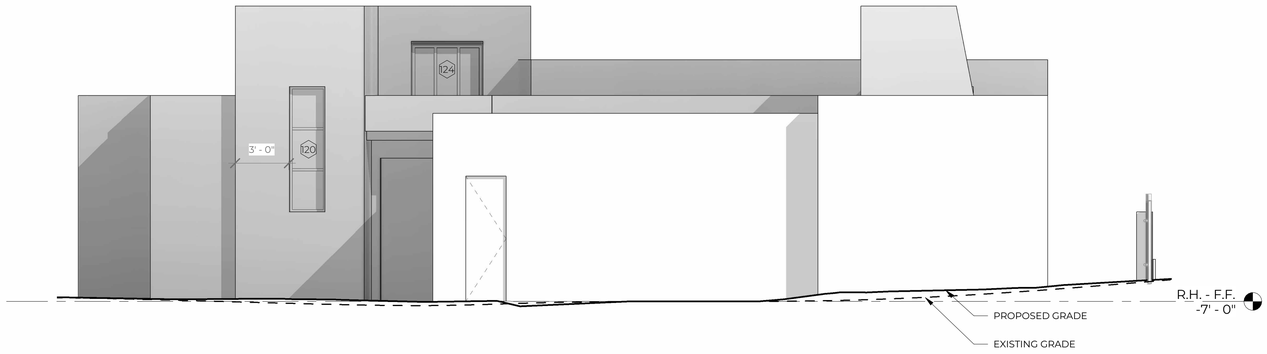
EXTERIOR ELEVATIONS

2.4

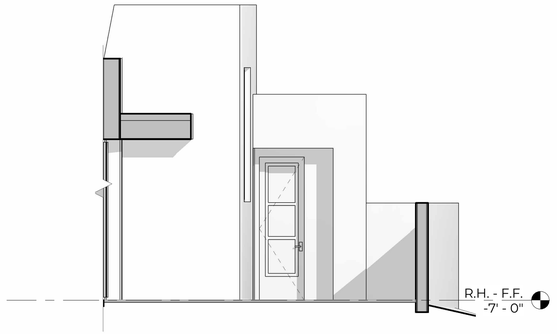
5/6/2026 14:47:37



1 R.H. - PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

0' 2' 4' 8'



3 PARTIAL ELEVATION D

1/4" = 1'-0"

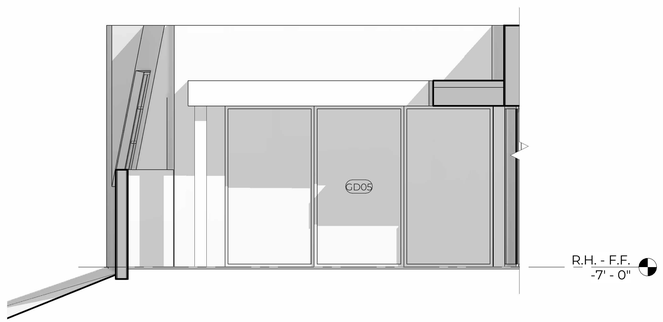
0' 2' 4' 8'



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'

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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
227 EAST PALACE AVENUE – SUITE W
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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



TREY JORDAN ARCHITECTURE
227 EAST PALACE AVENUE – SUITE W
SANTA FE, NM 87501
505.983.5924

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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.

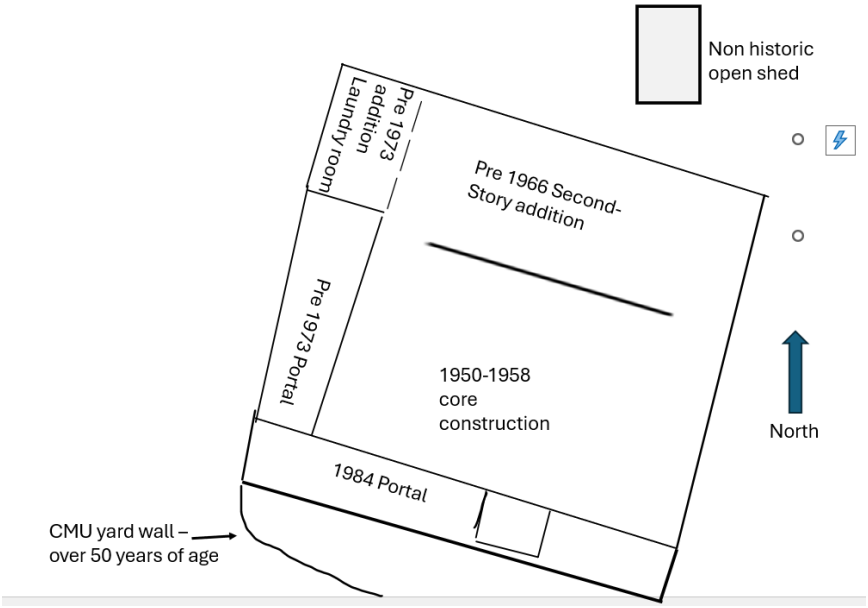


Figure 3: Construction Dates

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.

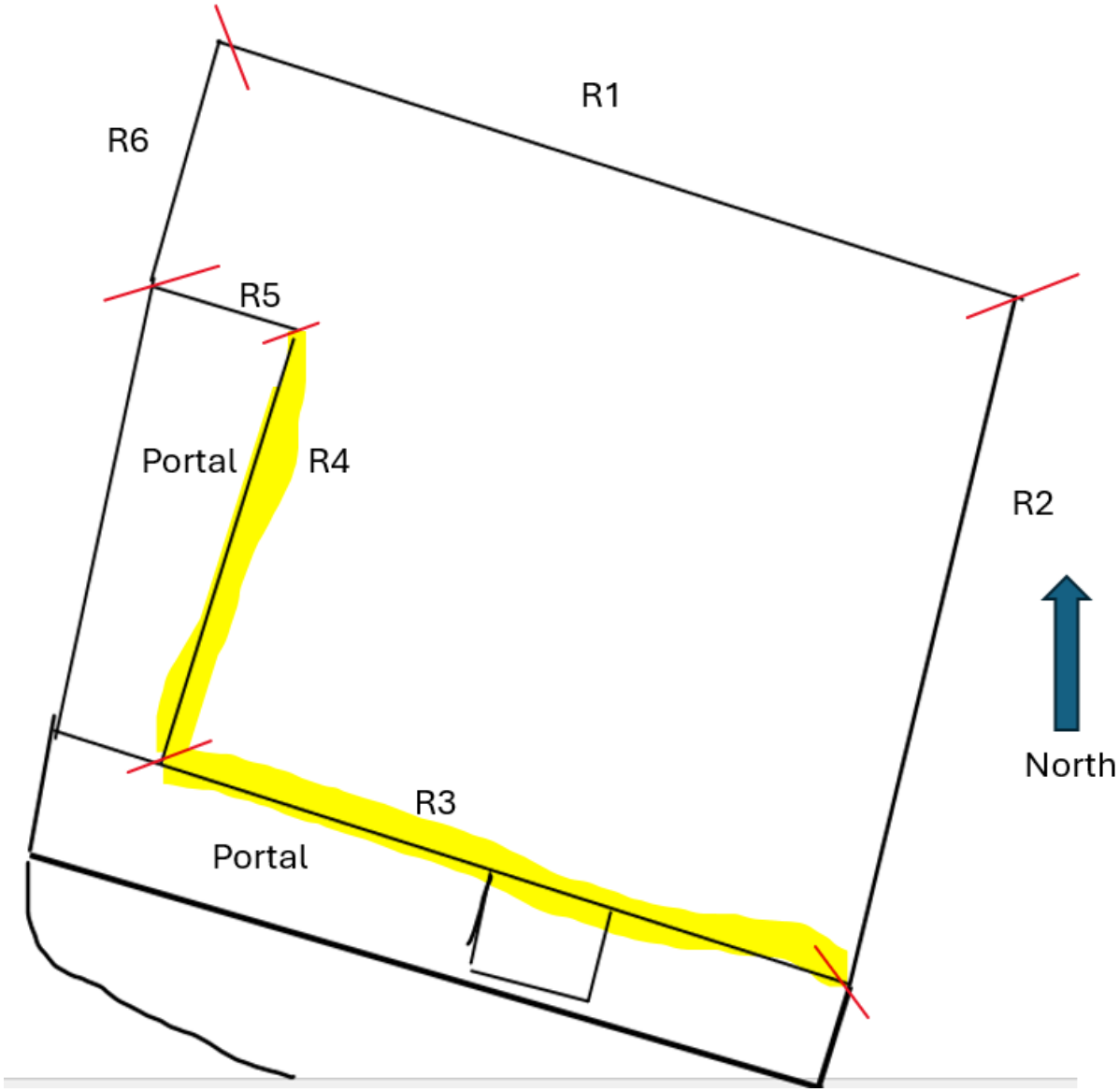


Figure 4: Façade Diagram

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
✓ similar ___ not similar

district potential
___ yes ___ no

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

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

9.2.25

PROPOSAL LETTER:

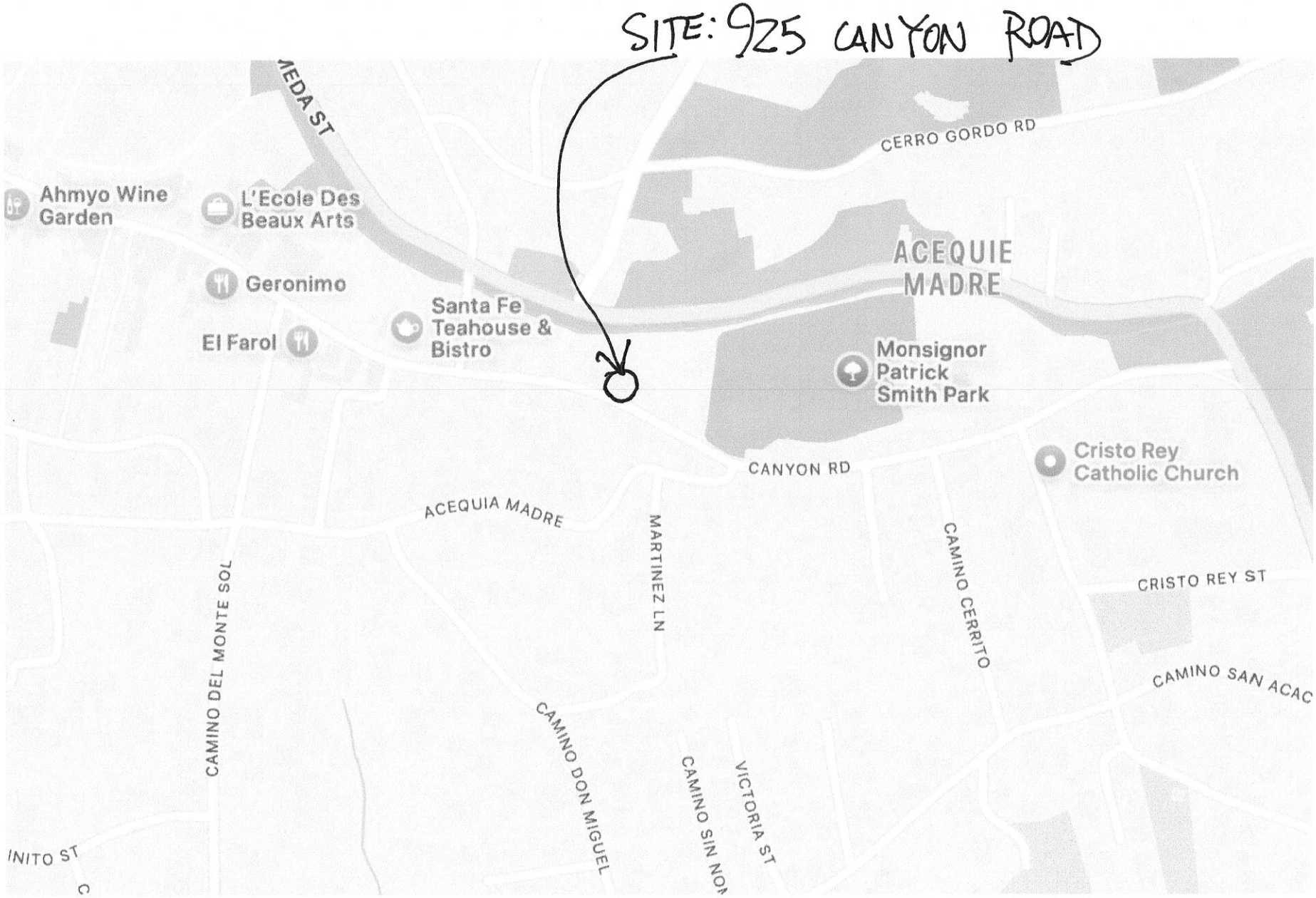
PLEASE CONFIRM STATUS

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

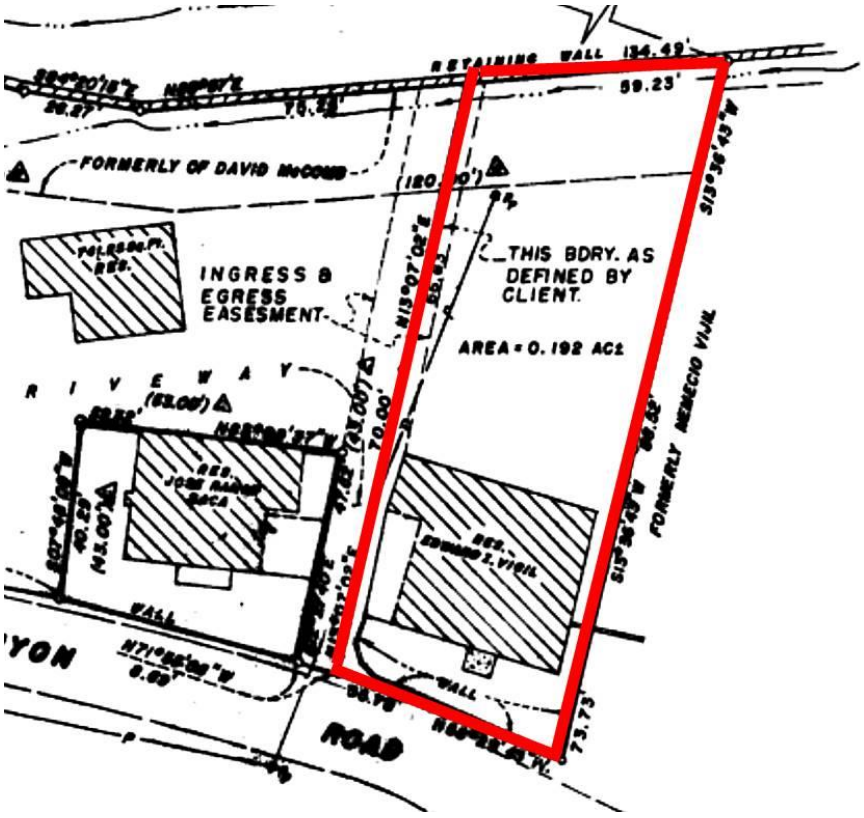
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

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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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.

---

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

Property lineage / family connection research

• Researched the Vigil family's landholdings, beginning with Simón Vigil (b. 1833), tracing his occupations (carpenter, sheep rancher, freighter, soldier) through obituaries and other historical records. Conducted a reverse title search to the earliest linking deed, including translation of a Spanish-language deed.
• Obtained and examined multiple deeds from the Santa Fe County Clerk's office.
• Consulted the 1897–98 White's map to identify earliest ownership through mapped resources.
• Traced the property's intra-family passage: from grandfather Beatriz Vigil to Edward's father (1957), then deeded to Edward and Mary in 1961, with a correction recorded in 1982.
• Investigated claims that Simón Vigil was born in France, reconstructing his ancestry two generations in New Mexico.
• Attempted to establish whether Mary Sena Vigil was related to Francisco Sena, examining possible familial connections.

Biographical and occupational history of Edward Vigil

• Verified Edward (Eduardo Isidro) Vigil's birth year (1924) and family ties, distinguishing him from others of the same name.
• Reconstructed his early career path, including military service and subsequent employment at the Maytag Shop on Lincoln Avenue.
• Attempted to locate his immediate postwar residence outside Santa Fe.
• Connected his probable return to Santa Fe to the 1948–49 period through marriage license research.
• Located documentation of his specialized training at the Maytag Company's factory service school in Colorado.
• Documented his career as a Maytag repairman, situating his work within the broader cultural context of appliance repair in the 1950s–60s.
• Noted extracurricular activities, including his role in forming the Blue Notes dance band.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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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

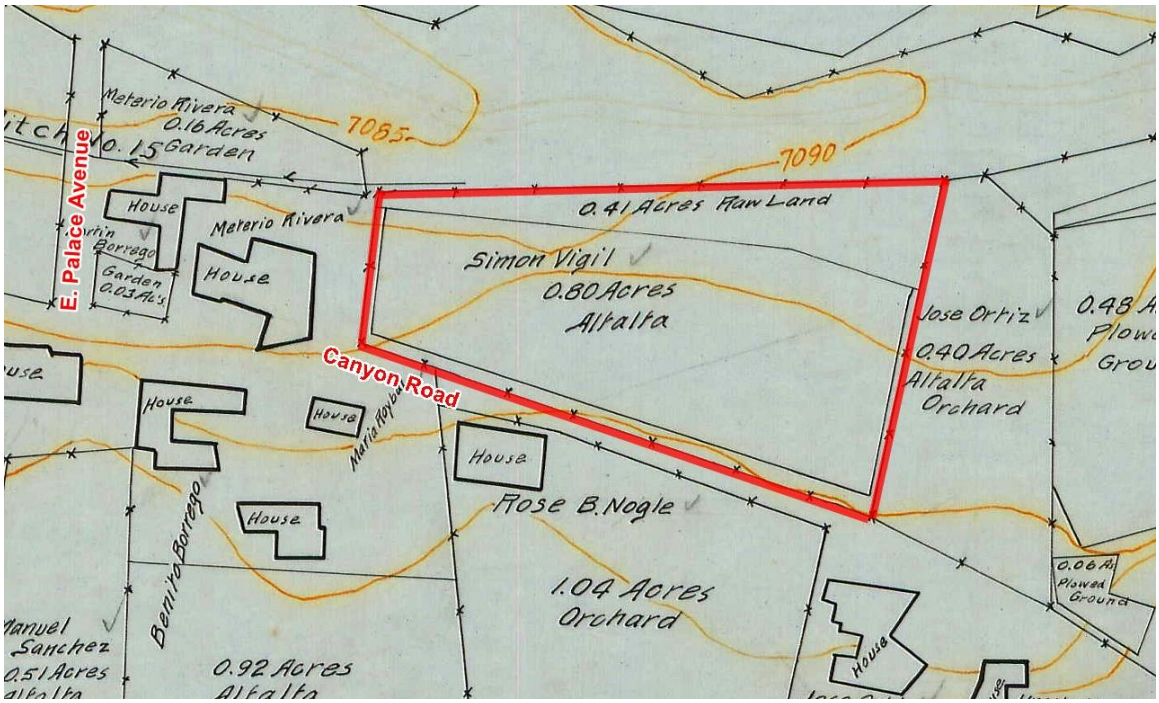

Figure 1: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919). Land under the ownership of Simon Vigil.

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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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EDWARD VIGIL

the factory service school
d by the Maytag Co., in Col-
lorings this week.
the policy of the Maytag
to have its employes attend
rvice schools. Vigil has par-
ed in a number of similar
in the past few years.


NEW YEAR'S EVE
DANCE
Sponsored by
St. Michael's High School
Alumni and Students
Saturday . . . 9 P.M. 'til 1 A.M.
HIGH SCHOOL GYM
Dance Music By
Eddie Vigil and his "Blue Notes"
Jake Berry, Lindsay Root,
Leo Gonzales, Jr. & Geo. Knopp
$2 per couple


Ed's Appliance
SERVICE
Service on all
Major Appliances
Business Phone—982-9598
Home Phone—983-5404
925 CANYON ROAD
"Specializing on General
Electric Appliances"



Figure 4: Edward Vigil materials, clockwise from top left: newspaper portrait of Vigil, Santa Fe New Mexican, 1954; Blue Notes' advertisement for New Year's Eve dance, Santa Fe New Mexican, 1955; advertisement for Ed's Appliance Service, Santa Fe New Mexican, 1973; photograph of Vigil c. 1970s, courtesy Russel Asbury.

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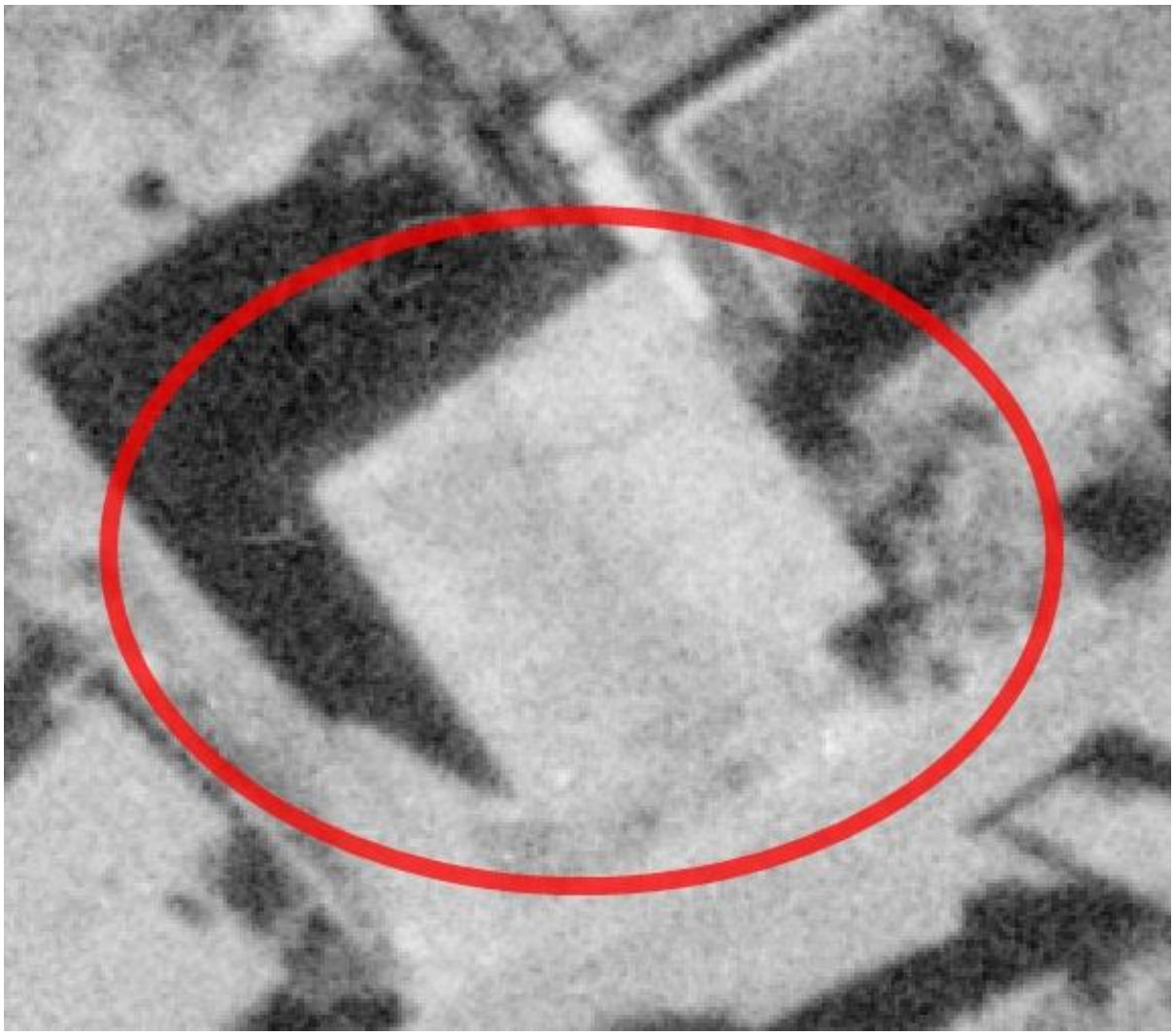

Figure 5: November 10, 1958, aerial photograph. Apparently unfinished house.

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Figure 6: May 2, 1966, aerial photograph. Completed home without west addition or porches.

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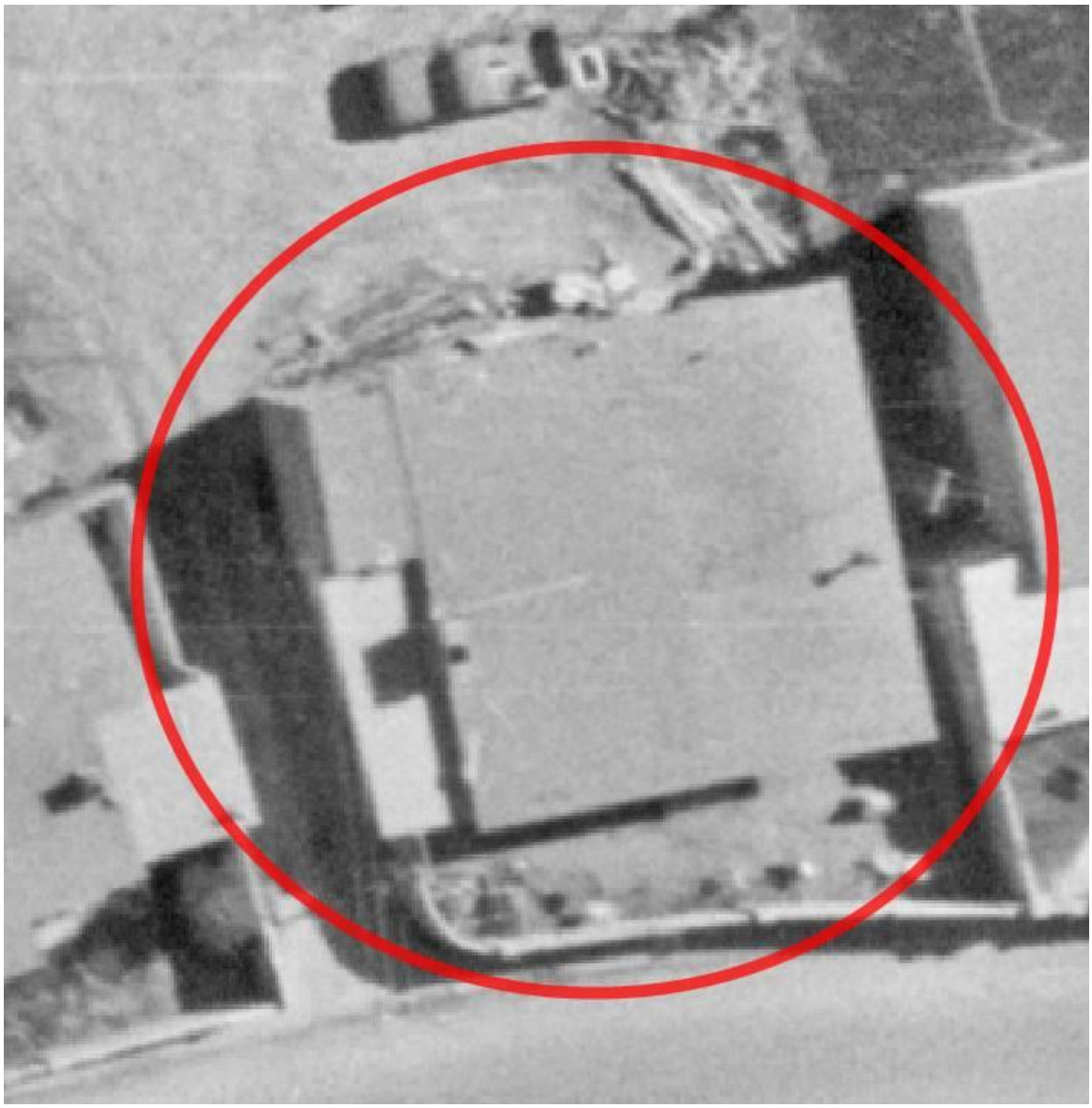

Figure 7: May 11, 1973, aerial photograph. West elevation addition and porch and front wall in place.

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Figure 8: Southeast bedroom. 2025 real estate listing photo. Photographer unknown.

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Survey Photographs

(All images taken by Giulia Caporuscio, on September 8, 2025).



Photo 2: Canyon Road and street walls. Camera facing northwest.

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Photo 3: South(front) and east elevations. Camera facing northwest.

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Photo 4: South (front) elevation and porch. Camera facing north.

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Figure 5: Joining of two non-historic porches at southwest corner of south (front) elevation. Camera facing up.

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Photo 6: West elevation. Camera facing northeast.

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Photo 7: West elevation and porch. Camera facing north.

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Photo 8: West elevation. Older home and entry to laundry room addition. Camera facing northeast.

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Photo 9: North and west elevations. Laundry room addition at center. Camera facing southeast.

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Photo 10: North elevation. Camera facing south.

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Photo 11: North elevation. Entry door at ground level. Camera facing south.

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Photo 12: North elevation. Addition at northwest corner. Camera facing up.

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Photo 13: East elevation. Camera facing south.

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.

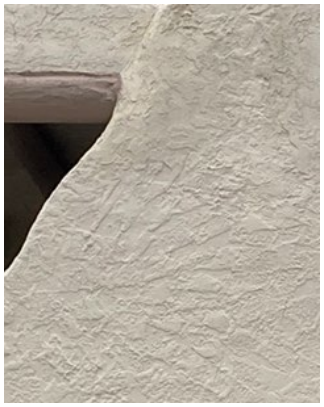
In Santa Fe, stucco is noted on the revival style buildings built from the late 19th century to the present. In some cases, the stucco exterior of buildings in Santa Fe is intended to simulate adobe and in other cases the stucco exterior of buildings represents more textured styles which demonstrate 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.

October 04, 2022

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.*

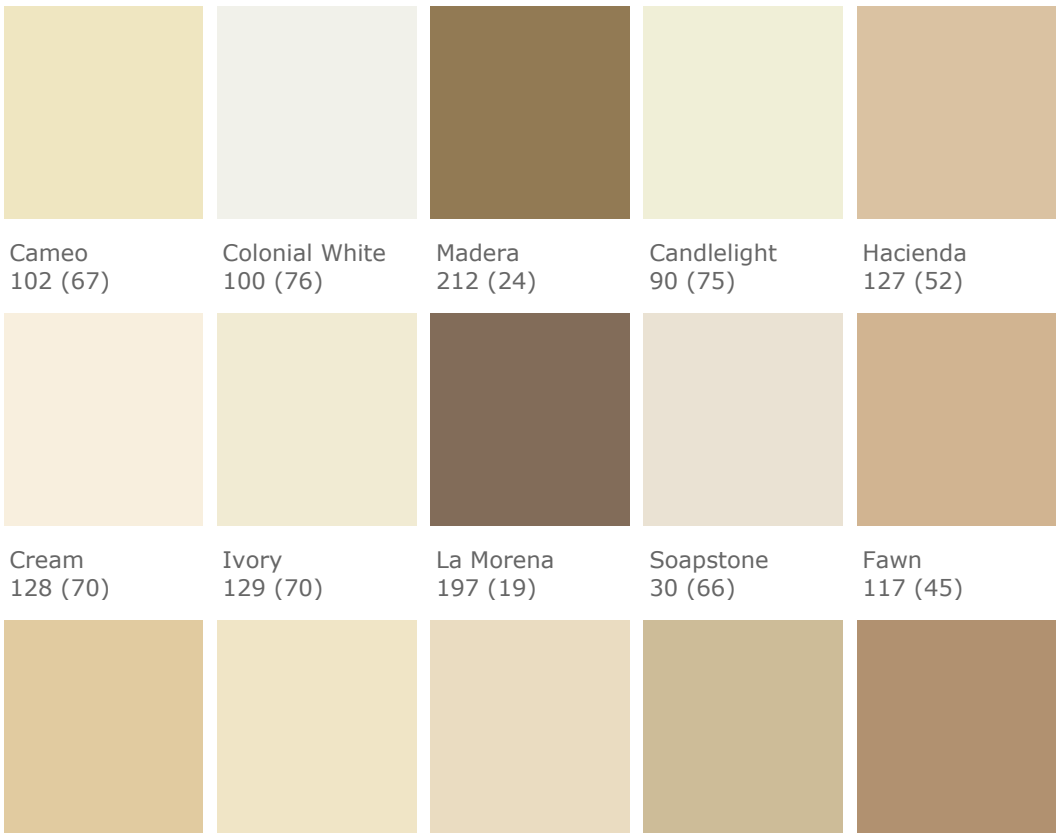
Stucco Approval:
Administrative Approval for Stucco- The City HPD provides administrative approvals and prepares cases for the HDRB for Board approval at a public hearing. The administrative approval is provided when maintenance and repair issues, and for color changes to existing stuccos when a permit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

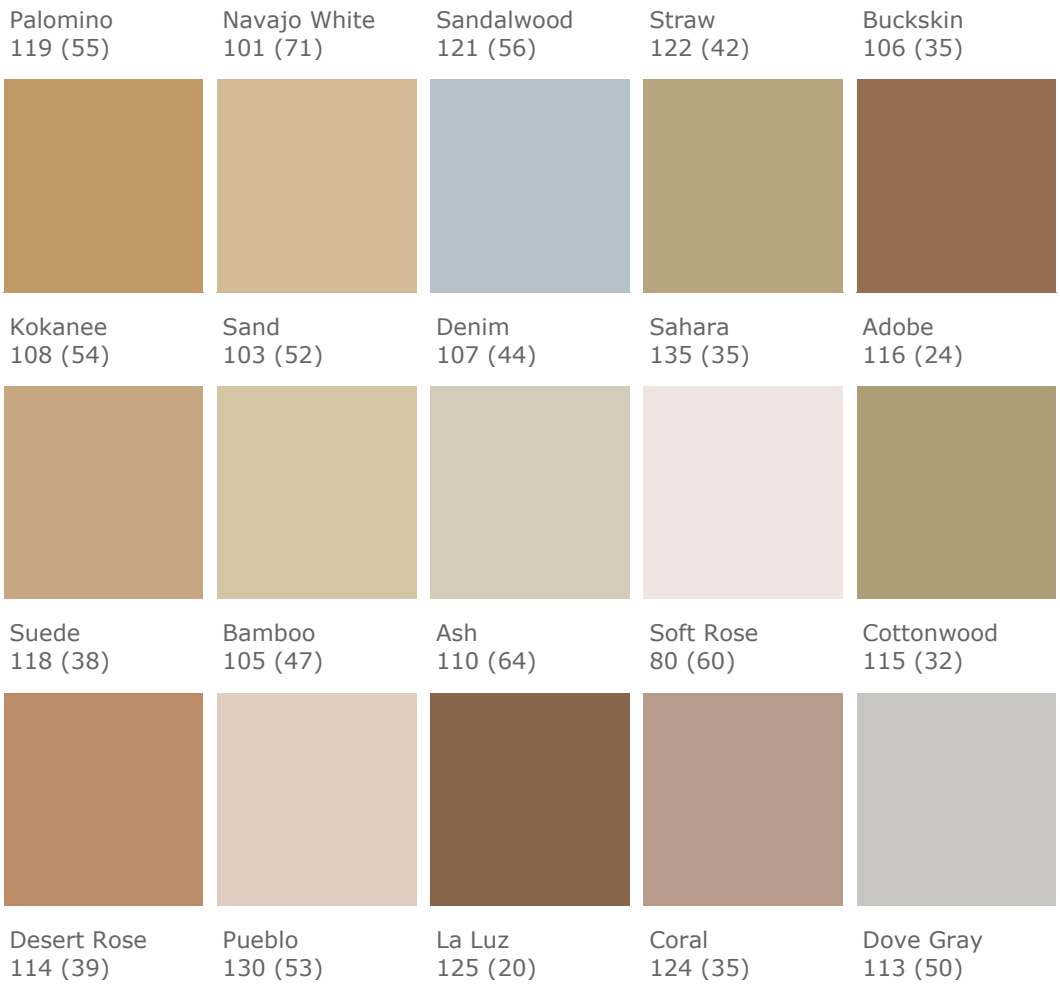
No Approval Required- No administrative or HDBR approval is required for basic maintenance and cleaning of stucco where a permit is not required, and the color of the stucco will not change.

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 23, 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.

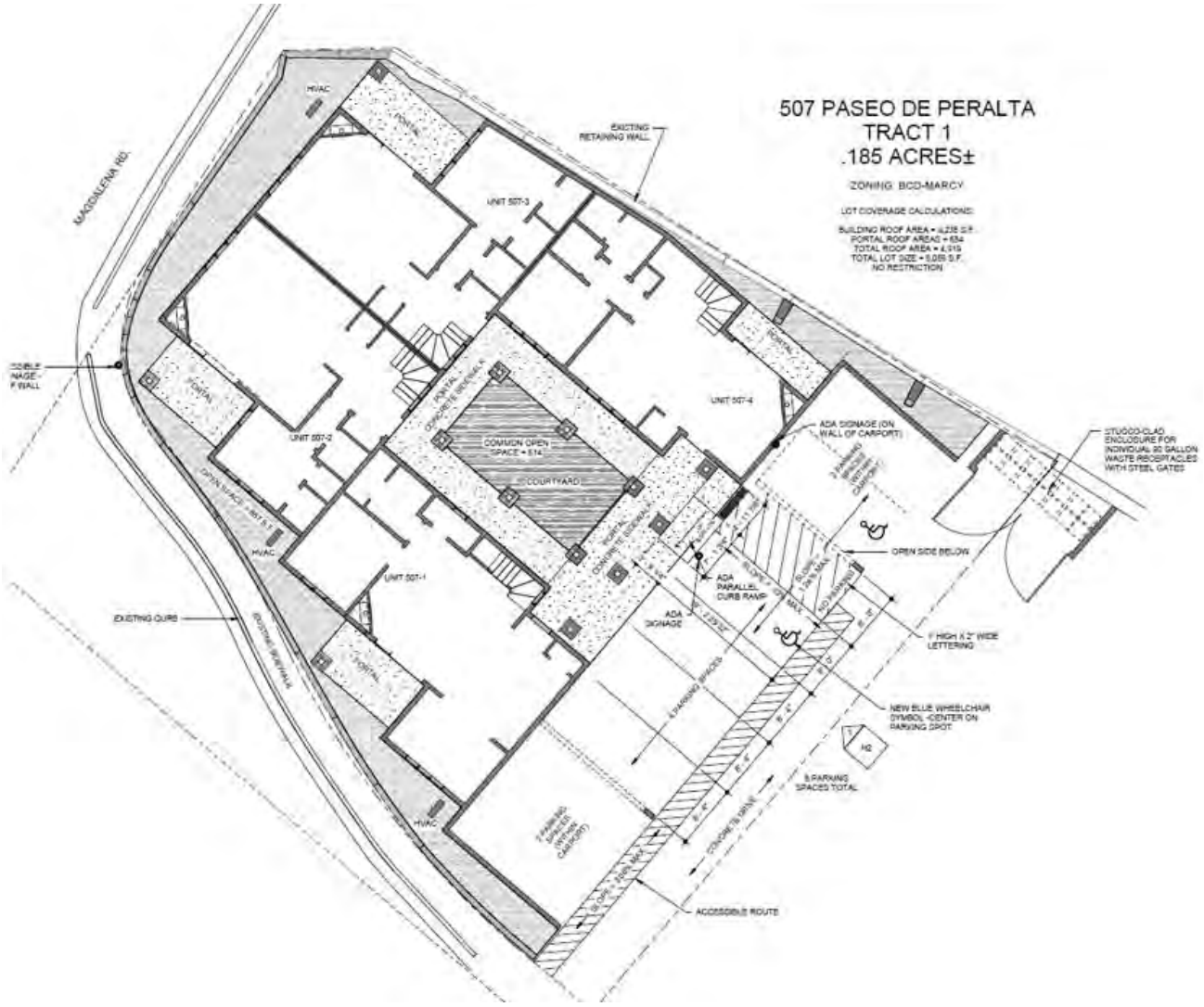


Figure 3: Proposed Site Plan

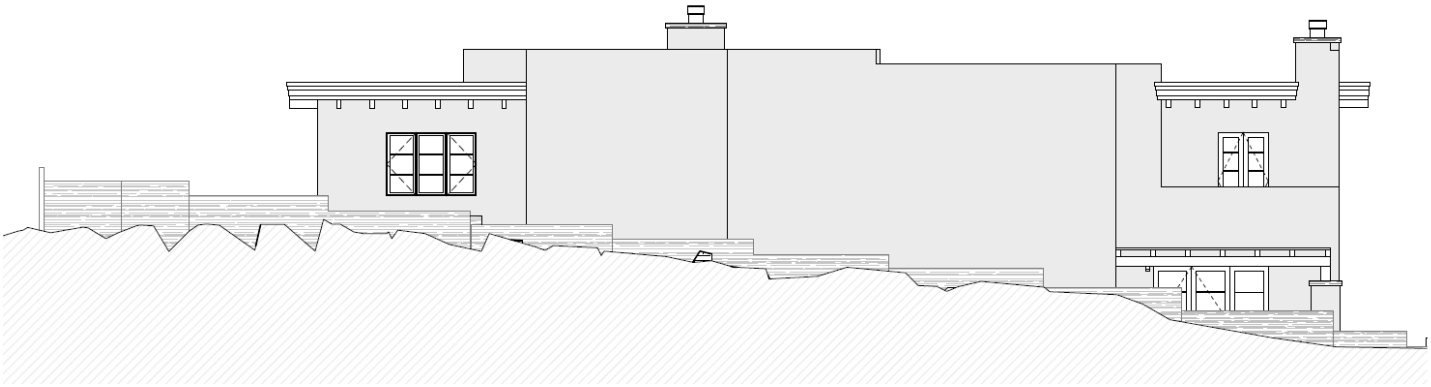


Figure 4: Proposed North Elevation



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.

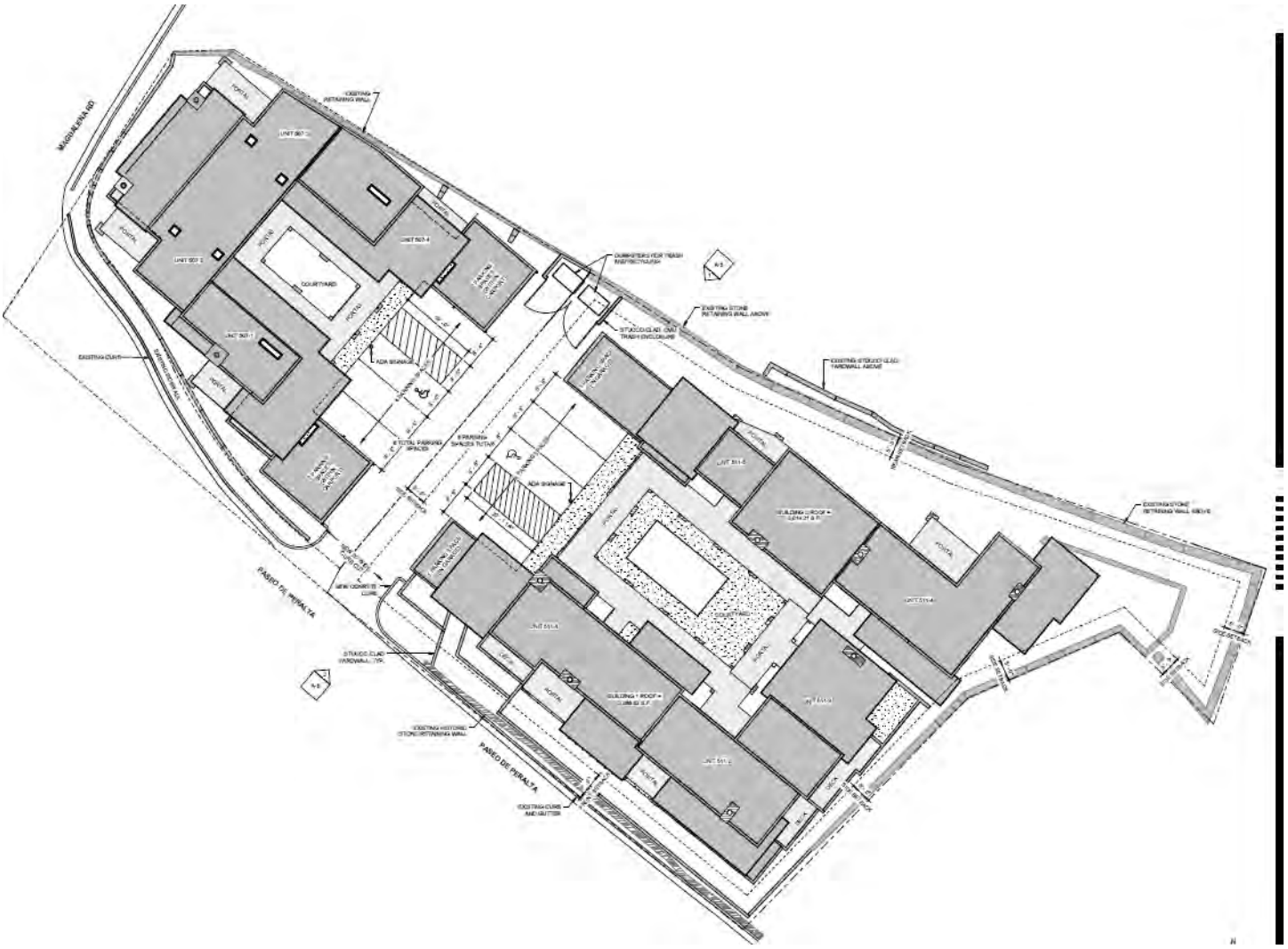


Figure 8: Full Project Site Plan

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;

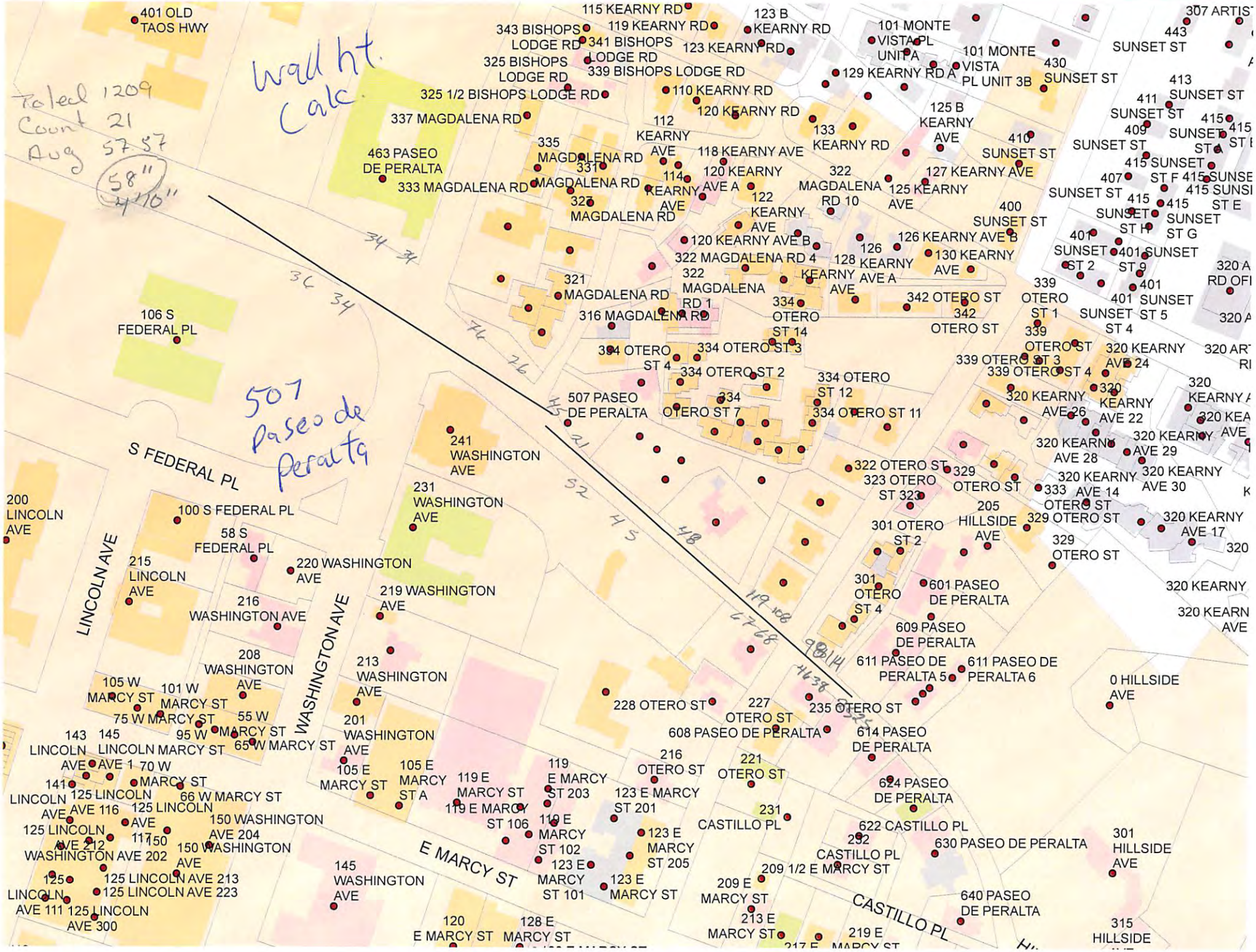
c. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

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
LINCOLN AVE
WASHINGTON AVE
220 WASHINGTON AVE
216 WASHINGTON AVE
219 WASHINGTON AVE
208 WASHINGTON AVE
213 WASHINGTON AVE
201 WASHINGTON AVE
241 WASHINGTON AVE
231 WASHINGTON AVE
145 WASHINGTON AVE
150 WASHINGTON AVE 204
150 WASHINGTON AVE
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
E MARCY ST
143 LINCOLN AVE
145 LINCOLN AVE 1
141 LINCOLN AVE
125 LINCOLN AVE 116
125 LINCOLN AVE
125 LINCOLN AVE 212
125 LINCOLN AVE 117
125 LINCOLN AVE 150
WASHINGTON AVE 202
125 LINCOLN AVE 213
125 LINCOLN AVE 223
125 LINCOLN AVE 111
125 LINCOLN AVE 300
MARCY ST
115 KEARNY RD
119 KEARNY RD
123 B KEARNY RD
123 KEARNY RD
343 BISHOPS LODGE RD
341 BISHOPS LODGE RD
325 BISHOPS LODGE RD
339 BISHOPS LODGE RD
325 1/2 BISHOPS LODGE RD
110 KEARNY RD
120 KEARNY RD
337 MAGDALENA RD
463 PASEO DE PERALTA
335 MAGDALENA RD
331 MAGDALENA RD
333 MAGDALENA RD
327 MAGDALENA RD
112 KEARNY AVE
118 KEARNY AVE
114 KEARNY AVE
120 KEARNY AVE A
120 KEARNY AVE B
122 KEARNY AVE
321 MAGDALENA RD
322 MAGDALENA RD 4
322 MAGDALENA RD 1
316 MAGDALENA RD
334 OTERO ST 14
334 OTERO ST 4
334 OTERO ST 3
334 OTERO ST 2
334 OTERO ST 7
334 OTERO ST 12
334 OTERO ST 11
507 PASEO DE PERALTA
101 MONTE VISTA PL UNIT A
101 MONTE VISTA PL UNIT 3B
129 KEARNY RD A
133 KEARNY RD
125 B KEARNY AVE
322 MAGDALENA RD 10
125 KEARNY AVE
127 KEARNY AVE
126 KEARNY AVE B
126 KEARNY AVE A
128 KEARNY AVE
130 KEARNY AVE
342 OTERO ST
342 OTERO ST
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339 OTERO ST
339 OTERO ST 3
339 OTERO ST 4
320 KEARNY AVE 24
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320 KEARNY AVE 22
320 KEARNY AVE 28
320 KEARNY AVE 29
320 KEARNY AVE 30
320 KEARNY AVE 17
320 KEARNY AVE 14
322 OTERO ST
323 OTERO ST 323
329 OTERO ST
329 OTERO ST
333 OTERO ST
301 OTERO ST 2
205 HILLSIDE AVE
329 OTERO ST
301 OTERO ST 4
601 PASEO DE PERALTA
609 PASEO DE PERALTA
611 PASEO DE PERALTA 5
611 PASEO DE PERALTA 6
0 HILLSIDE AVE
228 OTERO ST
227 OTERO ST
235 OTERO ST
608 PASEO DE PERALTA
614 PASEO DE PERALTA
216 OTERO ST
221 OTERO ST
624 PASEO DE PERALTA
231 CASTILLO PL
622 CASTILLO PL
232 CASTILLO PL
630 PASEO DE PERALTA
209 1/2 E MARCY ST
209 E MARCY ST
213 E MARCY ST
219 E
640 PASEO DE PERALTA
315 HILLSIDE
301 HILLSIDE AVE
CASTILLO PL
307 ARTIS
443 SUNSET ST
430 SUNSET ST
413 SUNSET ST
411 SUNSET ST
415 SUNSET ST
409 SUNSET ST
410 SUNSET ST
415 SUNSET ST F
415 SUNSET ST E
407 SUNSET ST
400 SUNSET ST
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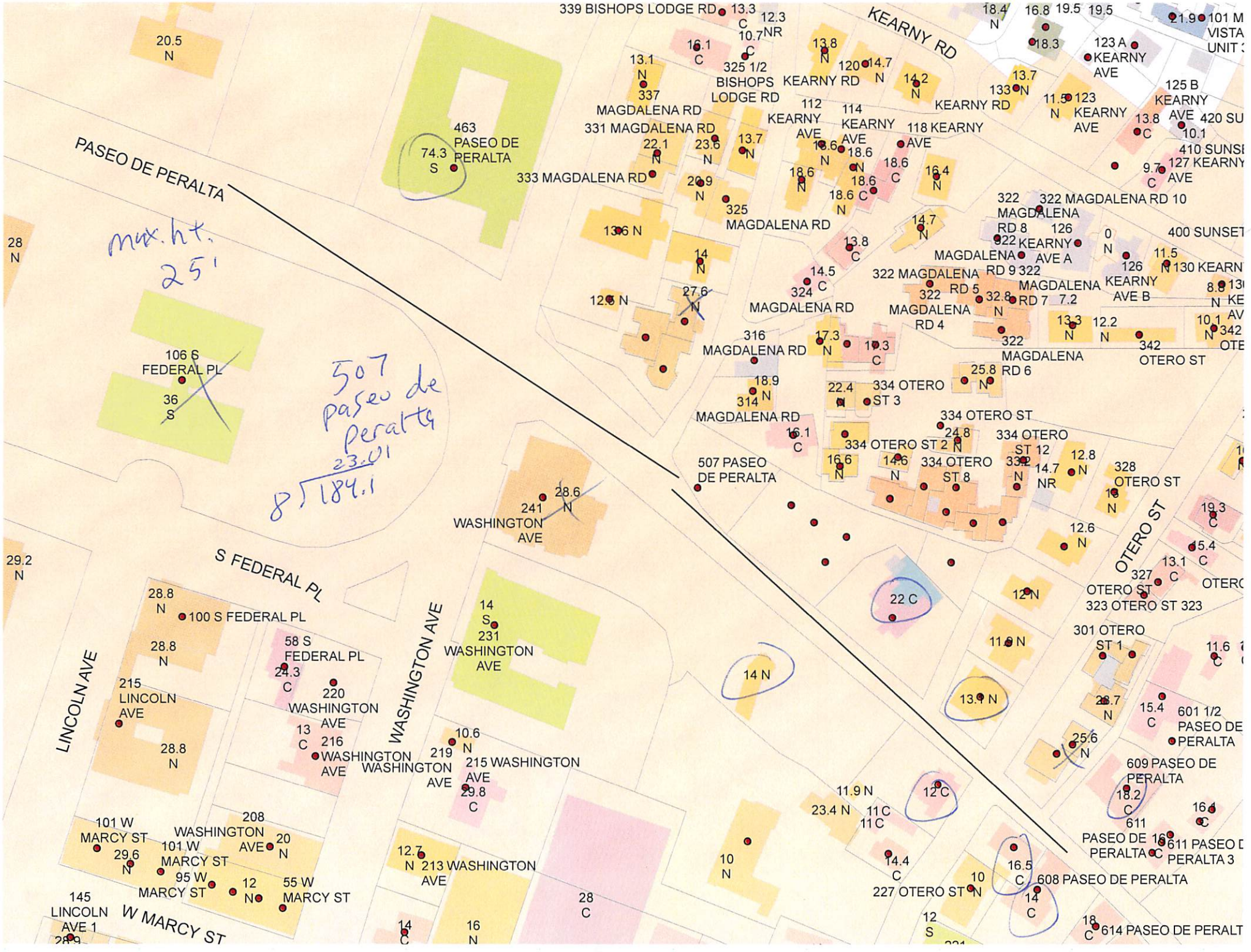
PASEO DE PERALTA
KEARNY RD
S FEDERAL PL
W MARCY ST
LINCOLN AVE
WASHINGTON AVE
OTERO ST
max. ht. 25'
507 Paseo de Peralta
23.01
8 | 184.1
339 BISHOPS LODGE RD
325 1/2 BISHOPS LODGE RD
337 MAGDALENA RD
331 MAGDALENA RD
333 MAGDALENA RD
325 MAGDALENA RD
324 MAGDALENA RD
322 MAGDALENA RD 10
322 MAGDALENA RD 8
322 MAGDALENA RD 9
322 MAGDALENA RD 5
322 MAGDALENA RD 7
322 MAGDALENA RD 4
322 MAGDALENA RD 6
316 MAGDALENA RD
314 MAGDALENA RD
463 PASEO DE PERALTA
106 S FEDERAL PL
100 S FEDERAL PL
58 S FEDERAL PL
507 PASEO DE PERALTA
241 WASHINGTON AVE
231 WASHINGTON AVE
220 WASHINGTON AVE
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215 WASHINGTON AVE
213 WASHINGTON AVE
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334 OTERO ST 2
334 OTERO ST 8
334 OTERO ST 12
342 OTERO ST
328 OTERO ST
327 OTERO ST
323 OTERO ST 323
301 OTERO ST 1
227 OTERO ST
608 PASEO DE PERALTA
609 PASEO DE PERALTA
611 PASEO DE PERALTA
611 PASEO DE PERALTA 3
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
112 KEARNY AVE
114 KEARNY AVE
118 KEARNY AVE
120 KEARNY RD
133 KEARNY RD
400 SUNSET
410 SUNSE
127 KEARNY AVE
130 KEARN
101 M VISTA UNIT

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.

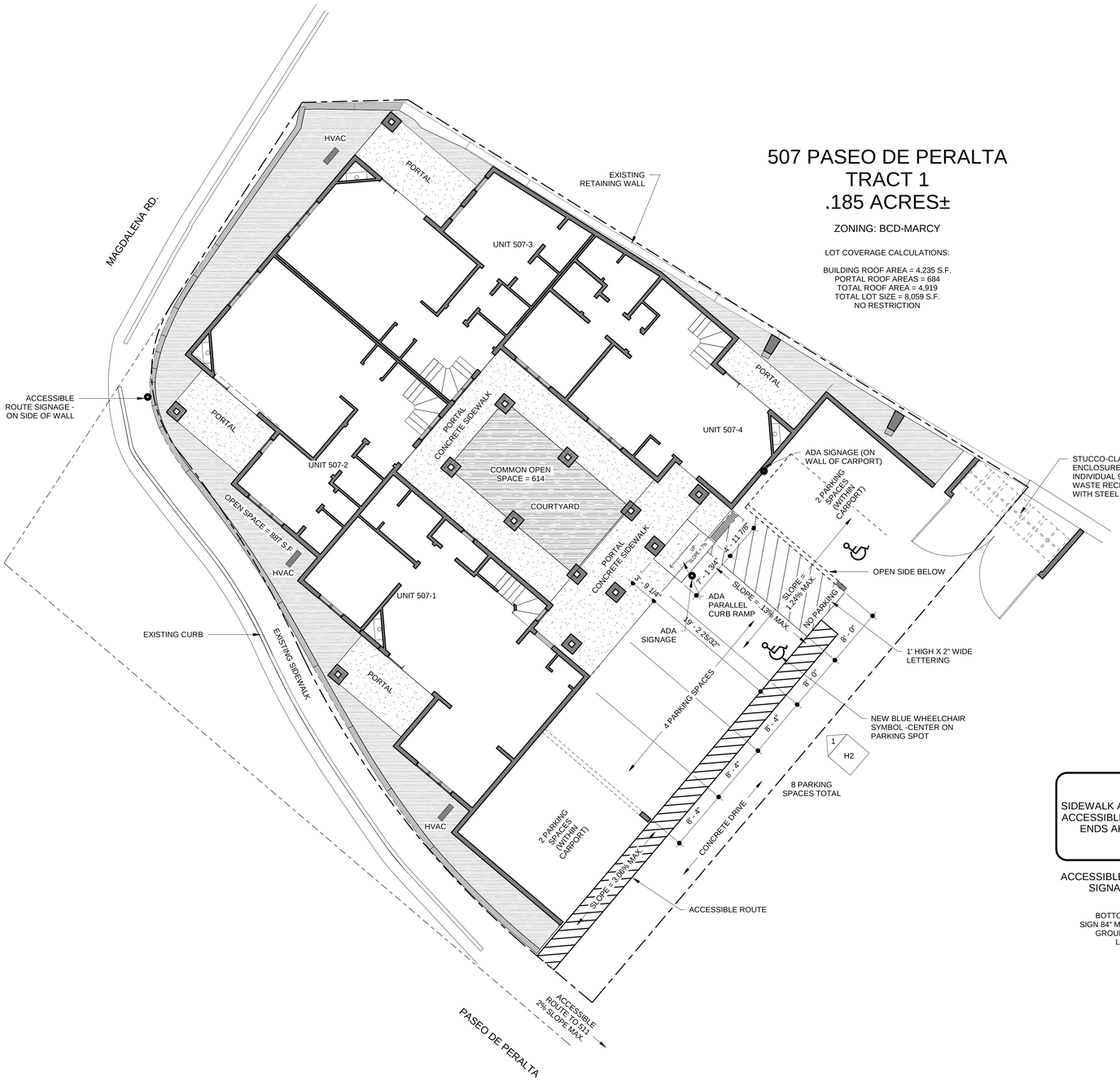
Please let me know if you have any questions or need further information.

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

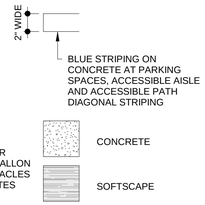
PARKING REQUIREMENTS

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





SPACE by Brooklyn

PERALTA'S WALK, LLC.

507 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

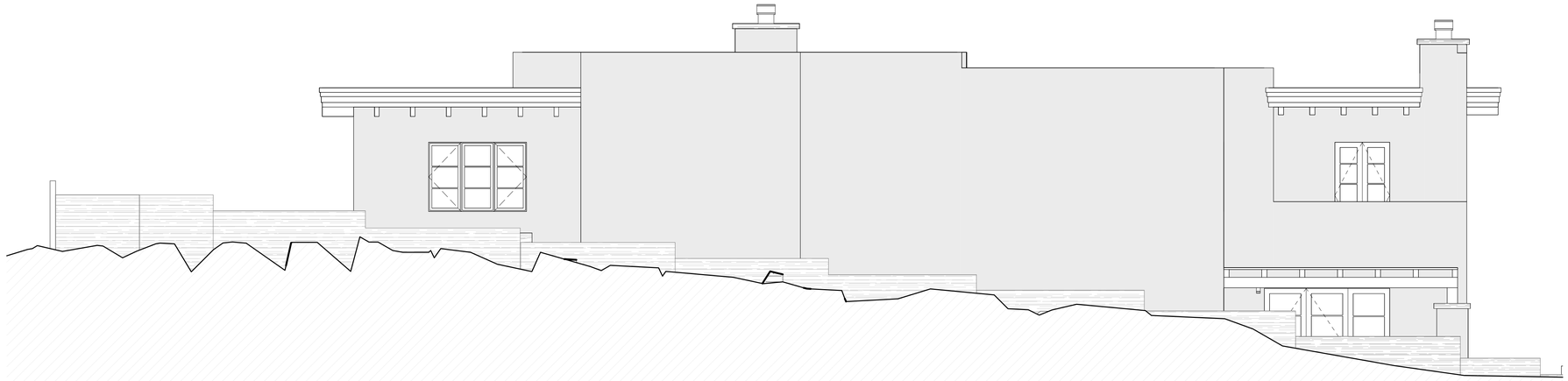
FOR REVIEW

SITE PLAN

N

5/16/2026 12:40:18 PM
drawing scale: 1/8" = 1'-0"

A1



SPACE by Bradyn

09/11/2024

PERALTA'S WALK, LLC.

507 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

FOR REVIEW

NORTH ELEVATION

5/16/2026 12:33:00 PM
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

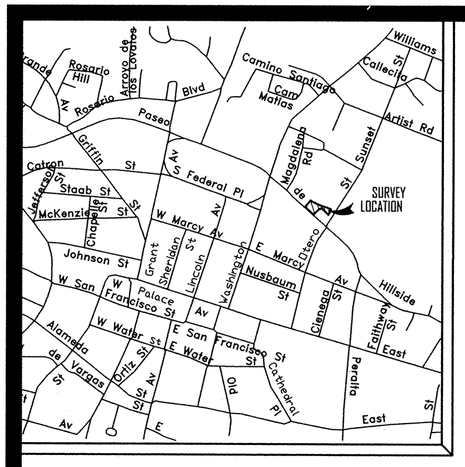
5/16/2026 12:33:02 PM
drawing scale: 1/4" = 1'-0"

H4

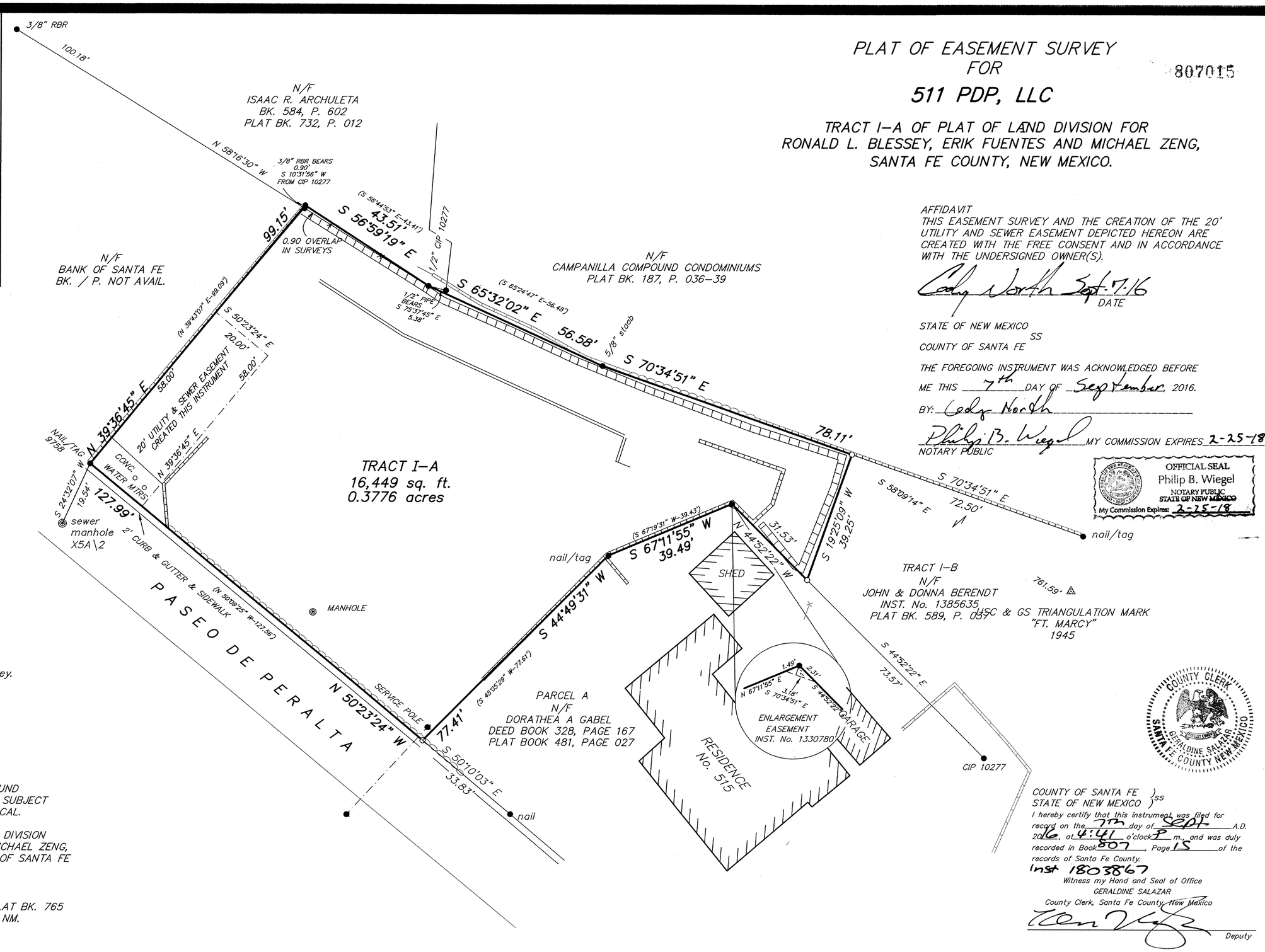
PLAT OF EASEMENT SURVEY
FOR
511 PDP, LLC

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
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

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.

COUNTY CLERK
GERALDINE SALAZAR
SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

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

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


1" Contemporary


7/8" Contemporary


5/8" Traditional


7/8" Traditional


1" Traditional

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.


2" Traditional


1-1/4" Traditional


5/8" Putty

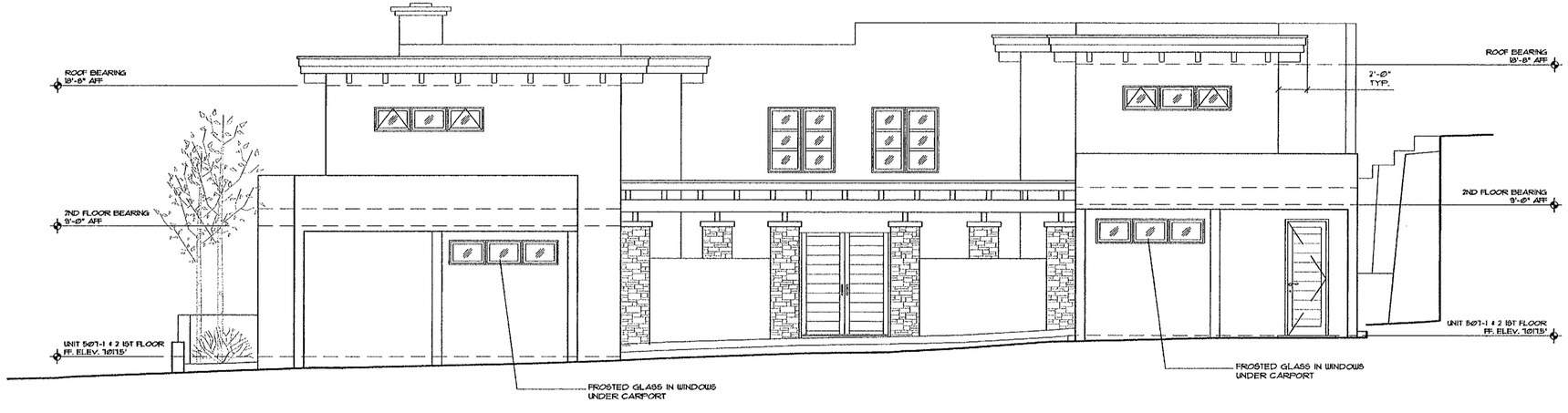

7/8" Putty


1" Putty

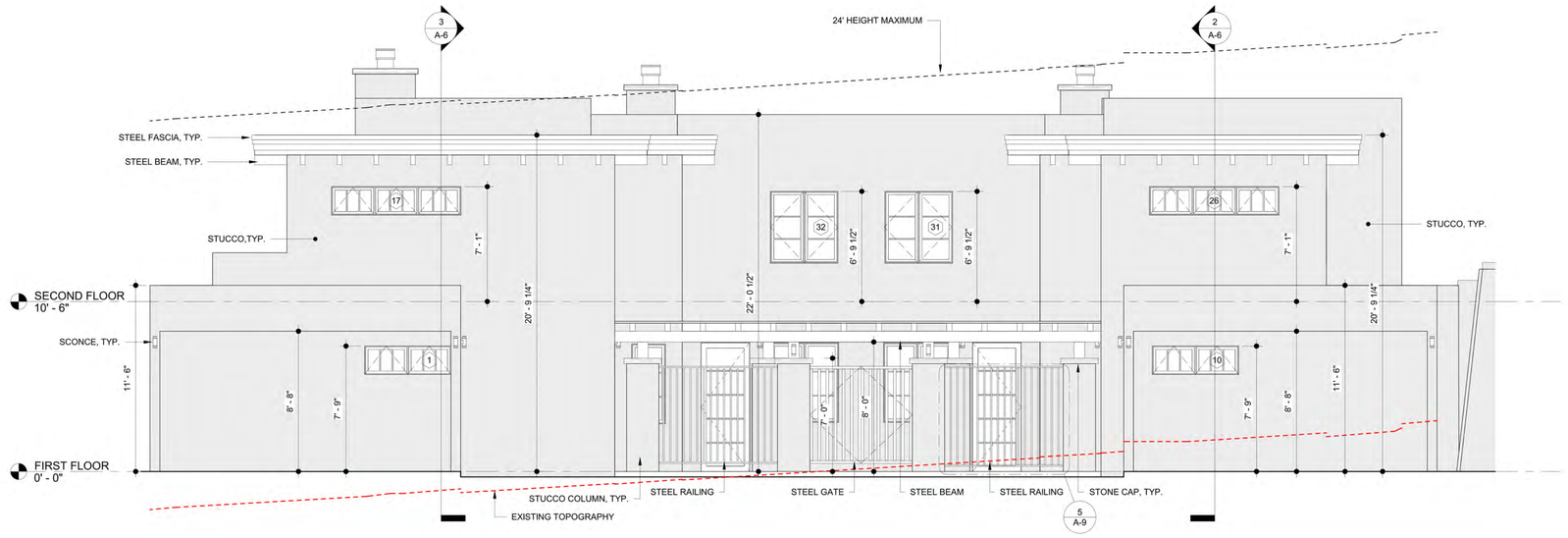

5/8" Contemporary


1-1/4" Contemporary


2" Contemporary



EAST ELEVATION - PREVIOUS



EAST ELEVATION - PROPOSED

TRUE NORTH BUILDERS LLC

SPACE by Brooklyn

6/12/2023

PERALTA'S WALK, LLC.

507 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

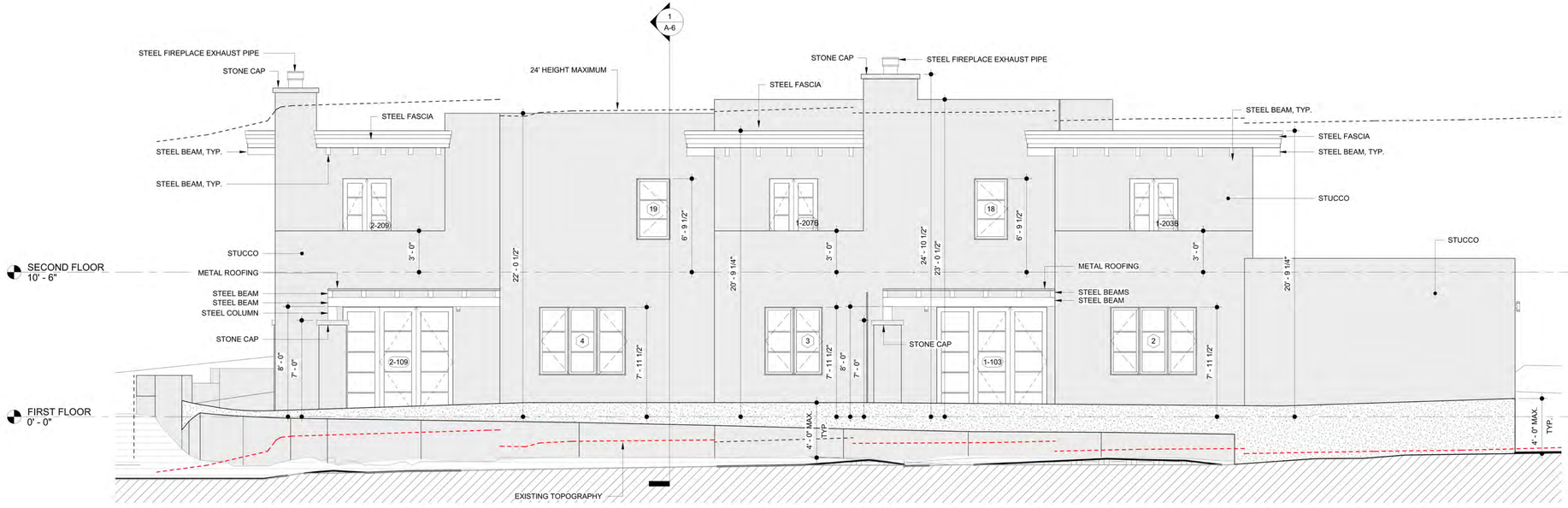
EAST ELEVATION COMPARISON

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.

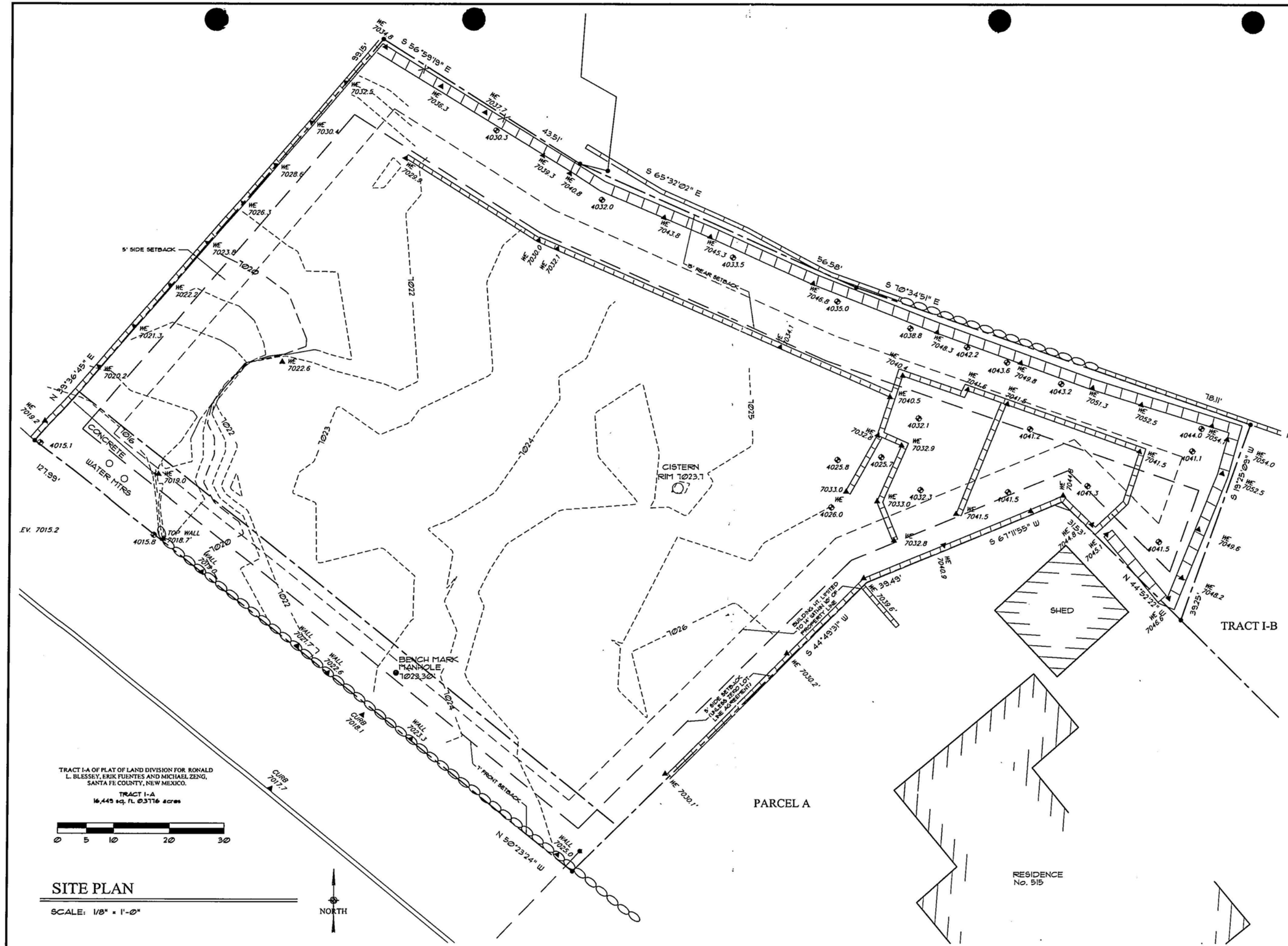
The applicant looks forward to presenting the project to the Historic Districts Review Board at the regular meeting of July 22, 2014. Please contact us with any questions you may have.

Sincerely,

Eric P. Enfield, AIA
President, Architectural Alliance Inc.

Attachments:

1. Revised Drawings



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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

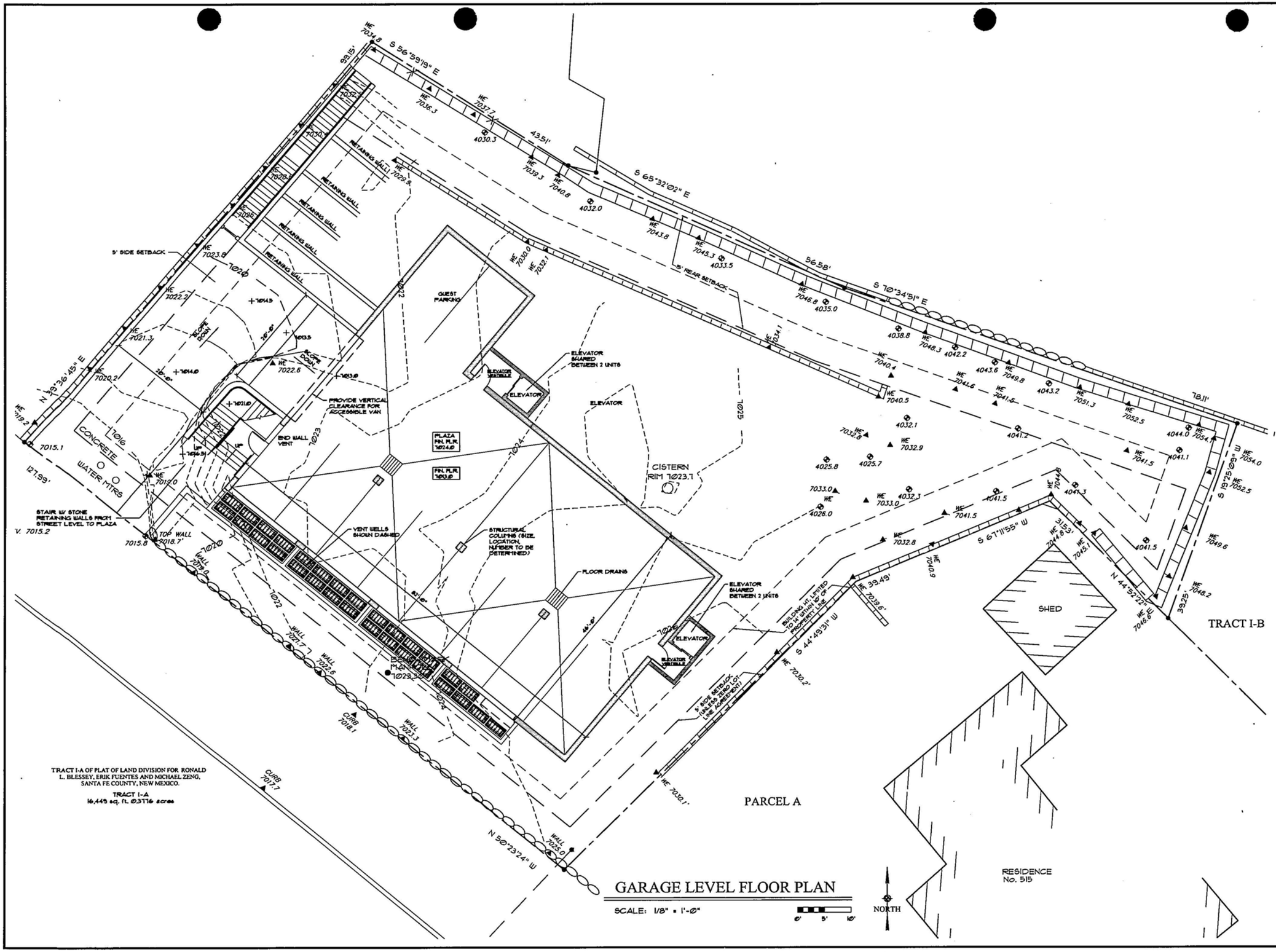
PROJECT TITLE
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

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



GARAGE LEVEL FLOOR PLAN

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

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PASEO NORTH

511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

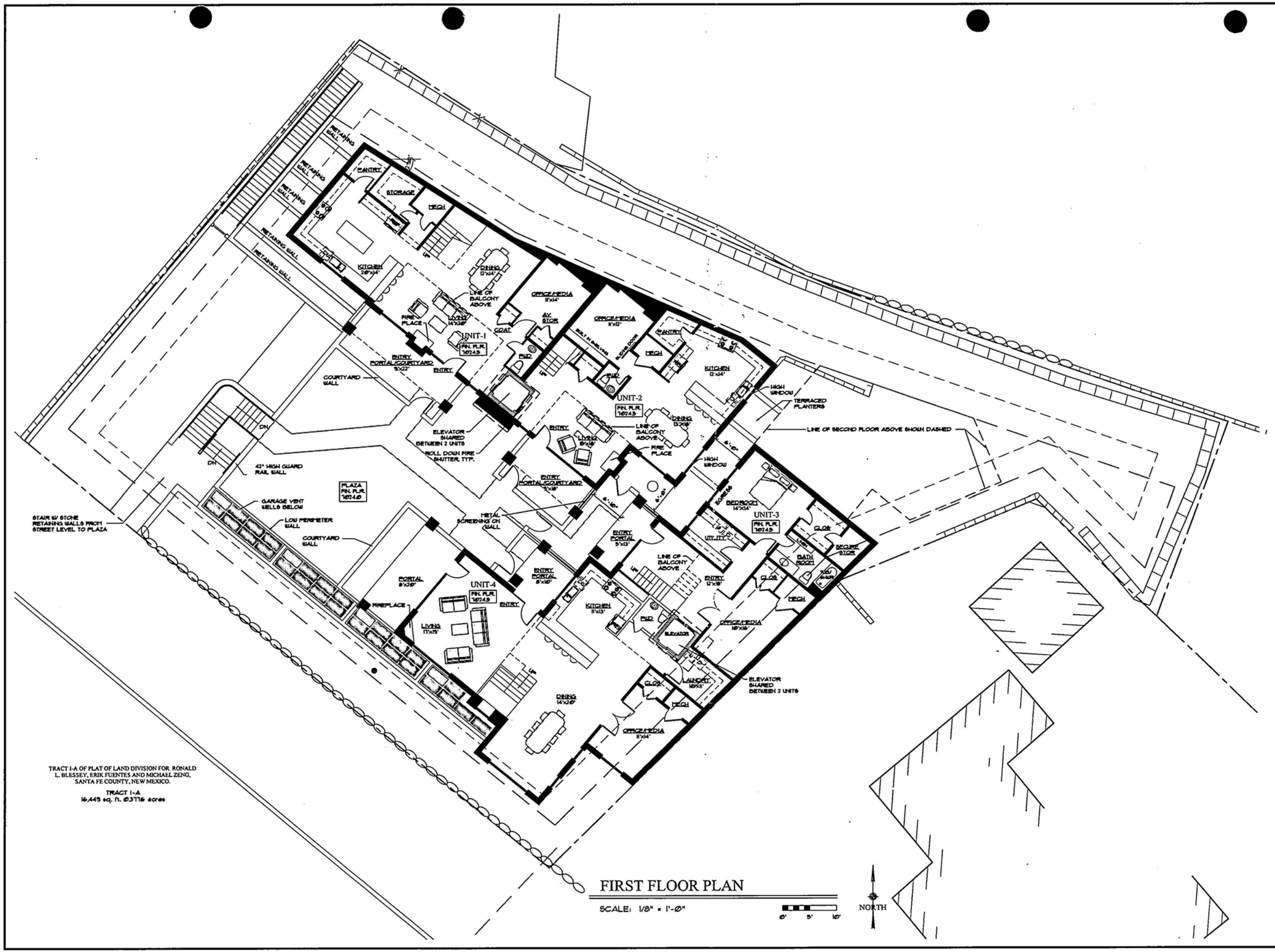
PROJECT NO.	13-38		
CHECKED BY	EE	DATE	6/16/14
DRAWN BY	RW	DATE	6/16/14

SHEET TITLE

PARKING GARAGE PLAN

SHEET NO.

A-1



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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
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. Ø.3776 acres

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-Ø"

NORTH

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511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

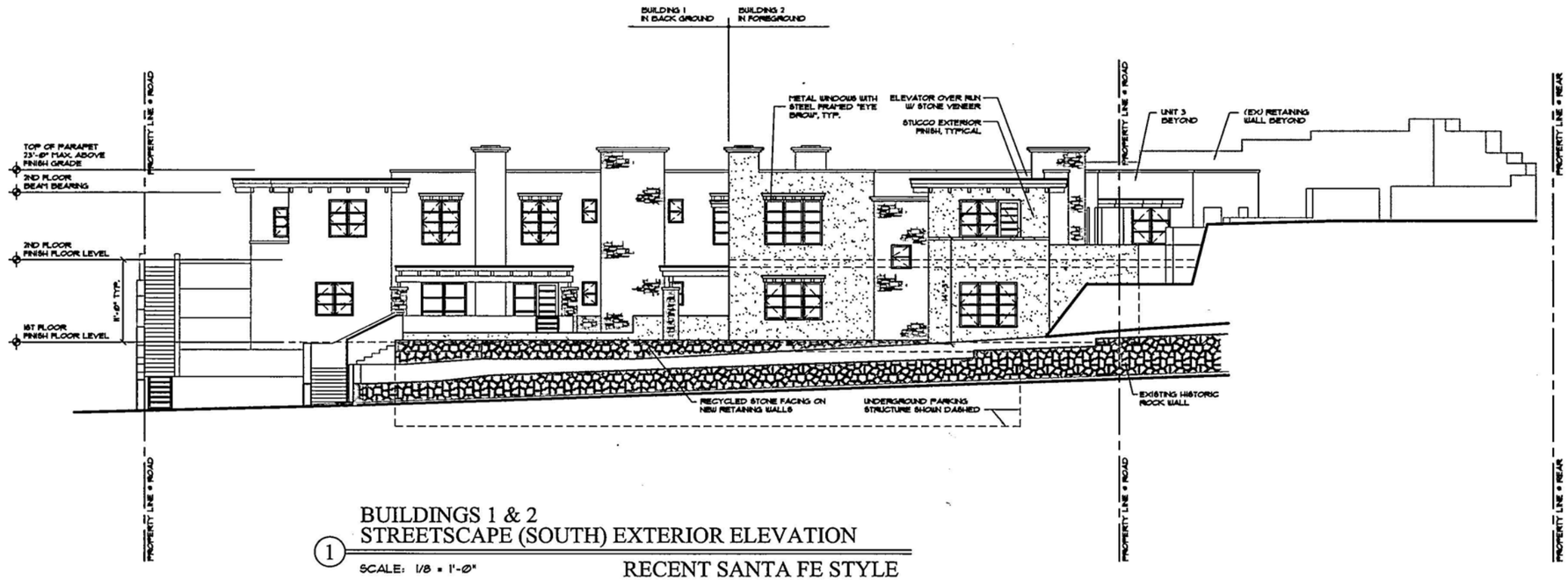
CHECKED BY	EE	DATE 6/16/14
DRAWN BY	RW	DATE 6/16/14

SHEET TITLE

SECOND FLOOR PLAN

SHEET NO.

A-3

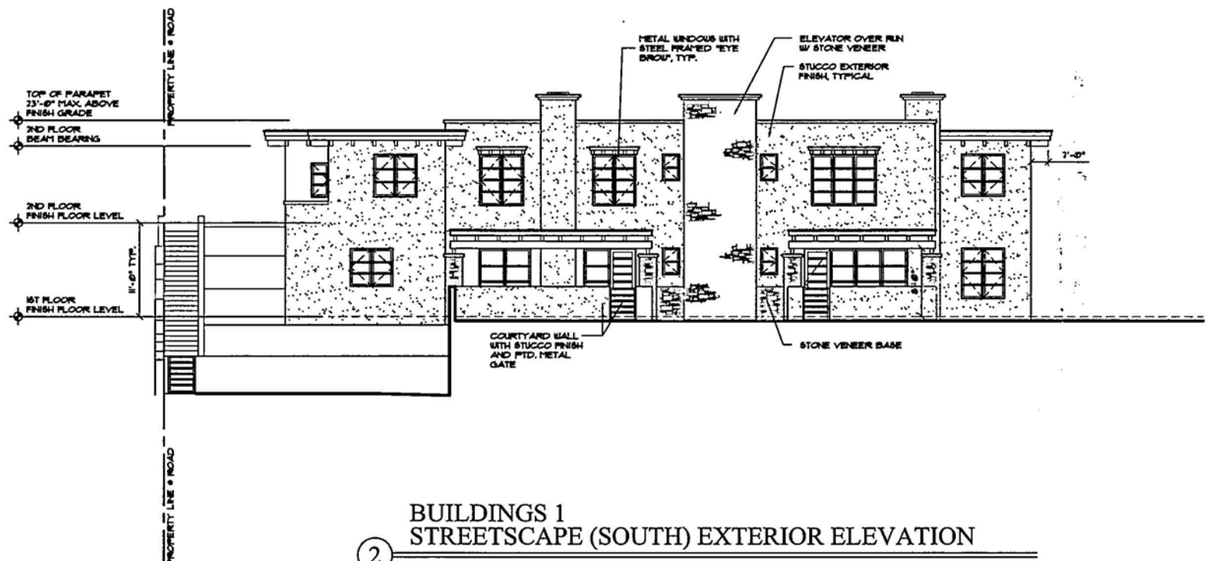


BUILDINGS 1 & 2
STREETSCAPE (SOUTH) EXTERIOR ELEVATION

1

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE

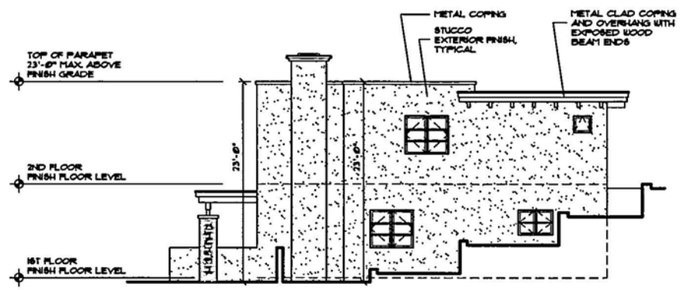


BUILDINGS 1
STREETSCAPE (SOUTH) EXTERIOR ELEVATION

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

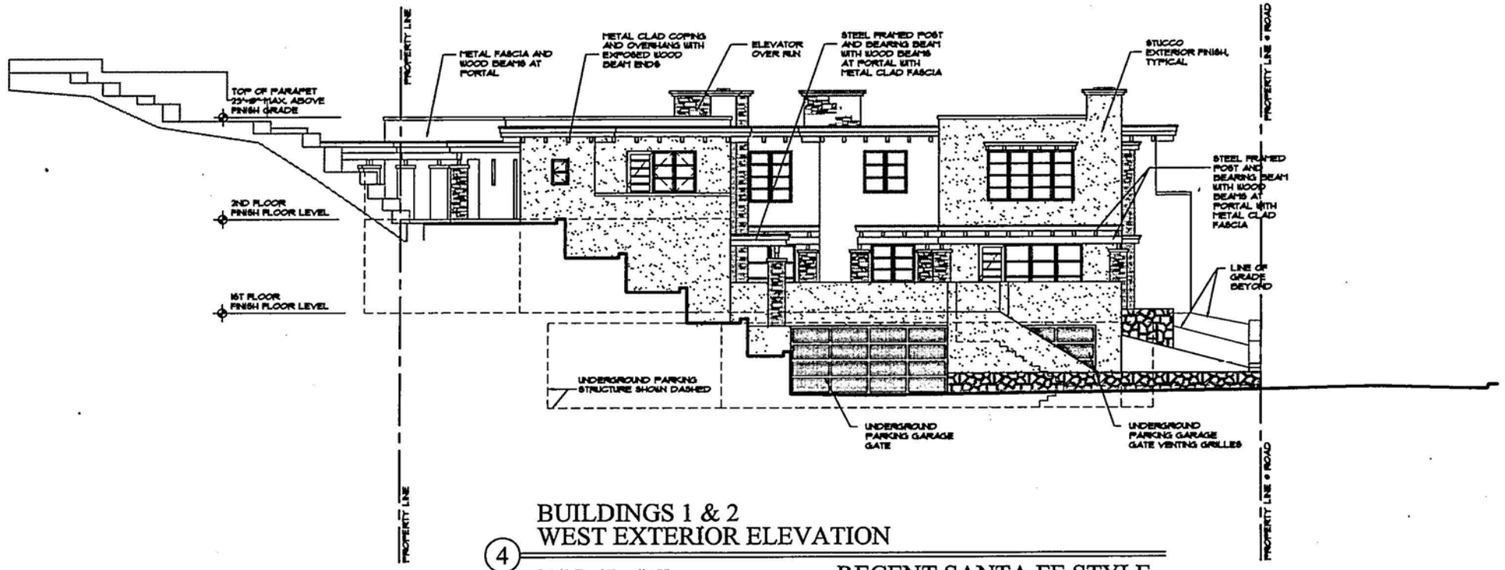
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

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

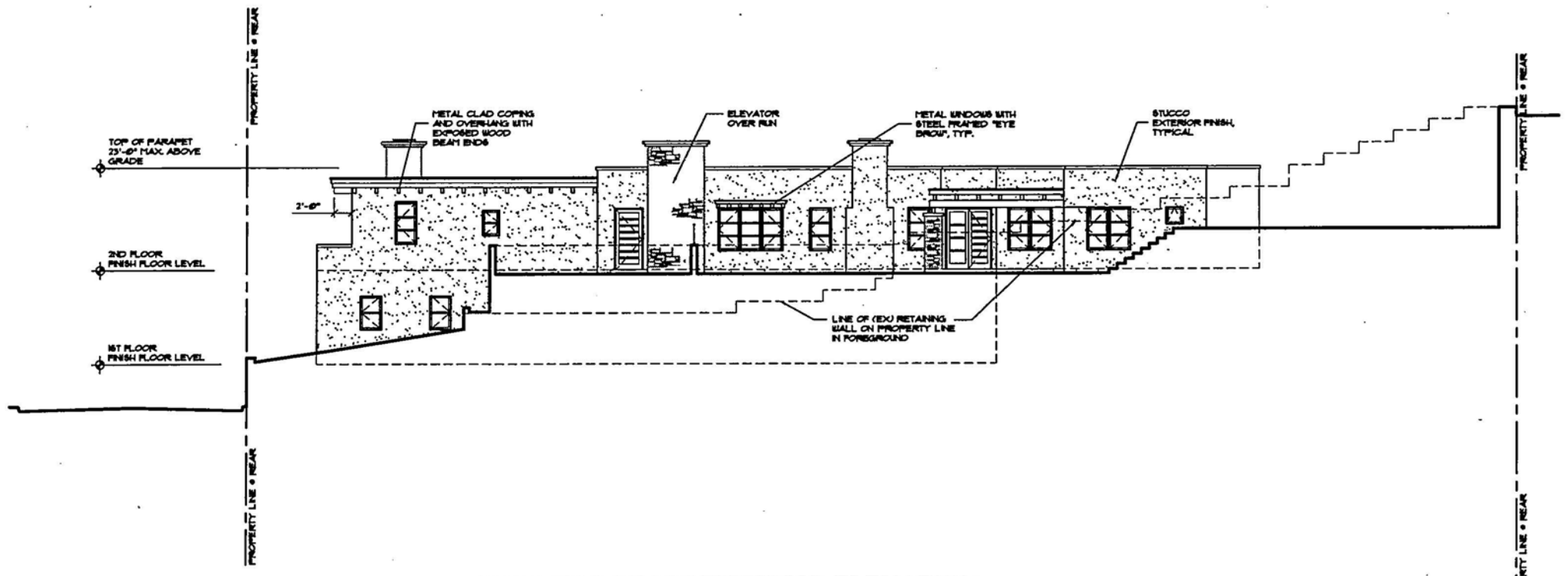
SHEET NO.
A-4



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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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

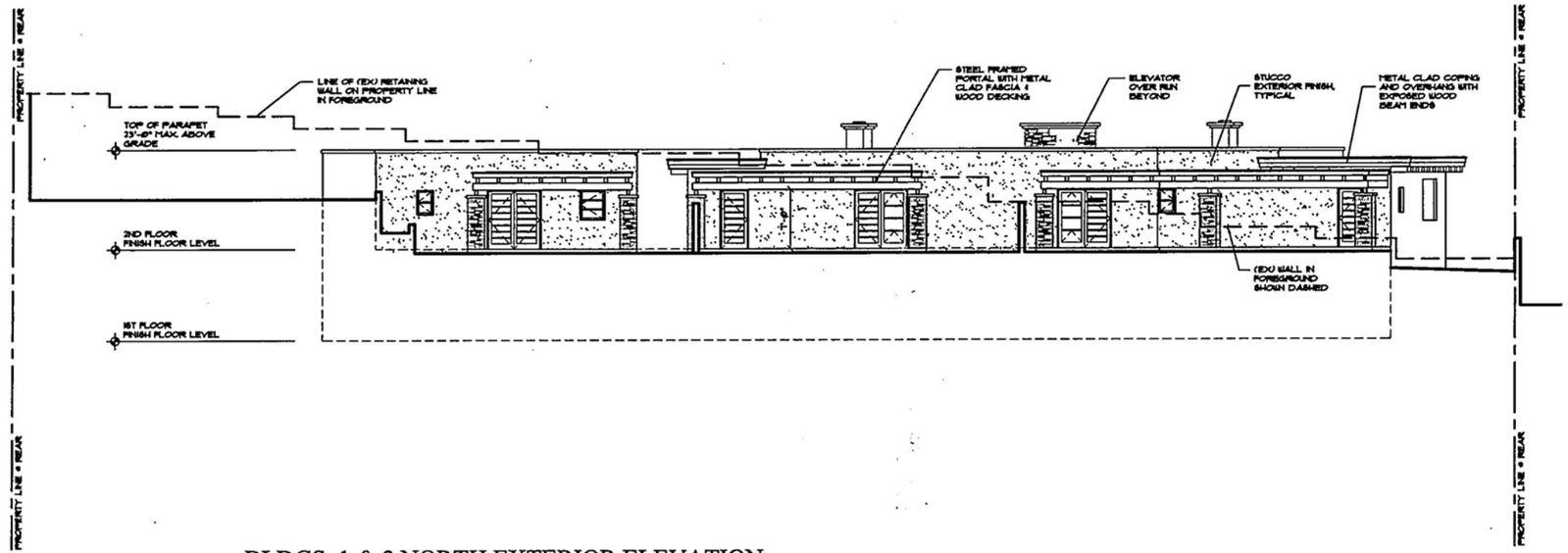
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	6/16/14
DRAWN BY	STAFF	DATE	6/16/14

SHEET TITLE
PROPOSED 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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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

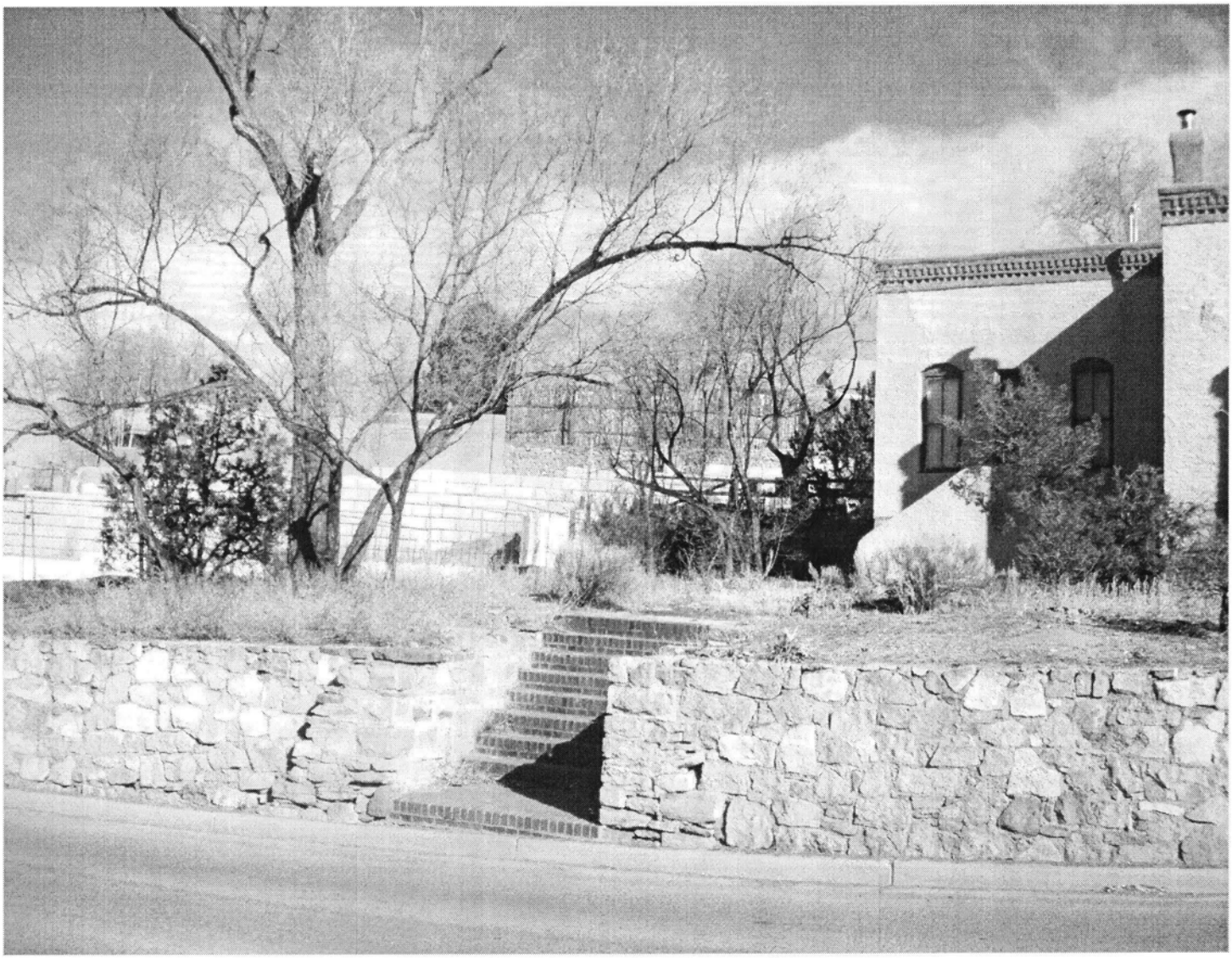
PROJECT NO. 13-38

CHECKED BY	EE	DATE	4/28/14
DRAWN BY	STAFF	DATE	4/28/14

SHEET TITLE
PROPOSED BUILDING 2 EXTERIOR ELEVATIONS

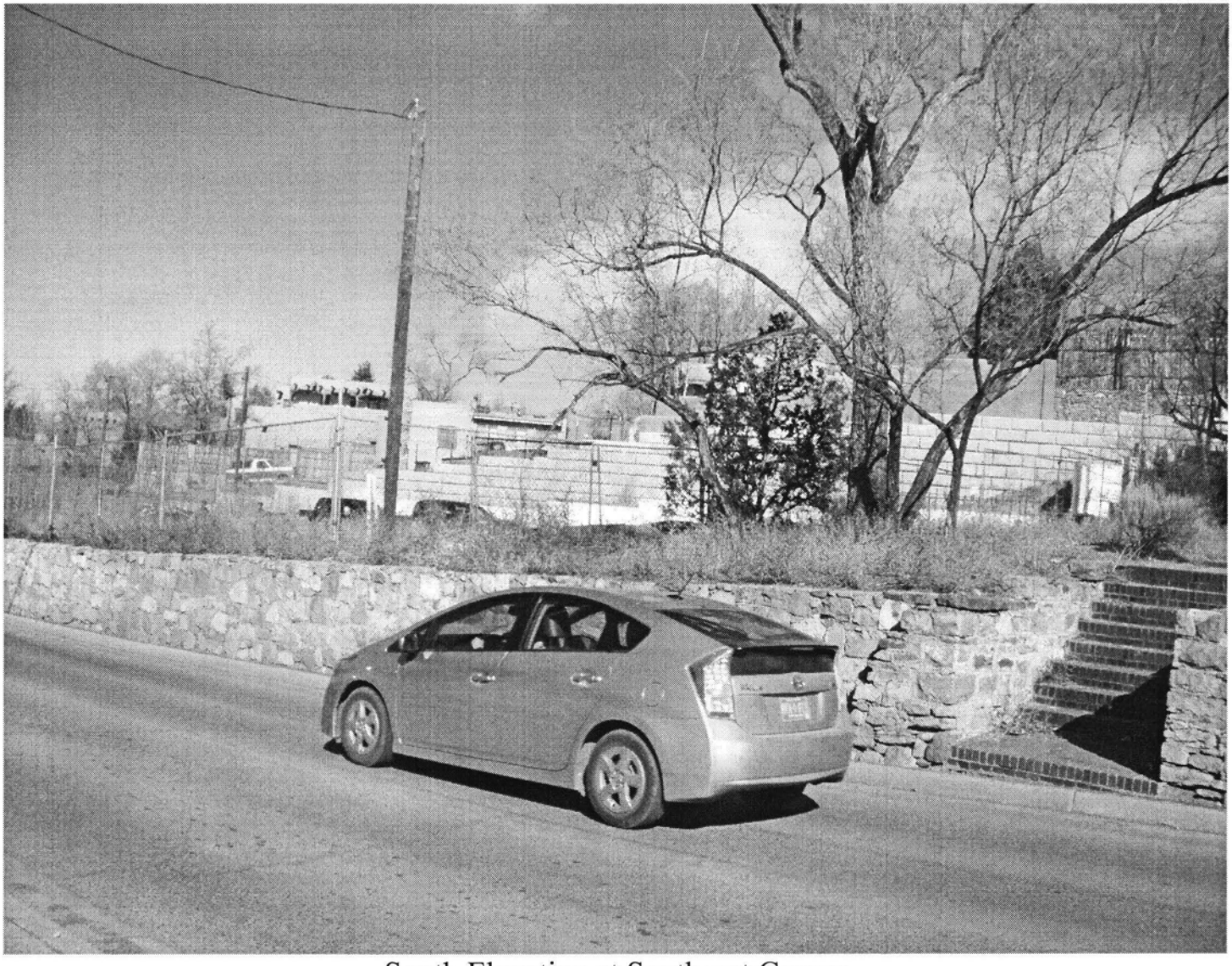
SHEET NO.
A-6

511 Paseo de Peralta Photographs



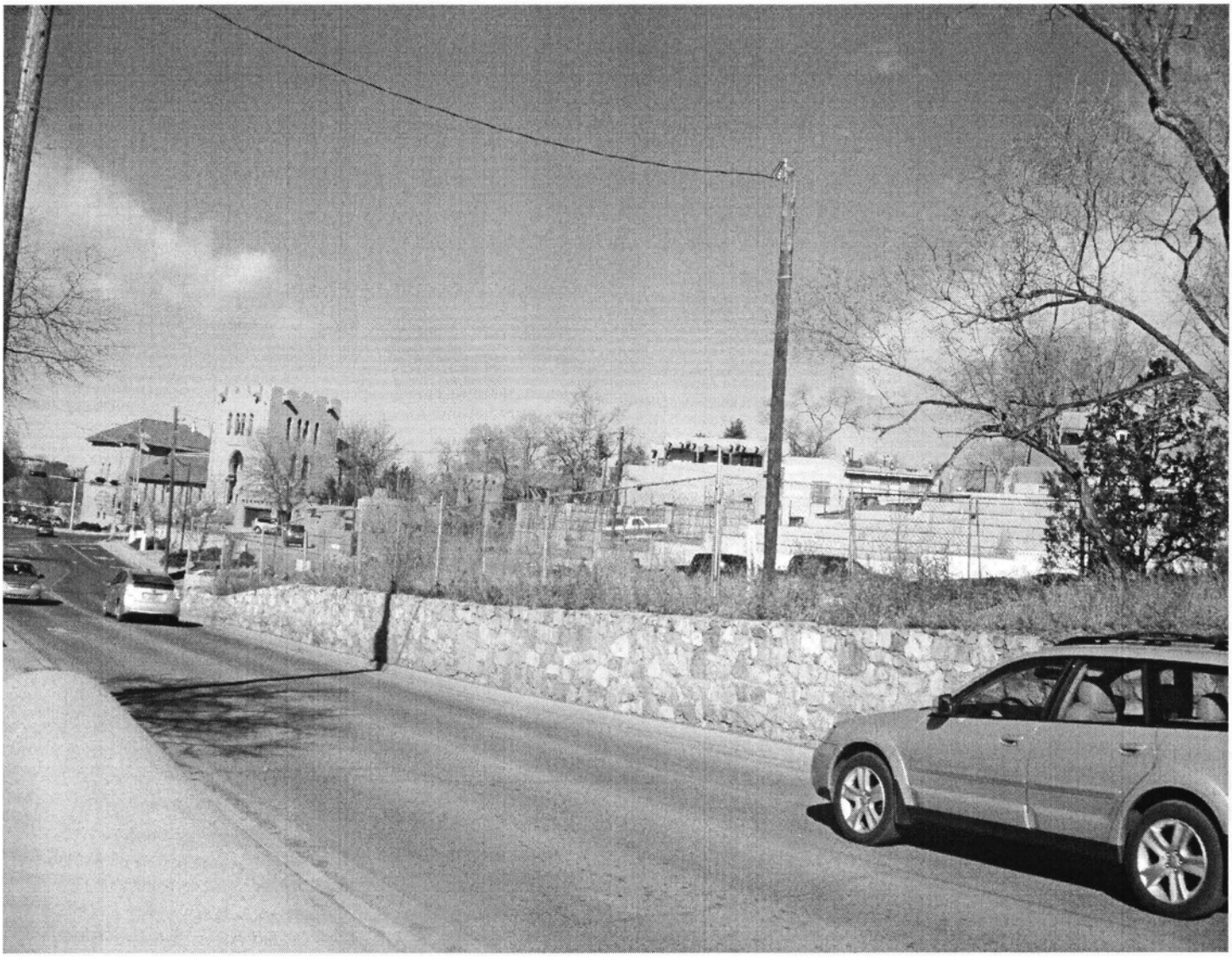
South Elevation at Southeast Corner
(showing adjacent residence to east)

511 Paseo de Peralta Photographs



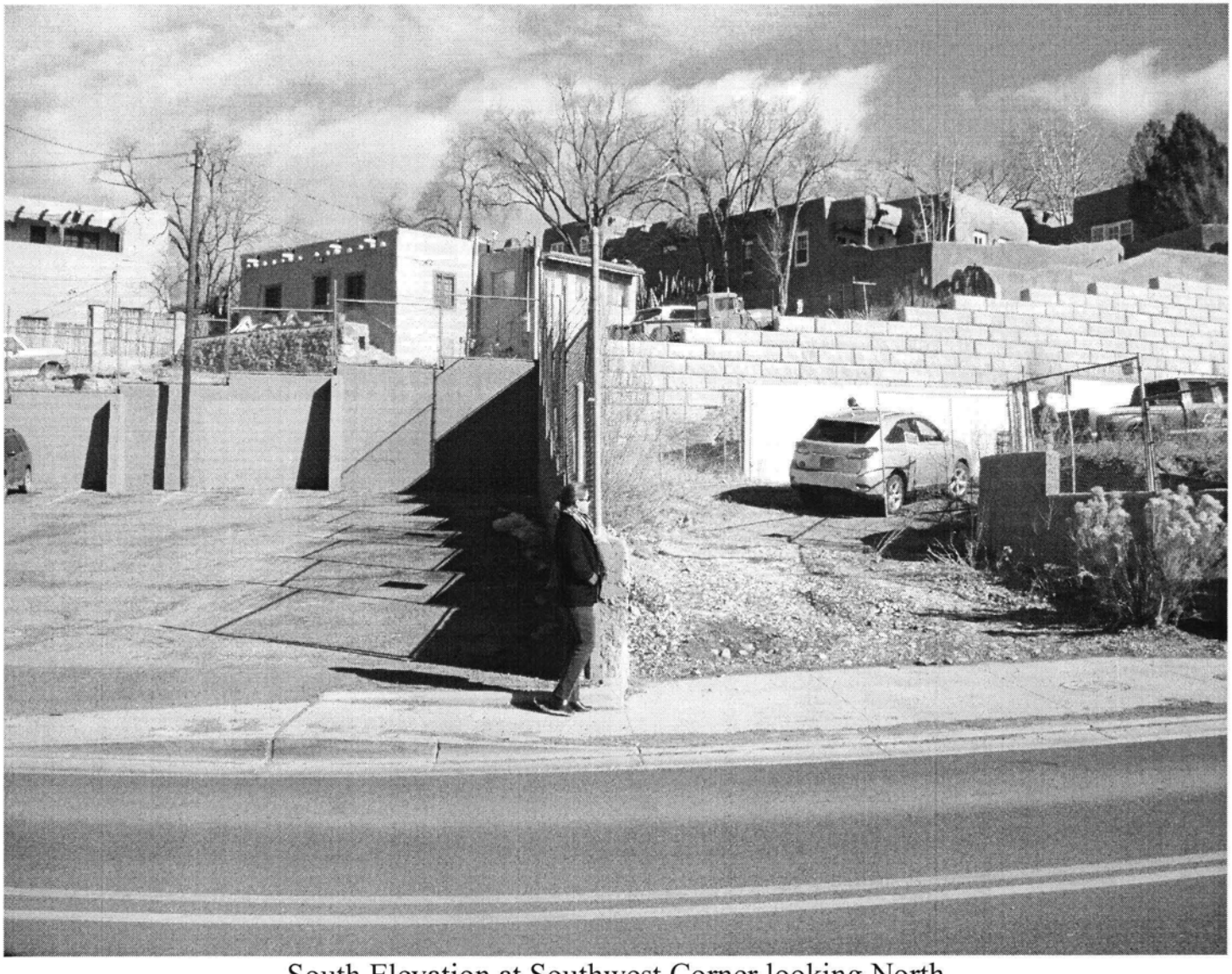
South Elevation at Southeast Corner

511 Paseo de Peralta Photographs



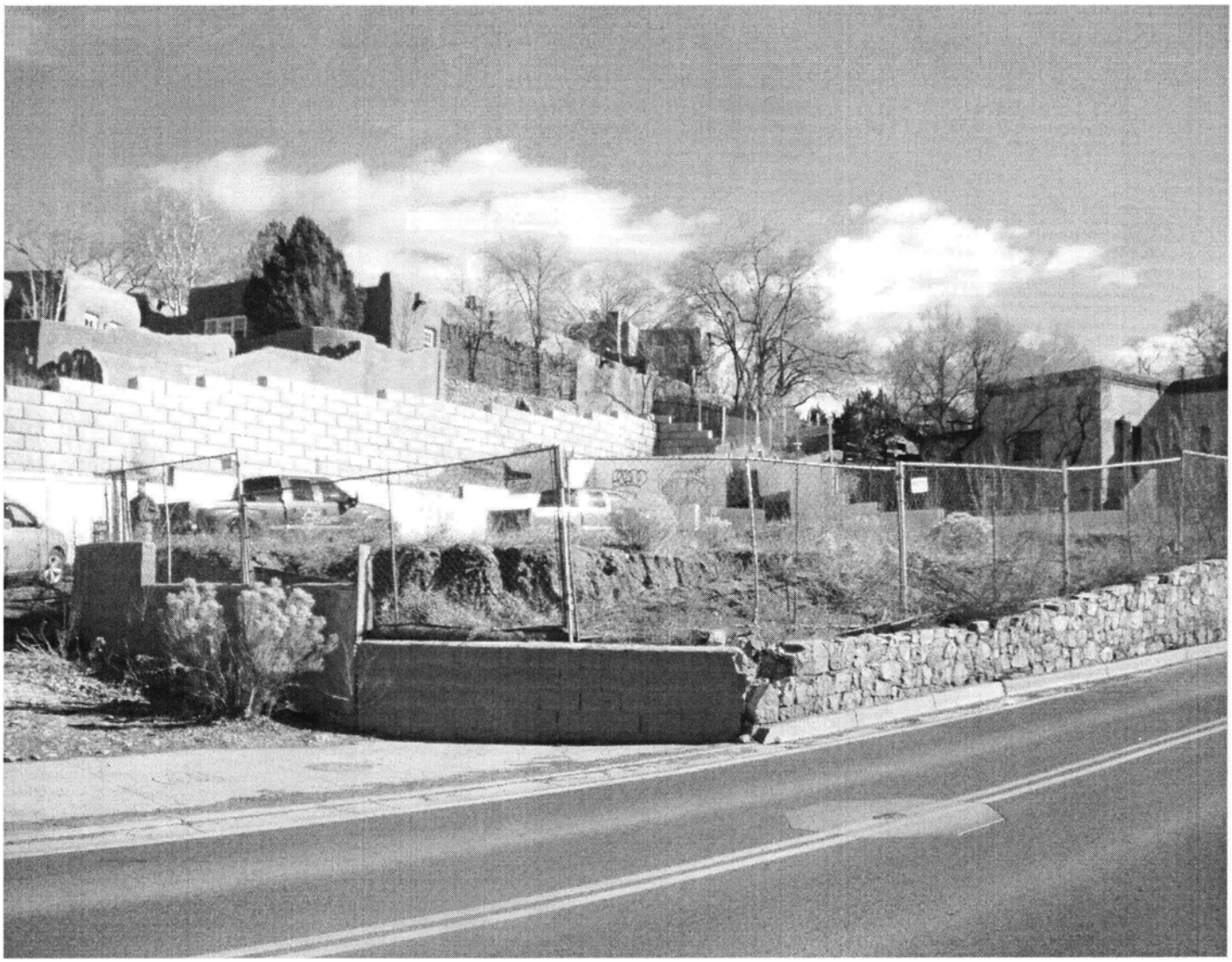
South Elevation at Southeast Corner
(showing entire south property line)

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: FHA 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

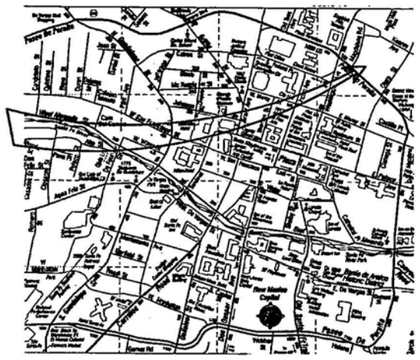
Land Development Criteria Santa Fe City Code

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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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-5	BUILDINGS 1 & 2 EXTERIOR ELEVATIONS
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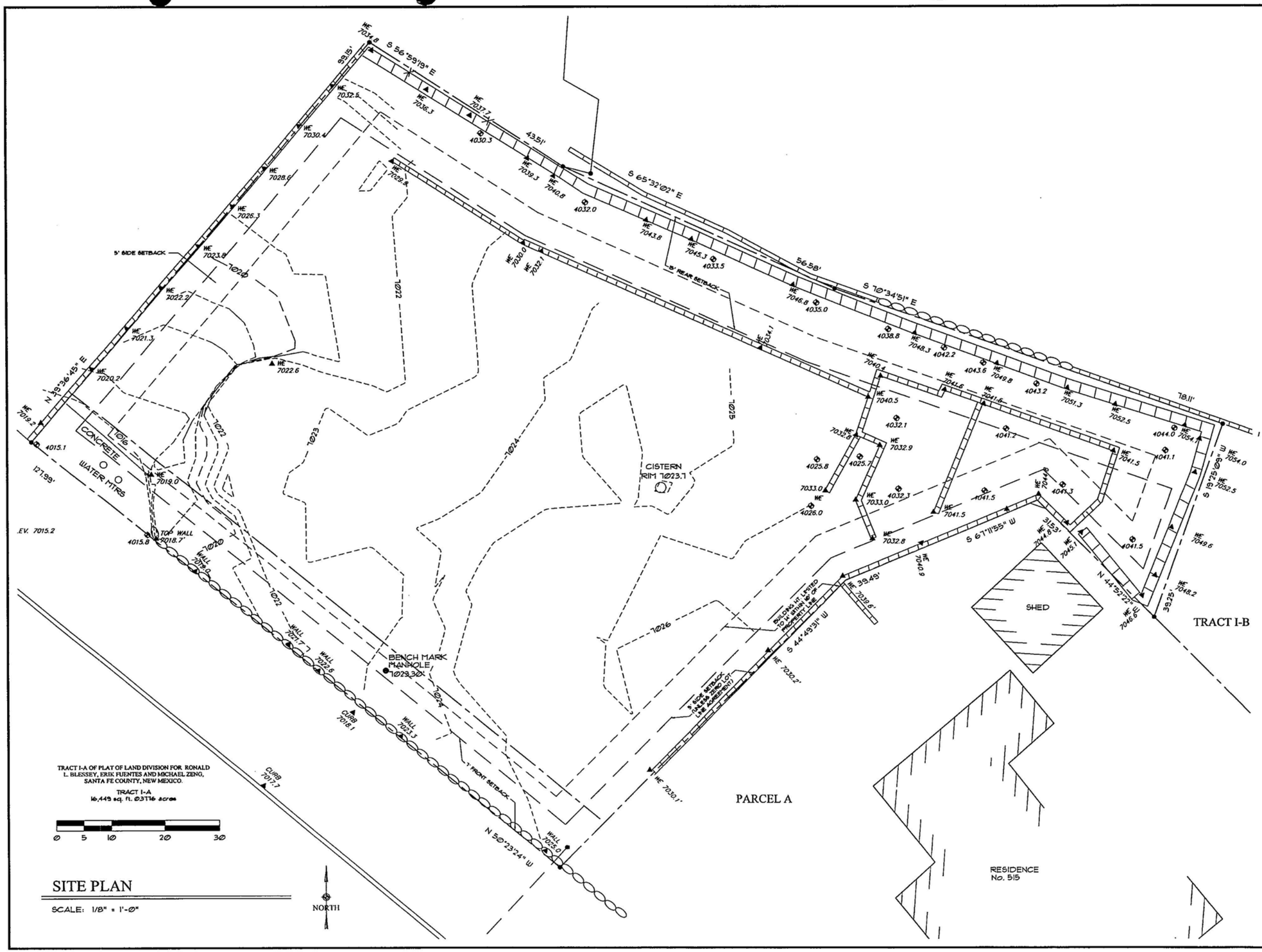
PLANNING COMMISSION & HISTORIC DISTRICTS REVIEW BOARD SUBMITTAL DRAWINGS
DRAWINGS DATED: APRIL 28, 2014
ARCHITECT'S PROJECT NUMBER 13-38

PASEO NORTH 511 PASEO DE PERALTA



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KEY PLAN

PROJECT TITLE

PASEO NORTH

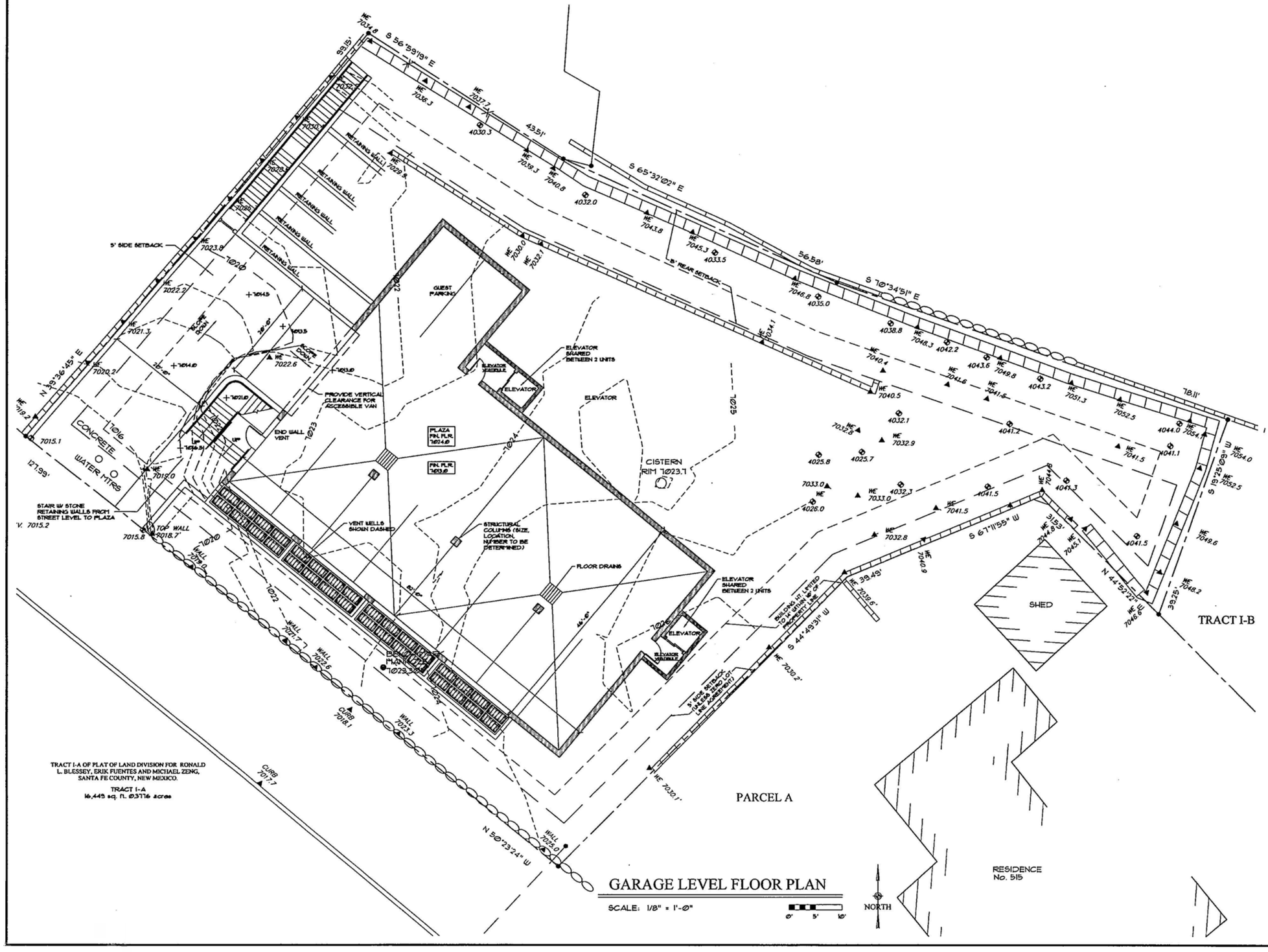
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

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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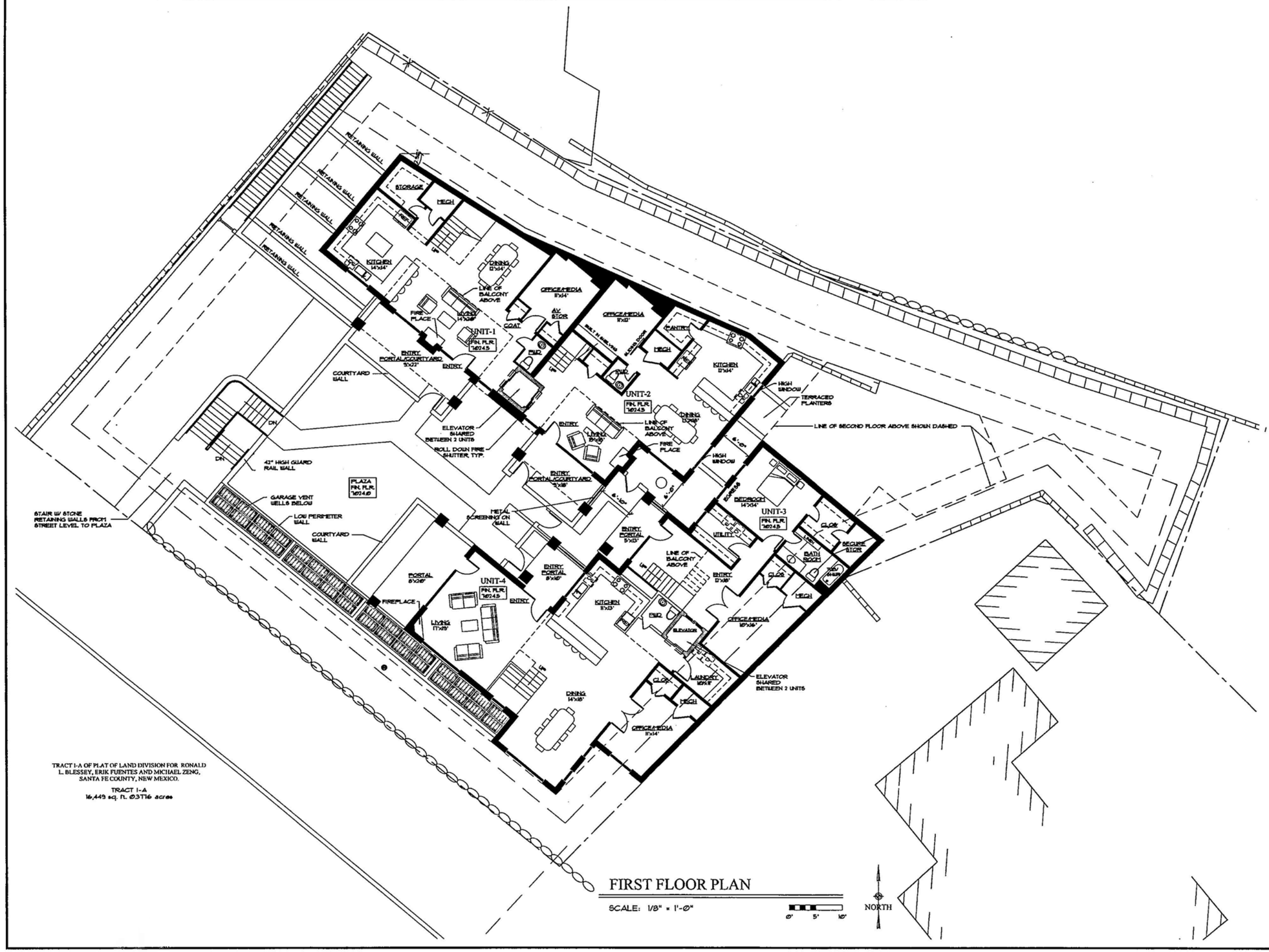
SHEET TITLE
PARKING GARAGE PLAN

SHEET NO.
A-1



FIRST FLOOR PLAN

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

0' 5' 10'

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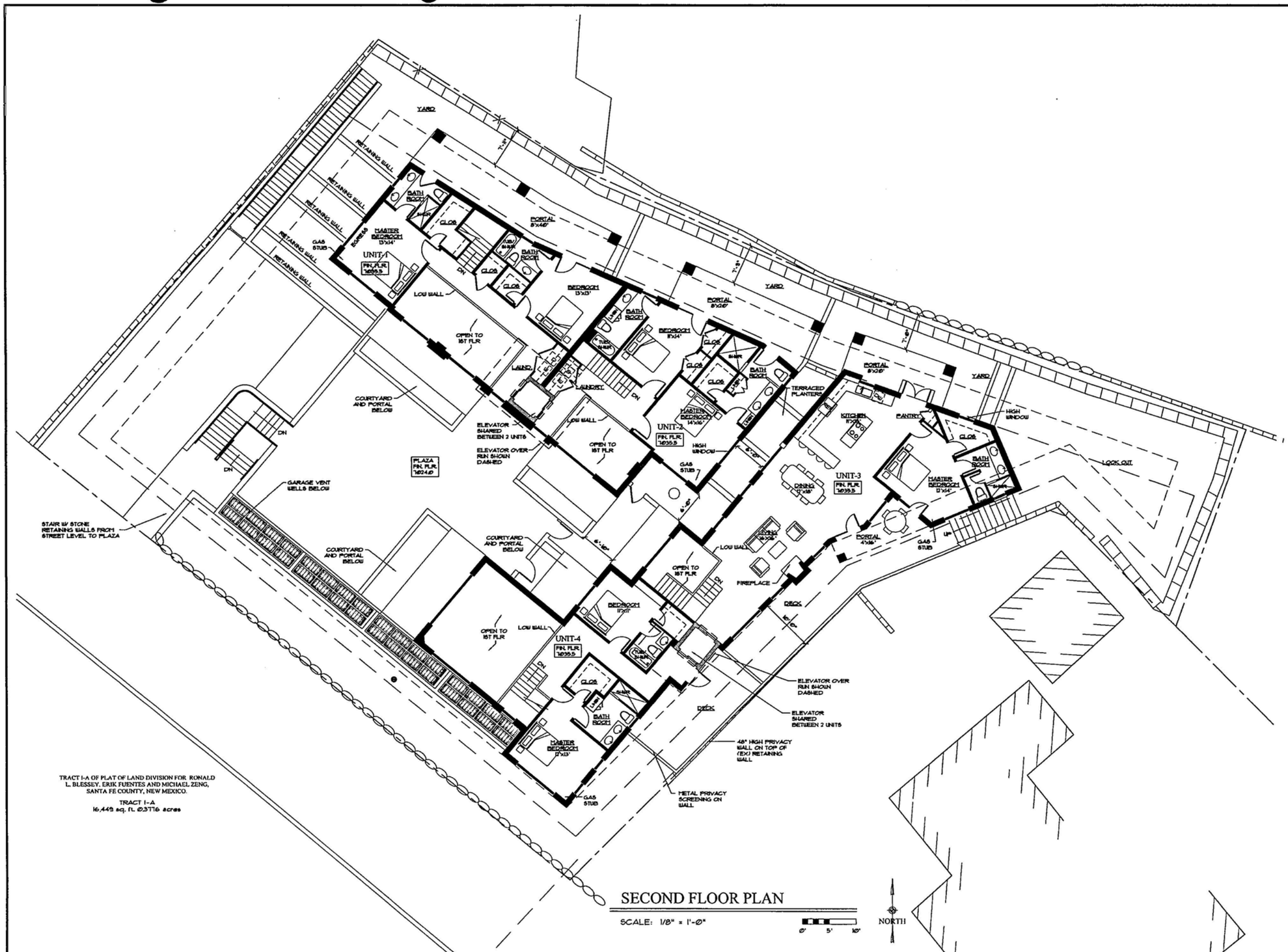
SHEET TITLE

FIRST FLOOR PLAN

SHEET NO.

A-2



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-∅"

0' 5' 10'

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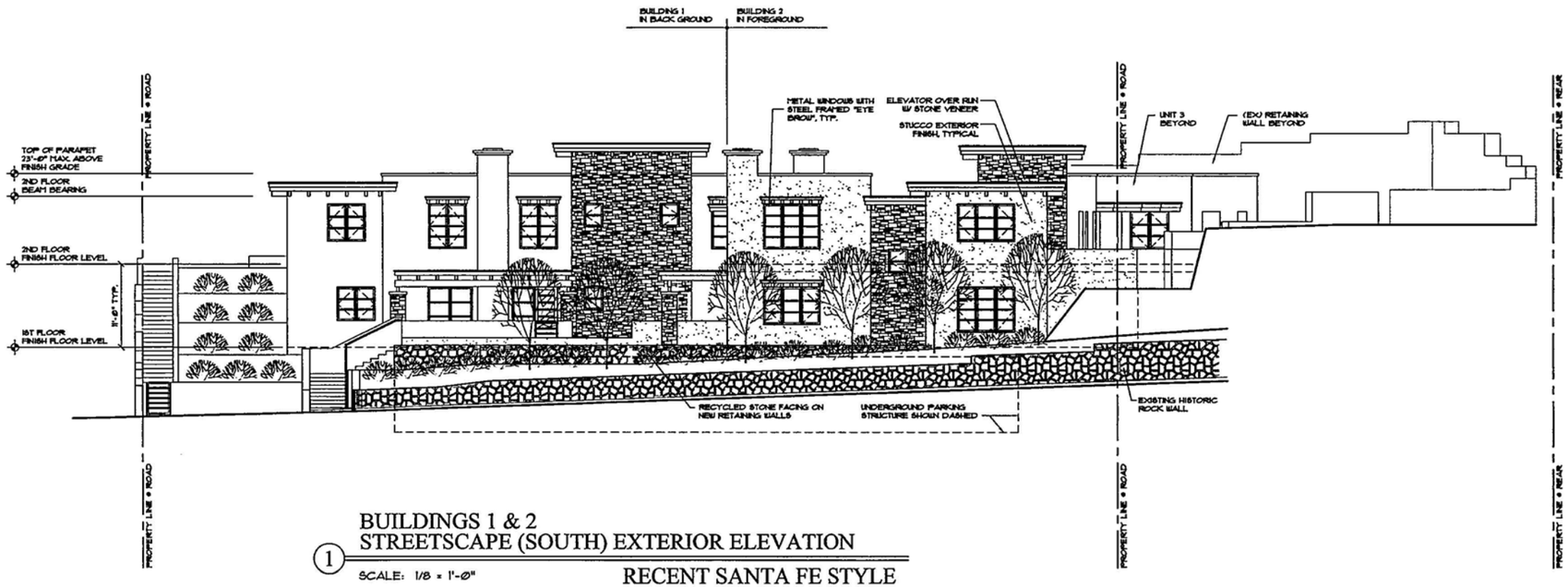
SHEET TITLE
SECOND FLOOR PLAN

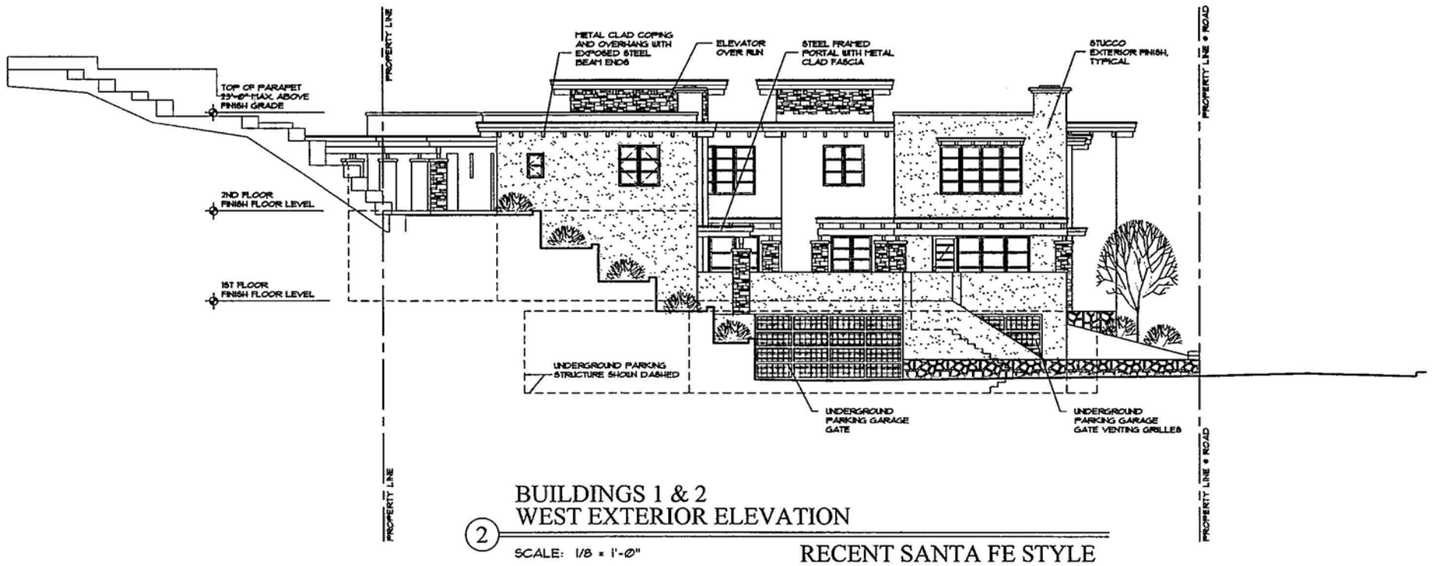
SHEET NO.
A-3



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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PROJECT NO. 13-38

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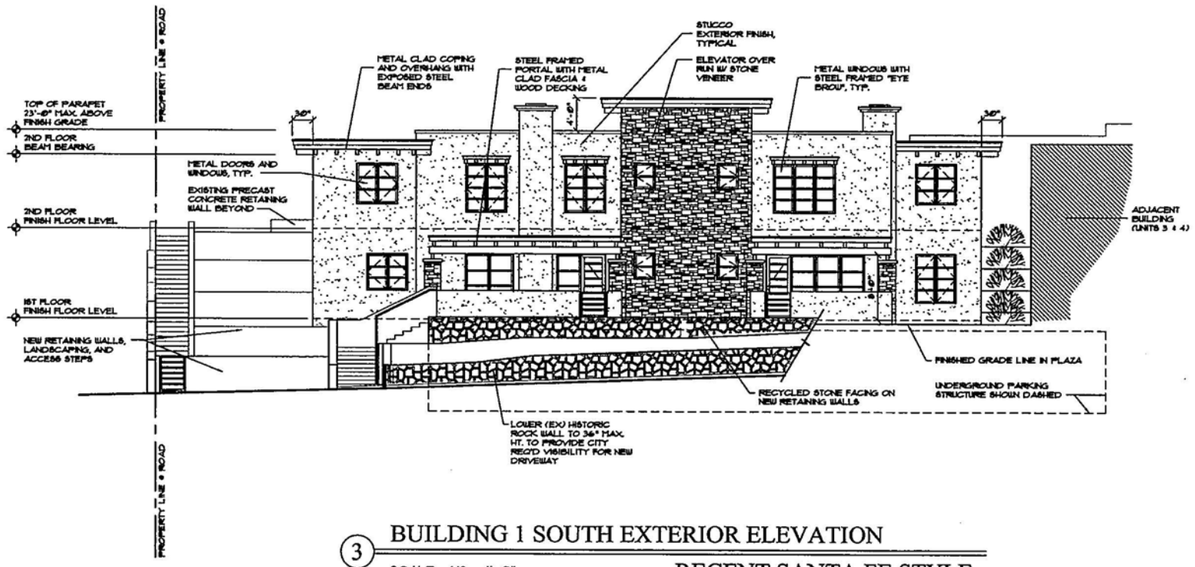
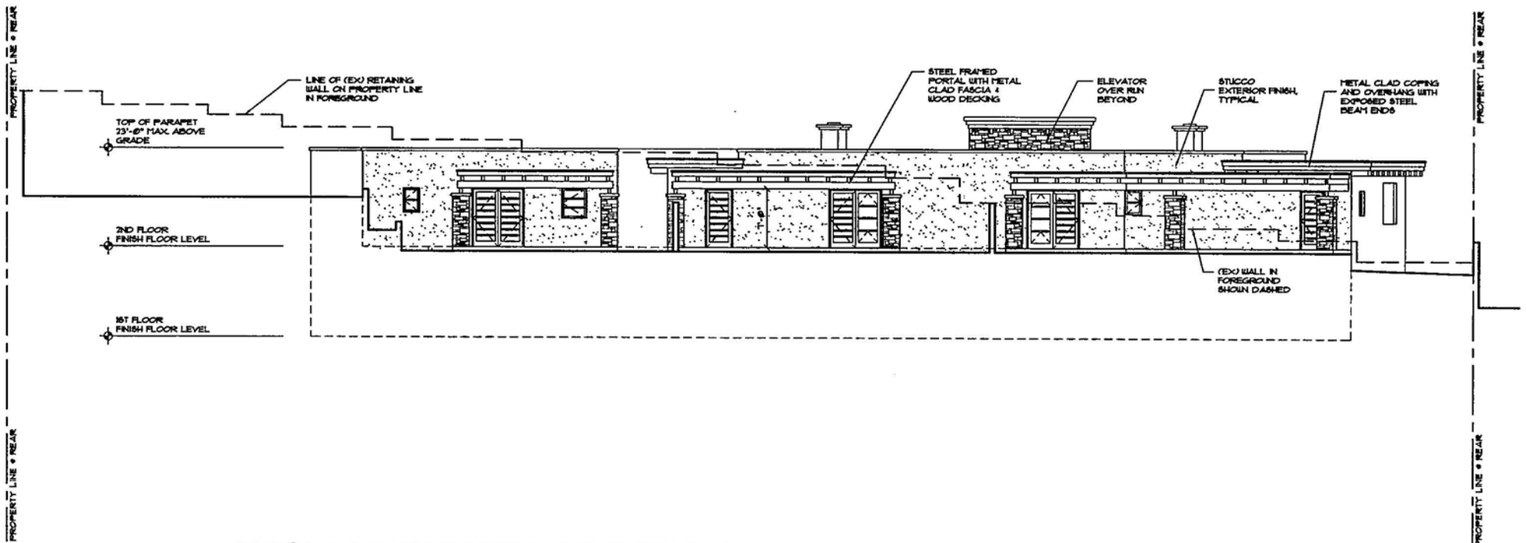
SHEET TITLE
PROPOSED STREET SCAPE EXTERIOR ELEVATIONS

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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KEY PLAN

PROJECT TITLE

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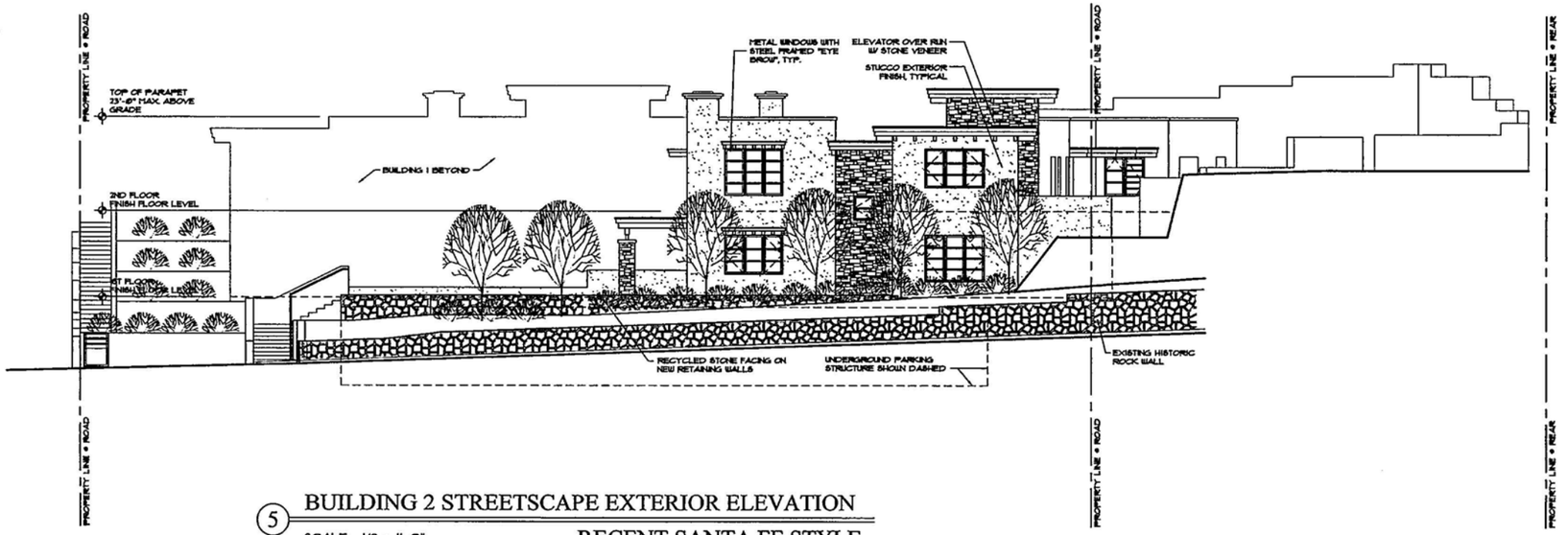
PROJECT NO.	13-38		
CHECKED BY	EE	DATE	4/28/14
DRAWN BY	STAFF	DATE	4/28/14

SHEET TITLE
PROPOSED BUILDINGS 1 & 2 EXTERIOR ELEVATIONS

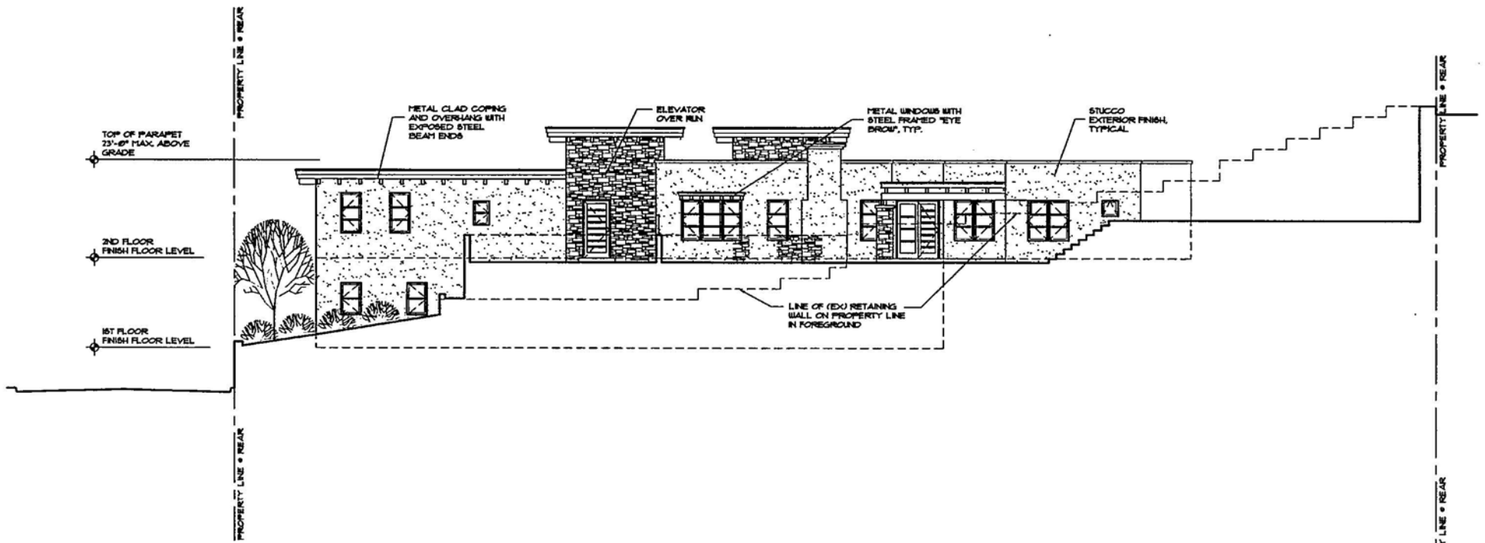
SHEET NO.
A-5



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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KEY PLAN

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SANTA FE, NEW MEXICO

PROJECT NO. 13-38

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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

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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

PASEO NORTH

511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

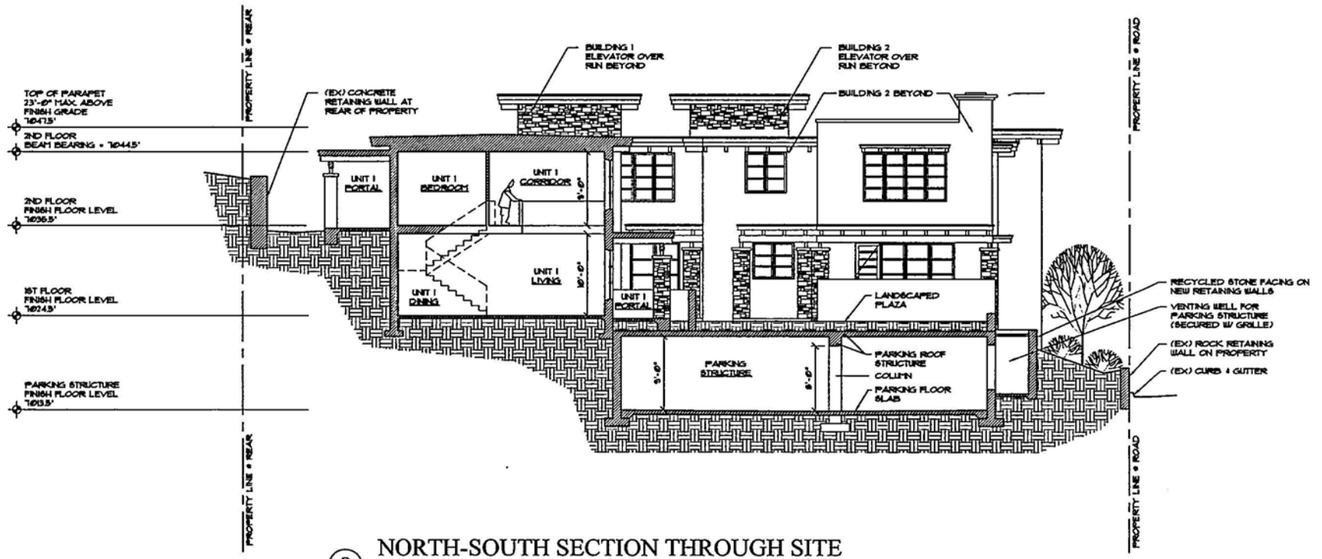
PROJECT NO.	13-38
CHECKED BY EE	DATE 4/28/14
DRAWN BY STAFF	DATE 4/28/14

SHEET TITLE

PROPOSED BUILDING 2 EXTERIOR ELEVATIONS

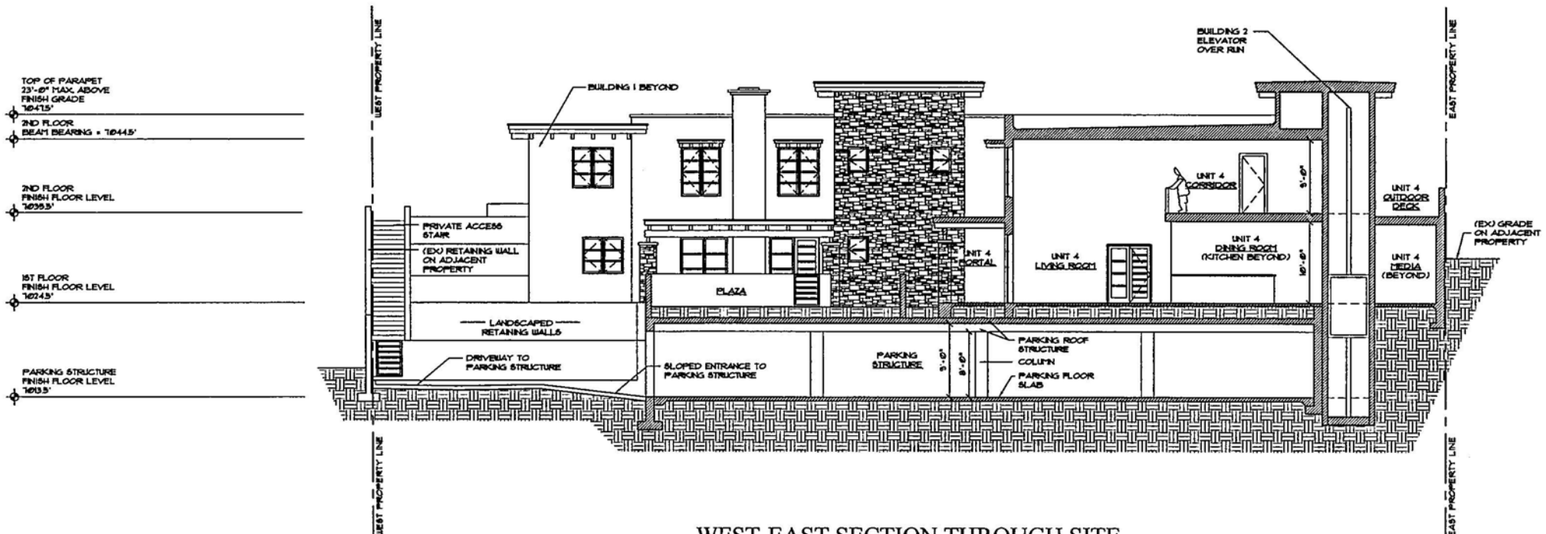
SHEET NO.

A-7



8 NORTH-SOUTH SECTION THROUGH SITE

SCALE: 1/8 = 1'-0"



9 WEST-EAST SECTION THROUGH SITE

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
505.699.9858
builderth@gmail.com
truenorthbuildersnm.com

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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

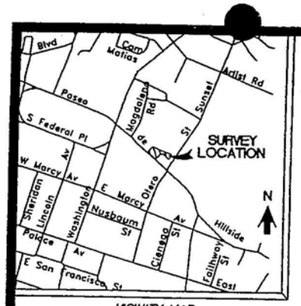
SHEET TITLE
PROPOSED BUILDING SECTIONS

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.

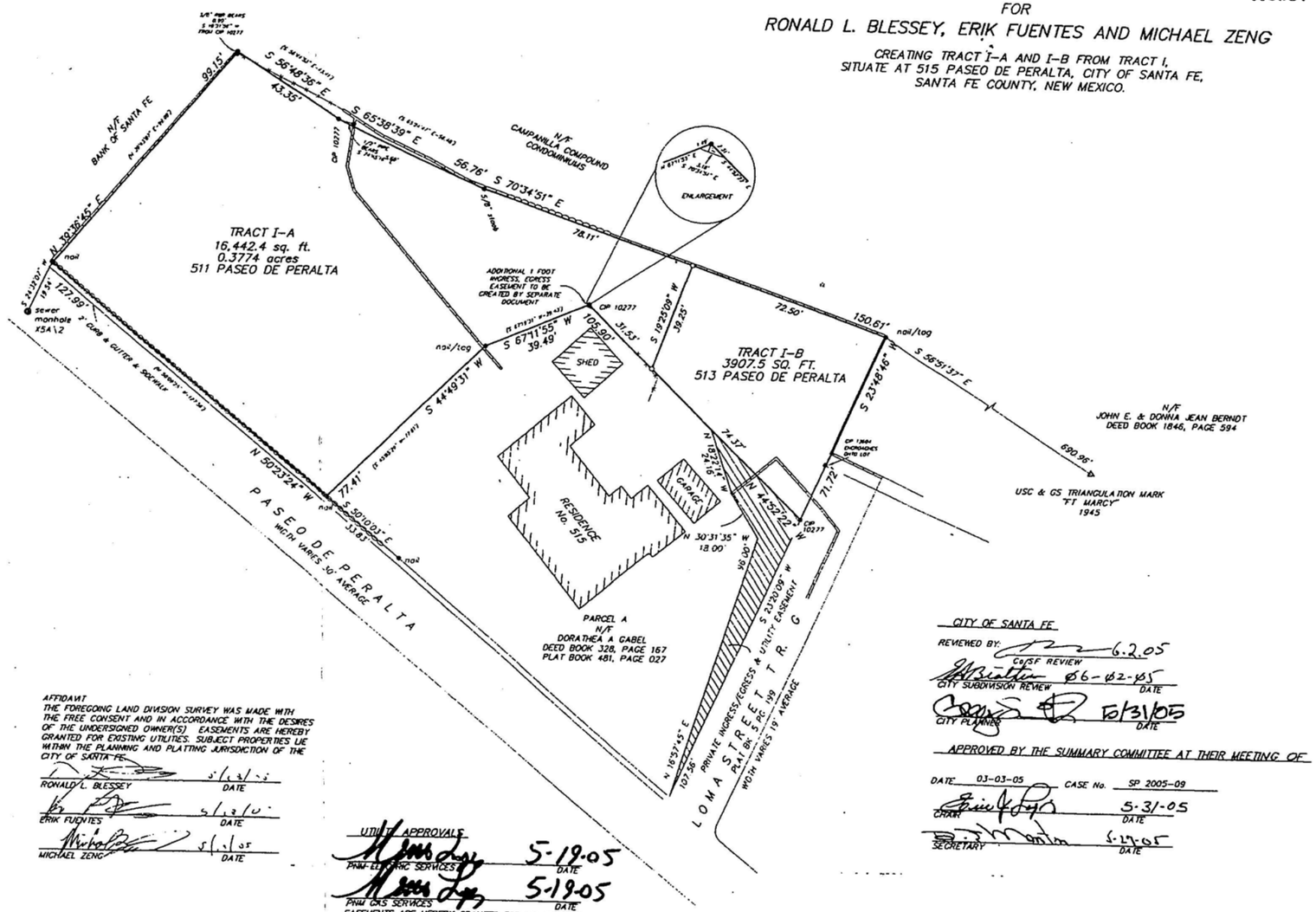
CERTIFICATE

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 — CO/S.F. REVIEW

05-02-05 — CITY SUBDIVISION REVIEW DATE

5/31/05 — CITY PLANNER 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

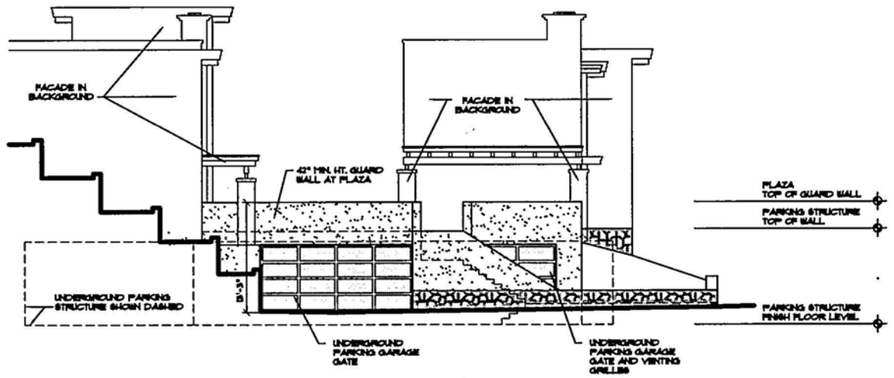
INDEXING INFORMATION FOR COUNTY CLERK
LAND DIVISION

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.

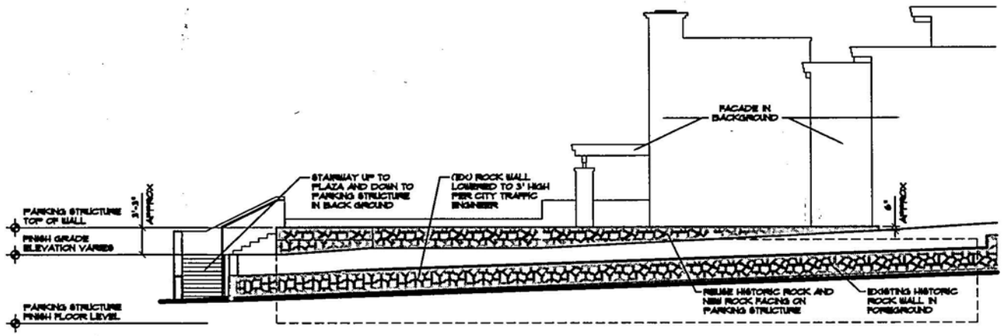
DEL RIO SURVEYS, INC.		
PO BOX 22773	SANTA FE, NM	820-9200
Project No. 0495993	Dwg. PW	Date 11/29/04
	CHK DV	Sht. #3

27



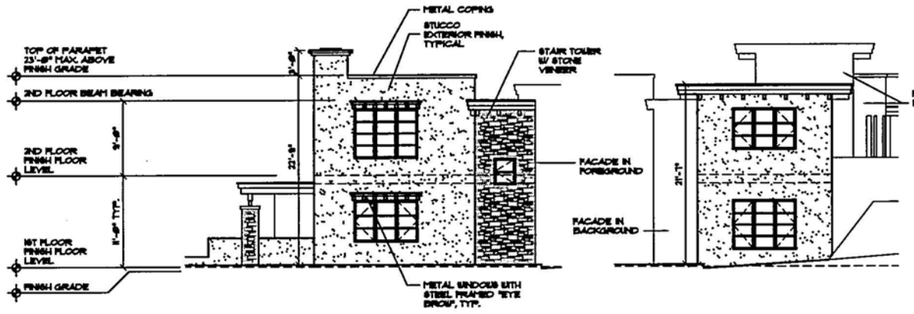
1 PARKING STRUCTURE FACADE

SCALE: 1/8 = 1'-0"



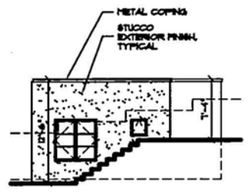
2 PARKING STRUCTURE FACADE

SCALE: 1/8 = 1'-0"



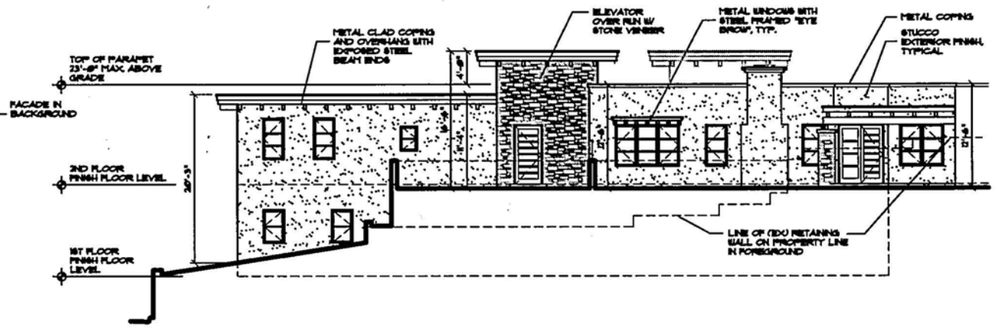
3 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



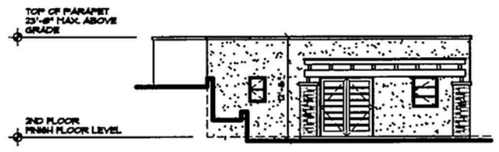
5B BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



4 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"

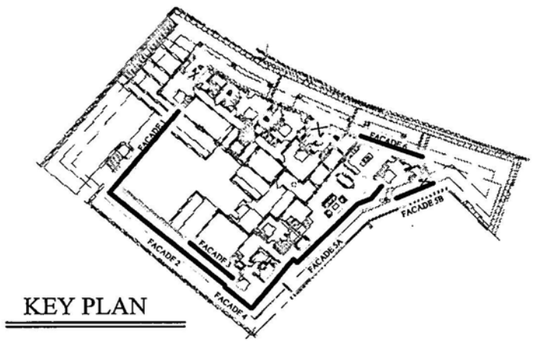


6 BUILDING 2 FACADE

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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WEBSITE www.archallinc.com

TRUE NORTH BUILDERS LLC
Cody North
506-795-9456

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NO	REVISION/SUBMISSIONS	DATE

KEY PLAN

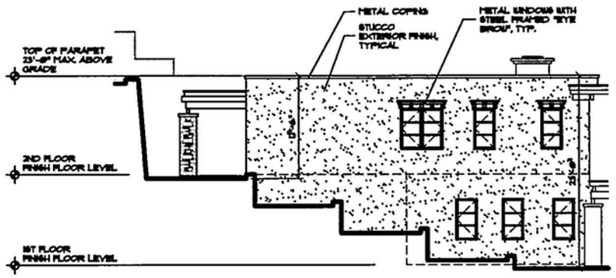
PROJECT TITLE
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	5/27/14
DRAWN BY	STAFF	DATE	5/27/14

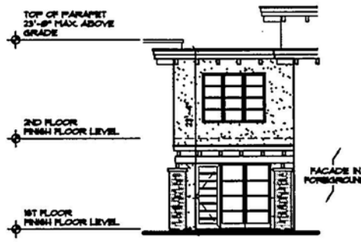
SHEET TITLE
EXTERIOR ELEVATION FACADE STUDIES

SHEET NO.
1



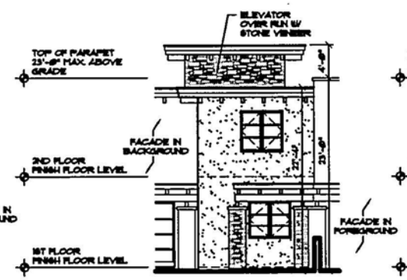
7 BUILDING 2 FACADE

SCALE: 1/8 = 1'-Ø"



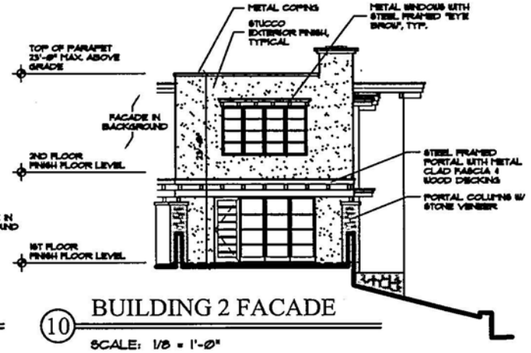
8 BUILDING 2 FACADE

SCALE: 1/8 = 1'-Ø"



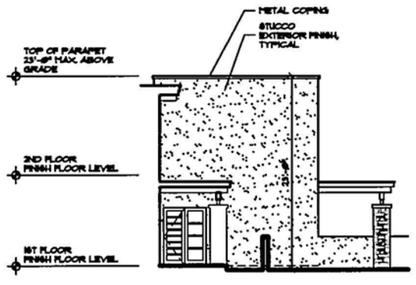
9 BUILDING 2 FACADE

SCALE: 1/8 = 1'-Ø"



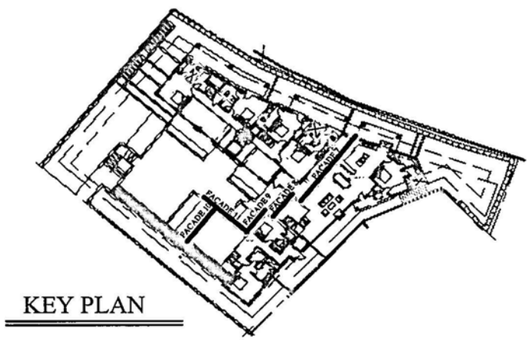
10 BUILDING 2 FACADE

SCALE: 1/8 = 1'-Ø"



11 BUILDING 2 FACADE

SCALE: 1/8 = 1'-Ø"



KEY PLAN

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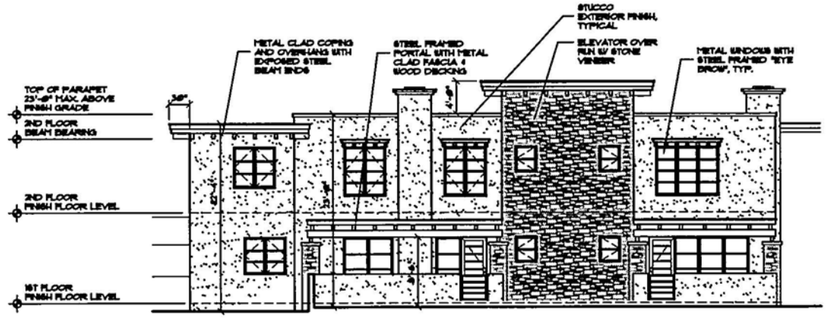
SHEET TITLE

EXTERIOR ELEVATION FACADE STUDIES

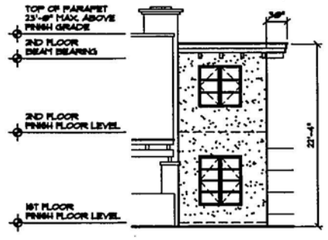
SHEET NO.

2



12 BUILDING 1 FACADE

SCALE: 1/8 = 1'-0"



13 BUILDING 1 FACADE

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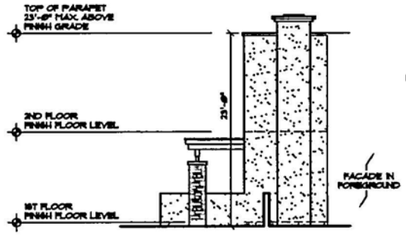
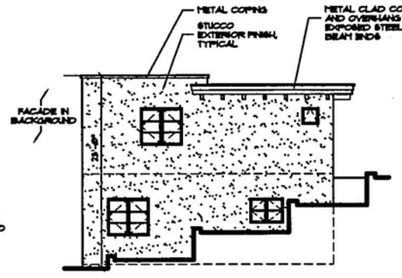


14 BUILDING 1 FACADE

SCALE: 1/8 = 1'-0"



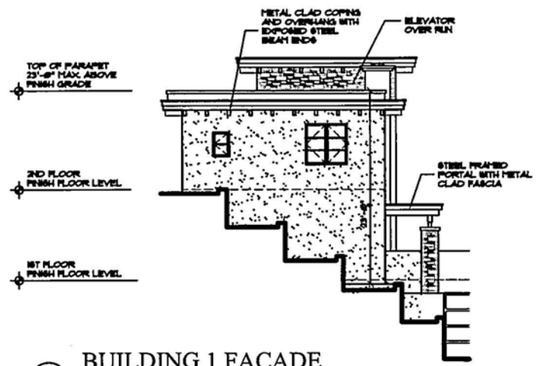
15 BUILDING 1 FACADE

SCALE: 1/8 = 1'-0"



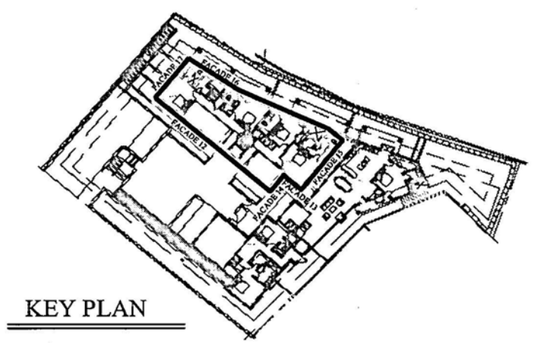
16 BUILDING 1 FACADE

SCALE: 1/8 = 1'-0"

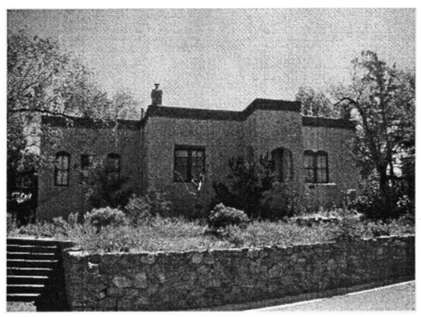
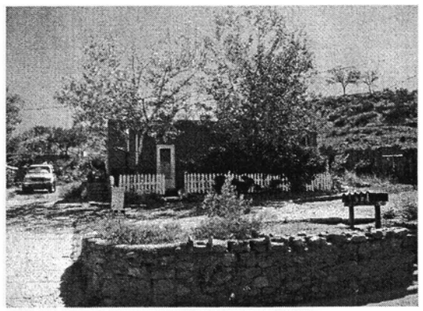
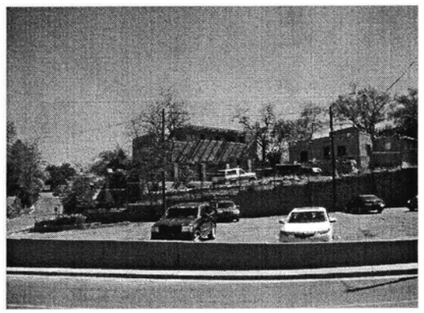
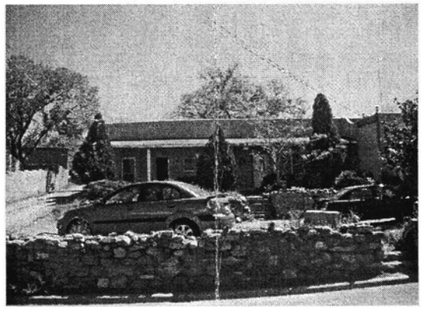
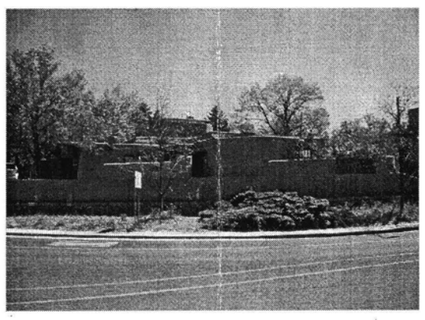
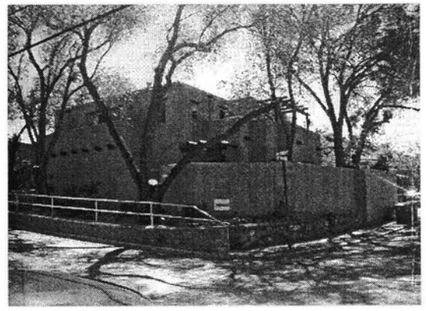


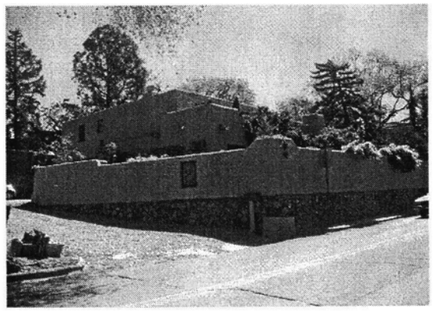
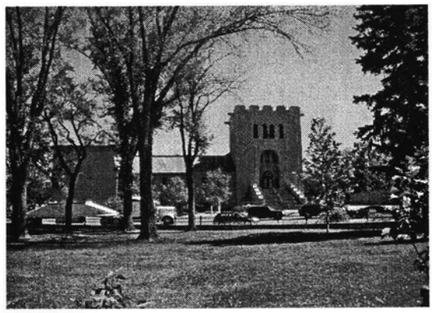
17 BUILDING 1 FACADE

SCALE: 1/8 = 1'-0"

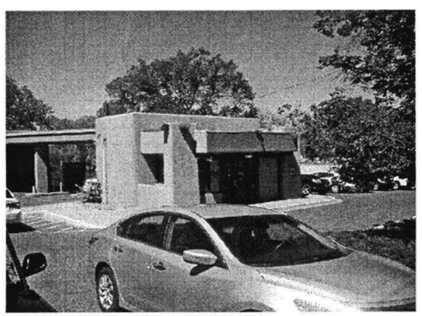
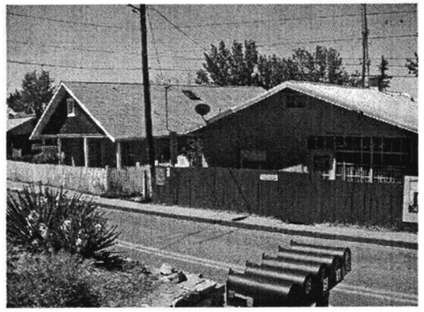
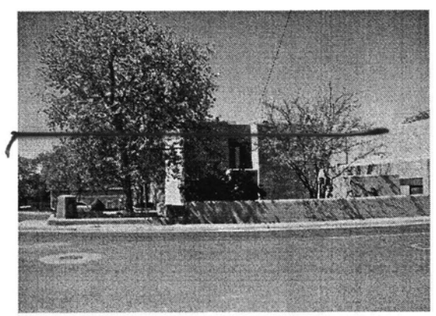
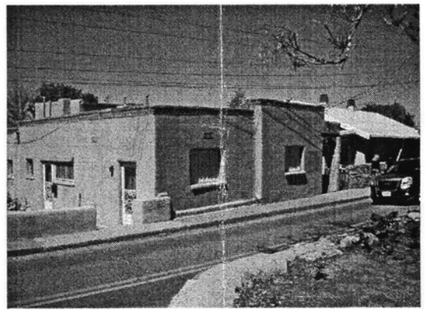
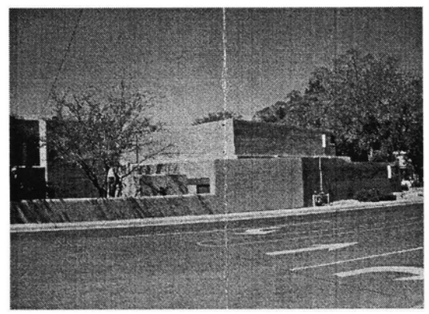
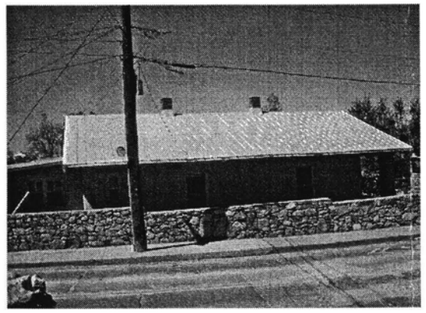
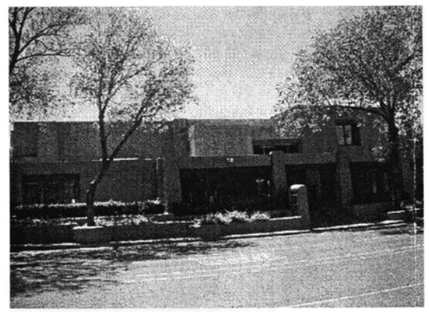
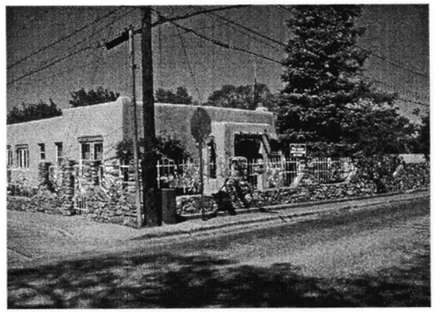


VIEWS LOOKING NORTH FROM PASEO DE PERALTA

VIEWS LOOKING SOUTH FROM PASEO DE PERALTA

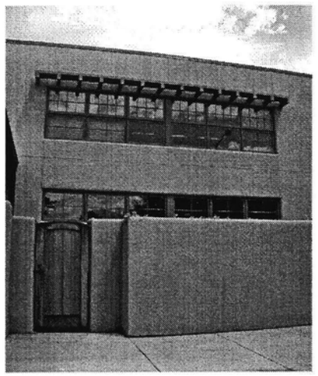

PASEO NORTH

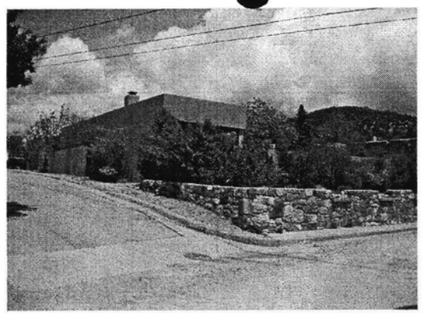
511 Paseo de Peralta

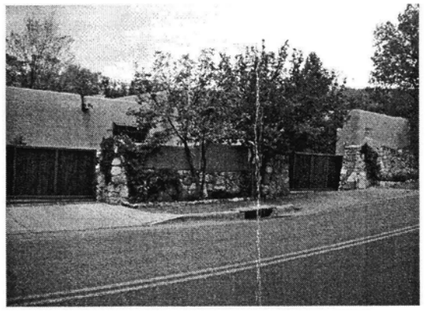
ARCHITECTURAL ALLIANCE INC

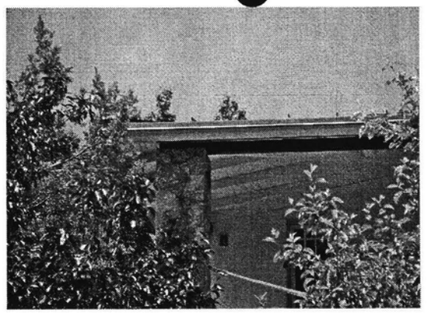
612 Old Santa Fe Trail
SANTA FE NEW MEXICO
Telephone: 505-988-5269
Fax: 505-986-1270

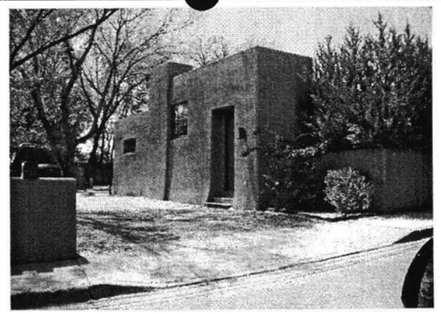
RECENT SANTA FE STYLE

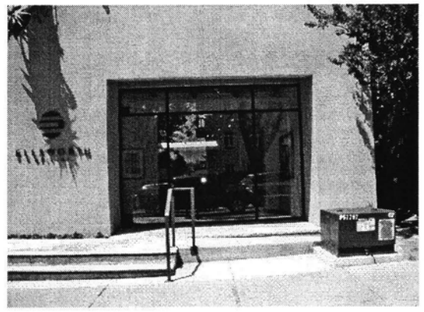


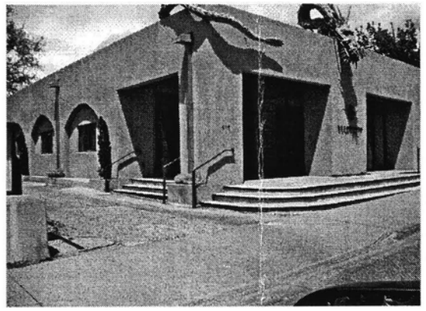




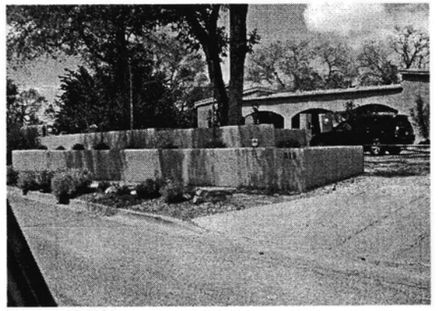




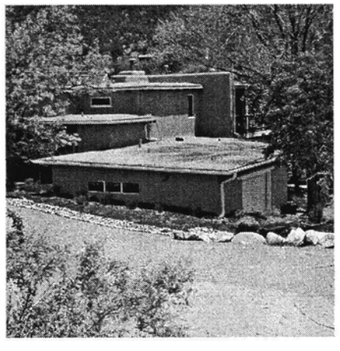


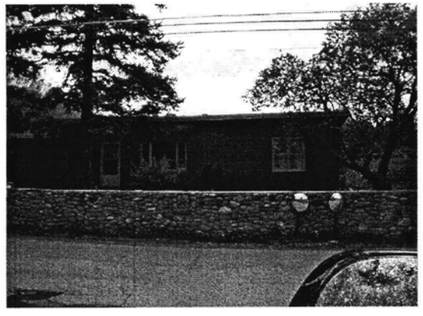


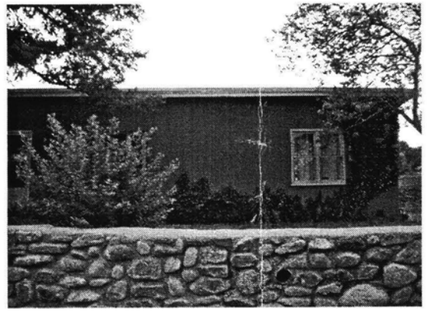


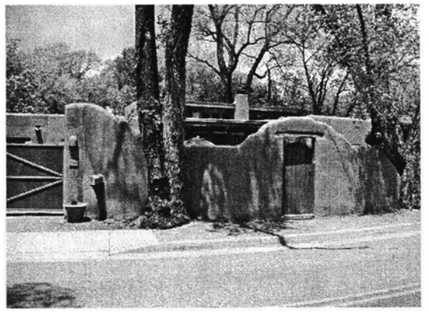


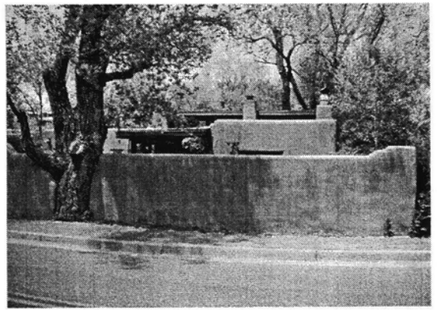
HISTORIC SANTA FE STYLE



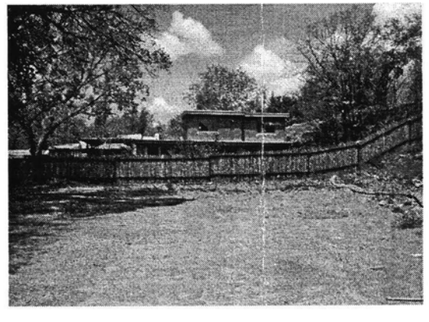


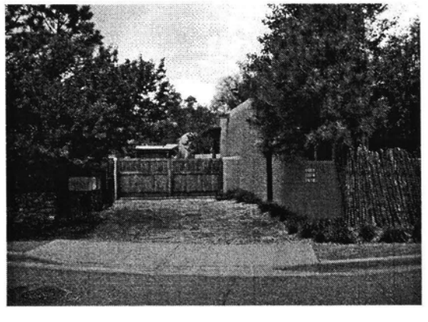














PASEO NORTH

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: _____

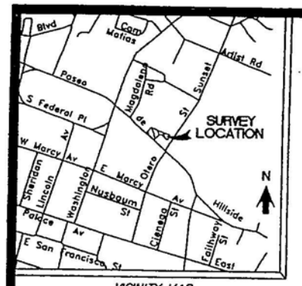
I agree to post notice of the proposed project on the site fifteen (15) days prior to the Historic Districts Review Board hearing. I am aware that a decision of the HDRB may be appealed by any aggrieved party within fifteen (15) days of the adoption of Findings and Conclusions.

_____ 4-23-14
Signature of Applicant/Owner Date

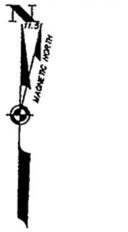
PLAT OF LAND DIVISION
FOR
RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG

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) NGS 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

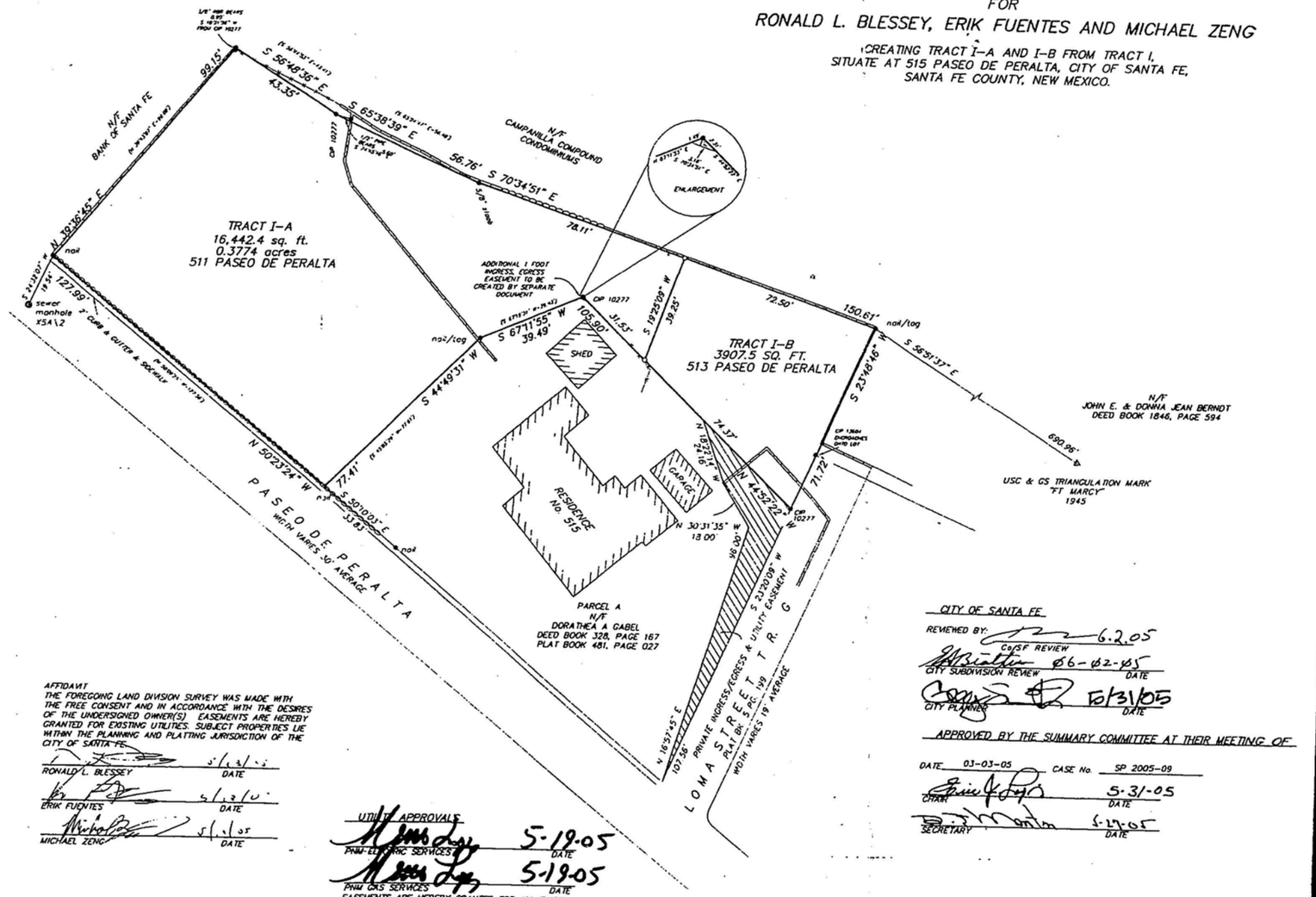
I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys 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 — DATE 5/13/05

ERIK FUENTES — DATE 5/13/05

MICHAEL ZENG — DATE 5/13/05

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:

CDSF 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

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

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 Chk. DV	Date 11/19/04 Bk. 93

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

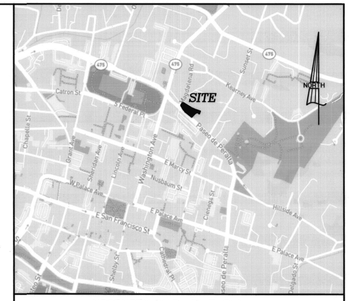
LEGAL LOT INFORMATION

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.

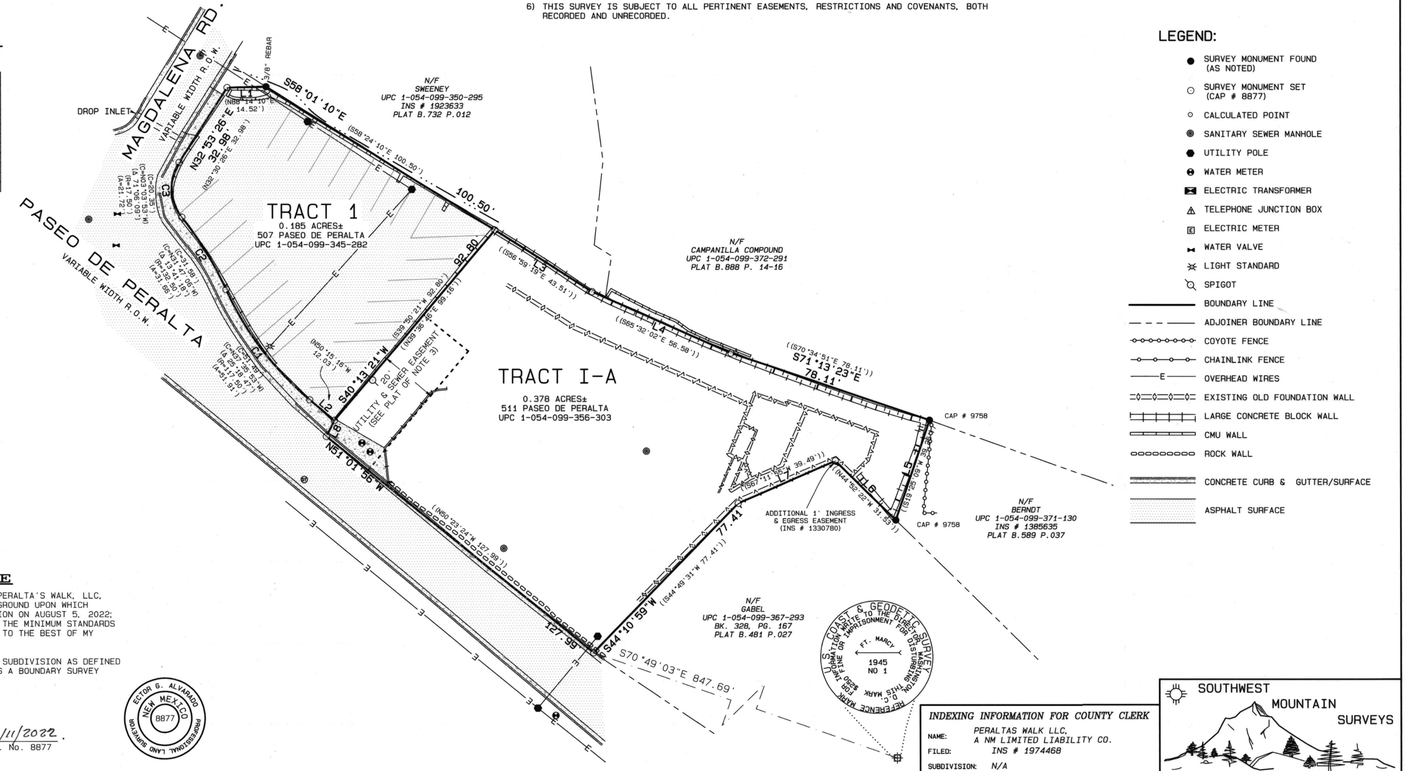
GRAPHIC SCALE 1" = 20'
0 20 40

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
- E — 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.
Tom Daniels
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

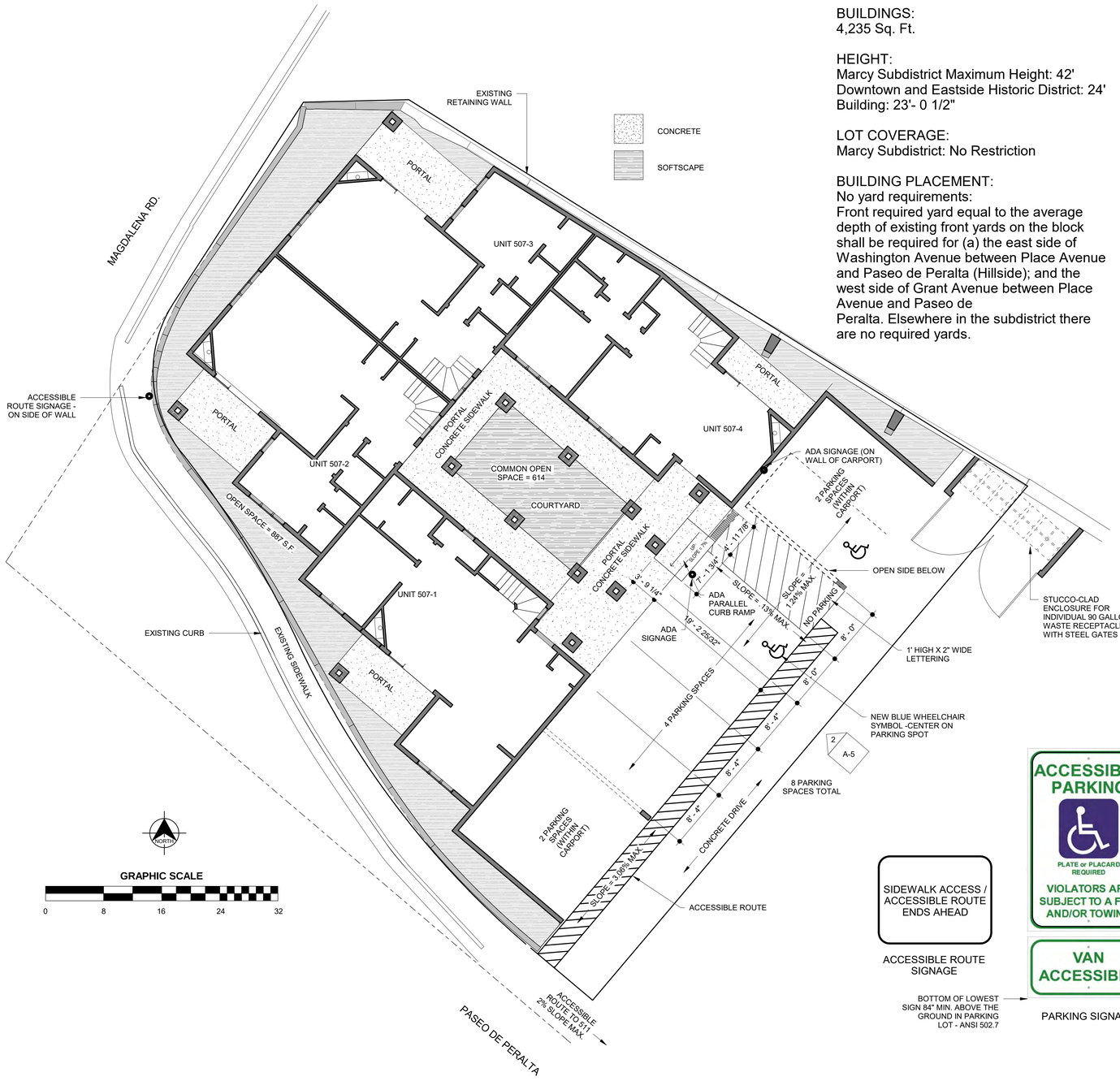
Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E

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



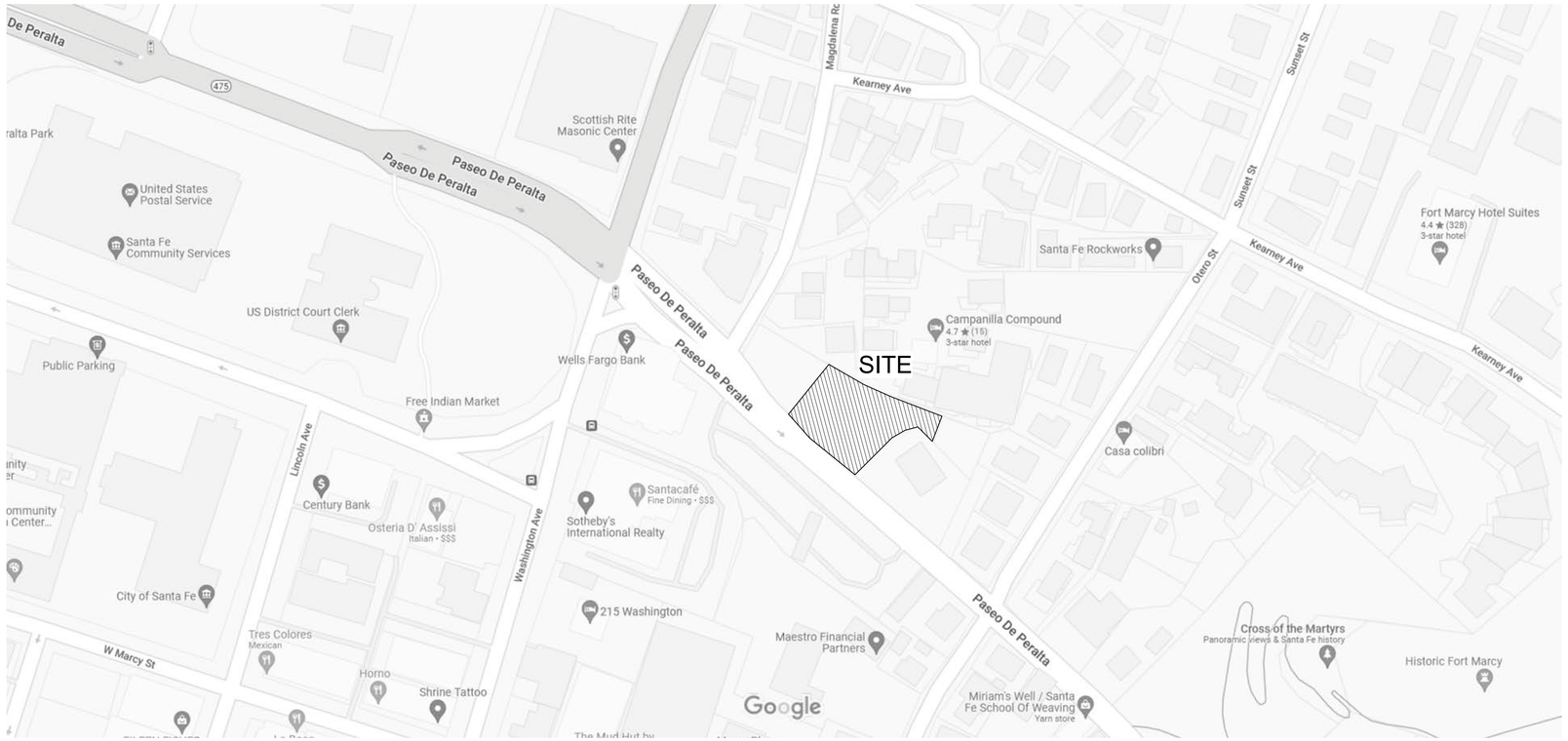
ARCHITECT'S SEAL

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:**
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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))

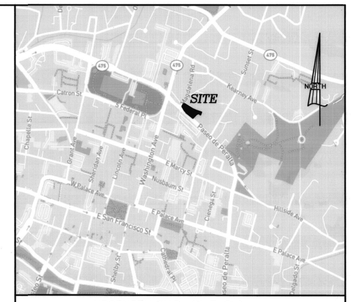
2) BEARINGS ARE GRID, NAD 83 NEW MEXICO ZONE CENTRAL. DISTANCES ARE GROUND.

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.


SITE
NORTH
Cerrillos Rd
Alameda St
Paseo de Peralta
Washington Ave
Old Santa Fe Trail
Don Gaspar Ave
Galisteo St
Guadalupe St
Read St
Hickox St
Montezuma Ave
Johnson St
Webber St
Kearny Ave
Sandoval St
Lincoln Ave
Marcy St
E Palace Ave
Buena Vista
Delgado St
Griffin St
W Alameda St
W Manhattan Ave
W Marcy St
W Palace Ave
W San Francisco St
Rodeo Rd
Agua Fria St
Siler Rd
Cordova Rd
Richards Ave
Chapelle St
Cleveland St
Camino Carlos Rey
Calle Nopal
Calle Lorca
Calle Mejia
Calle Loma Colorada
Calle Contento
Calle Corvo
Calle Cadena
Calle Cabra
Calle Cabrito
Calle Cadiz
Calle Cantina
Calle Cantera
Calle Cantero
Calle Cantina
Calle Cantera
Calle Cantero
Calle Cantina
Calle Cantera
Calle Cantero

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

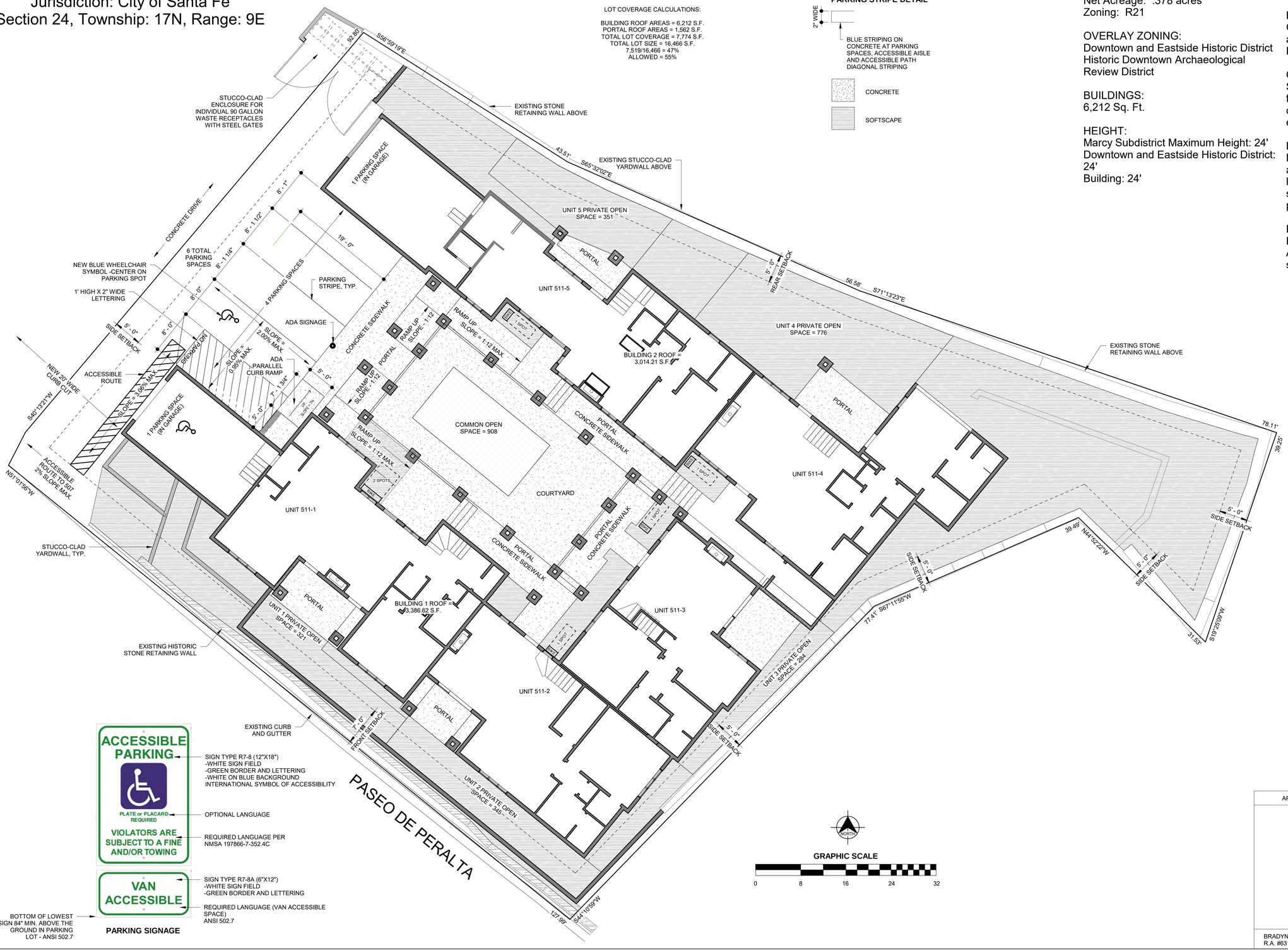
PARKING STRIPE DETAIL

2" WIDE

BLUE STRIPING ON CONCRETE AT PARKING SPACES, ACCESSIBLE AISLE AND ACCESSIBLE PATH DIAGONAL STRIPING

CONCRETE

SOFTSCAPE



GRAPHIC SCALE

0 8 16 24 32

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.

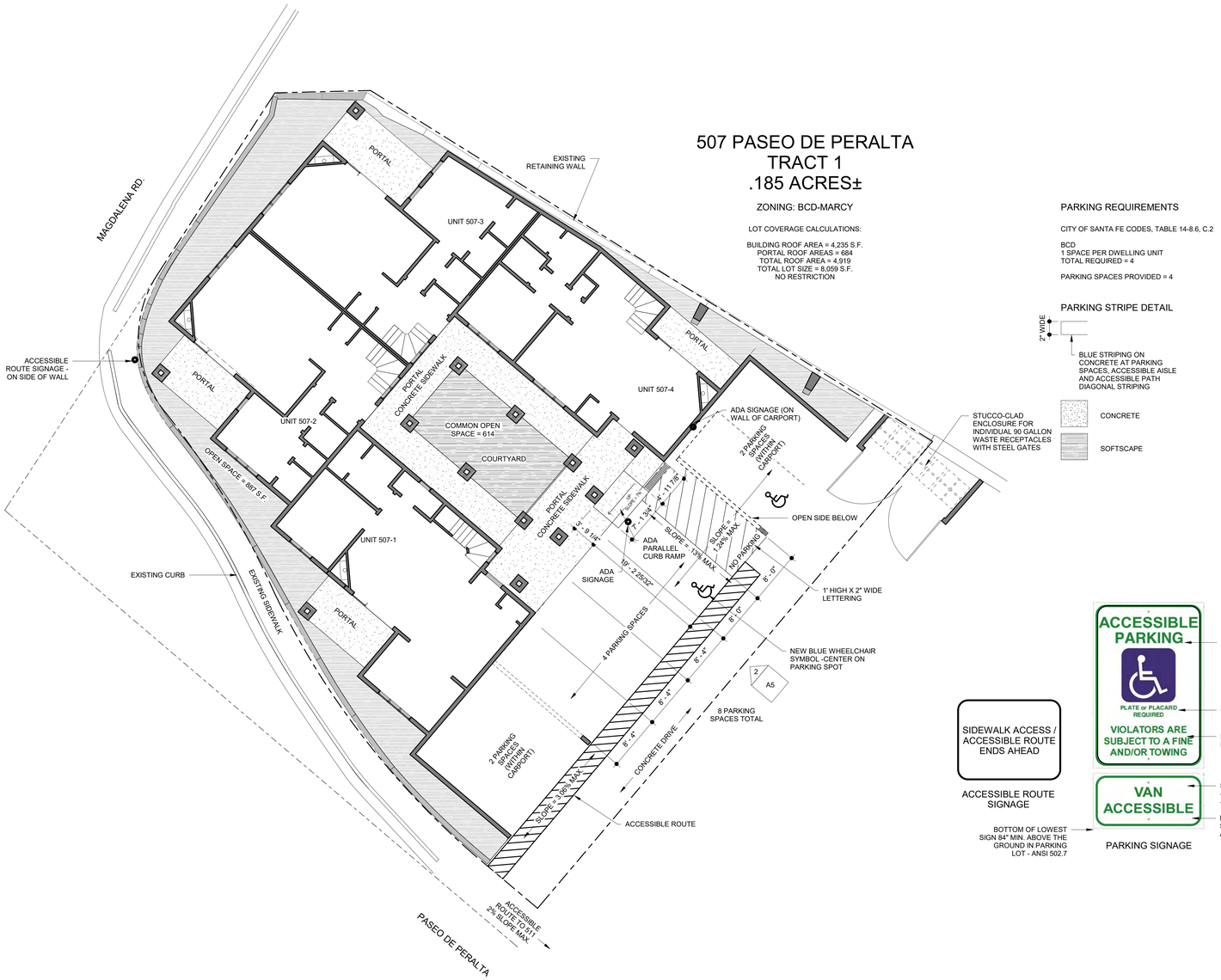
PLACEMENT OF OFF-STREET PARKING
Attached dwelling unit (2-5 units): 2 spaces per dwelling unit

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

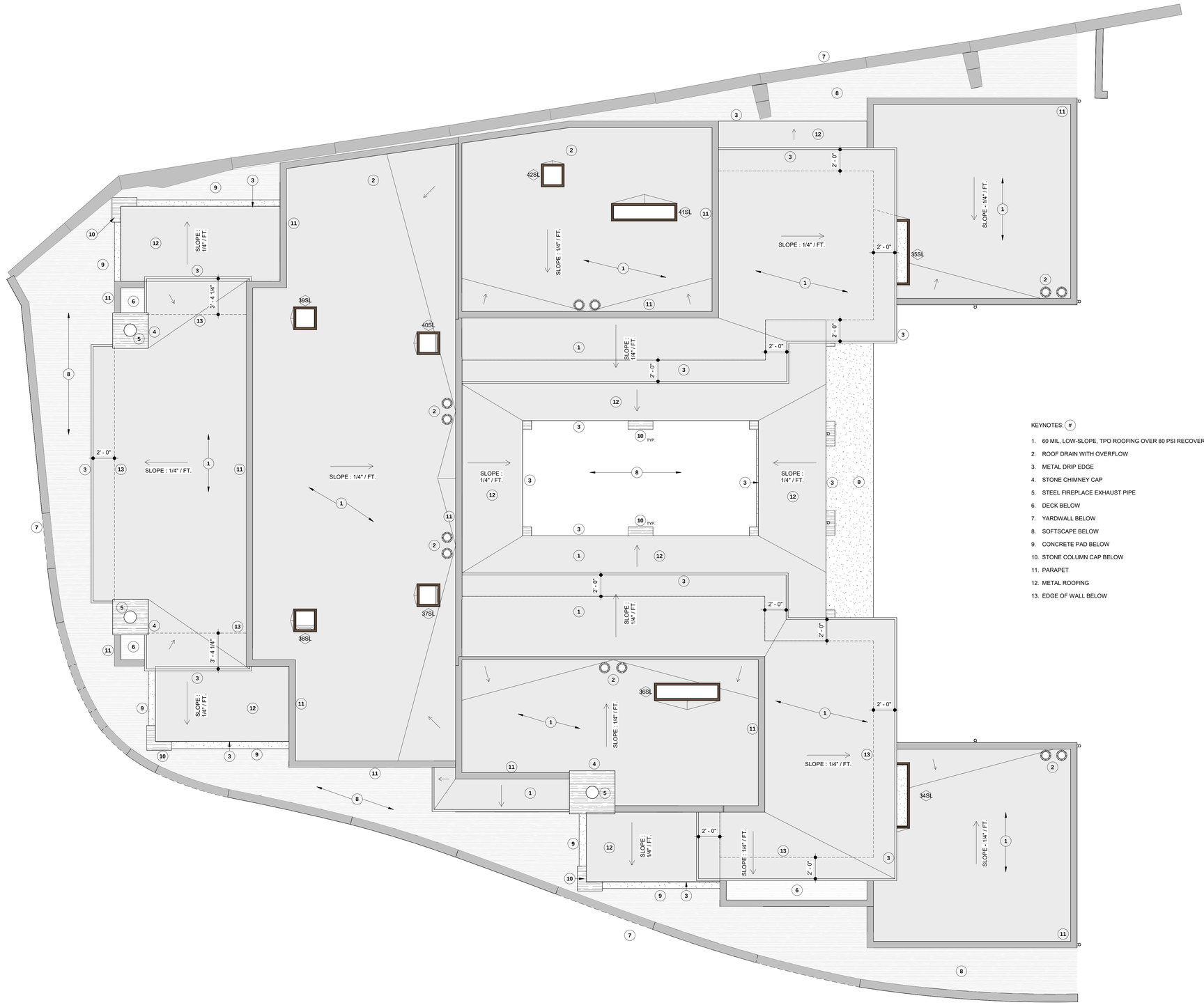
PASEO NORTH

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

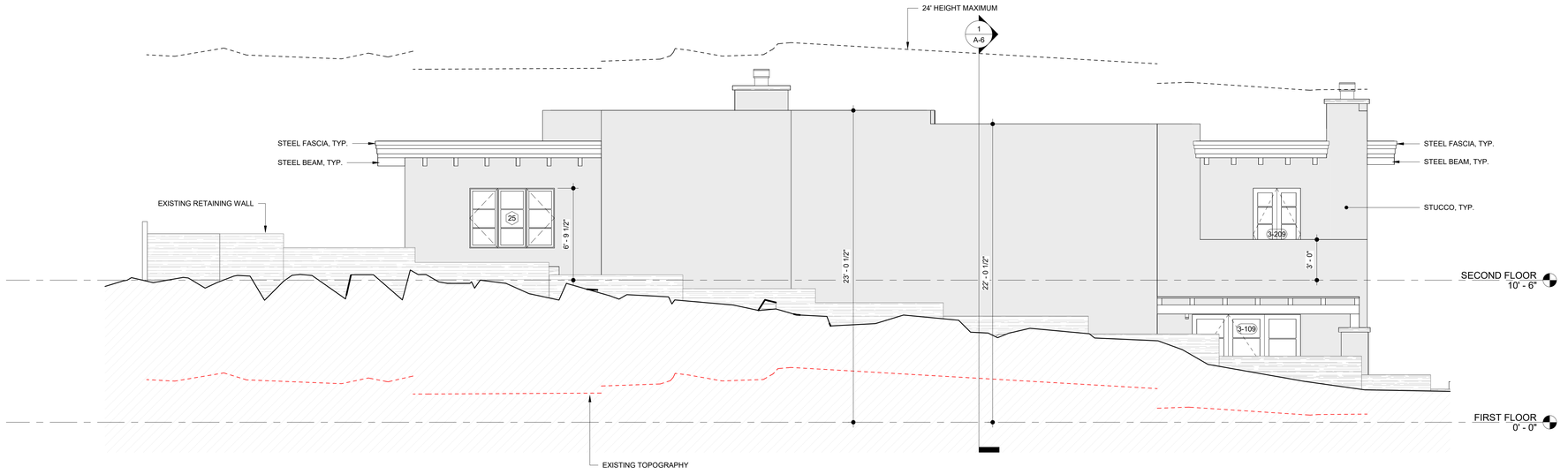
PASEO NORTH

ROOF PLAN

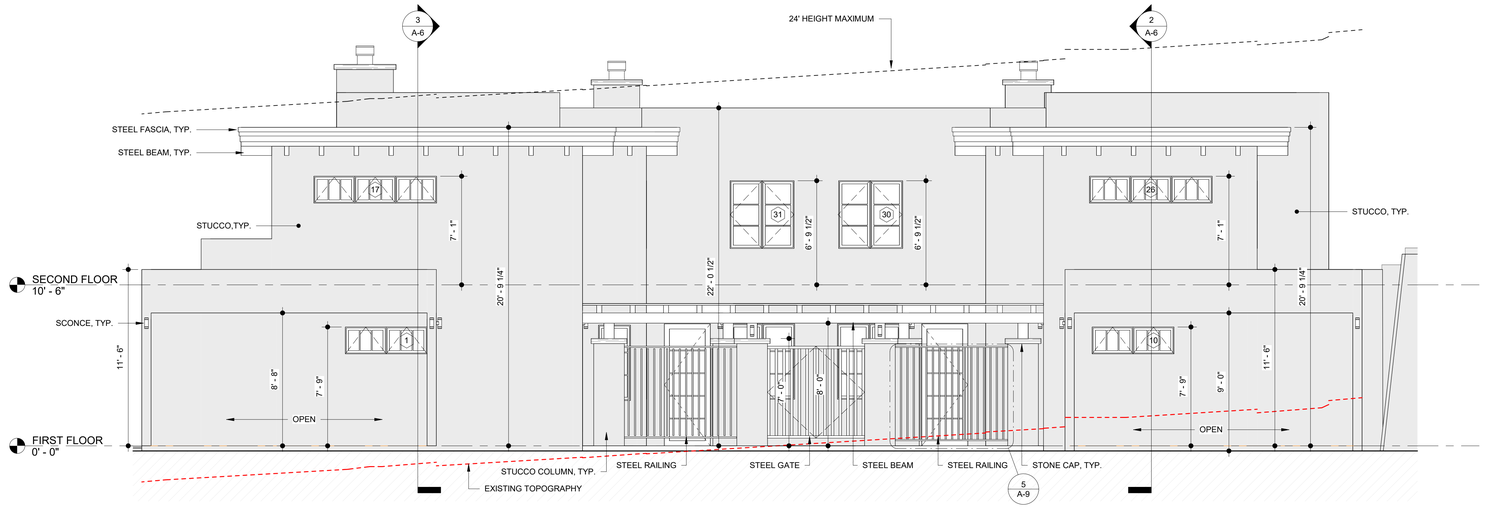
N

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.

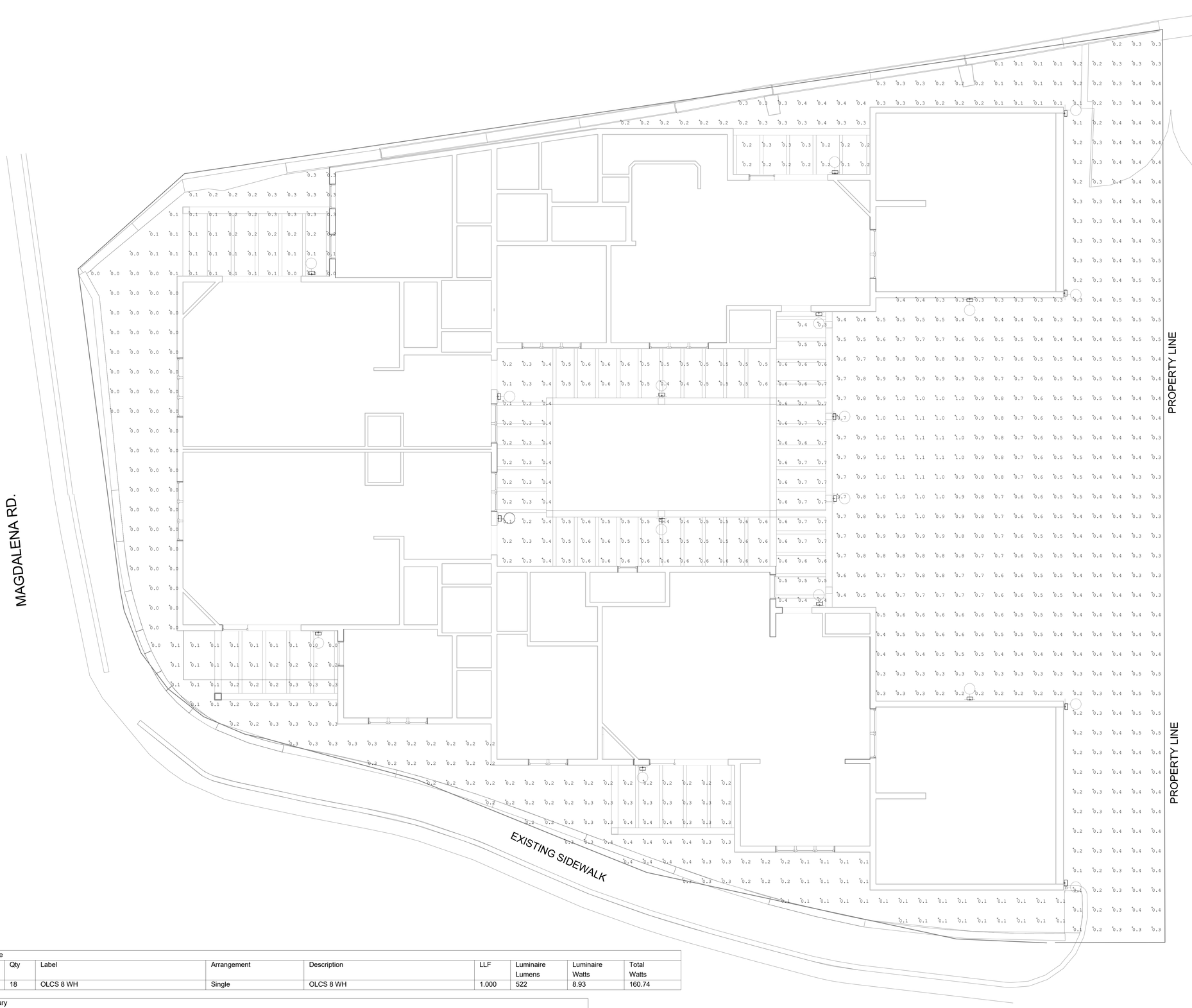
507 Paseo de Peralta
Santa Fe, NM

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 Brandyn
ATLAS ENGINEERING
14 JOY LANE
SANTE FE, NM. 87508
505.795.1992

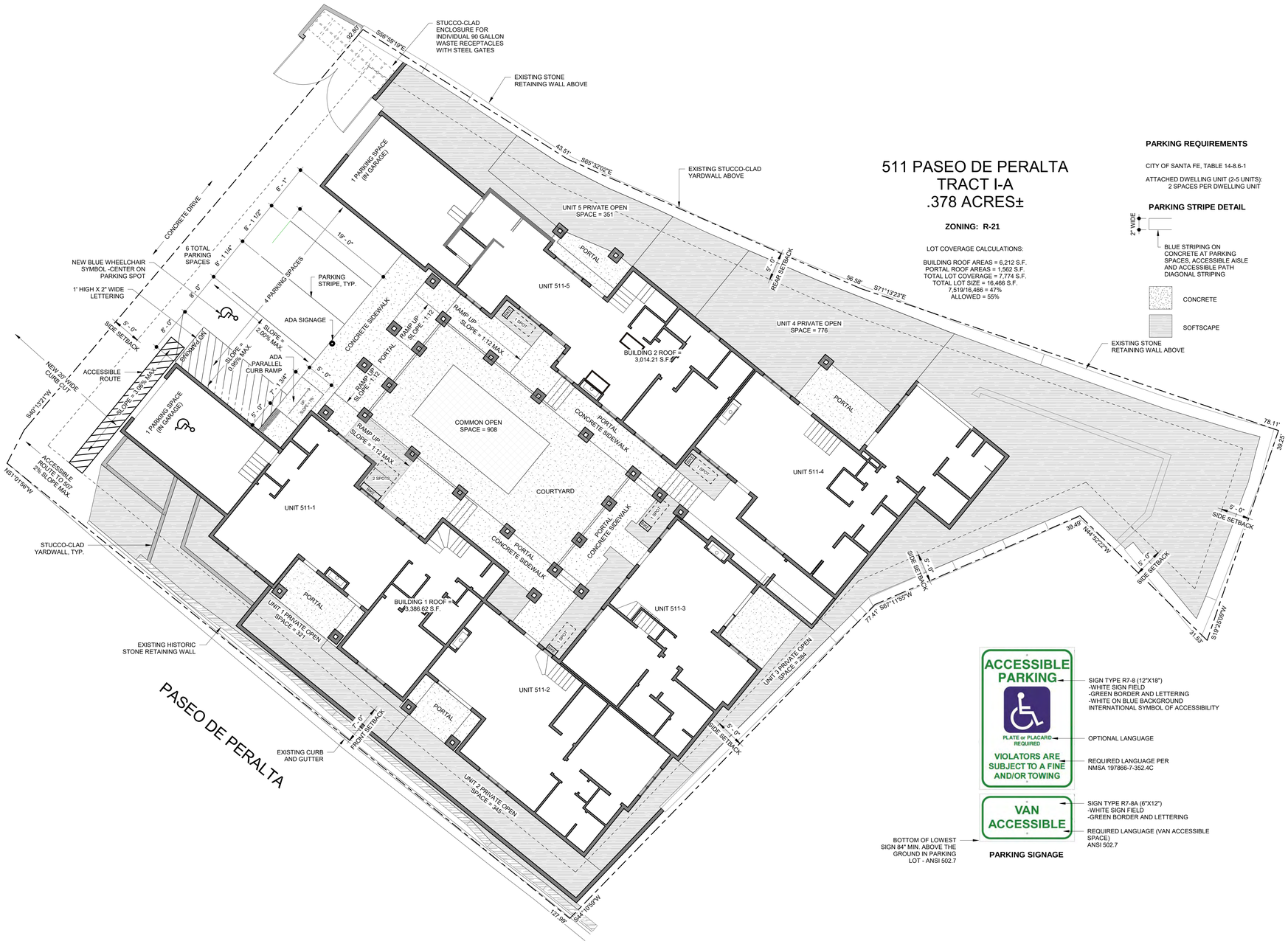
PERALTA'S WALK, LLC.
507 Paseo de Peralta
Santa Fe, NM
PASEO NORTH

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

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

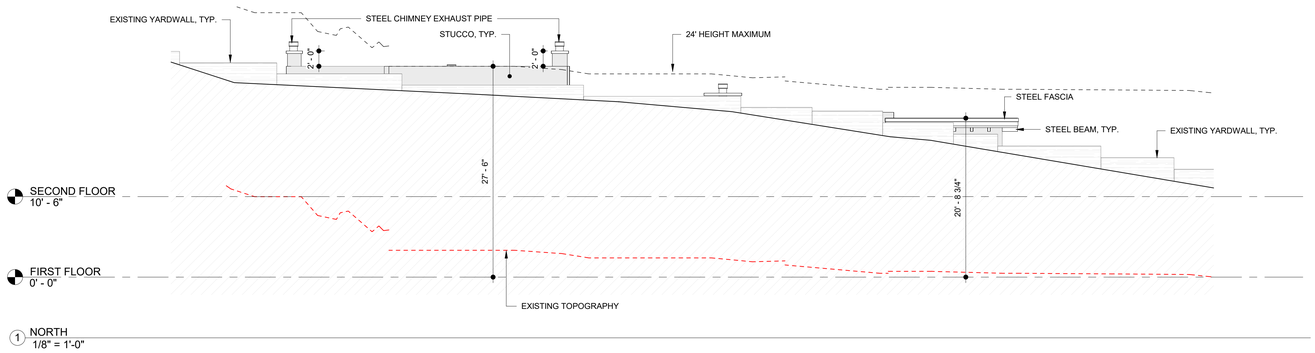
SITE PLAN

N

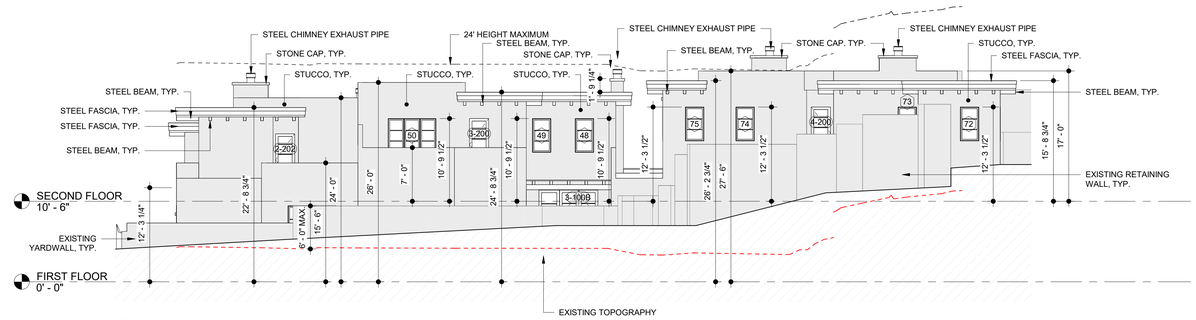
9/11/2024 10:25:29 AM
drawing scale: 1/8" = 1'-0"

A1


SLOPE : 1/4" / FT.
SLOPE : 1/4" / FT.
SLOPE : 1/4" / FT.



1 NORTH
1/8" = 1'-0"



2 EAST
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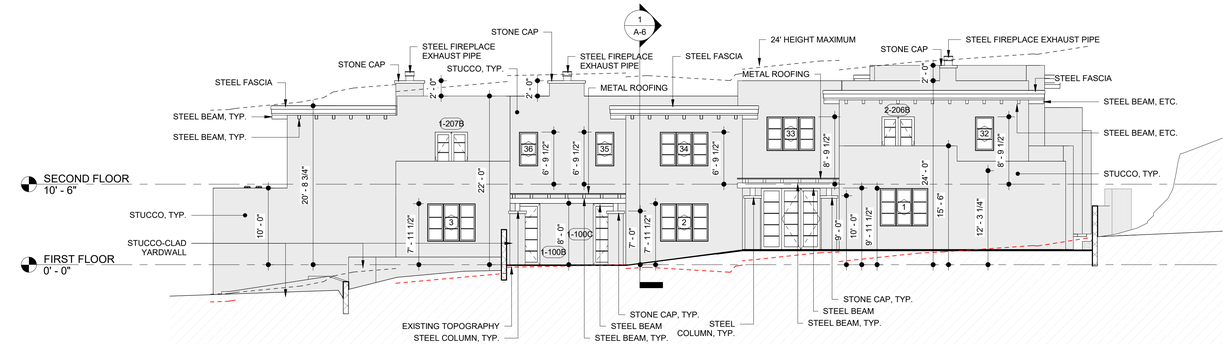
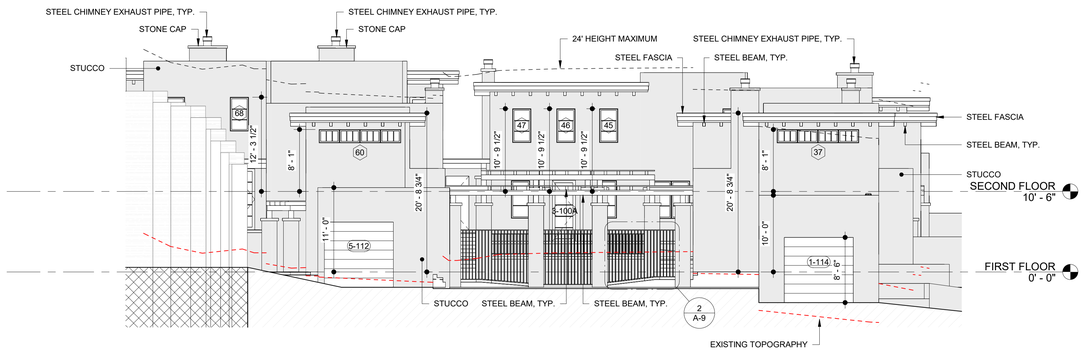


3 SOUTH
1/8" = 1'-0"



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.

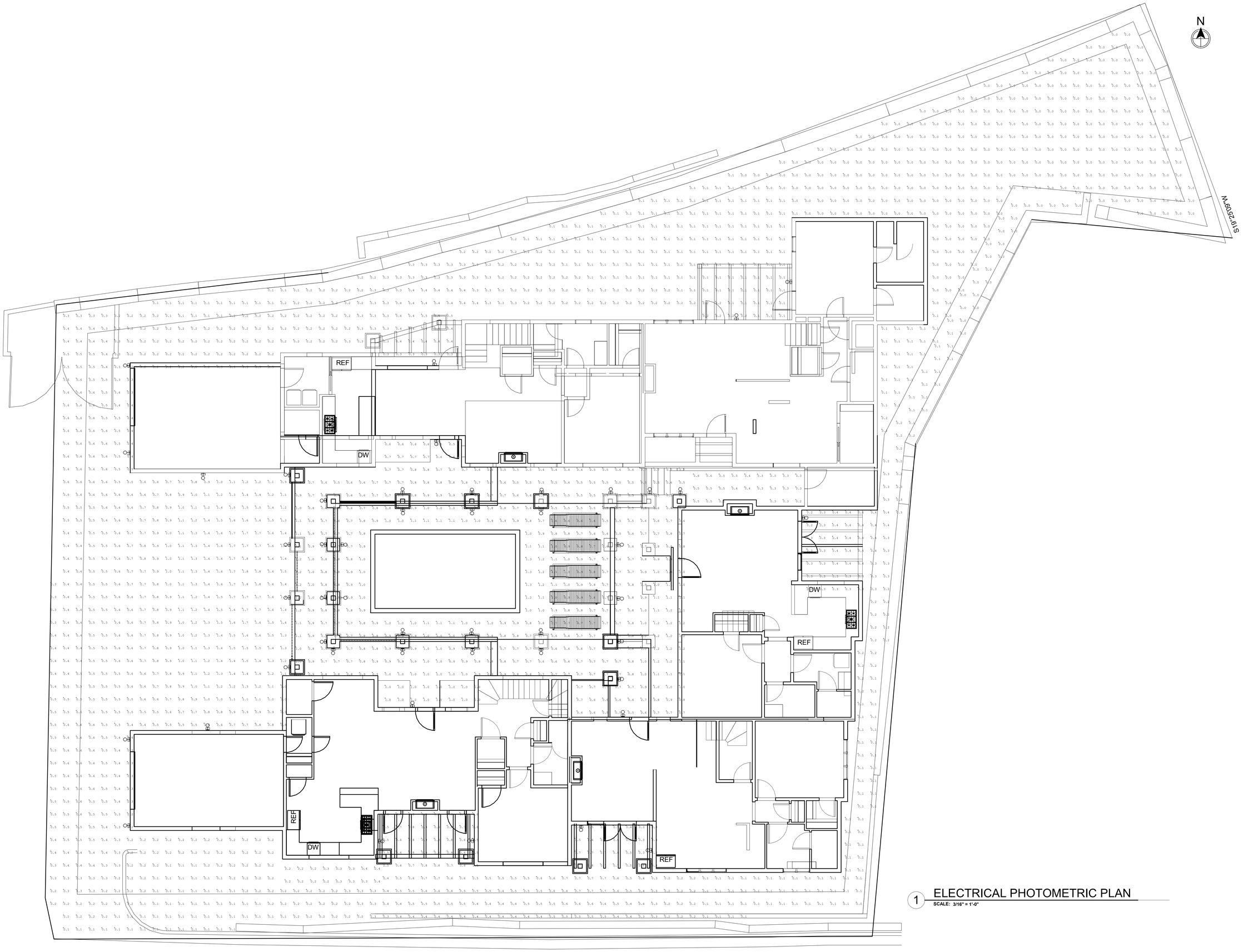
511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

EXTERIOR ELEVATIONS

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 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.

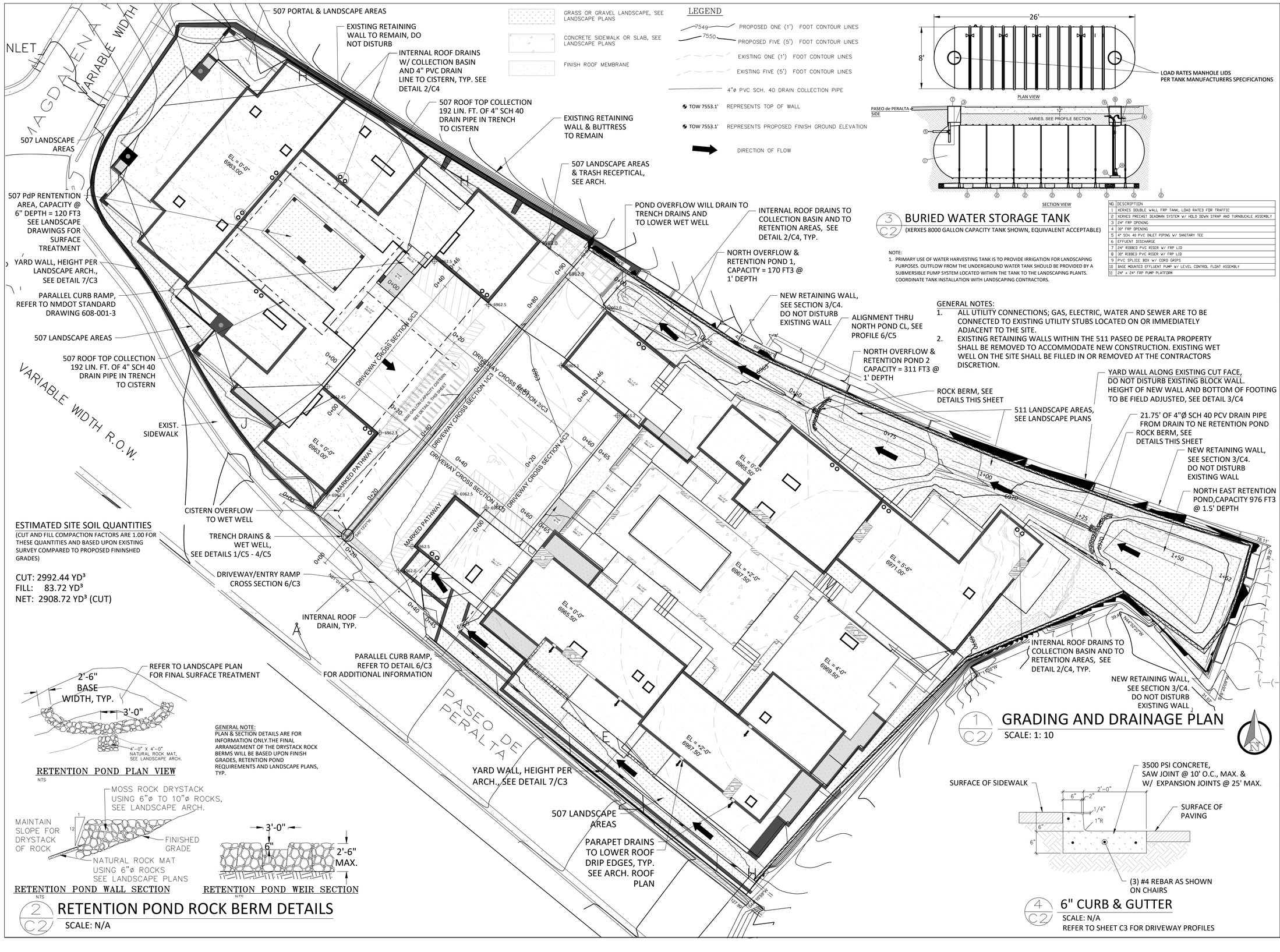
2.6. EMBANKMENT OR BACKFILL: EMBANKMENT OR BACKFILL IS DEFINED AS THE PLACING AND COMPACTING OF MATERIAL IN THE CONSTRUCTION AREA TO THE LINES AND GRADES SHOWN ON THE PLANS.

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 MATERI



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

1/C2 GRADING AND DRAINAGE PLAN

SCALE: 1: 10

4/C2 6" CURB & GUTTER

SCALE: N/A
REFER TO SHEET C3 FOR DRIVEWAY PROFILES

R Engineering & Design
B Structural, Civil & Architectural Engineering
B.e.I
P.O. Box 5861
Santa Fe, New Mexico 87502
(505) 470-2895
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Engineer's Stamp

ROBERT E. BOOKWALTER NEW MEXICO 13847 REGISTERED PROFESSIONAL ENGINEER 6/11/25

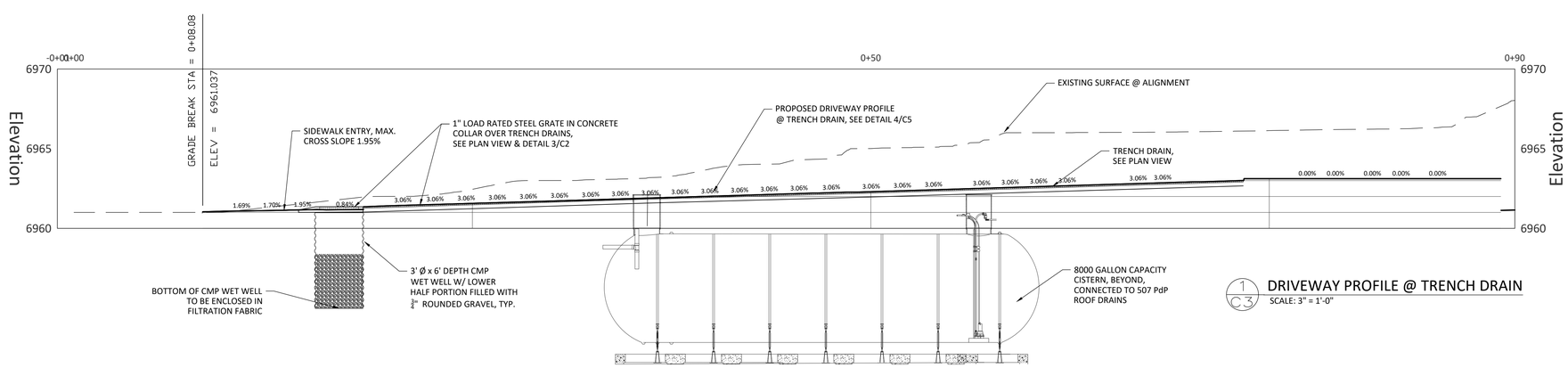
Grading and Drainage Plan
Preliminary
507 & 511 Paseo de Peralta
Santa Fe New Mexico

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

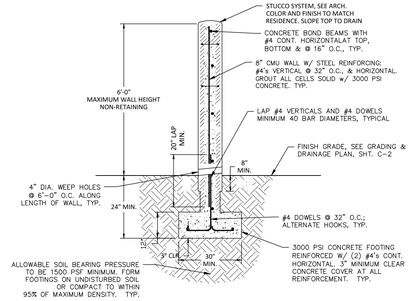
Sheet title
Site Grading and Drainage

SCALE:

Sheet No.
C-2
Of TOT

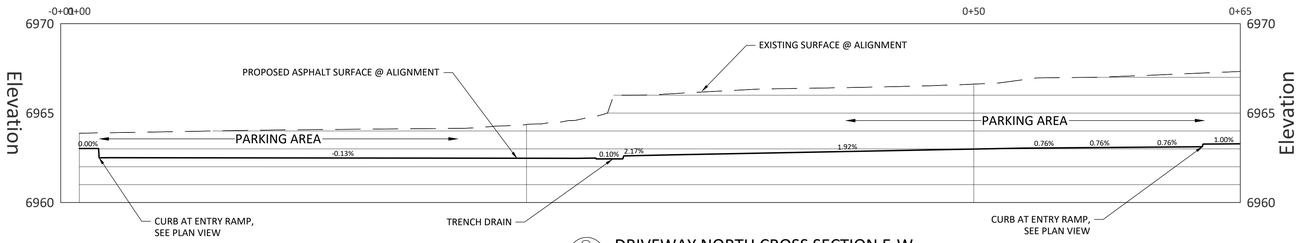


1 C3 DRIVEWAY PROFILE @ TRENCH DRAIN
SCALE: 3" = 1'-0"

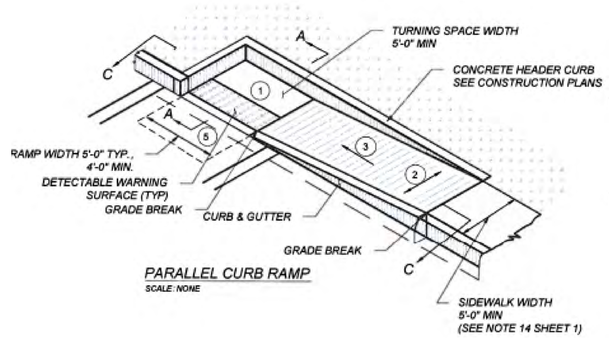


7 C3 TYP. 6' MAX. CMU YARDWALL
NON-RETAINING

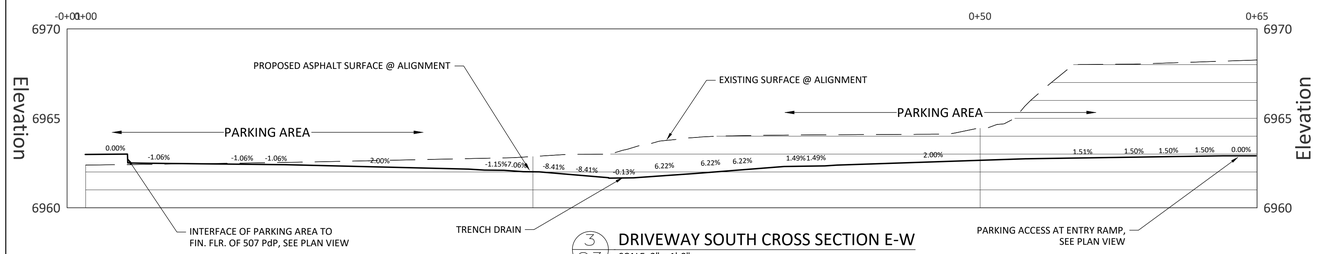
NOTE:
AT 10' x 16' CMU GATE PILASTERS, PROVIDE 3'-0" x 3'-0" x 10" THICK 3000 PSI CONCRETE FOOTING WITH (4) #4's CONT. HORIZONTAL EACH WAY AND #4 DOWELS IN EACH CORNER OF PILASTER



2 C3 DRIVEWAY NORTH CROSS SECTION E-W
SCALE: 3" = 1'-0"

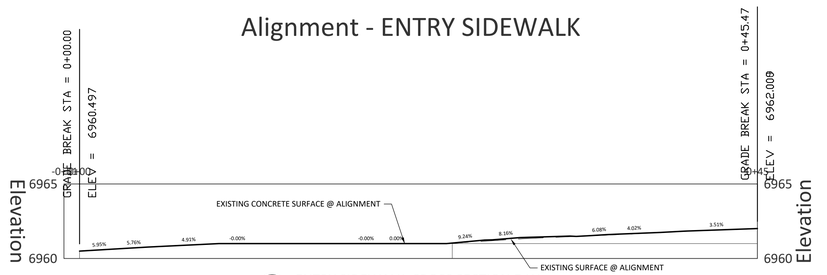


6 C3 PARALLEL CURB RAMP
SCALE: N/A

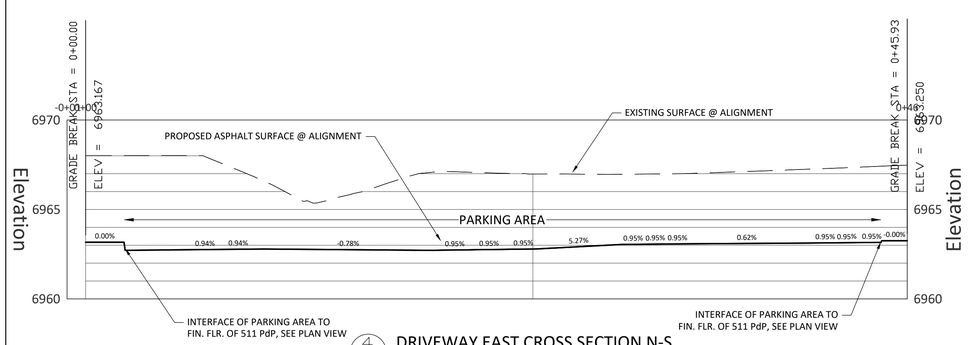


3 C3 DRIVEWAY SOUTH CROSS SECTION E-W
SCALE: 3" = 1'-0"

Alignment - ENTRY SIDEWALK

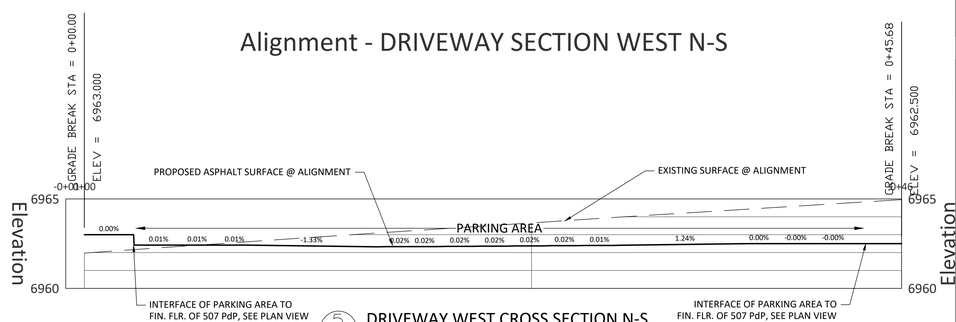


6 C3 ENTRY SIDEWALK CROSS SECTION E-W
SCALE: 2.5" = 1'-0"
NOTE: EXISTING DRIVEWAY ENTRY PROFILE IS NOT ALTERED IN THE PROPOSED DESIGN. ONLY REQUIRED CONCRETE REPAIRS WILL BE MADE.



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"

R Engineering & Design
B Structural, Civil & Architectural Engineering
e l
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Engineer's Stamp
ROBERT E. BOHLE 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

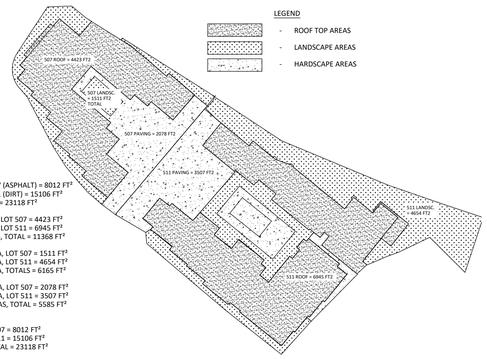
POINT PRECIPITATION FREQUENCY (PF) ESTIMATES
WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION
NOAA Atlas 14, Volume 1, Version 5

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 (0.166-0.231)	0.265 (0.218-0.308)	0.348 (0.280-0.398)	0.404 (0.345-0.473)	0.493 (0.418-0.572)	0.560 (0.474-0.651)	0.634 (0.533-0.735)	0.707 (0.592-0.819)	0.807 (0.659-0.935)	0.887 (0.730-1.03)
10-min	0.299 (0.257-0.356)	0.385 (0.332-0.459)	0.517 (0.441-0.605)	0.605 (0.505-0.709)	0.750 (0.631-0.873)	0.863 (0.729-0.991)	0.995 (0.842-1.12)	1.05 (0.905-1.20)	1.21 (1.00-1.40)	1.35 (1.11-1.57)
15-min	0.371 (0.316-0.454)	0.481 (0.412-0.584)	0.641 (0.547-0.783)	0.762 (0.650-0.932)	0.929 (0.792-1.13)	1.08 (0.914-1.32)	1.26 (1.06-1.54)	1.33 (1.12-1.65)	1.52 (1.25-1.77)	1.67 (1.39-1.99)
30-min	0.499 (0.430-0.585)	0.647 (0.554-0.788)	0.863 (0.737-1.05)	1.03 (0.877-1.25)	1.25 (1.06-1.49)	1.42 (1.20-1.69)	1.61 (1.35-1.91)	1.80 (1.50-2.09)	2.05 (1.70-2.38)	2.25 (1.86-2.62)
60-min	0.618 (0.532-0.724)	0.801 (0.689-0.968)	1.07 (0.912-1.29)	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 (1.86-2.59)	2.54 (2.10-2.94)	2.79 (2.30-3.24)
2-hr	0.745 (0.639-0.911)	0.951 (0.803-1.19)	1.25 (1.05-1.54)	1.49 (1.25-1.82)	1.82 (1.51-2.22)	2.08 (1.72-2.55)	2.35 (1.93-2.88)	2.64 (2.16-3.24)	3.04 (2.44-3.70)	3.36 (2.68-4.08)
3-hr	0.850 (0.734-0.977)	1.01 (0.855-1.24)	1.32 (1.12-1.60)	1.56 (1.32-1.89)	1.90 (1.58-2.30)	2.16 (1.80-2.65)	2.44 (2.02-2.98)	2.74 (2.25-3.34)	3.14 (2.55-3.81)	3.48 (2.80-4.20)
6-hr	0.999 (0.868-1.16)	1.16 (1.01-1.33)	1.48 (1.29-1.75)	1.73 (1.49-2.03)	2.08 (1.79-2.46)	2.35 (1.99-2.79)	2.63 (2.22-3.12)	2.93 (2.45-3.48)	3.33 (2.74-3.93)	3.65 (2.93-4.32)
12-hr	1.08 (0.924-1.23)	1.32 (1.15-1.55)	1.68 (1.45-1.94)	1.95 (1.68-2.25)	2.30 (1.96-2.69)	2.58 (2.20-3.06)	2.86 (2.40-3.34)	3.16 (2.66-3.69)	3.60 (3.00-4.15)	3.97 (3.24-4.58)
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 (2.59-3.07)	3.15 (2.85-3.46)	3.46 (3.10-3.79)	3.88 (3.44-4.30)	4.20 (3.70-4.65)
2-day	1.34 (1.24-1.46)	1.67 (1.55-1.80)	2.07 (1.91-2.25)	2.38 (2.20-2.57)	2.80 (2.58-3.02)	3.13 (2.86-3.38)	3.46 (3.15-3.72)	3.79 (3.41-4.08)	4.23 (3.78-4.57)	4.57 (4.04-4.94)
3-day	1.44 (1.33-1.55)	1.79 (1.66-1.93)	2.21 (2.05-2.39)	2.55 (2.35-2.75)	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 (1.43-1.65)	1.92 (1.78-2.07)	2.36 (2.19-2.54)	2.71 (2.52-2.92)	3.19 (2.95-3.42)	3.56 (3.28-3.82)	3.92 (3.61-4.21)	4.30 (3.93-4.61)	4.79 (4.36-5.14)	5.16 (4.68-5.55)
7-day	1.91 (1.76-1.94)	2.25 (2.08-2.41)	2.75 (2.55-2.95)	3.15 (2.92-3.38)	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 (4.89-5.68)	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 (3.88-4.48)	4.61 (4.29-4.95)	5.07 (4.70-5.44)	5.52 (5.11-5.94)	6.11 (5.62-6.58)	6.55 (6.00-7.07)
20-day	2.69 (2.51-2.89)	3.34 (3.12-3.60)	4.06 (3.79-4.39)	4.60 (4.31-4.95)	5.30 (4.95-5.70)	5.81 (5.43-6.25)	6.31 (5.89-6.79)	6.79 (6.31-7.31)	7.39 (6.85-7.98)	7.82 (7.24-8.44)
30-day	3.27 (3.06-3.50)	4.05 (3.80-4.34)	4.89 (4.58-5.22)	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 (7.36-8.40)	8.52 (7.97-9.07)	8.95 (8.37-9.55)
45-day	4.05 (3.80-4.31)	5.02 (4.72-5.34)	6.09 (5.74-6.45)	6.89 (6.51-7.28)	7.94 (7.51-8.36)	8.63 (8.16-9.09)	9.27 (8.76-9.77)	9.88 (9.33-10.4)	10.73 (10.1-11.3)	11.4 (10.7-12.1)
60-day	4.67 (4.40-4.95)	5.78 (5.46-6.15)	6.98 (6.60-7.42)	7.90 (7.47-8.38)	9.07 (8.58-9.59)	9.84 (9.30-10.4)	10.5 (9.93-11.1)	11.2 (10.6-11.8)	12.1 (11.4-12.8)	12.8 (12.0-13.5)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
Numbers in parentheses 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 very rarely seen PMP values.
Please refer to NOAA Atlas 14 document for more information.



SITE AREAS

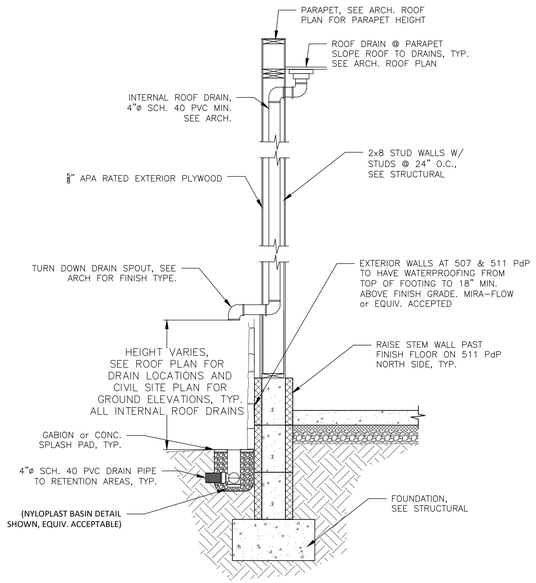
EXISTING SITE LOT 507 (ASPHALT) = 8012 FT²
EXISTING SITE LOT 511 (DIRT) = 15106 FT²
EXISTING SITE TOTALS = 23118 FT²

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 280' 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 5 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 (100 YR, 24 HR 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	10.38%	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 RAINFALL 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 APPROXIMATELY 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

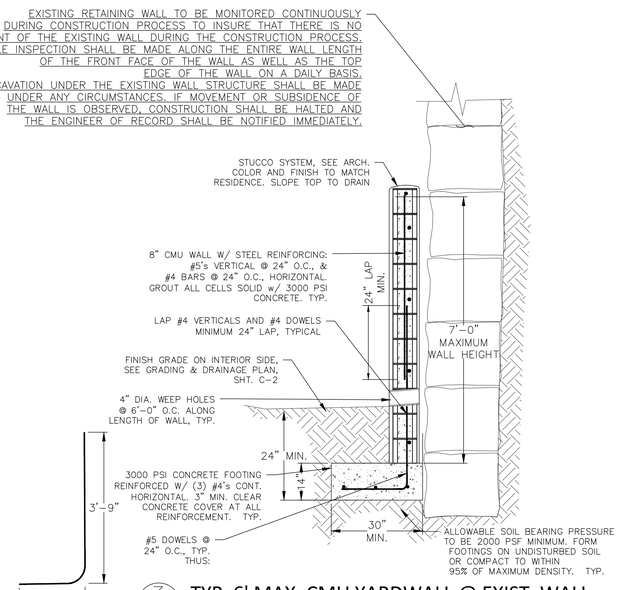
RUN OFF CALCULATIONS FOR CISTERN SIZING
POST-DEVELOPMENT

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

EXISTING RETAINING WALL TO BE MONITORED CONTINUOUSLY DURING CONSTRUCTION PROCESS TO INSURE THAT THERE IS NO MOVEMENT OF THE EXISTING WALL DURING THE CONSTRUCTION PROCESS. VISIBLE INSPECTION SHALL BE MADE ALONG THE ENTIRE WALL LENGTH OF THE FRONT FACE OF THE WALL AS WELL AS THE TOP EDGE OF THE WALL ON A DAILY BASIS. NO EXCAVATION UNDER THE EXISTING WALL STRUCTURE SHALL BE MADE UNDER ANY CIRCUMSTANCES. IF MOVEMENT OR SUBSIDENCE OF THE WALL IS OBSERVED, CONSTRUCTION SHALL BE HALTED AND THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY.



3 / C4 TYP. 6' MAX. CMU YARDWALL @ EXIST. WALL
NON-RETAINING

R E B Engineering & Design
Structural, Civil & Architectural Engineering
P.O. Box 5861
Santa Fe, New Mexico 87502
(505) 470-2895
www.rebelengineeringnm.com

Engineer's Stamp
ROBERT E. BOHANNAN — NEW MEXICO — 13847 — 7/11/24 — REGISTERED PROFESSIONAL ENGINEER

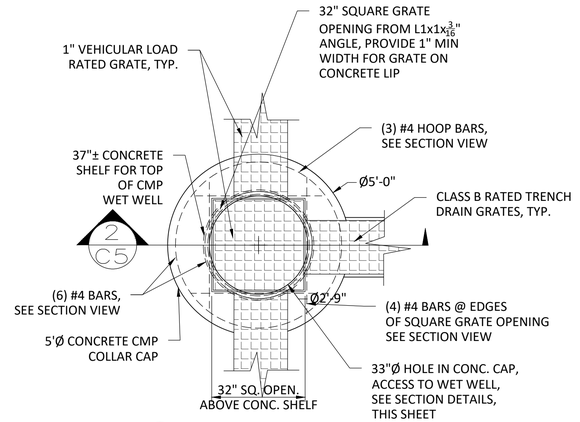
Grading and Drainage Plan
Preliminary
507 & 511 Paseo de Peralta
Santa Fe, New Mexico

Date	Revised
07-01-24	PERMIT SET
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

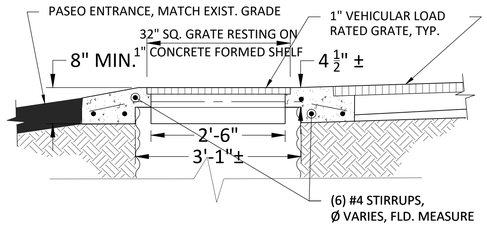
Grading and Drainage Calculations & Misc. Details

SCALE:
Sheet No.
C-4
Of TOT



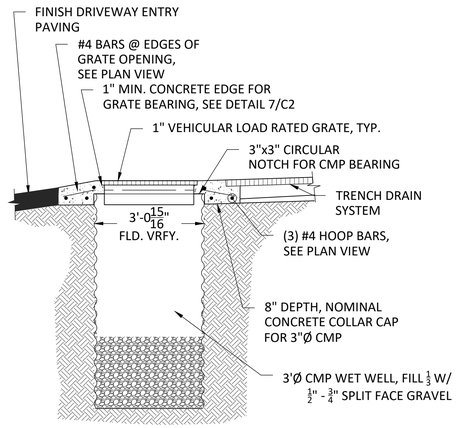
1 C5 WET WELL CAP - PLAN

SCALE: N/A



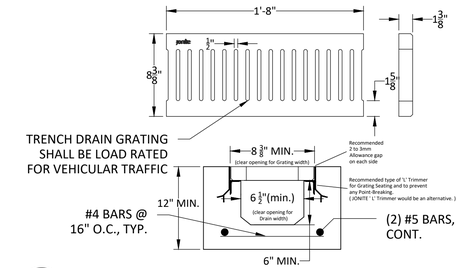
2 C5 WET WELL CAP DETAIL

SCALE: N/A



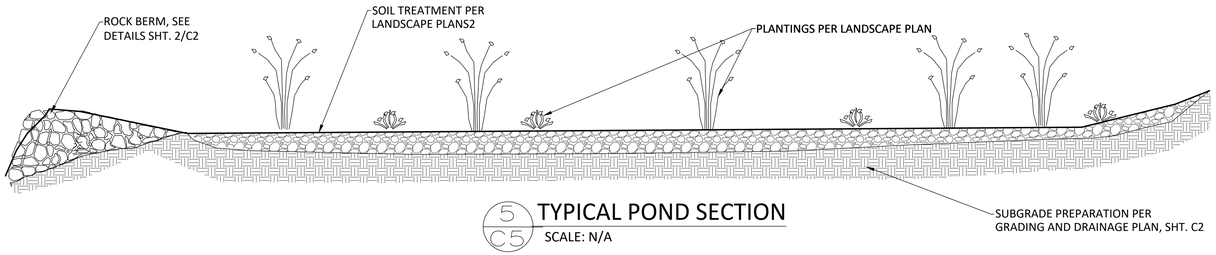
3 C5 WET WELL SECTION

SCALE: N/A



4 C5 DRIVEWAY DRAINAGE TRENCH SECTION

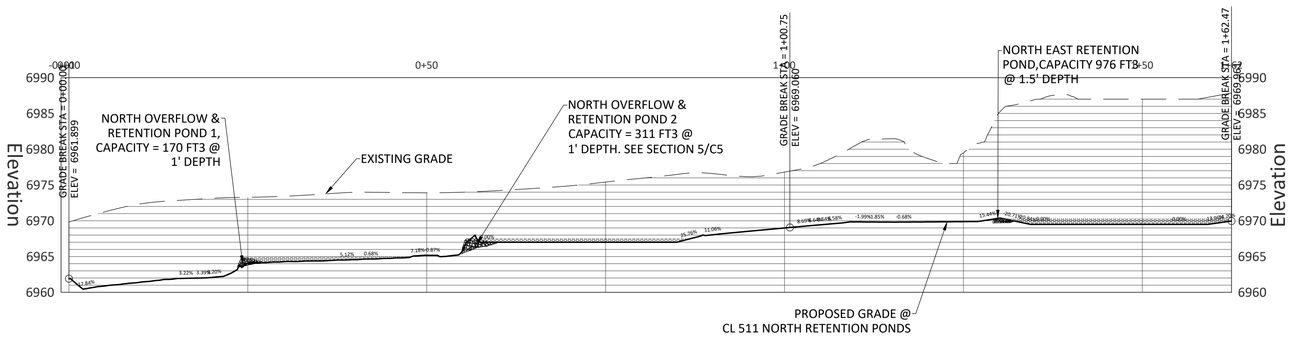
NOTE: GENERIC TRENCH DRAIN SHOWN. THE CONTRACTOR SHALL PROVIDE TRENCH DRAIN SPECIFICATIONS FROM AN APPROVED VENDOR FOR APPROVAL BY THE OWNER.



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 B
Engineering & Design
Structural, Civil & Architectural Engineering
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Engineer's Stamp



Grading and Drainage Plan
Preliminary
507 & 511 Paseo de Peralta
Santa Fe, New Mexico

Date	07-01-24 PERMIT SET
Revised	
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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 23, 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

2026-012491-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.

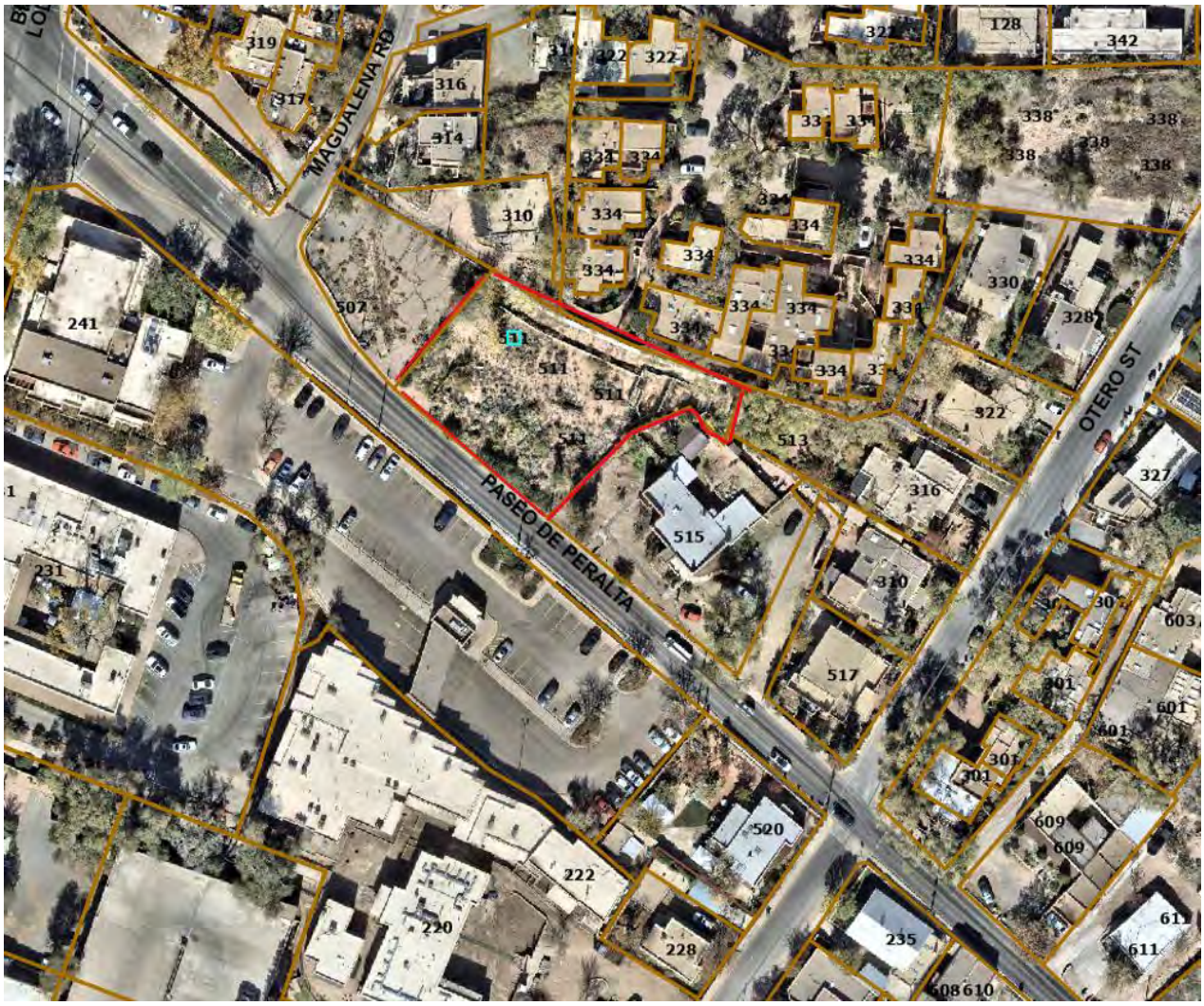

Figure 1: Property Location

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.

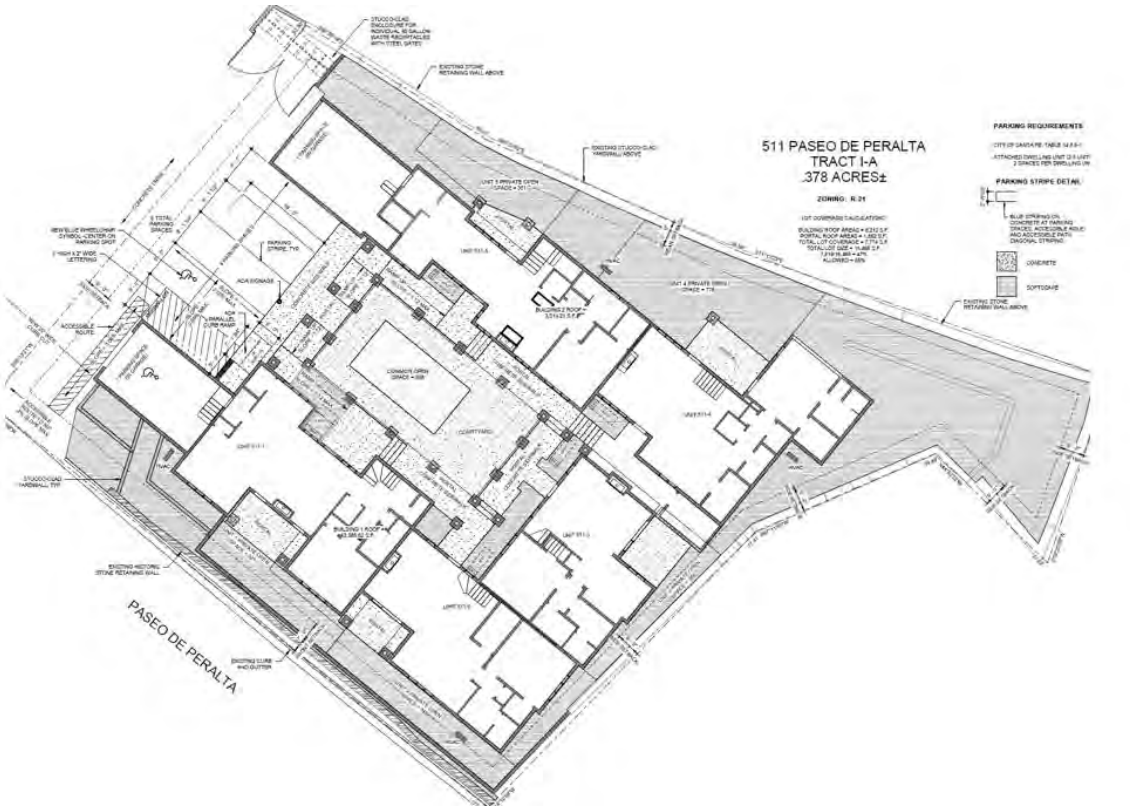

Figure 3: Proposed Site Plan

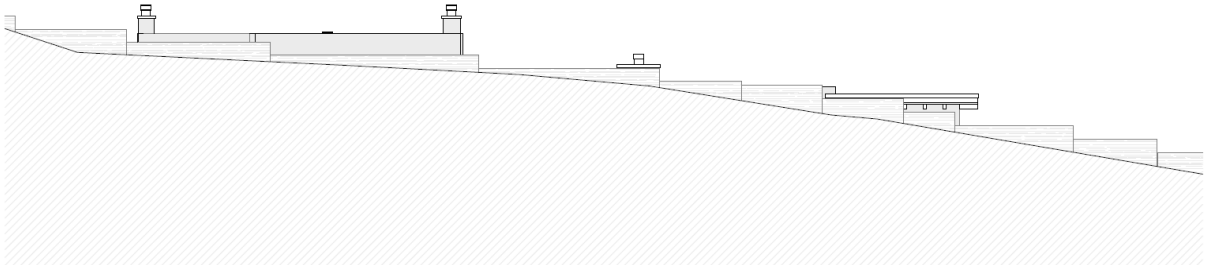

Figure 4: Proposed North Elevation



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.

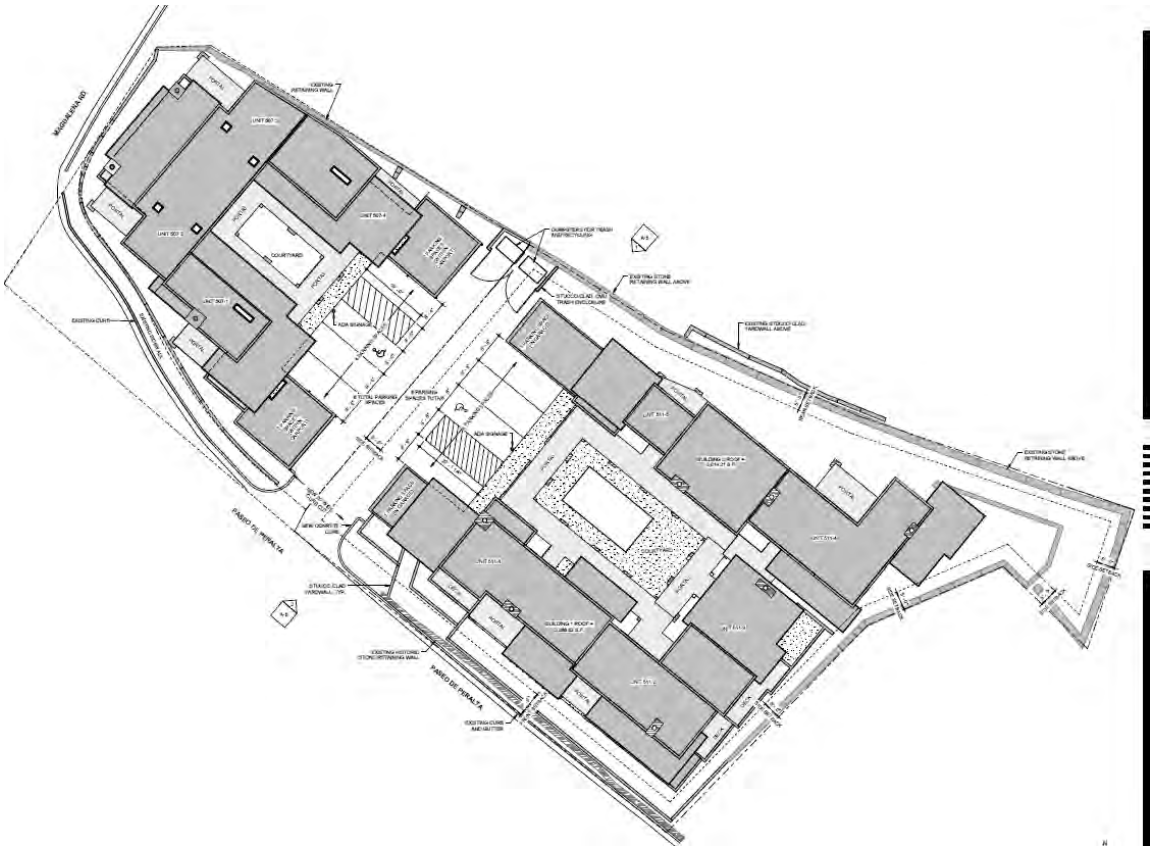

Figure 8: Full Project Site Plan

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).

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 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.


KEARNY RD
KEARNY AVE
BISHOPS LODGE RD
MAGDALENA RD
SUNSET ST
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WASHINGTON AVE
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Paseo de Peralta
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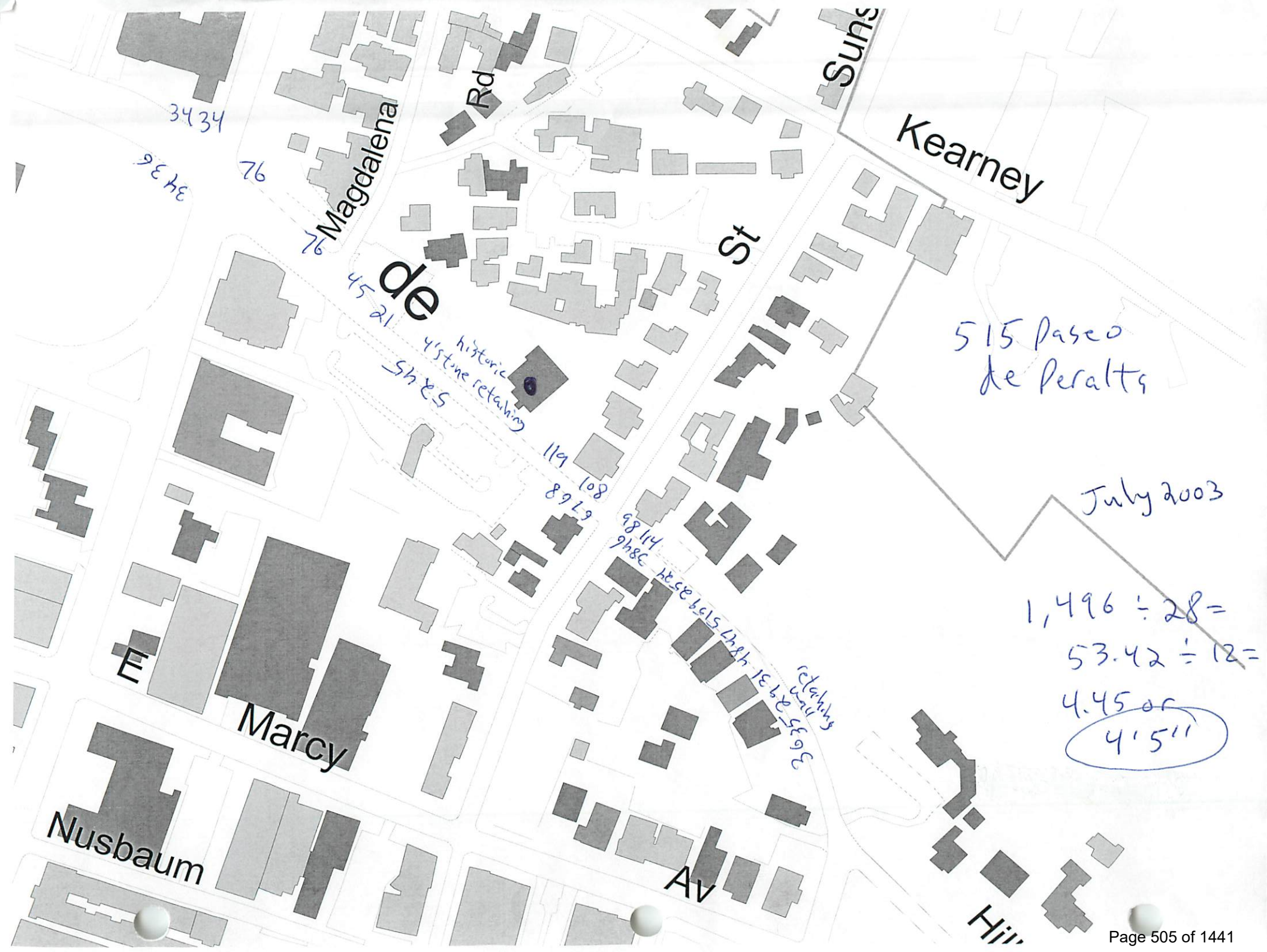

Kearney
Magdalena
Rd
St
de
Marcy
E
Nusbaum
Av
515 Paseo de Peralta
July 2003
1,496 ÷ 28 =
53.42 ÷ 12 =
4.45 or
4'5"

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.

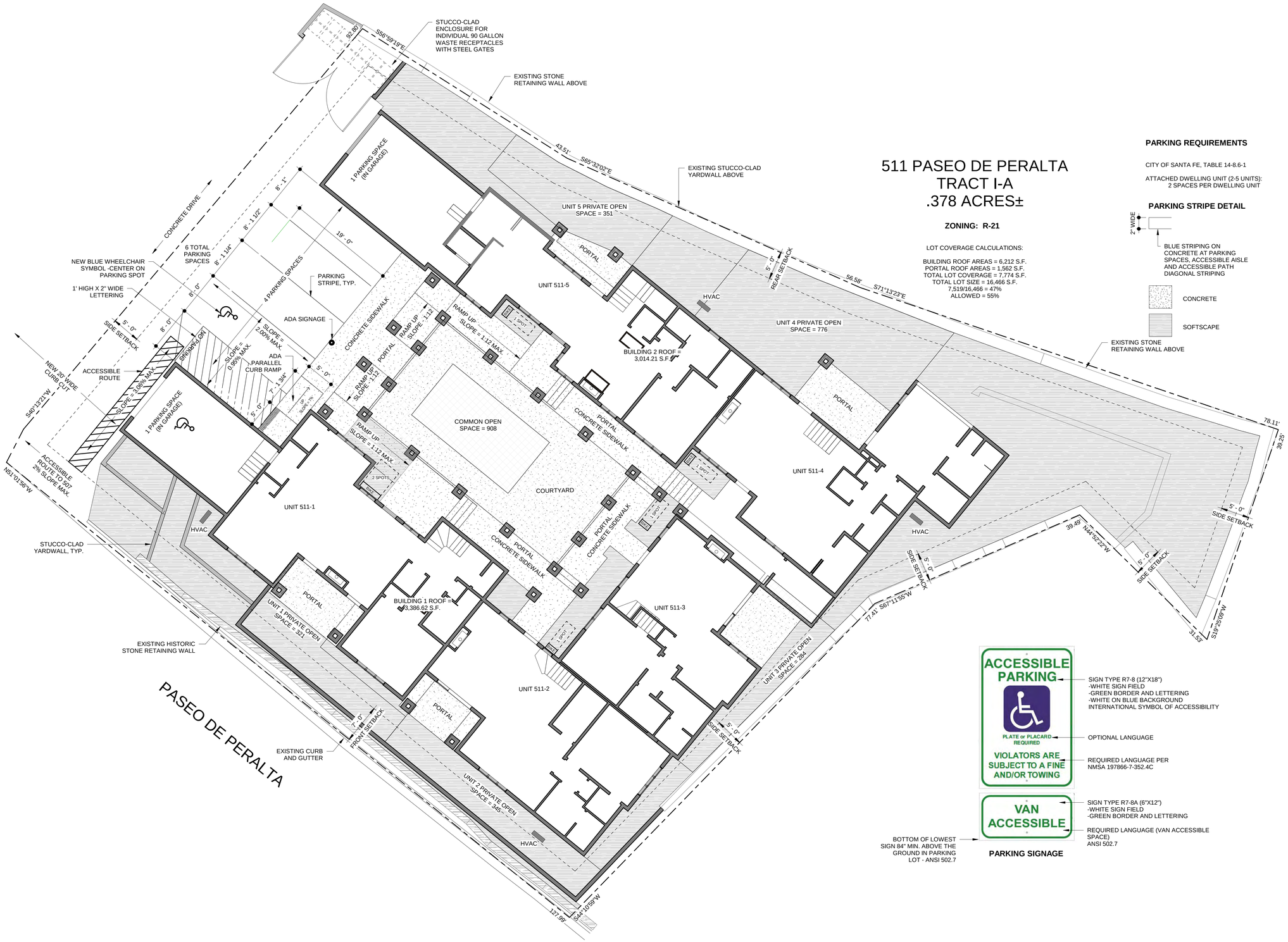
Please let me know if you have any questions or need further information.

Sincerely,



Bradyn Furry
505-709-0306

Attachments:



SPACE by Brandyn

09/11/2024

PERALTA'S WALK, LLC.

511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

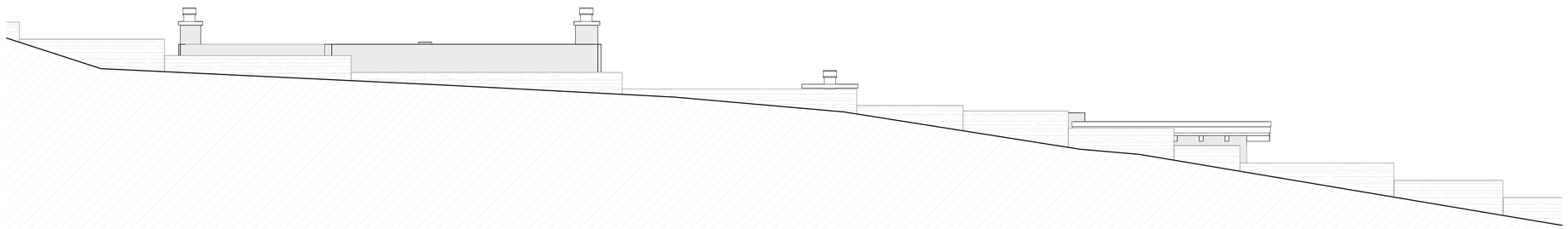
FOR REVIEW

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



SPACE by Bradyn

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



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

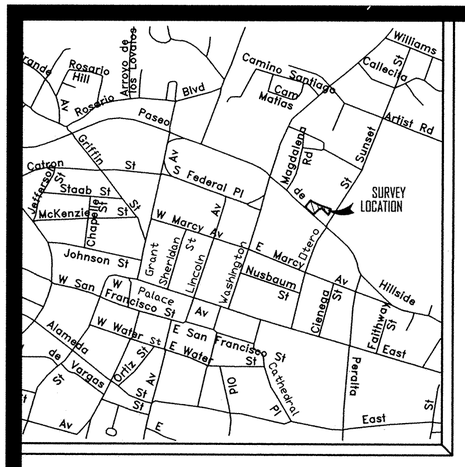
5/16/2026 1:00:48 PM
drawing scale: 3/16" = 1'-0"

H4

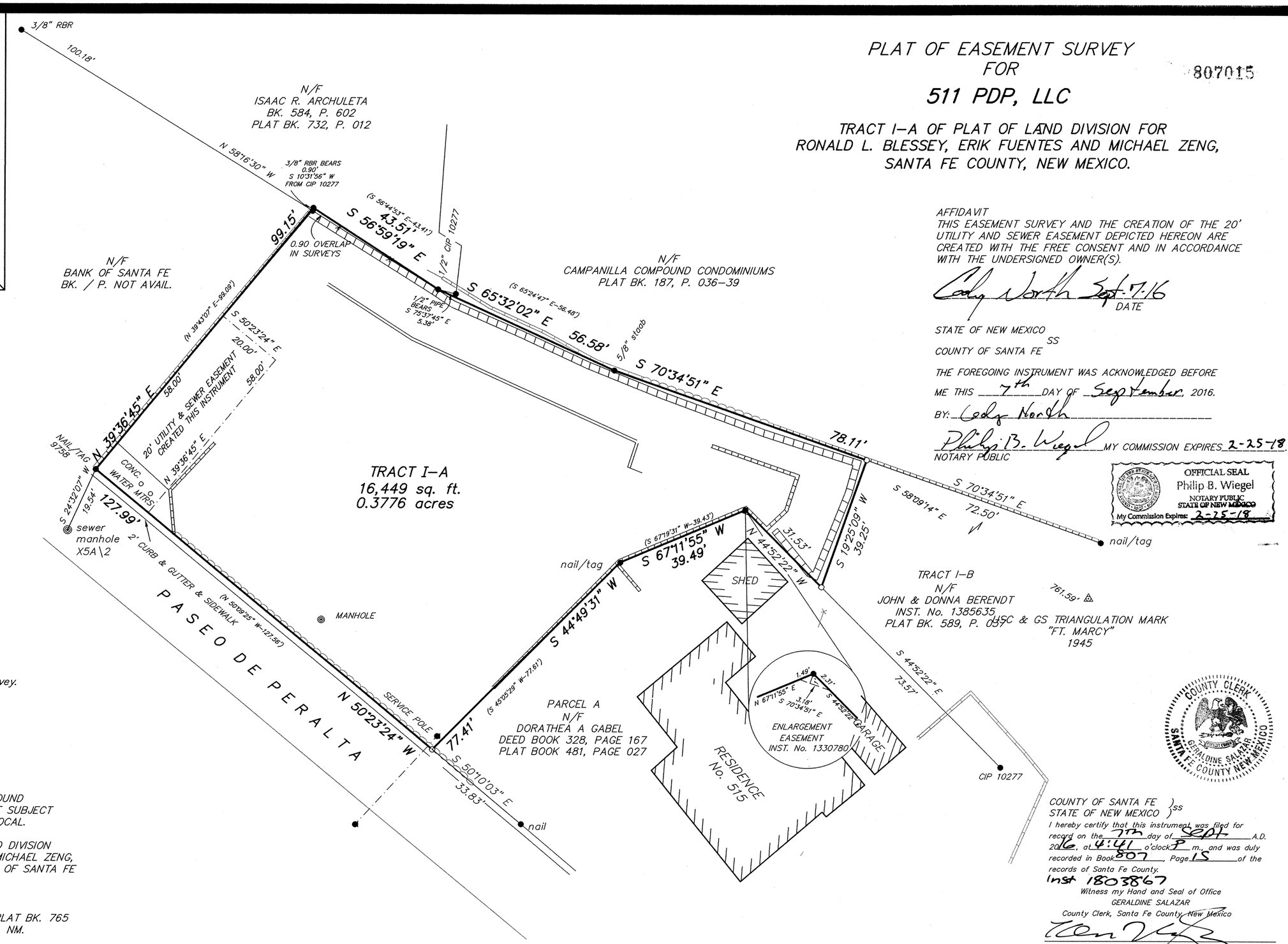
PLAT OF EASEMENT SURVEY
FOR
511 PDP, LLC

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

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

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.

COUNTY CLERK SANTA FE COUNTY GERALDINE SALAZAR NEW MEXICO

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

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

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

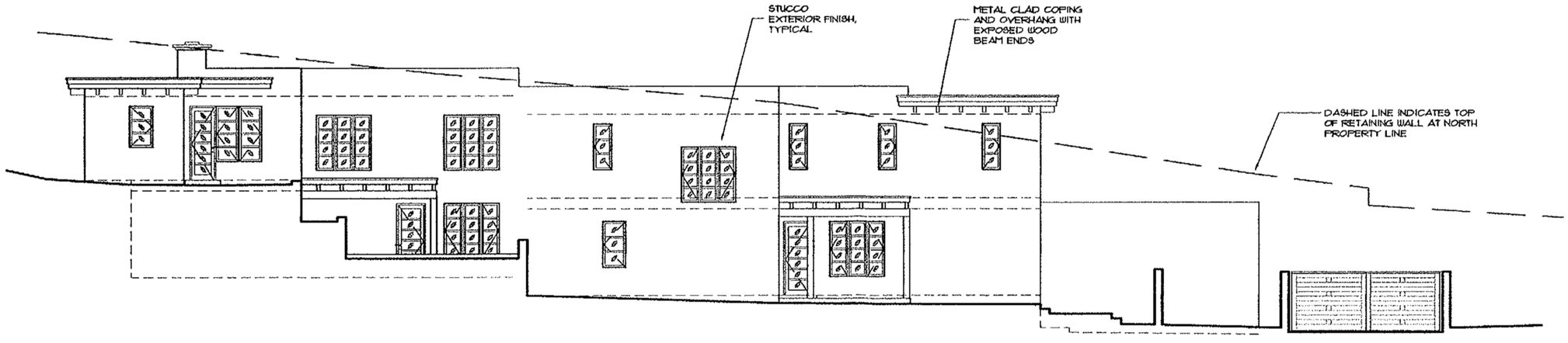

7/8" Putty


1" Putty

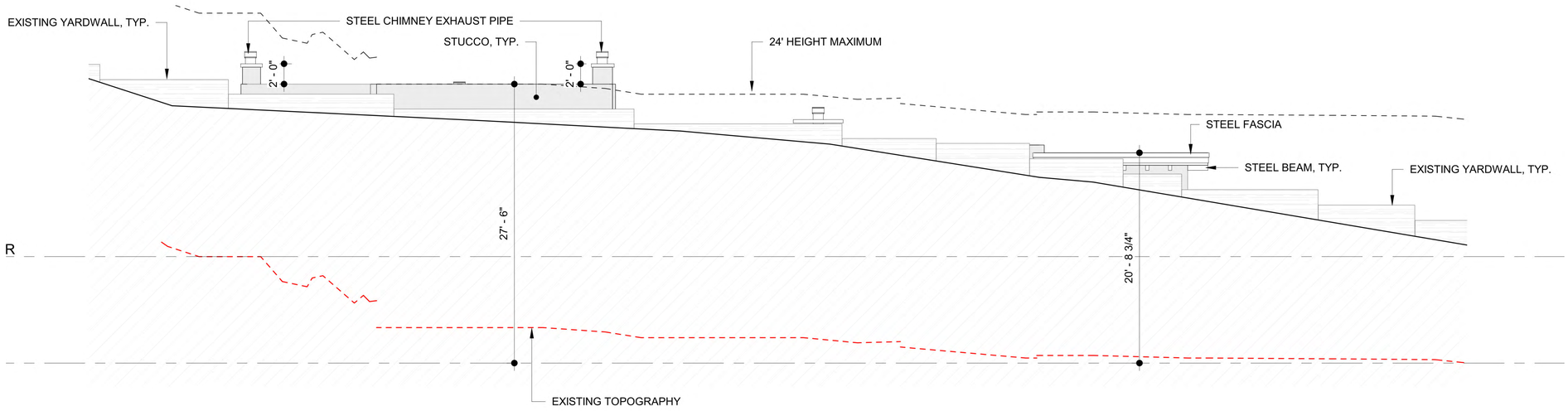

5/8" Contemporary


1-1/4" Contemporary


2" Contemporary



NORTH ELEVATION PREVIOUS



NORTH ELEVATION PROPOSED

TRUE NORTH BUILDERS LLC

SPACE by Brandyn

PERALTA'S WALK, LLC.

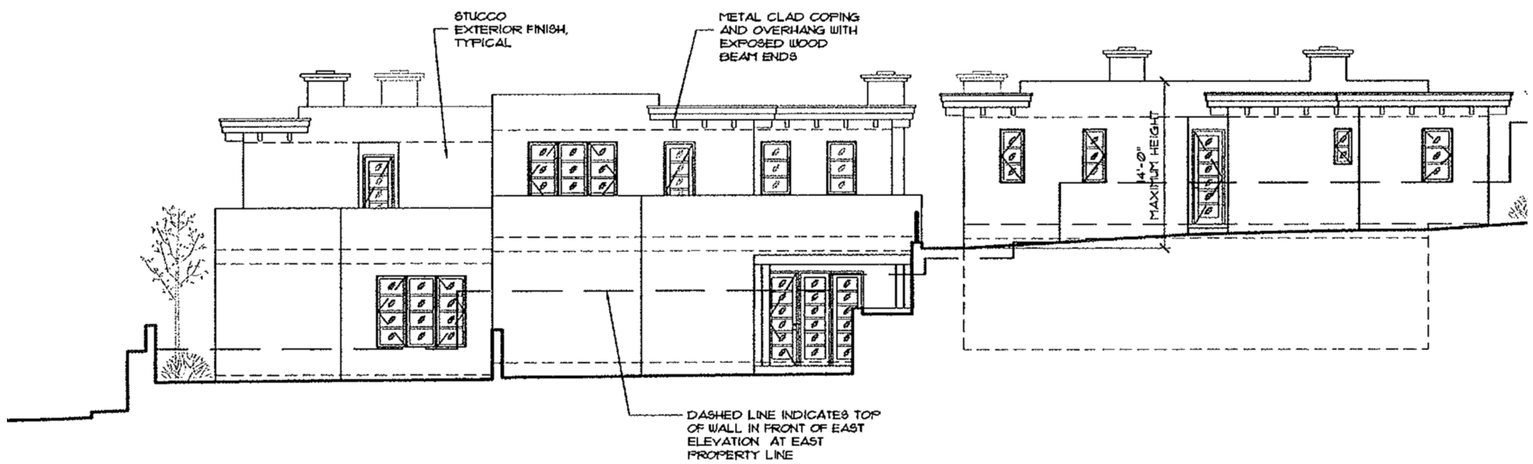
511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

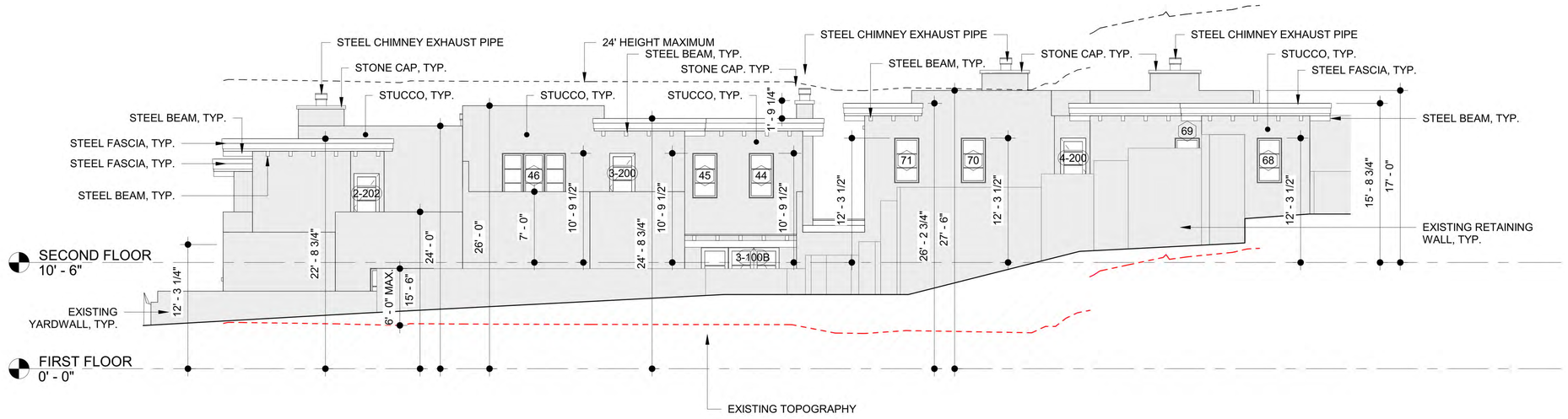
NORTH ELEVATION COMPARISON

7/10/2023 8:26:09 AM
drawing scale:

H-1



EAST ELEVATION PREVIOUS



EAST ELEVATION PROPOSED

TRUE NORTH BUILDERS LLC

SPACE by Brooklyn

PERALTA'S WALK, LLC.

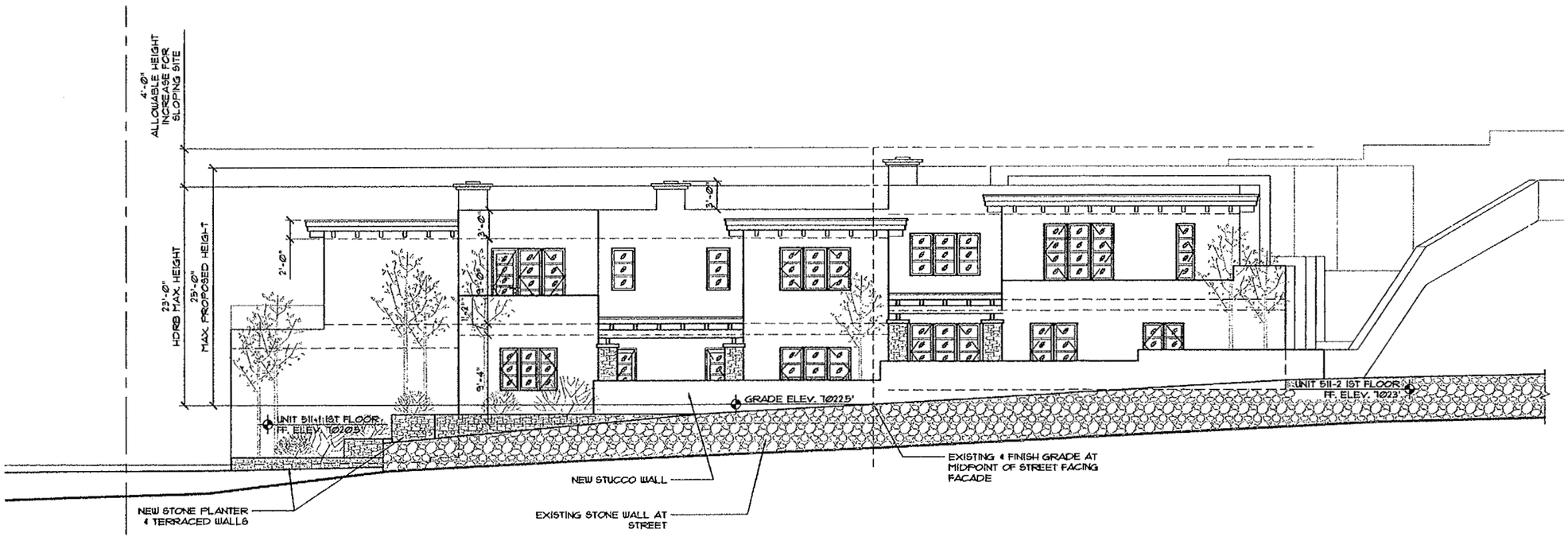
511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

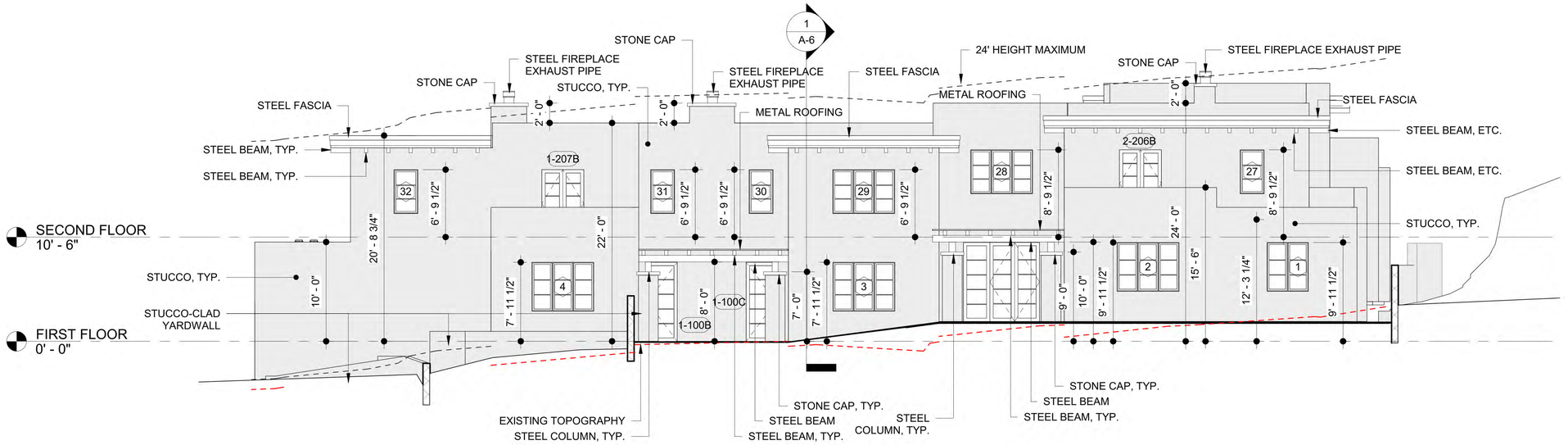
EAST ELEVATION COMPARISON

7/10/2023 8:26:10 AM
drawing scale:

H-2



SOUTH ELEVATION PREVIOUS



SOUTH ELEVATION PROPOSED

TRUE NORTH BUILDERS LLC

SPACE by Bradlyn

PERALTA'S WALK, LLC.

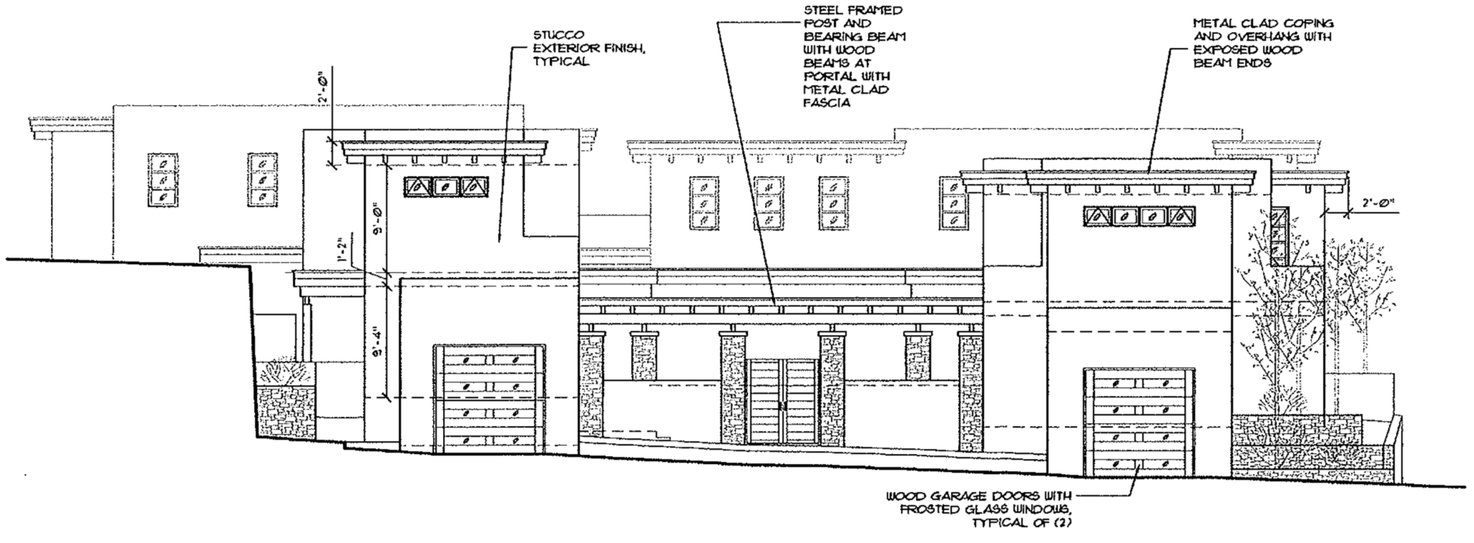
511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

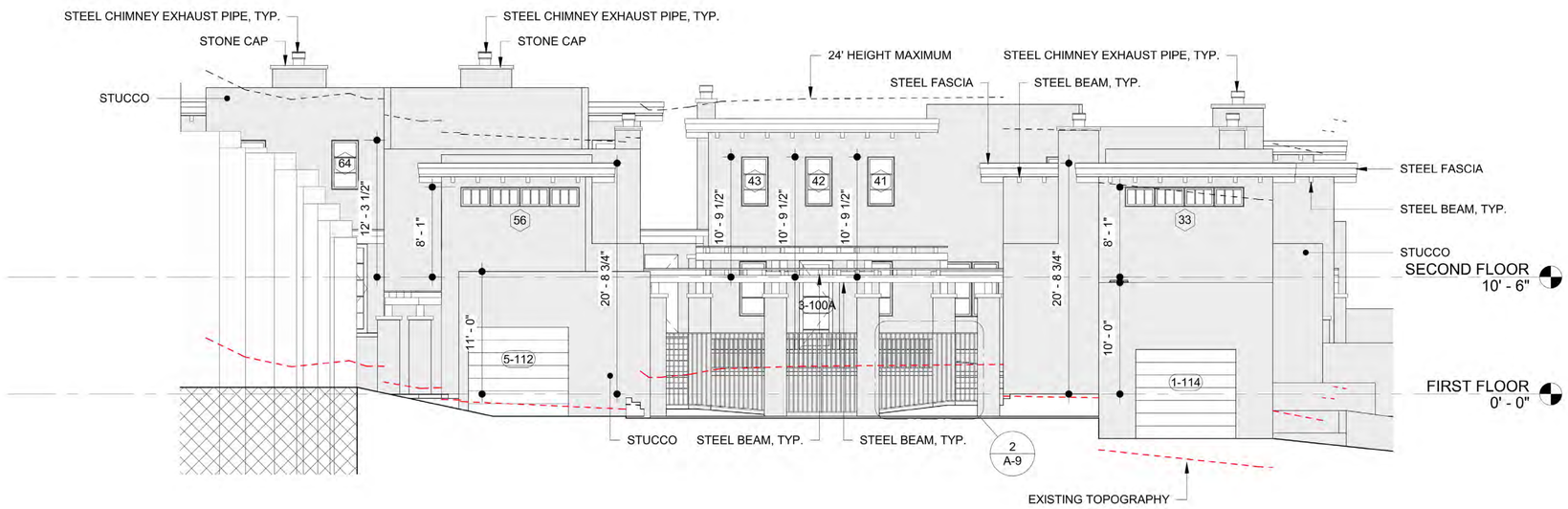
SOUTH ELEVATION COMPARISON

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 _____ 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.

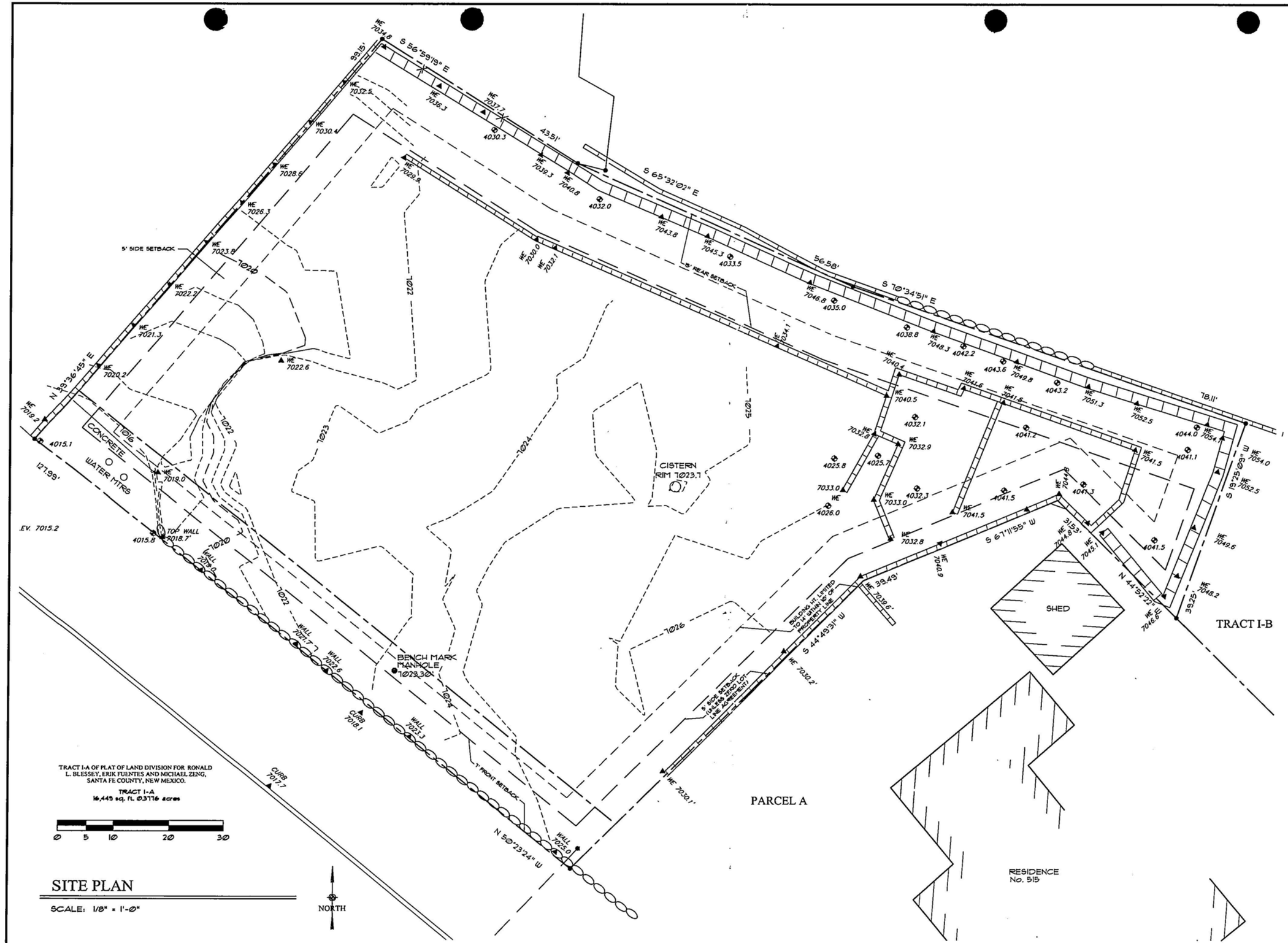
The applicant looks forward to presenting the project to the Historic Districts Review Board at the regular meeting of July 22, 2014. Please contact us with any questions you may have.

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
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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

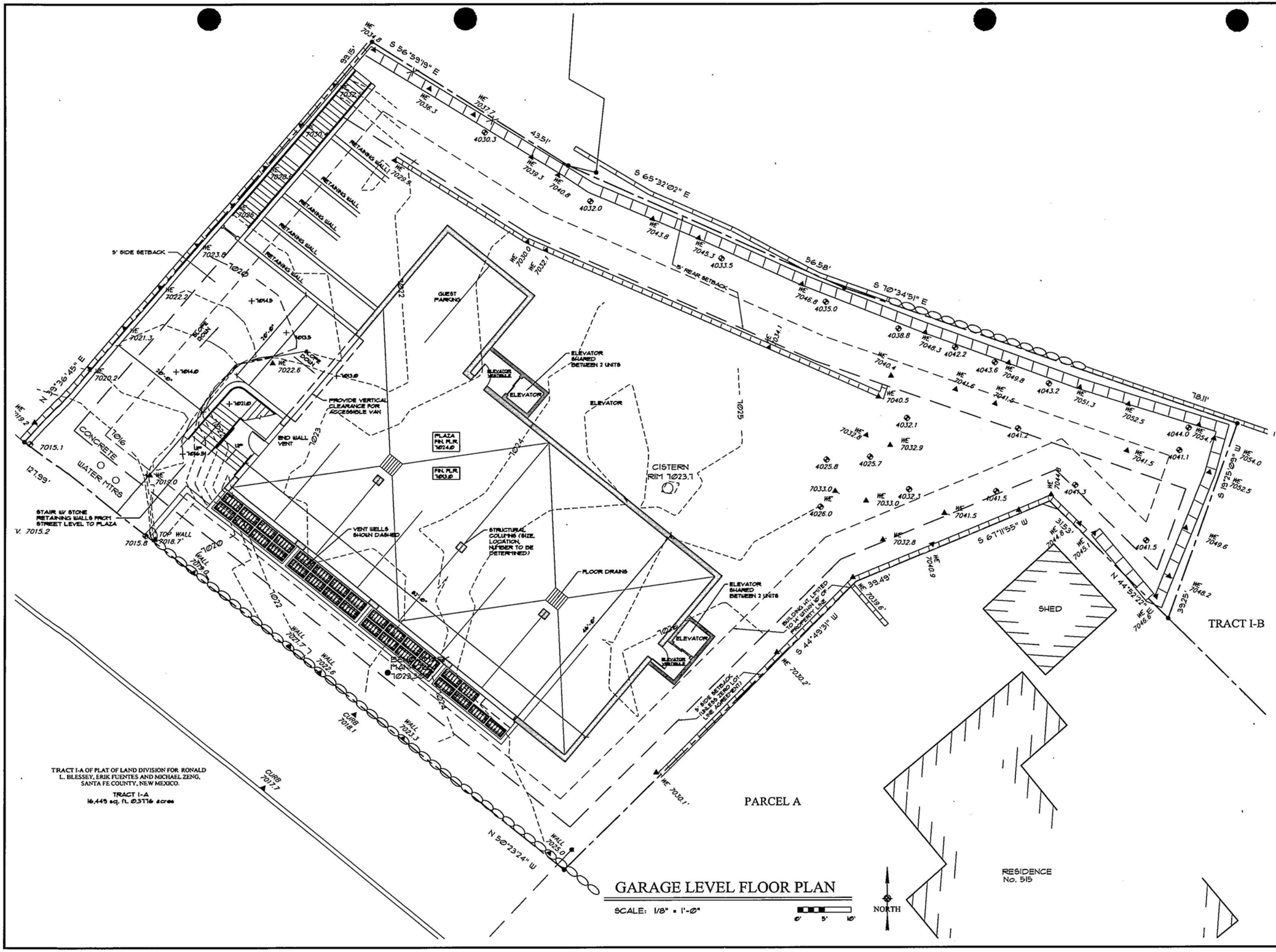
PROJECT TITLE
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

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



GARAGE LEVEL FLOOR 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

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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

PASEO NORTH

511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

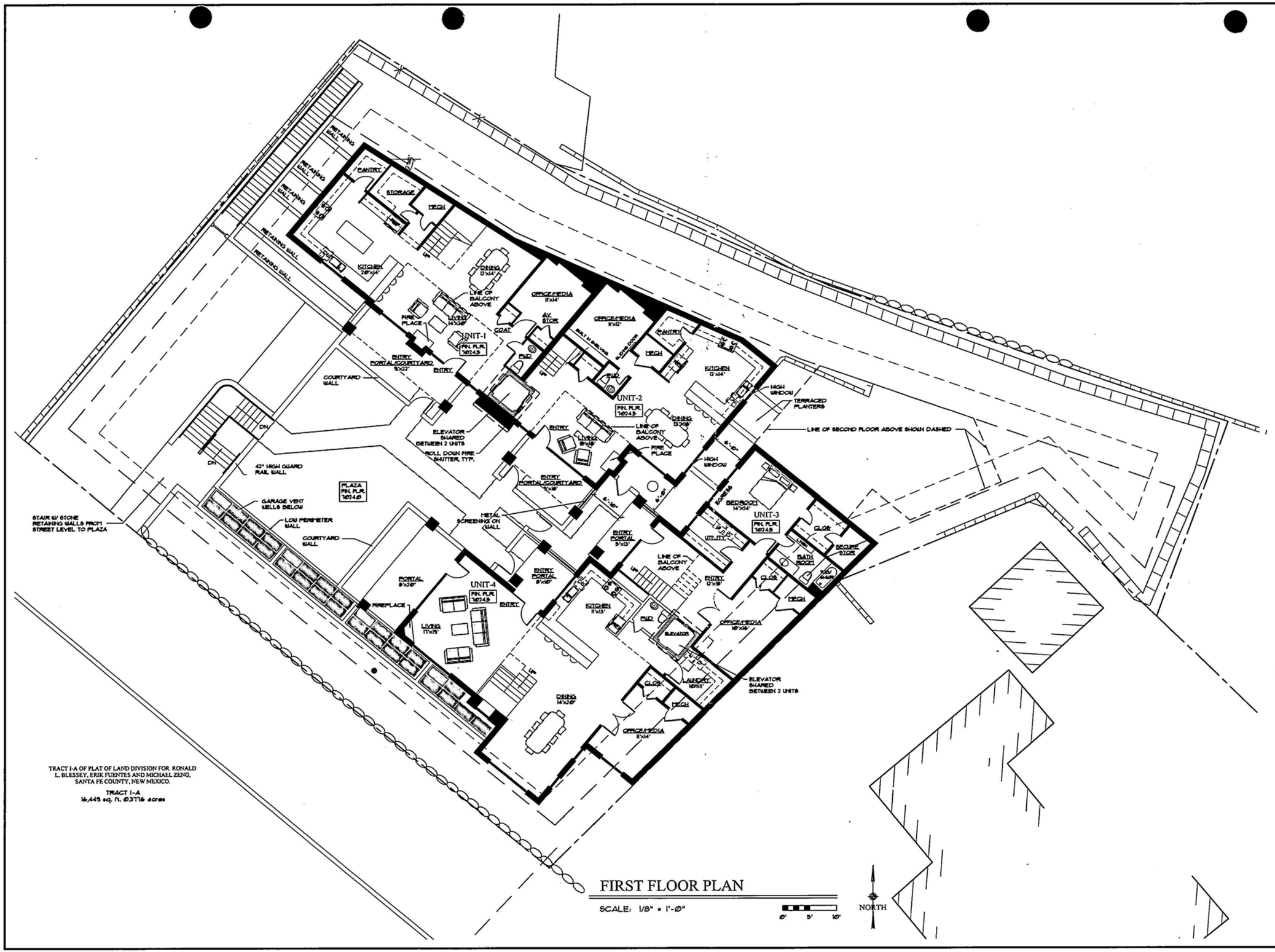
PROJECT NO.	13-38		
CHECKED BY	EE	DATE	6/16/14
DRAWN BY	RW	DATE	6/16/14

SHEET TITLE

PARKING GARAGE PLAN

SHEET NO.

A-1



FIRST FLOOR PLAN

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

0' 5' 10'

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

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PASEO NORTH

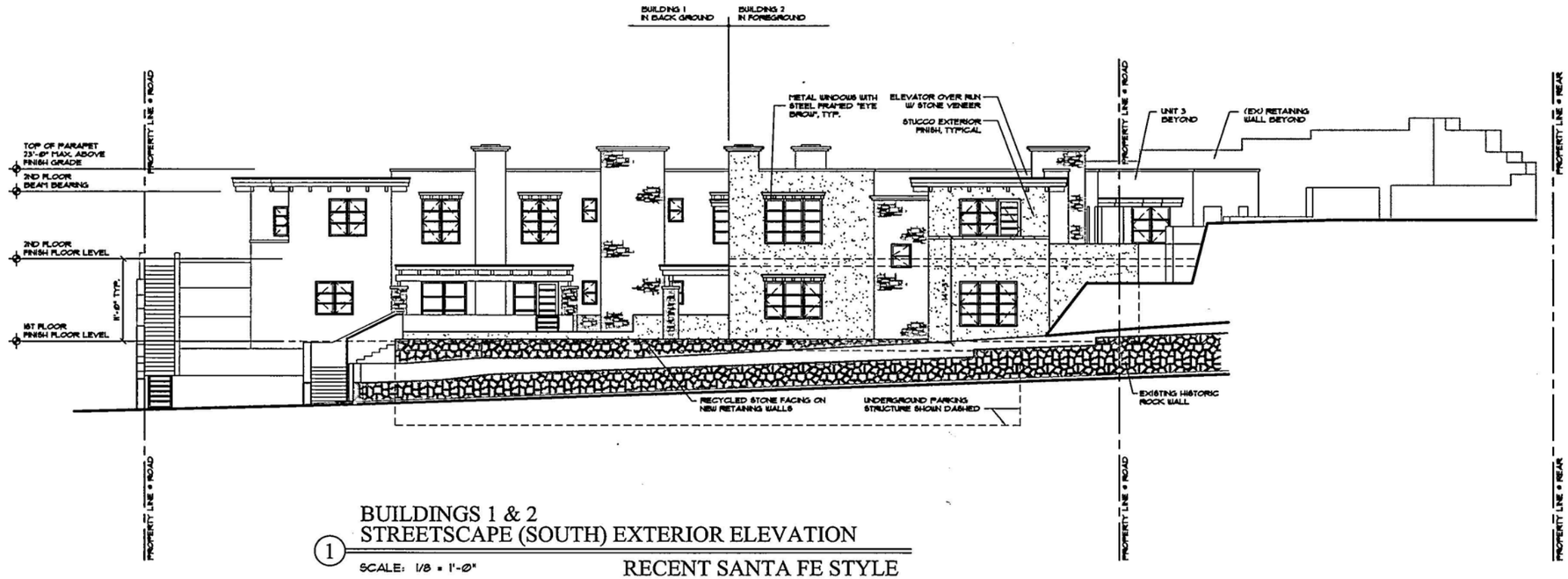
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE 6/16/14
DRAWN BY	RW	DATE 6/16/14

SHEET TITLE
SECOND FLOOR PLAN

SHEET NO.
A-3

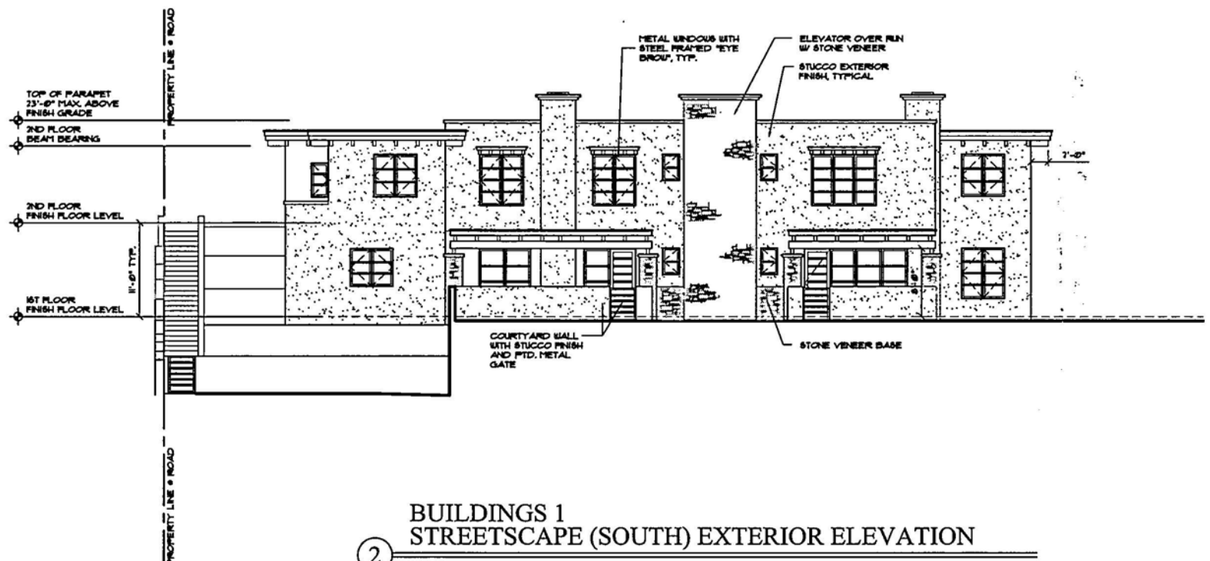


BUILDINGS 1 & 2
STREETSCAPE (SOUTH) EXTERIOR ELEVATION

1

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE

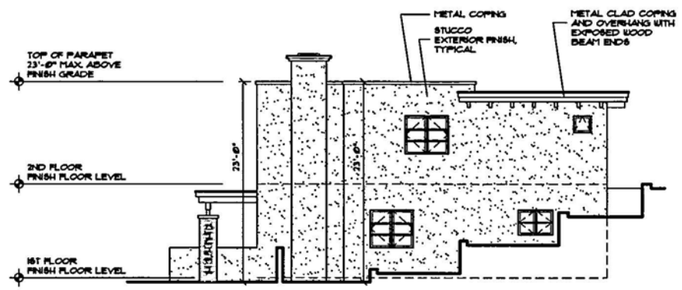


BUILDINGS 1
STREETSCAPE (SOUTH) EXTERIOR ELEVATION

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

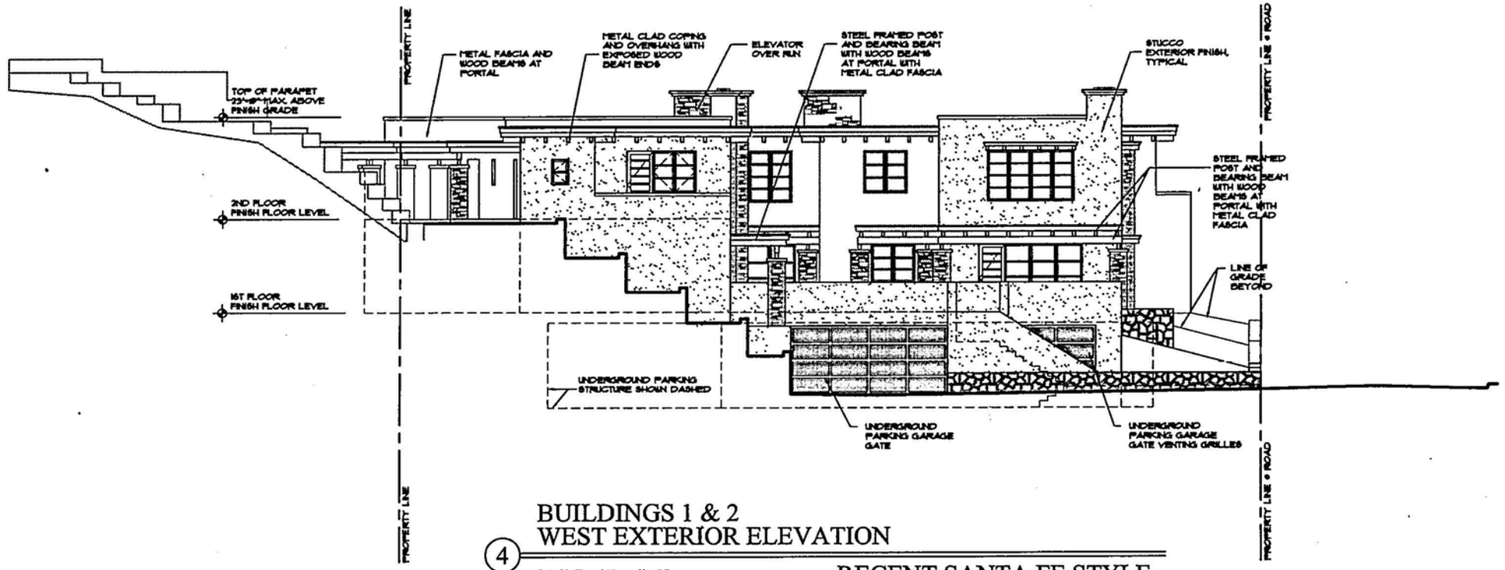
PROJECT TITLE

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

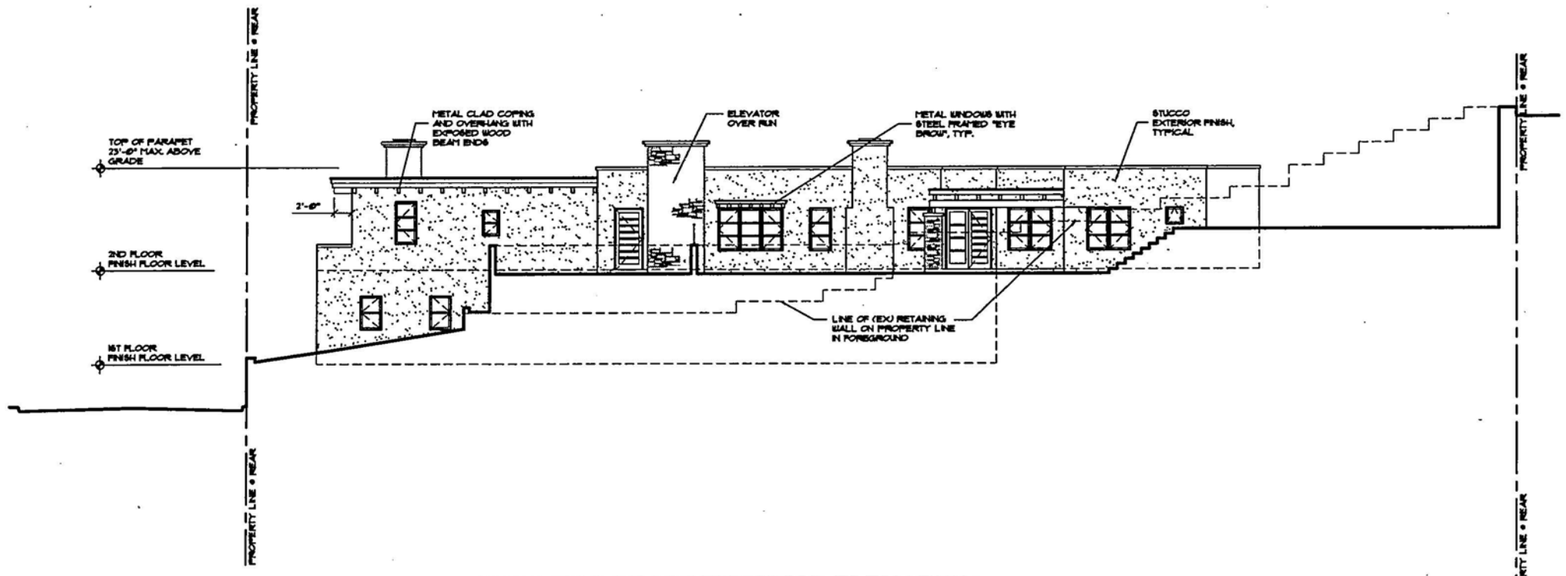
SHEET NO.
A-4



4 BUILDINGS 1 & 2
WEST EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE



5 BUILDING 2 EAST EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE

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NO.	REVISION/SUBMISSIONS	DATE

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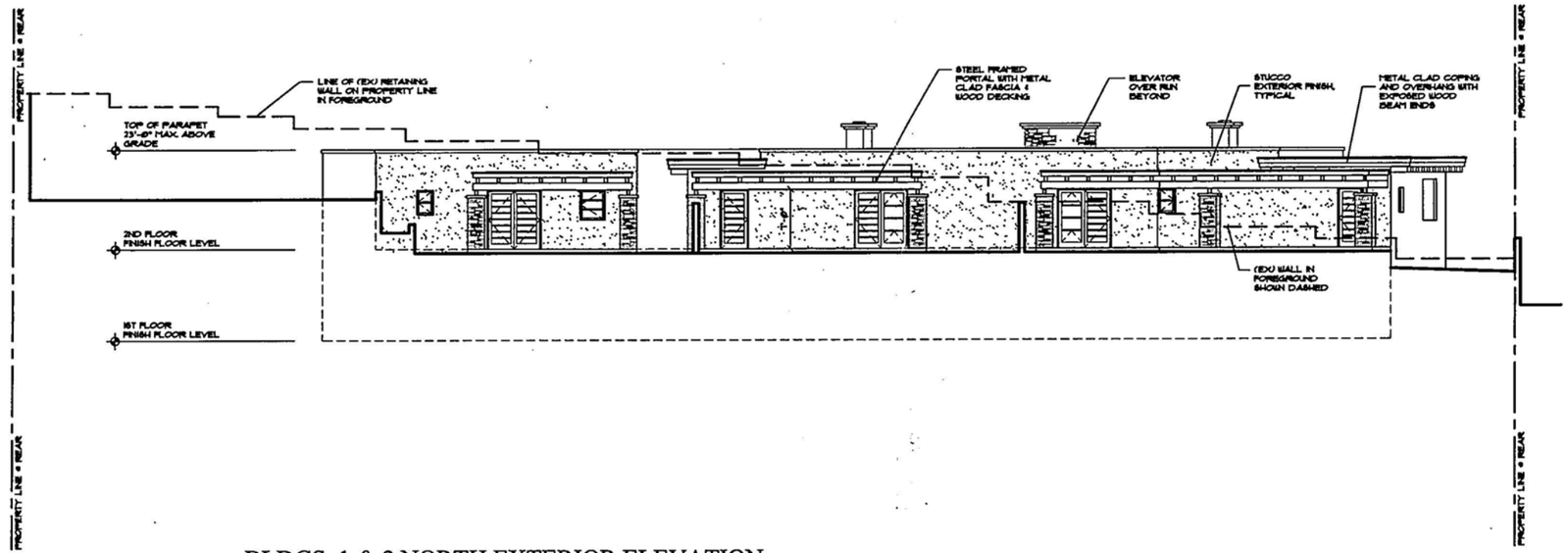
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

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
[illegible]

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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

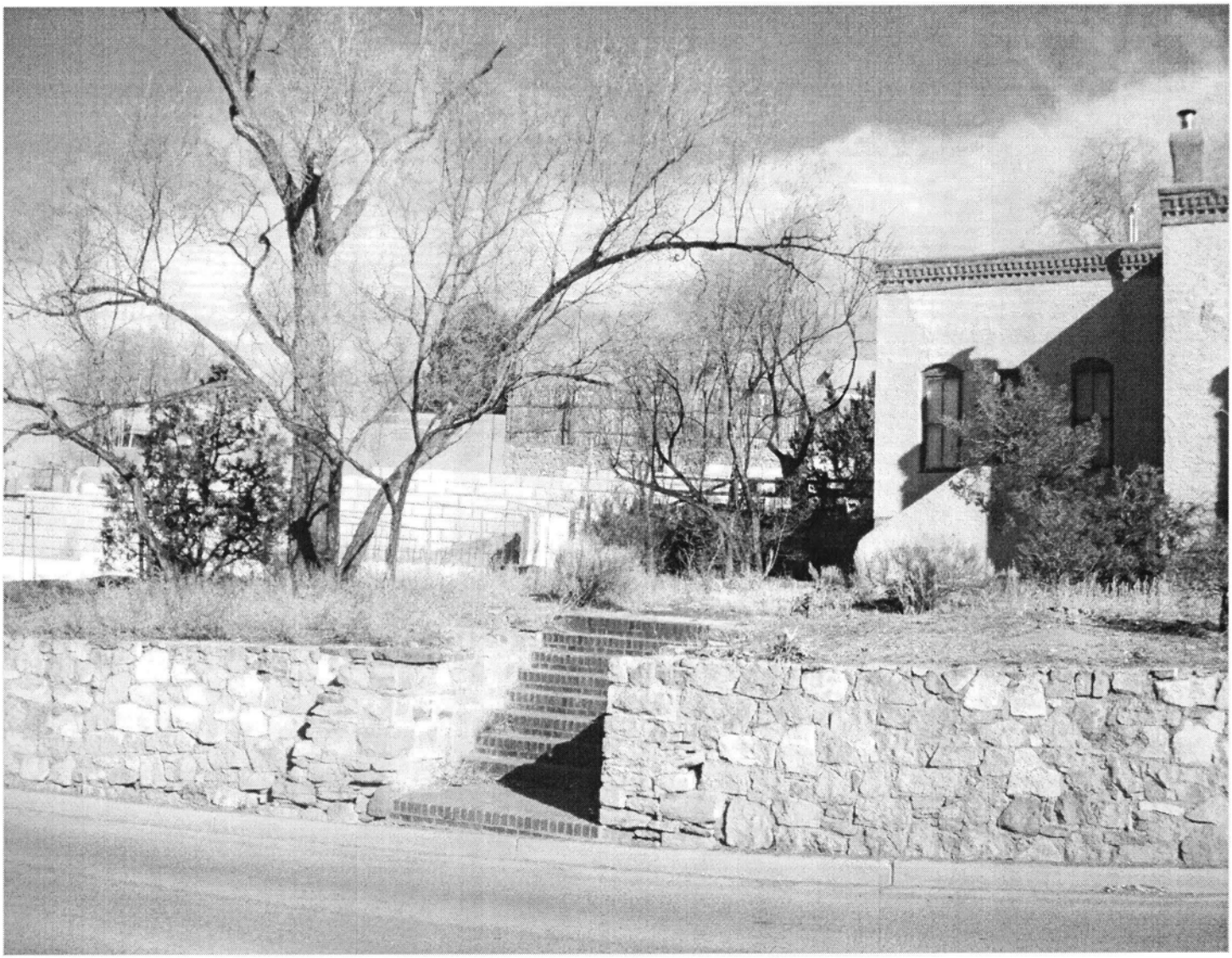
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

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

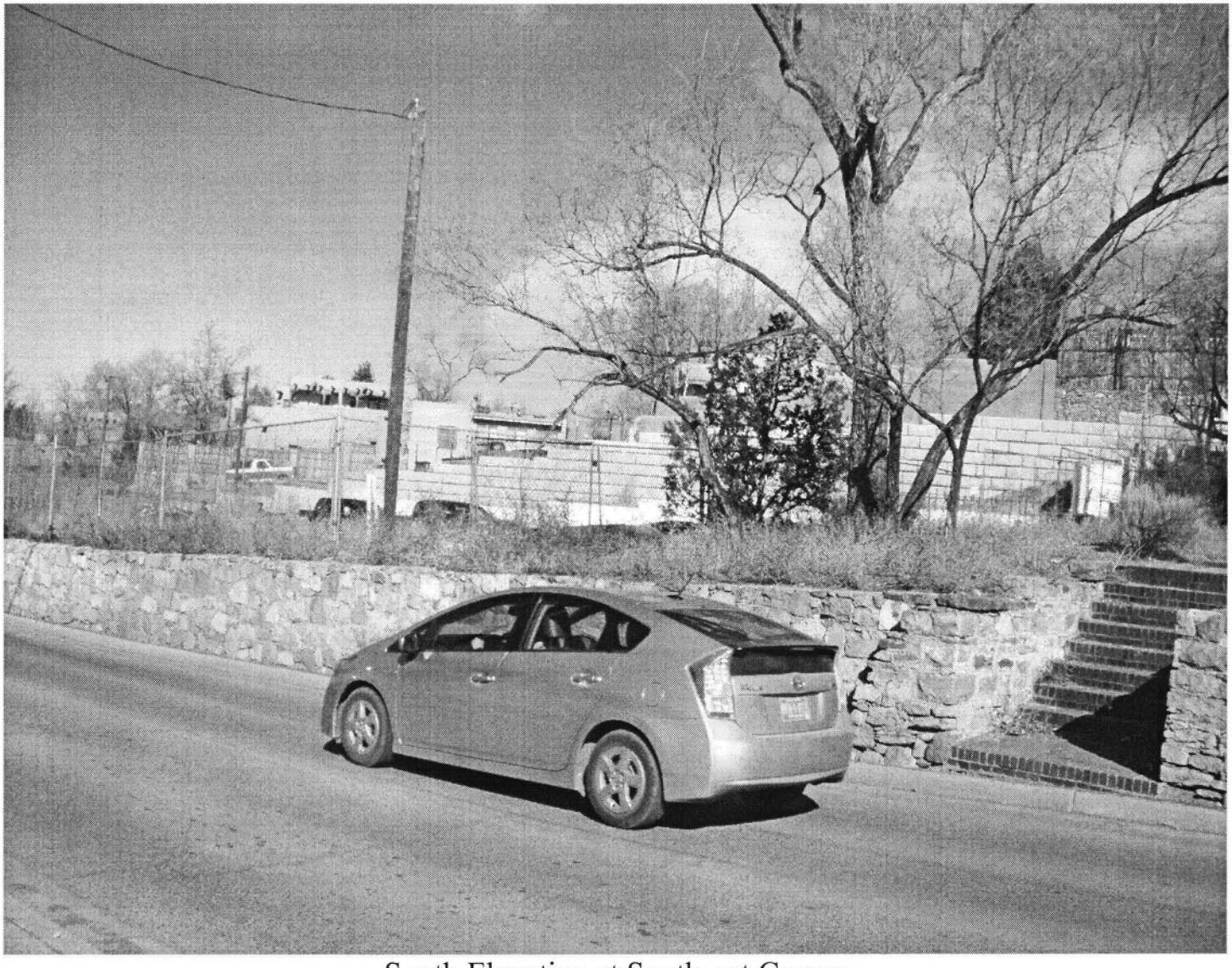
SHEET NO.
A-6

511 Paseo de Peralta Photographs



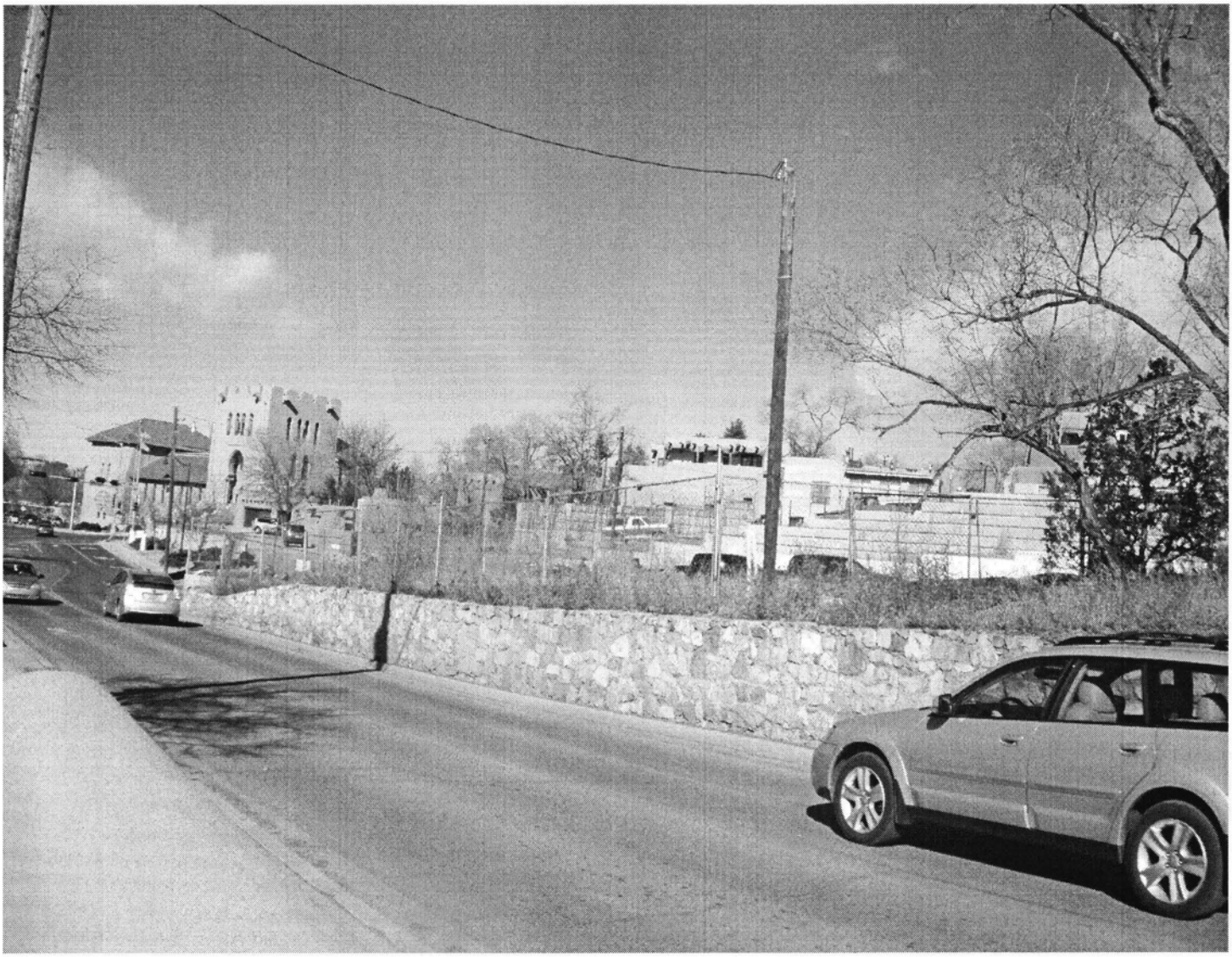
South Elevation at Southeast Corner
(showing adjacent residence to east)

511 Paseo de Peralta Photographs



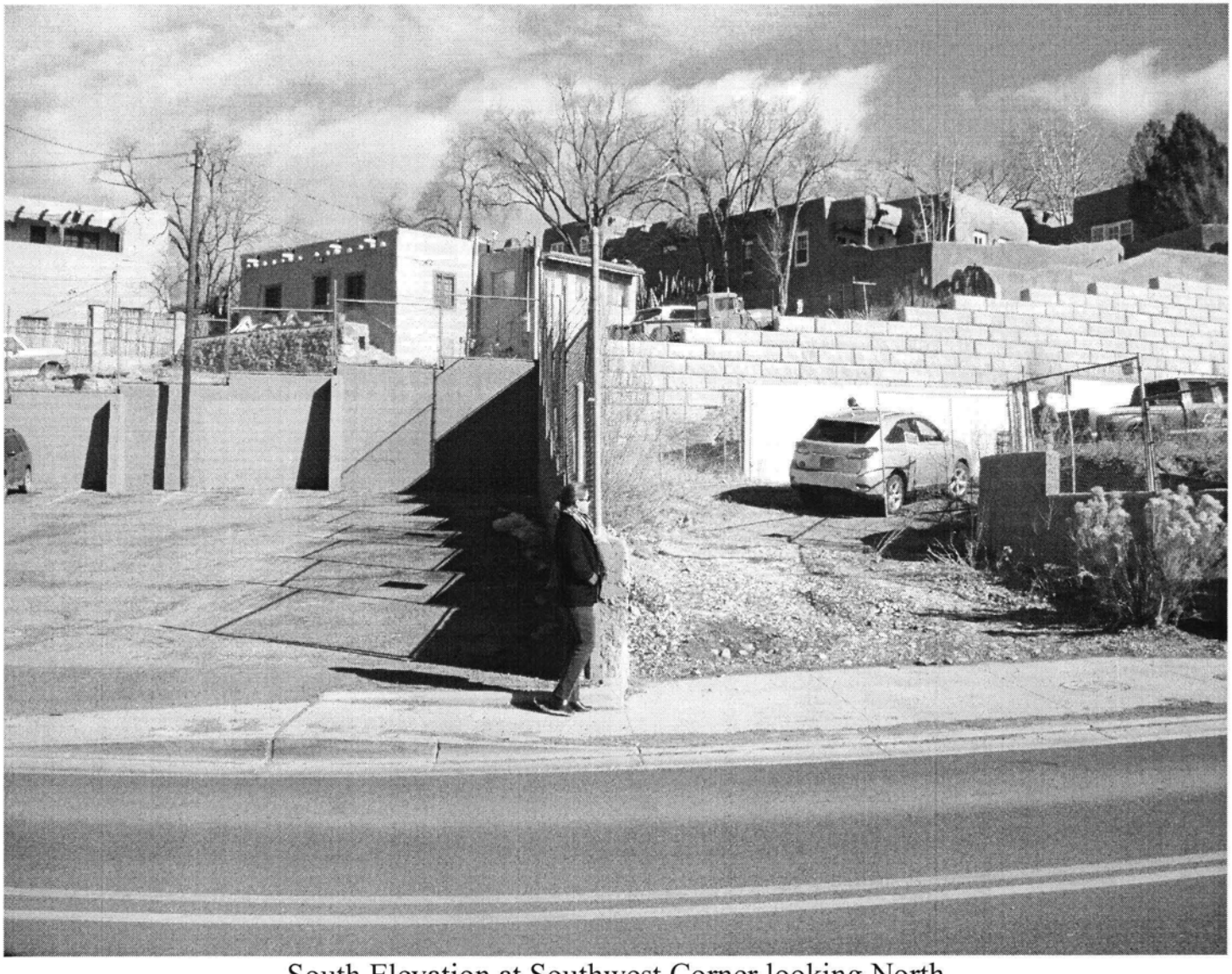
South Elevation at Southeast Corner

511 Paseo de Peralta Photographs



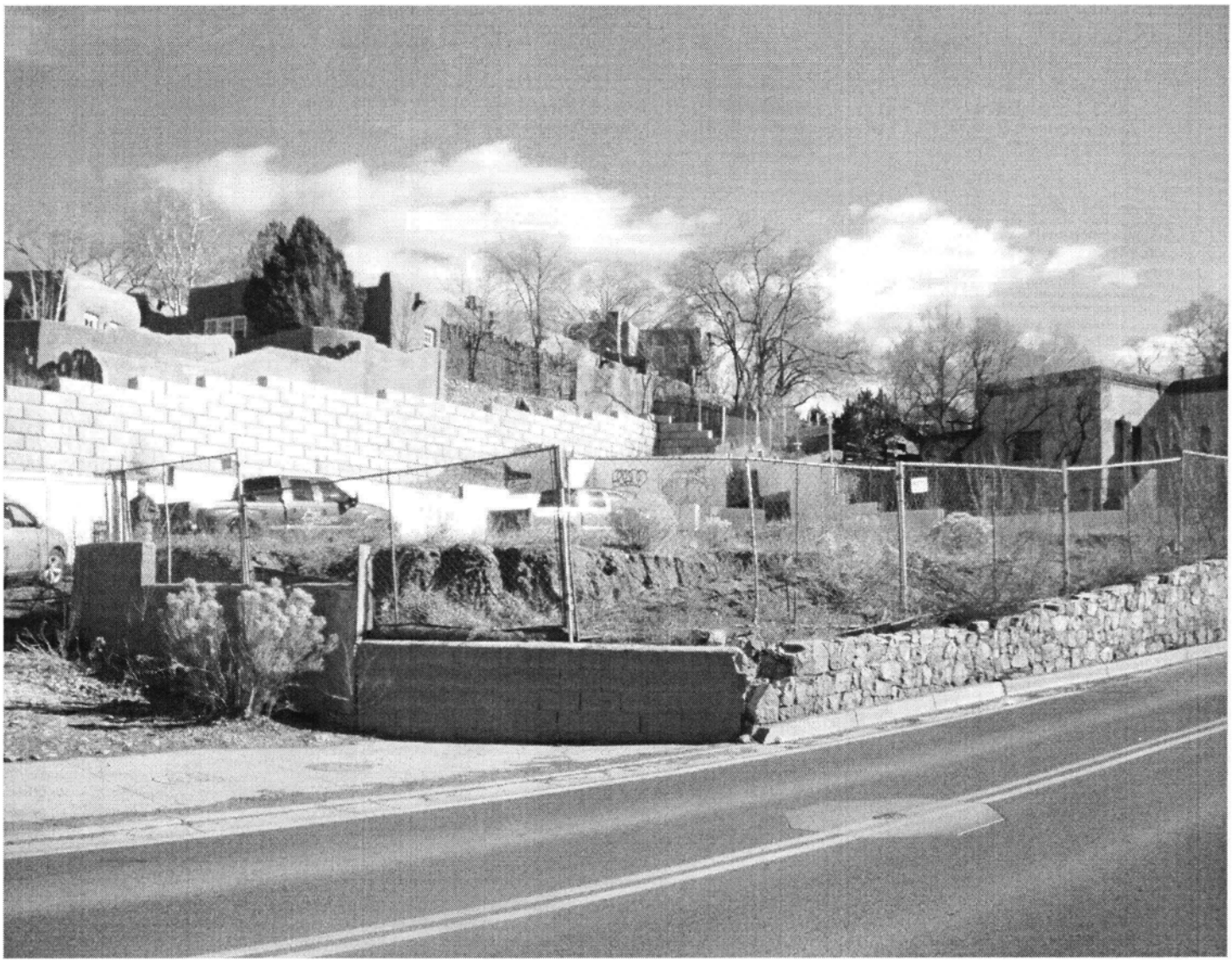
South Elevation at Southeast Corner
(showing entire south property line)

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

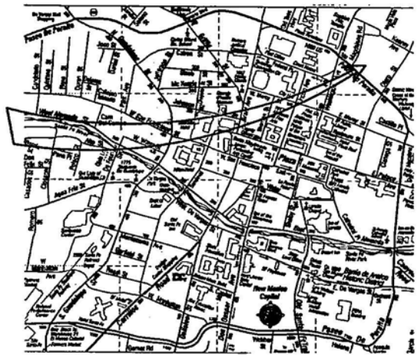
Land Development Criteria Santa Fe City Code

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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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-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
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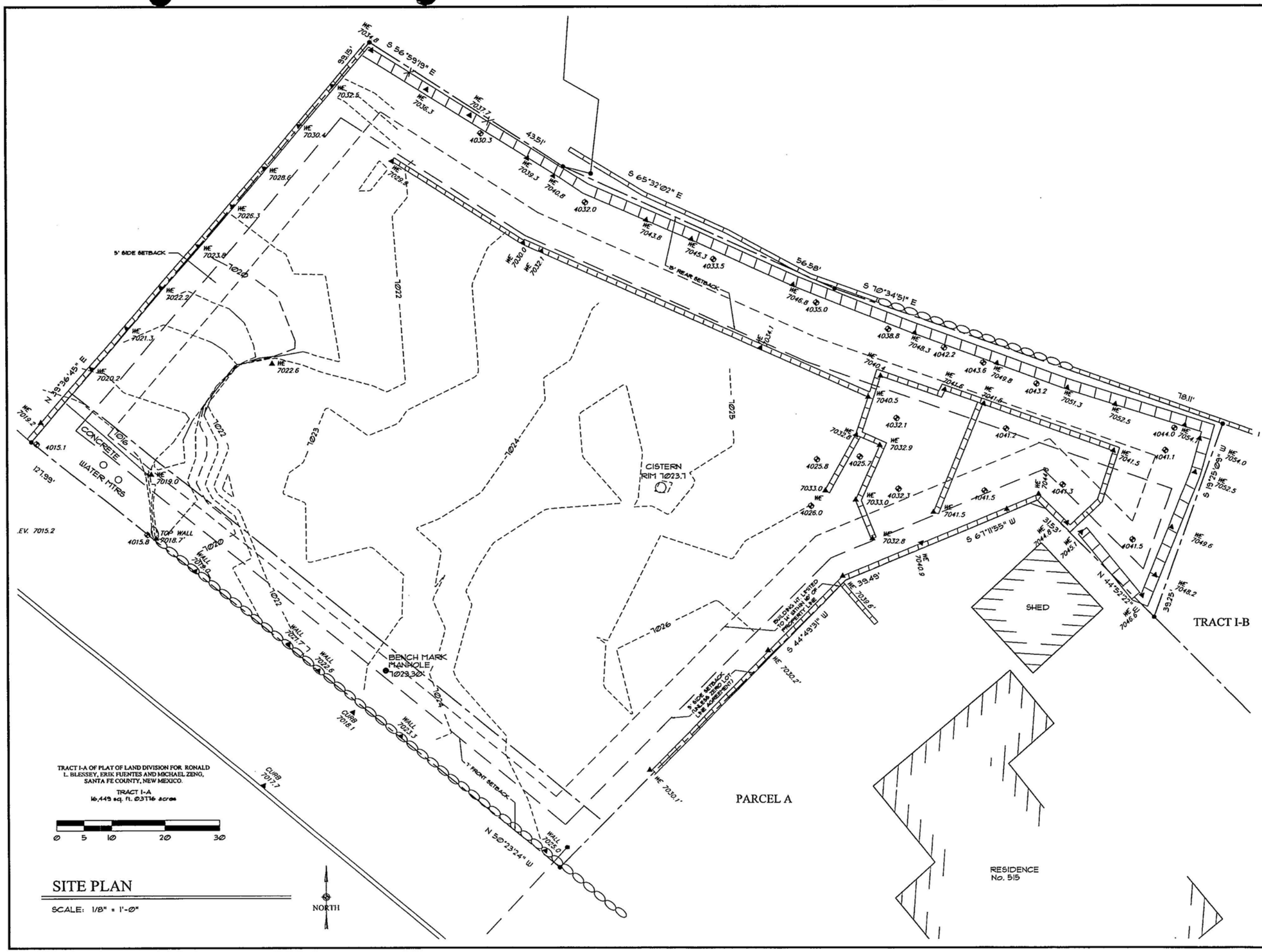
PLANNING COMMISSION & HISTORIC DISTRICTS REVIEW BOARD SUBMITTAL DRAWINGS
DRAWINGS DATED: APRIL 28, 2014
ARCHITECT'S PROJECT NUMBER 13-38

PASEO NORTH 511 PASEO DE PERALTA



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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

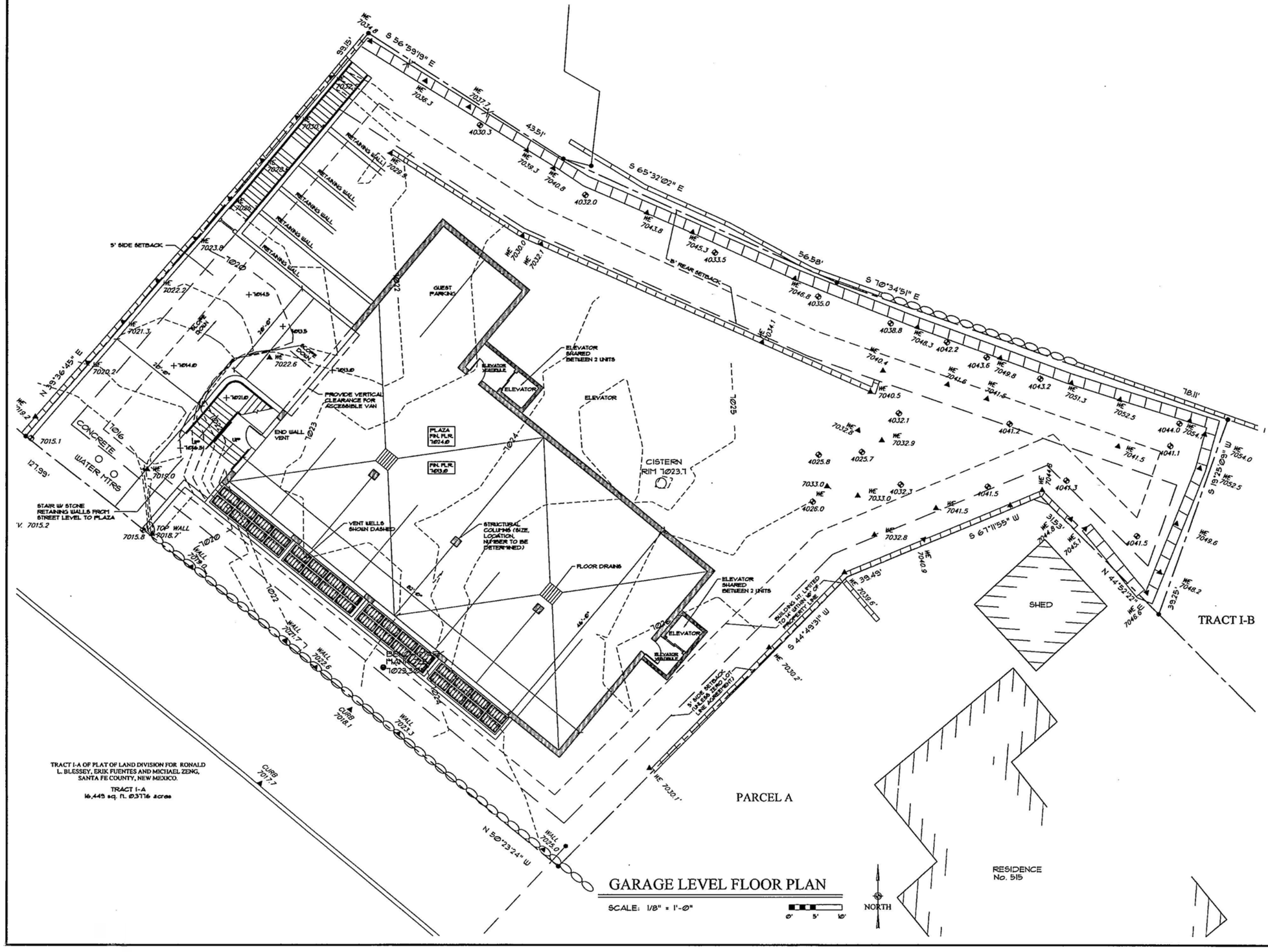
PROJECT TITLE
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

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



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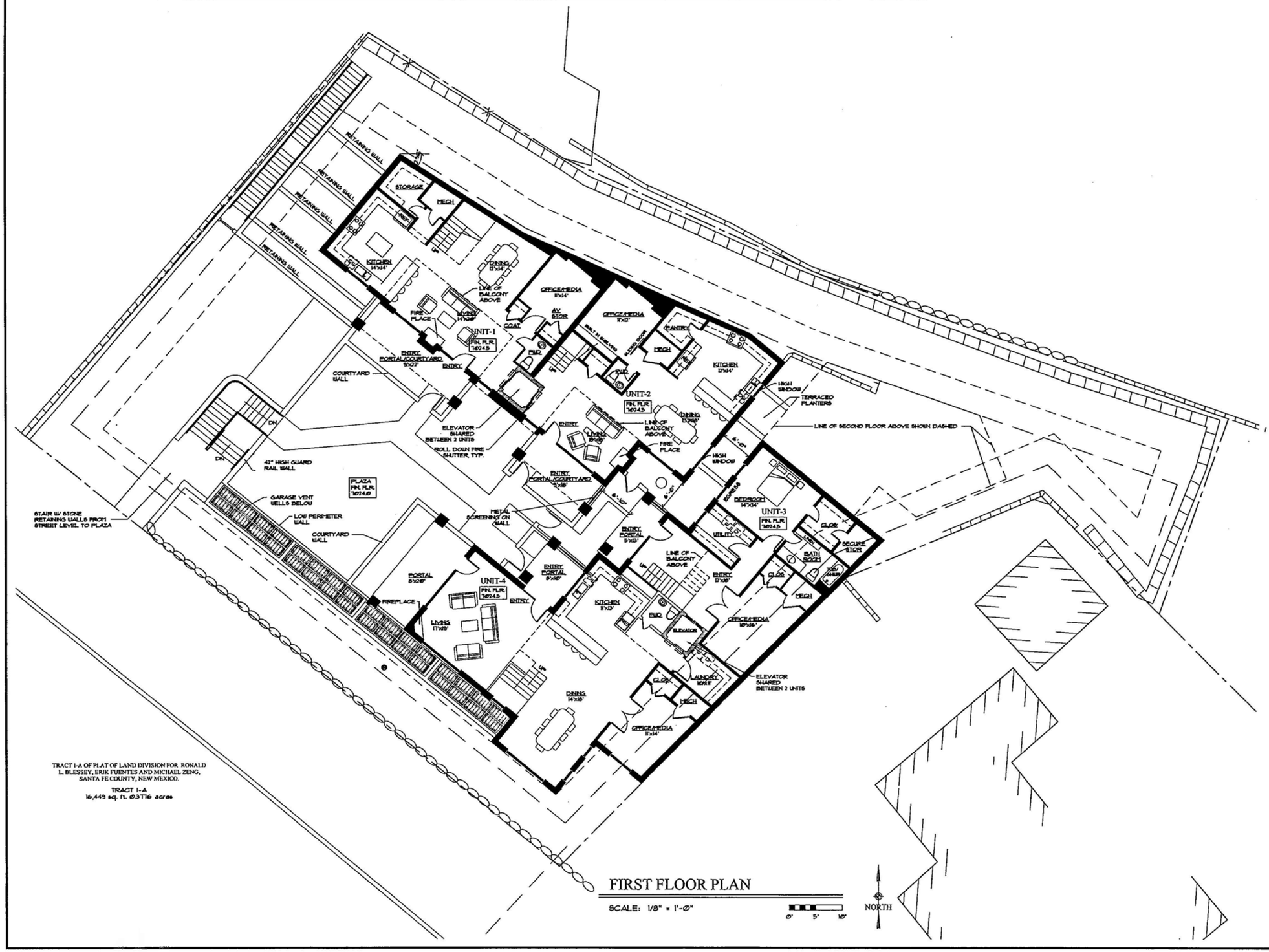
SHEET TITLE

PARKING GARAGE PLAN

SHEET NO.

A-1



FIRST FLOOR PLAN

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

0' 5' 10'

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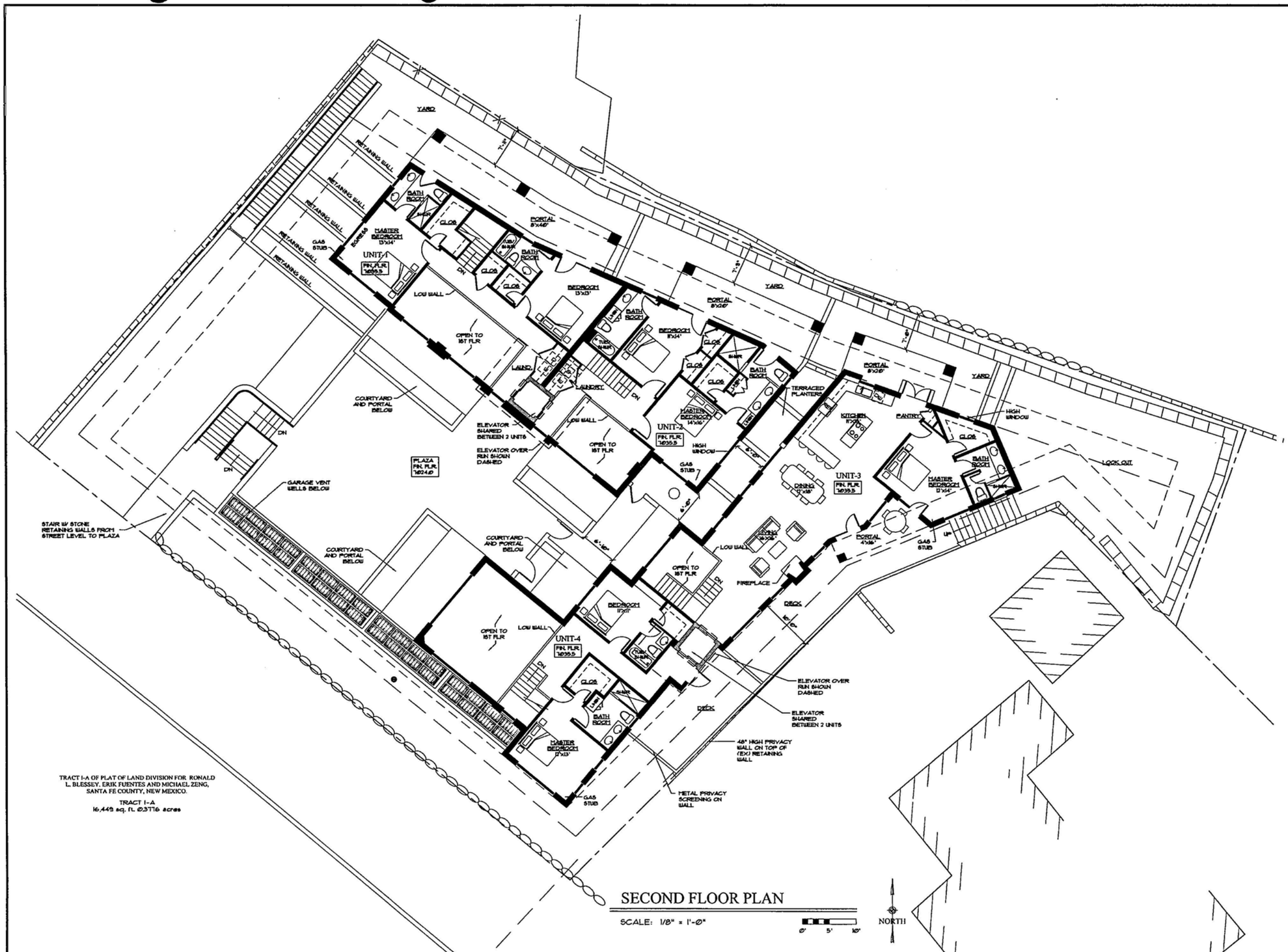
DRAWN BY	RW	DATE	4/28/14

SHEET TITLE

FIRST FLOOR PLAN

SHEET NO.

A-2



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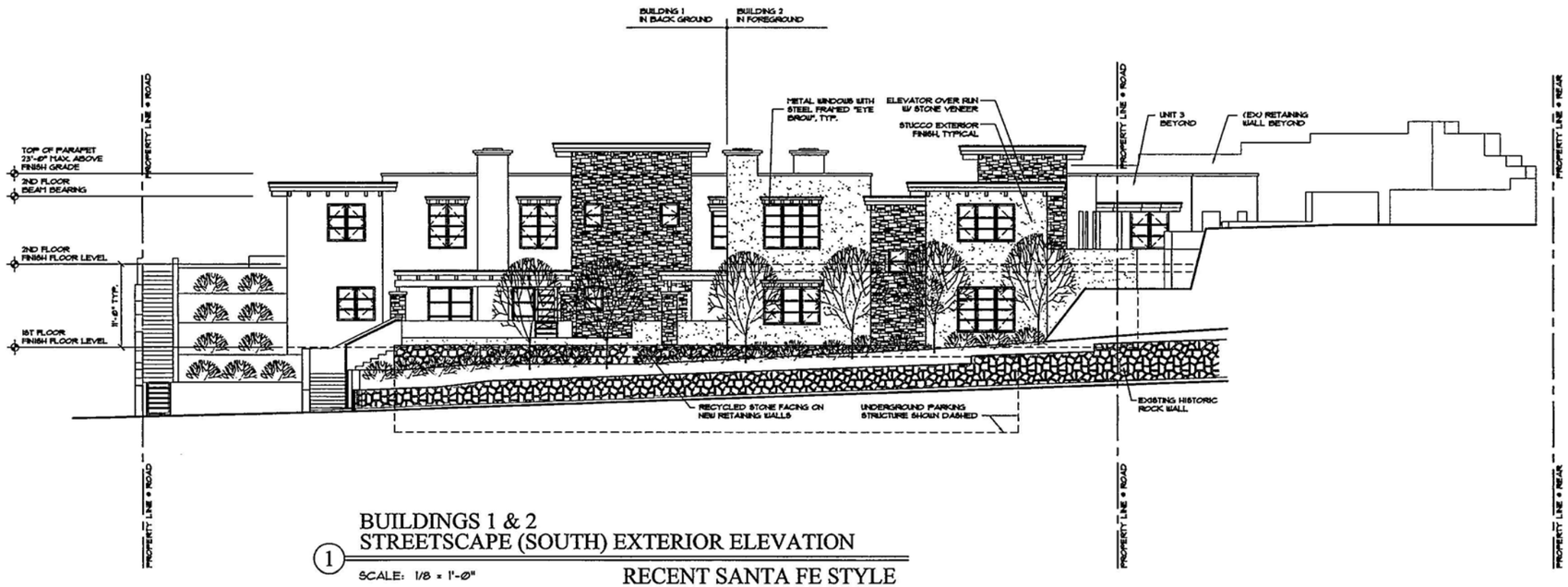
PROJECT NO. 13-38

CHECKED BY	EE	DATE	4/28/14
DRAWN BY	RW	DATE	4/28/14

SHEET TITLE
SECOND FLOOR PLAN

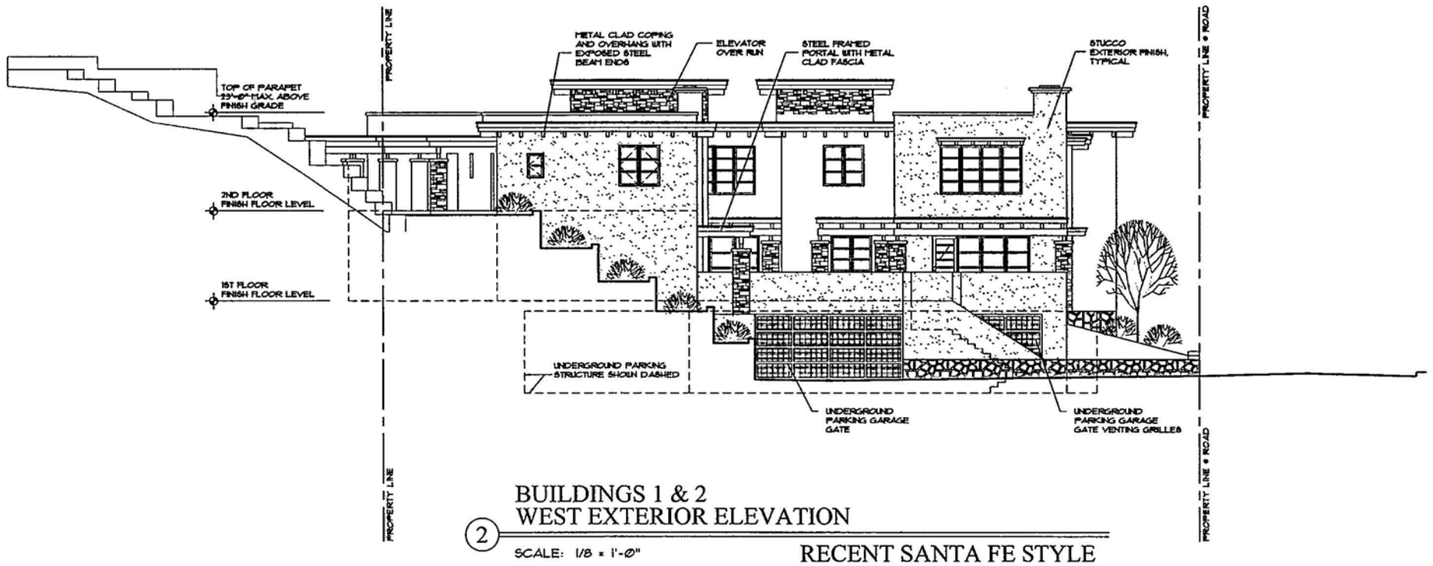
SHEET NO.
A-3



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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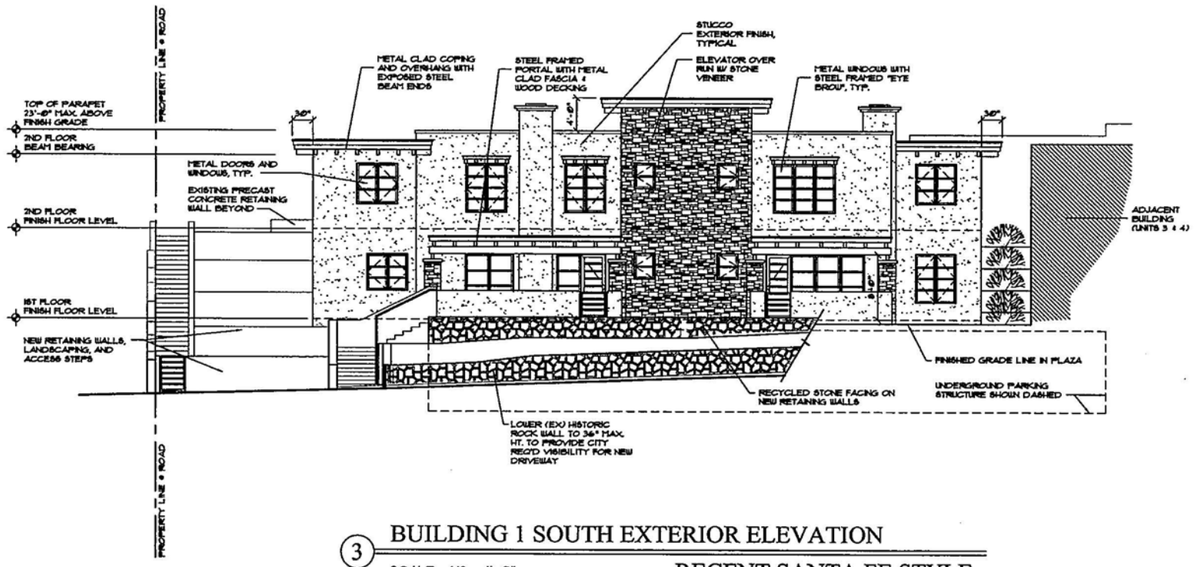
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	4/28/14
DRAWN BY	STAFF	DATE	4/28/14

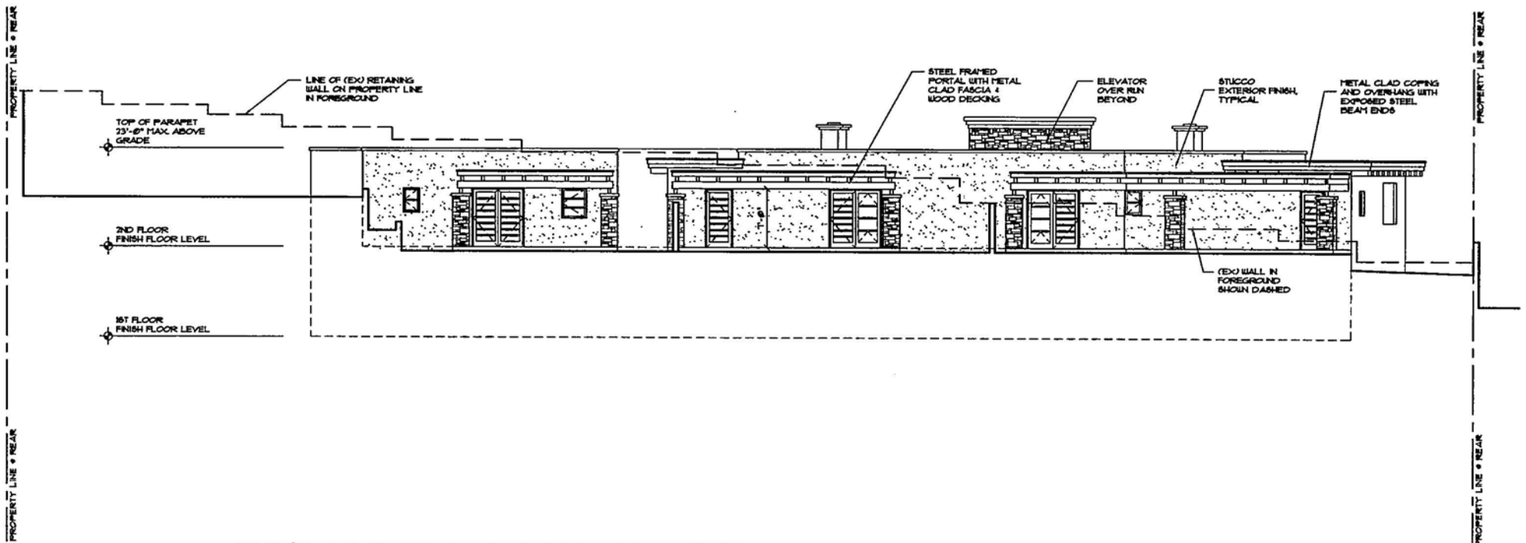
SHEET TITLE
PROPOSED STREET SCAPE EXTERIOR ELEVATIONS

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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PASEO NORTH

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SANTA FE, NEW MEXICO

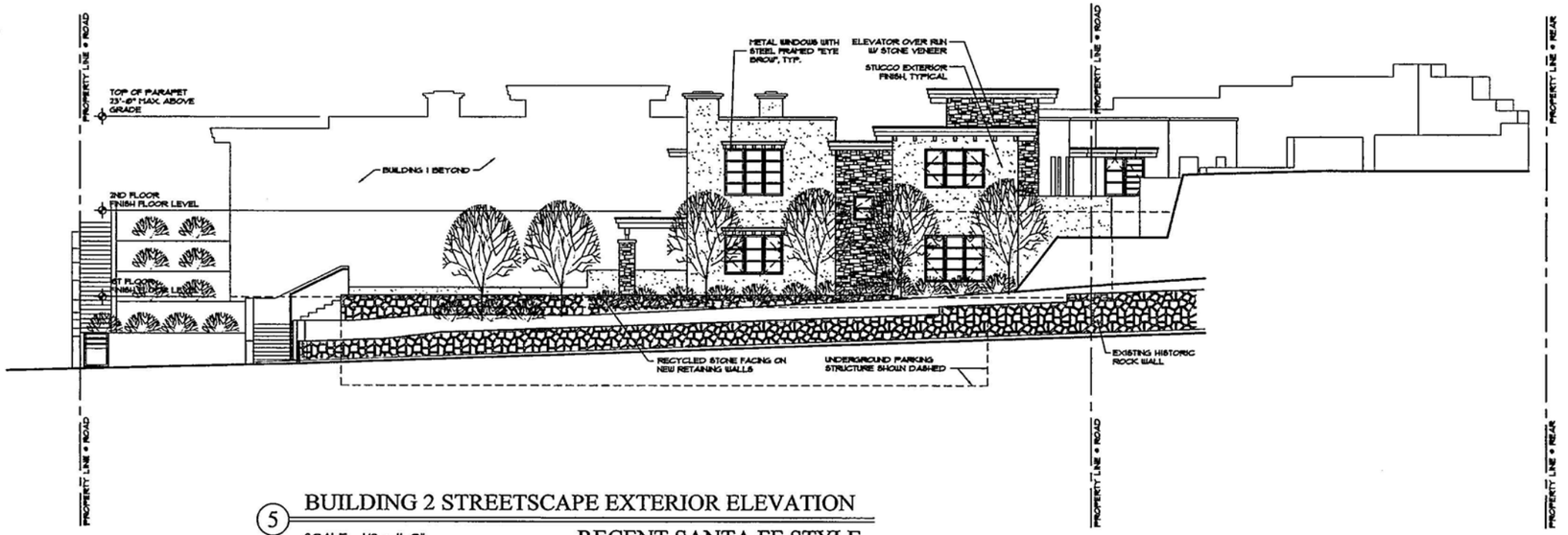
PROJECT NO.	13-38		
CHECKED BY	EE	DATE	4/28/14
DRAWN BY	STAFF	DATE	4/28/14

SHEET TITLE

PROPOSED BUILDINGS 1 & 2 EXTERIOR ELEVATIONS

SHEET NO.

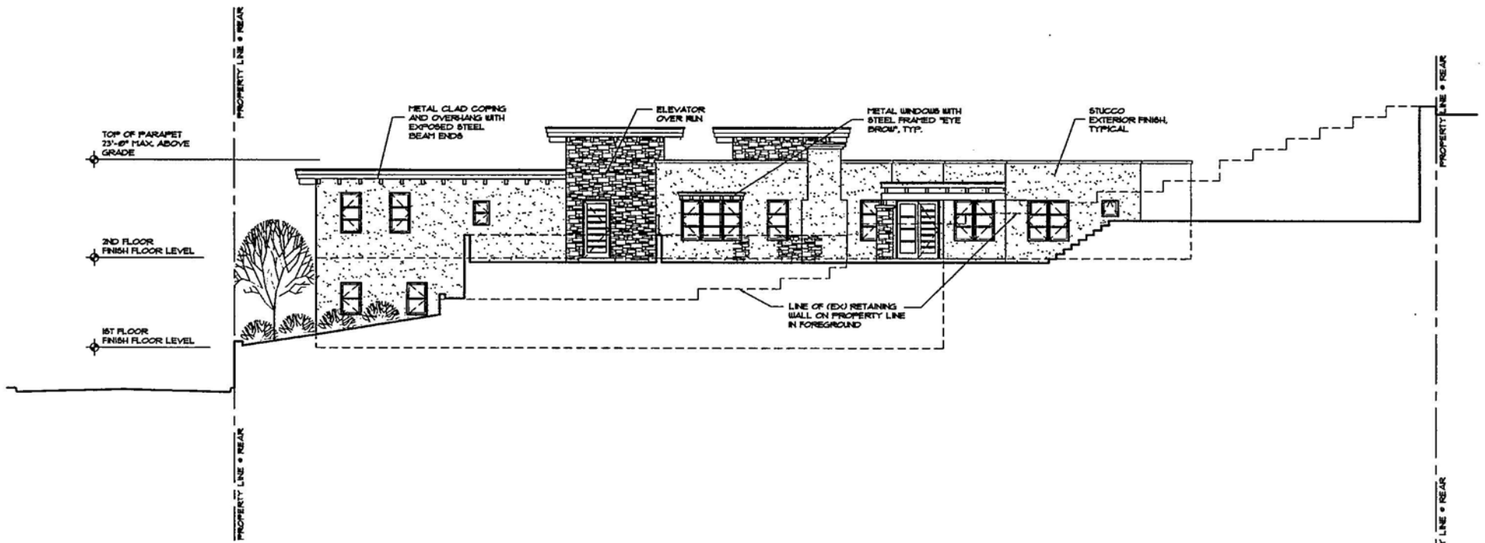
A-5



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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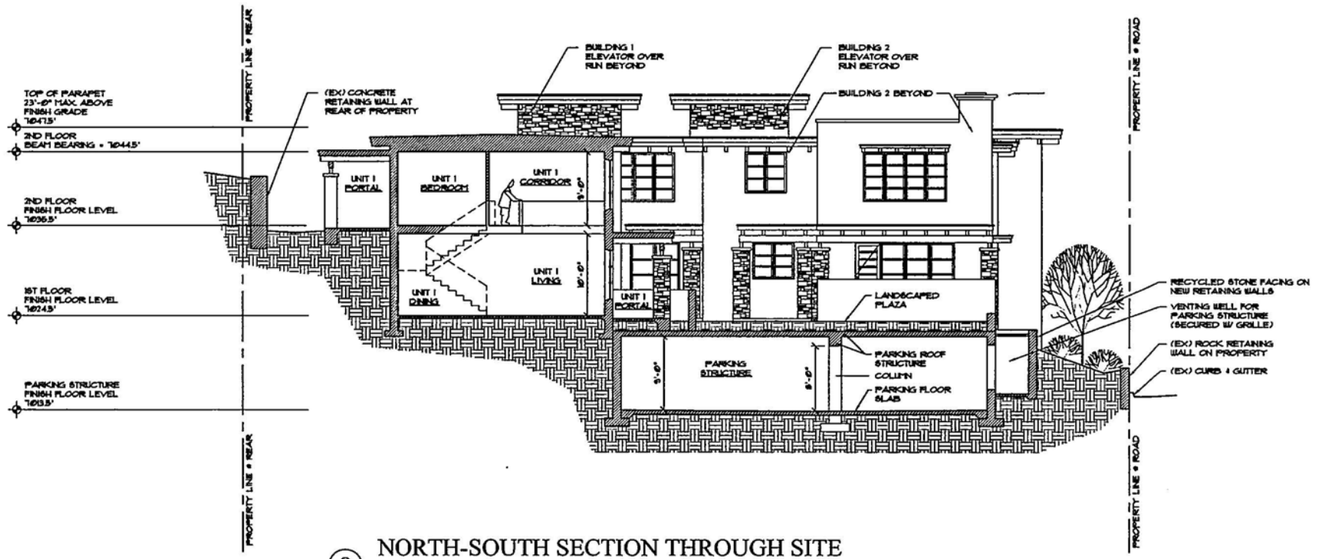
DRAWN BY STAFF	DATE 4/28/14

SHEET TITLE

PROPOSED BUILDING 2 EXTERIOR ELEVATIONS

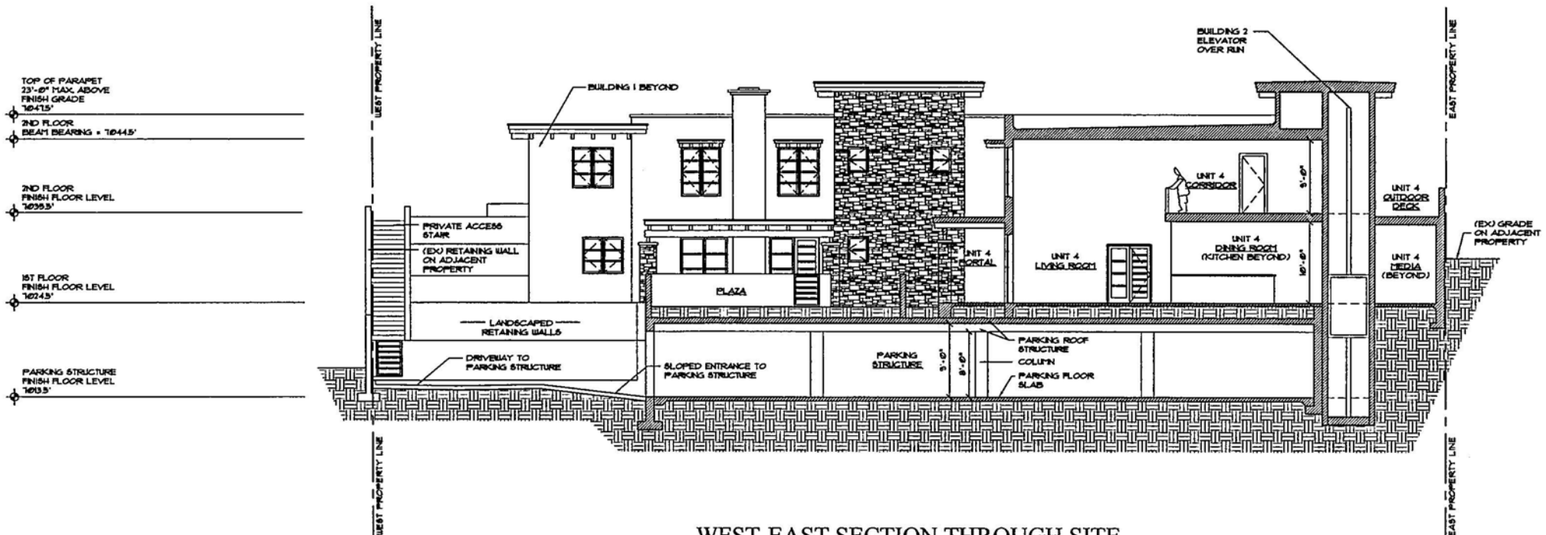
SHEET NO.

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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SHEET TITLE

PROPOSED BUILDING SECTIONS

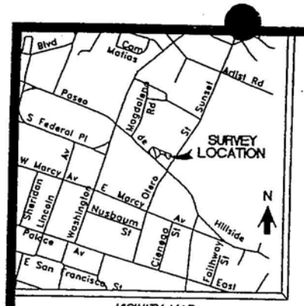
SHEET NO.

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.

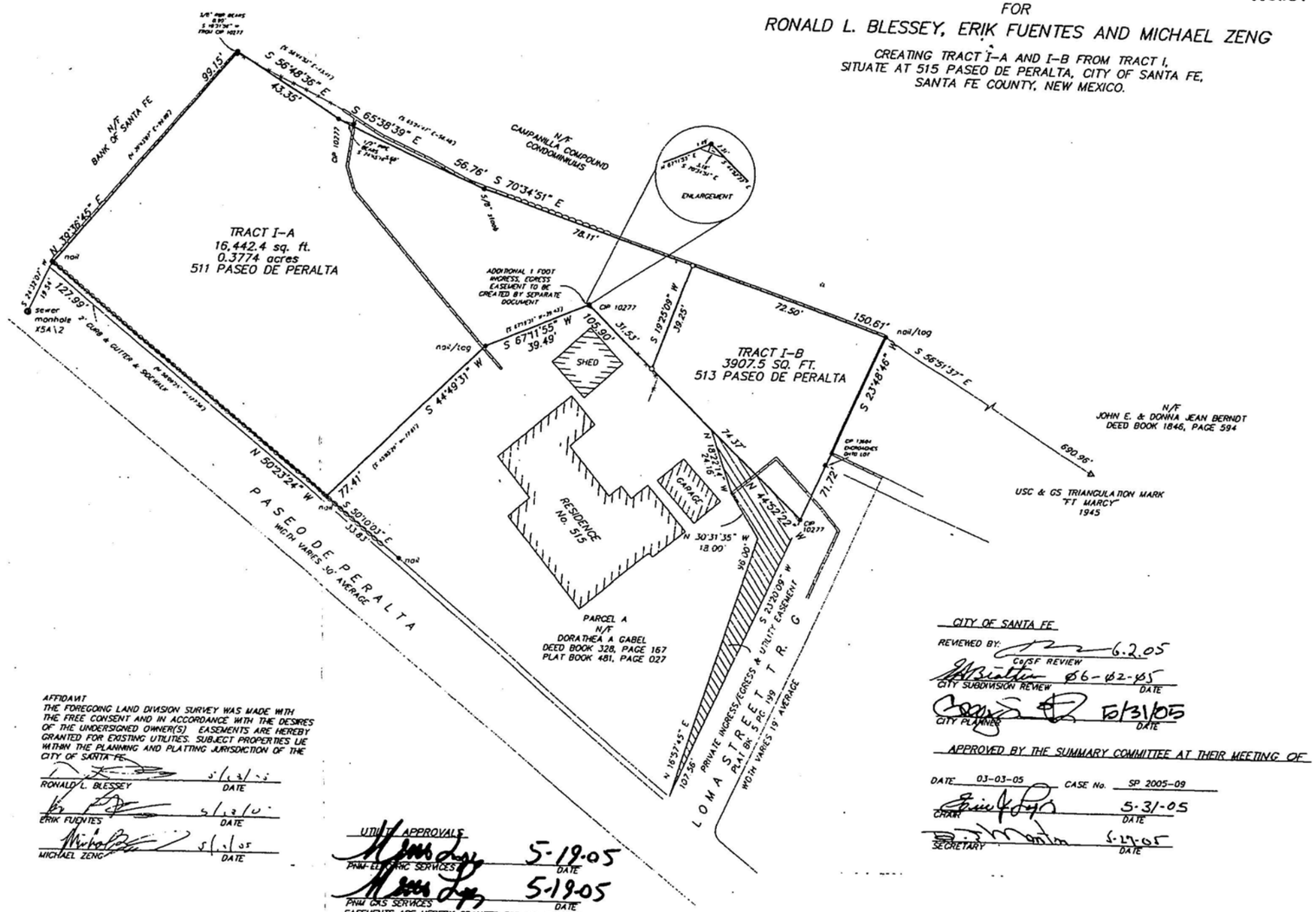
CERTIFICATE

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 — CO.S.F. REVIEW

06-02-05 — CITY SUBDIVISION REVIEW DATE

6/31/05 — CITY PLANNER DATE

APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF

DATE 03-03-05 CASE No. SP 2005-09

5-31-05 — CHAIR DATE

6-17-05 — SECRETARY 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

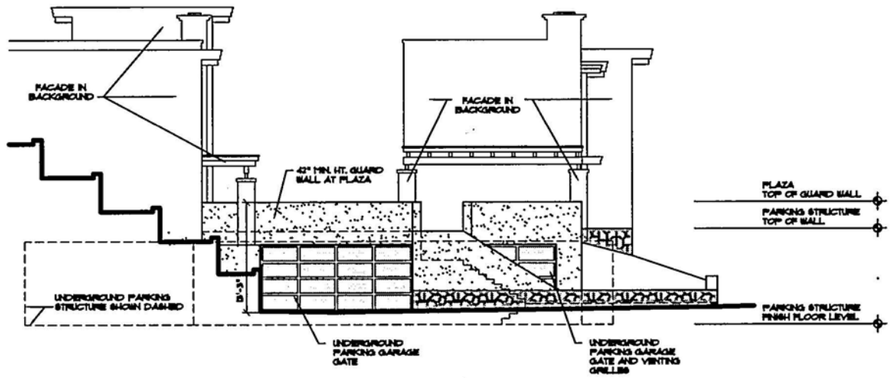
INDEXING INFORMATION FOR COUNTY CLERK
LAND DIVISION

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.

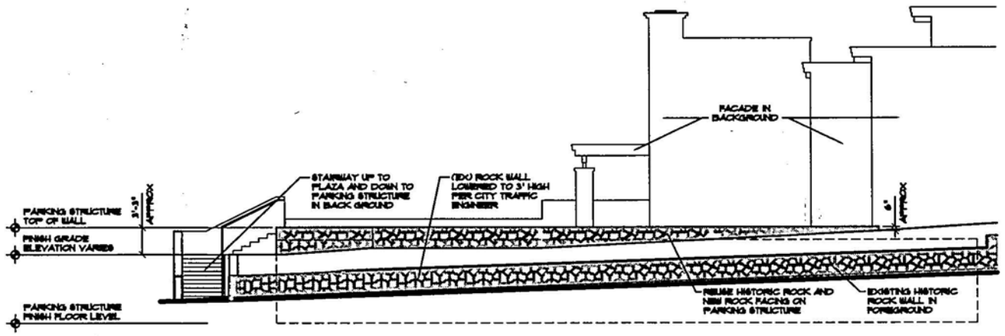
DEL RIO SURVEYS, INC.

PO BOX 22773	SANTA FE, NM	820-9200
Project No. 0495993	Dwg. PW	Date 11/29/04
	CHK DV	Sh. #3



1 PARKING STRUCTURE FACADE

SCALE: 1/8 = 1'-0"



2 PARKING STRUCTURE FACADE

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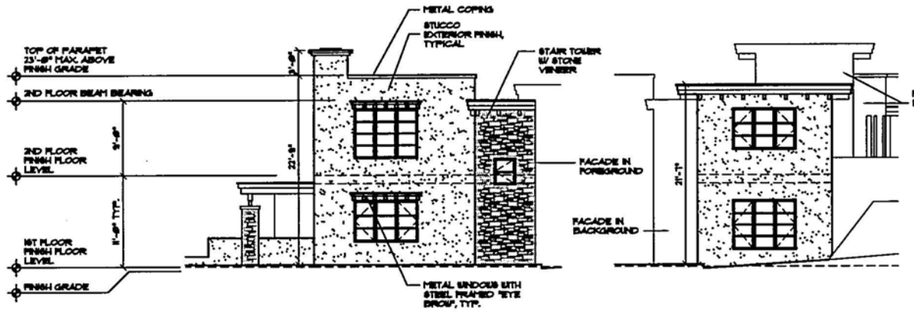
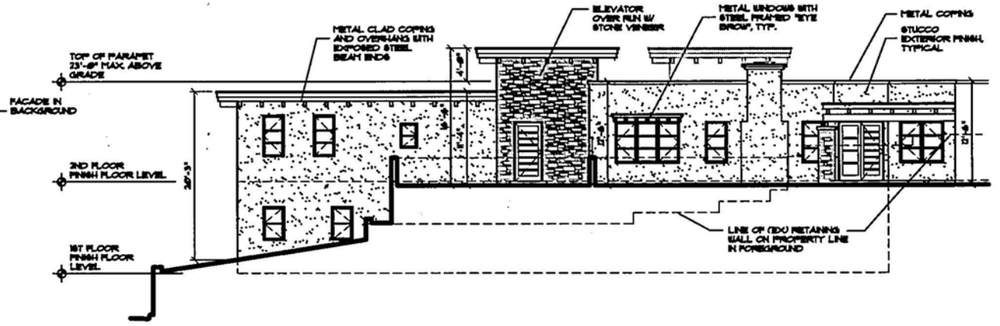


3 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"

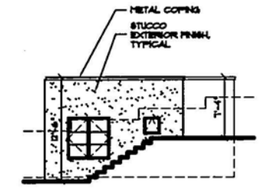


4 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"

5A BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



5B BUILDING 2 FACADE

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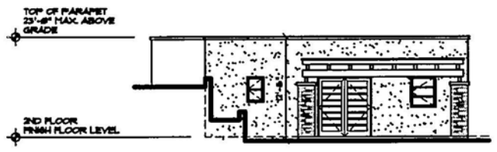
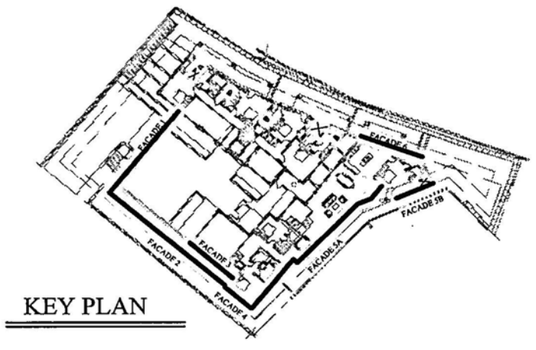


6 BUILDING 2 FACADE

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
FAX 505-986-1270
E-MAIL architecturalalliance@archallinc.com
WEBSITE www.archallinc.com

TRUE NORTH BUILDERS LLC
Cody North
506-795-9456

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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

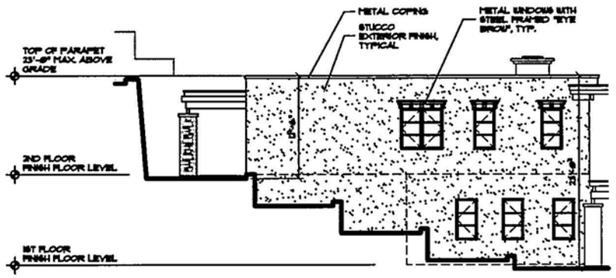
PROJECT TITLE
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	5/27/14
DRAWN BY	STAFF	DATE	5/27/14

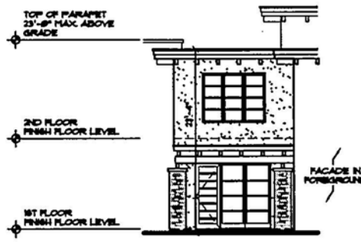
SHEET TITLE
EXTERIOR ELEVATION FACADE STUDIES

SHEET NO.
1



7 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



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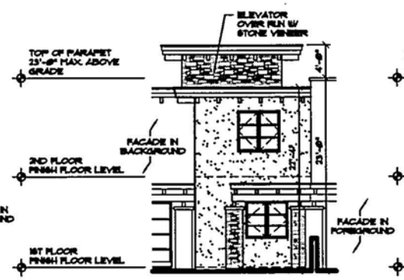

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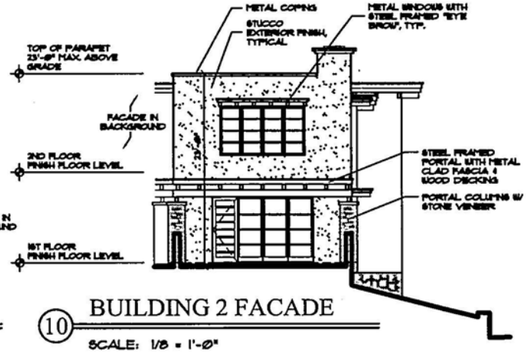

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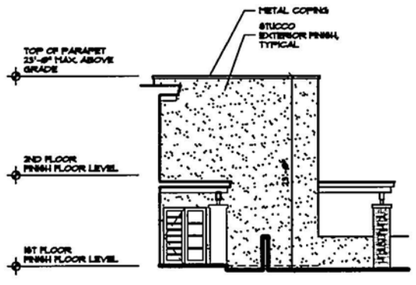
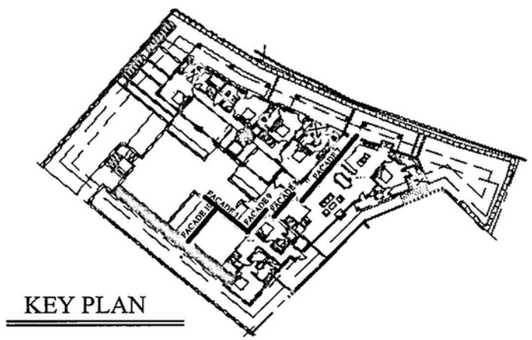


11 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



KEY PLAN

ARCHITECTURAL ALLIANCE INC
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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
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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

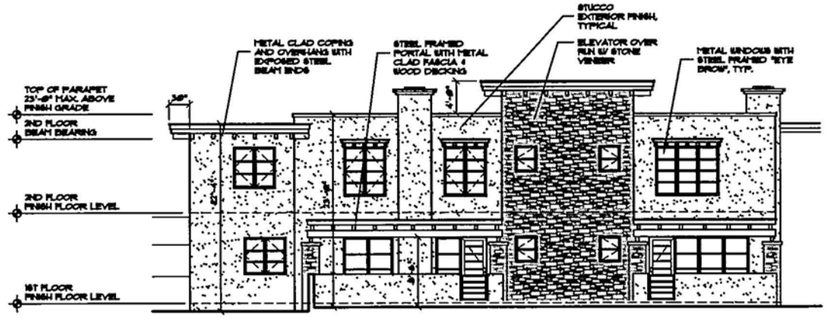
CHECKED BY	EE	DATE	5/27/14
DRAWN BY	STAFF	DATE	5/27/14

SHEET TITLE

EXTERIOR ELEVATION FACADE STUDIES

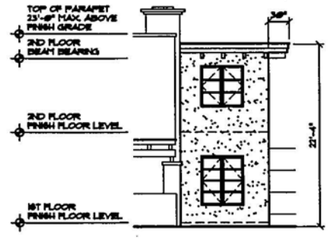
SHEET NO.

2



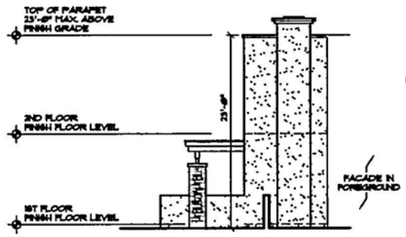
12 BUILDING 1 FACADE

SCALE: 1/8 = 1'-Ø"



13 BUILDING 1 FACADE

SCALE: 1/8 = 1'-Ø"



14 BUILDING 1 FACADE

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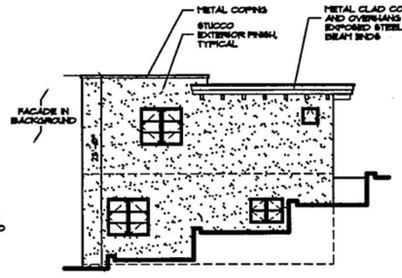

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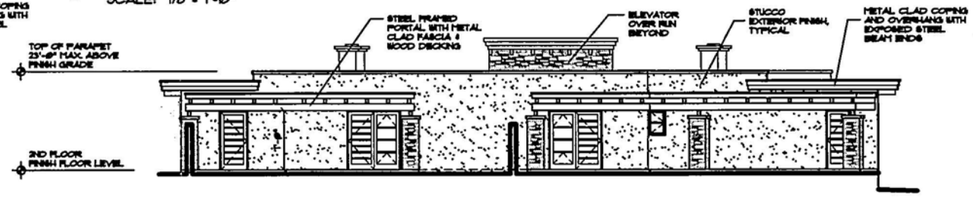

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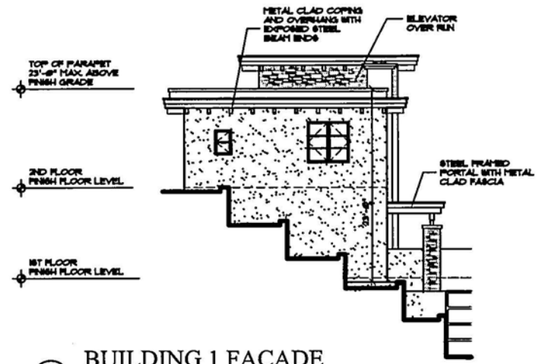
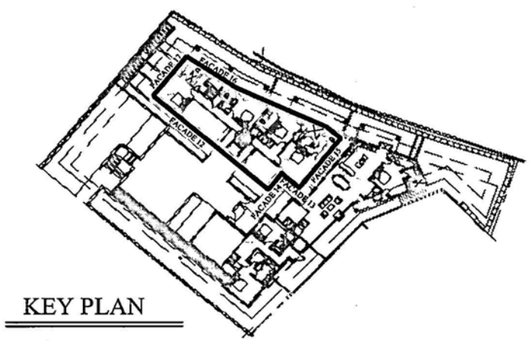
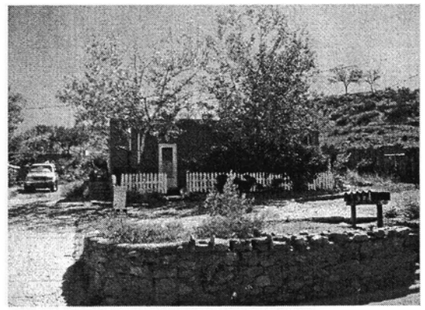
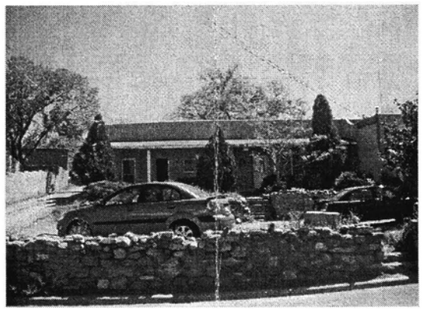
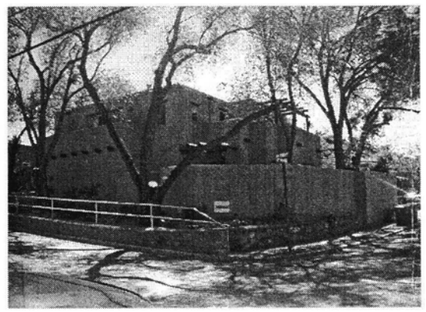
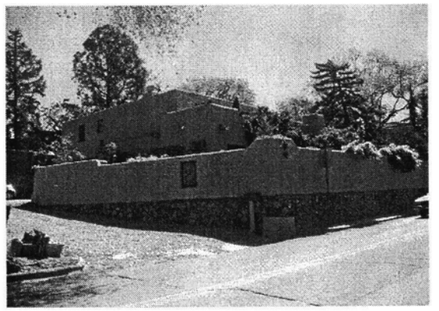
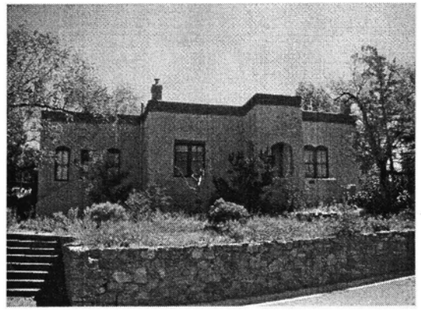
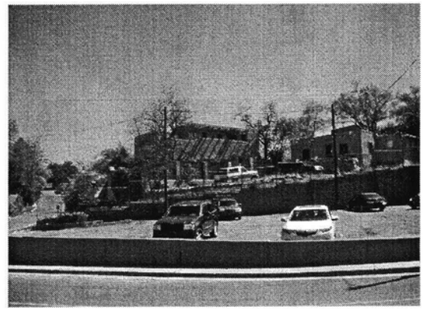
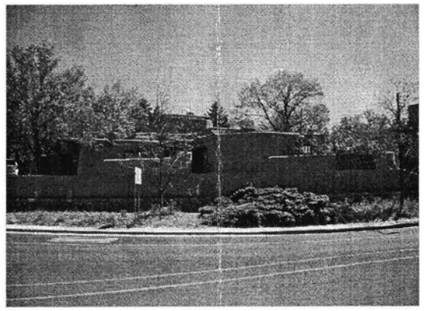


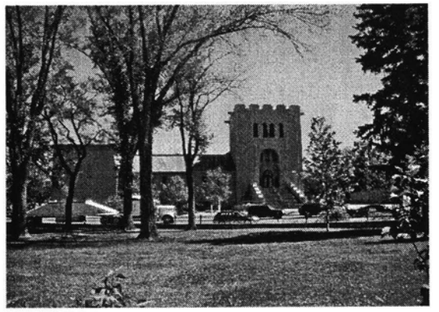
17 BUILDING 1 FACADE

SCALE: 1/8 = 1'-Ø"

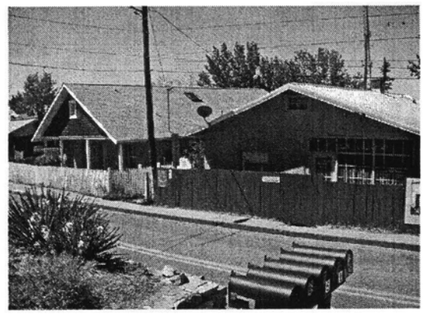
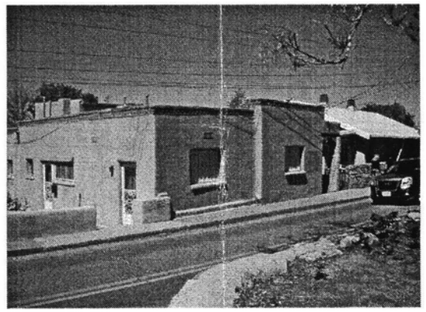
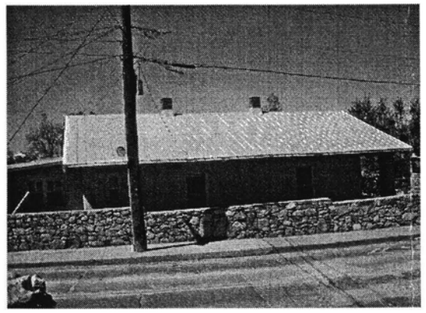
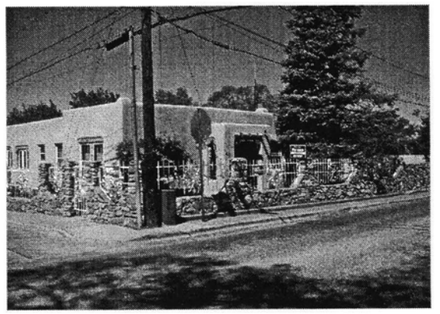
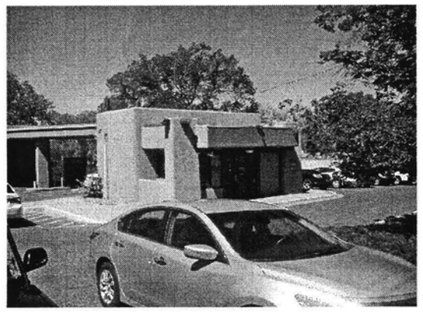
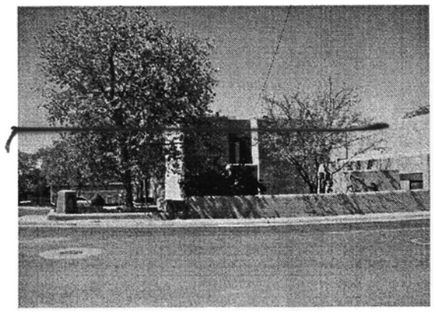
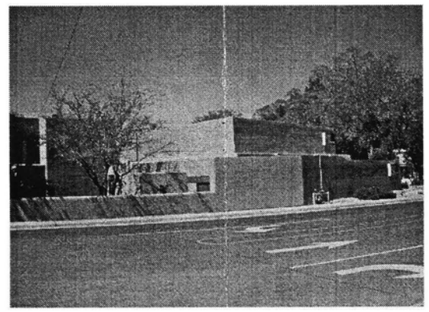
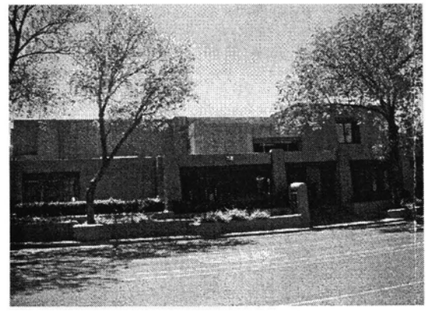


VIEWS LOOKING NORTH FROM PASEO DE PERALTA



VIEWS LOOKING SOUTH FROM PASEO DE PERALTA

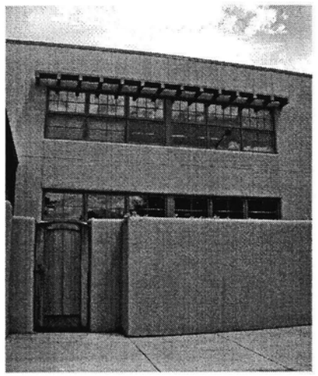

PASEO NORTH

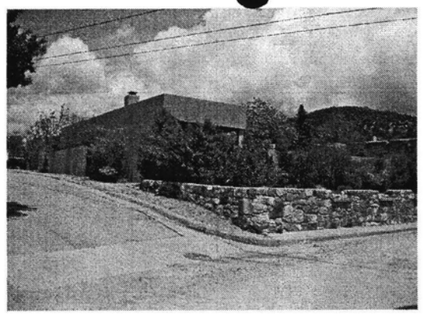
511 Paseo de Peralta

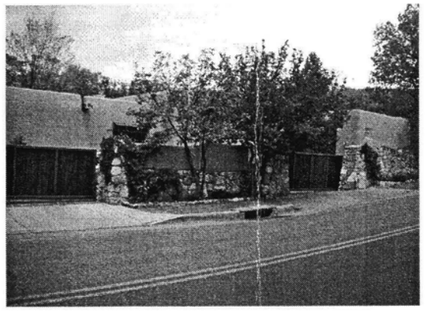
ARCHITECTURAL ALLIANCE INC

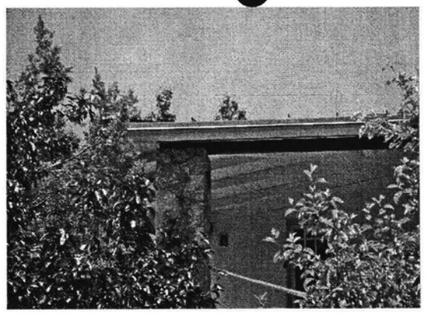
612 Old Santa Fe Trail
SANTA FE NEW MEXICO
Telephone: 505-988-5269
Fax: 505-986-1270

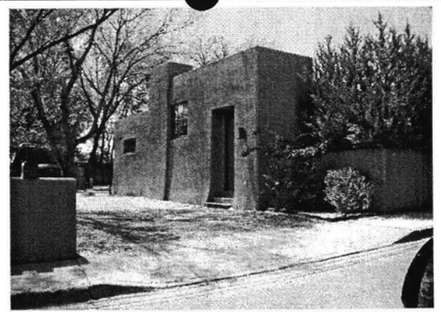
RECENT SANTA FE STYLE

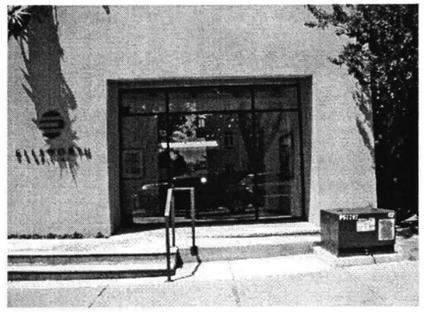


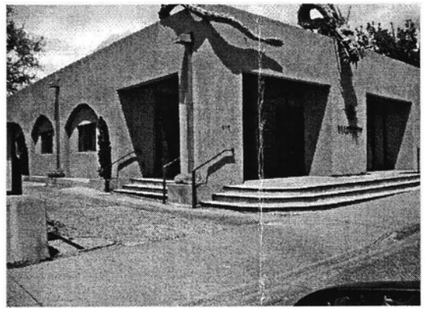




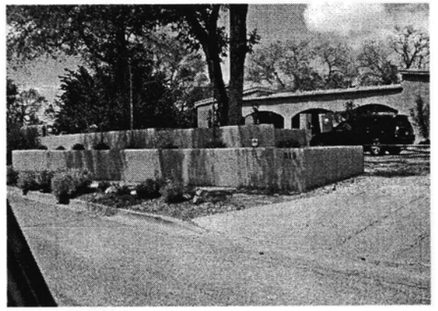




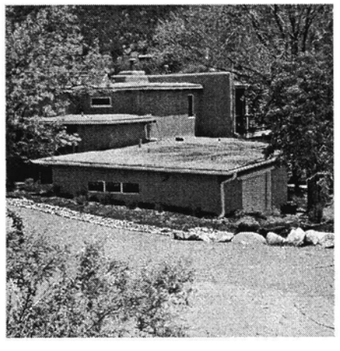


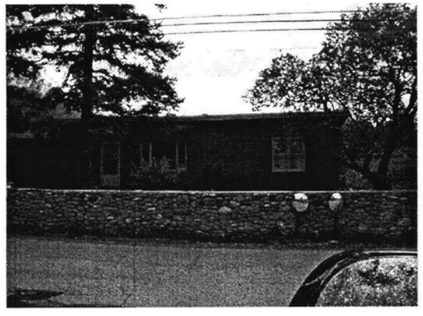


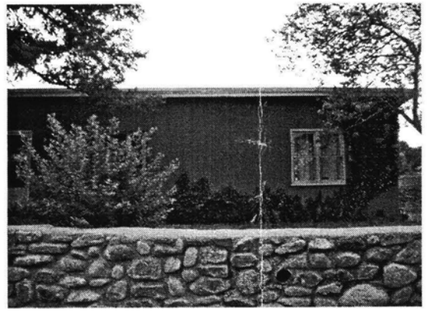


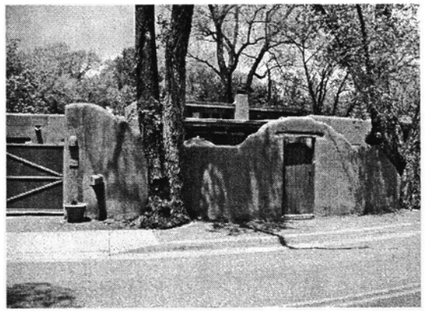


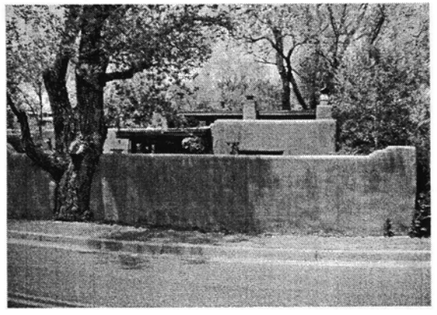
HISTORIC SANTA FE STYLE



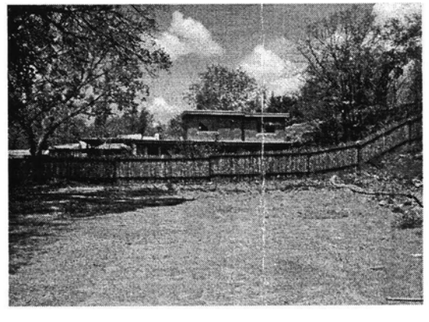


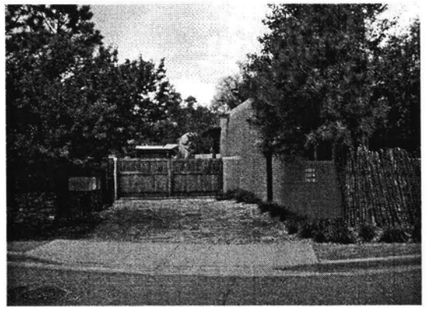














PASEO NORTH

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: _____

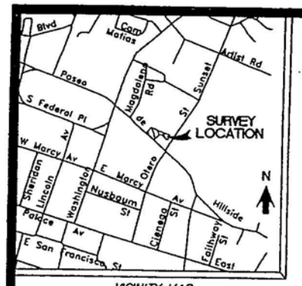
I agree to post notice of the proposed project on the site fifteen (15) days prior to the Historic Districts Review Board hearing. I am aware that a decision of the HDRB may be appealed by any aggrieved party within fifteen (15) days of the adoption of Findings and Conclusions.

_____ 4-23-14
Signature of Applicant/Owner Date

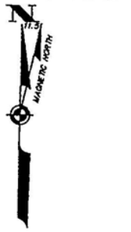
PLAT OF LAND DIVISION
FOR
RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG

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

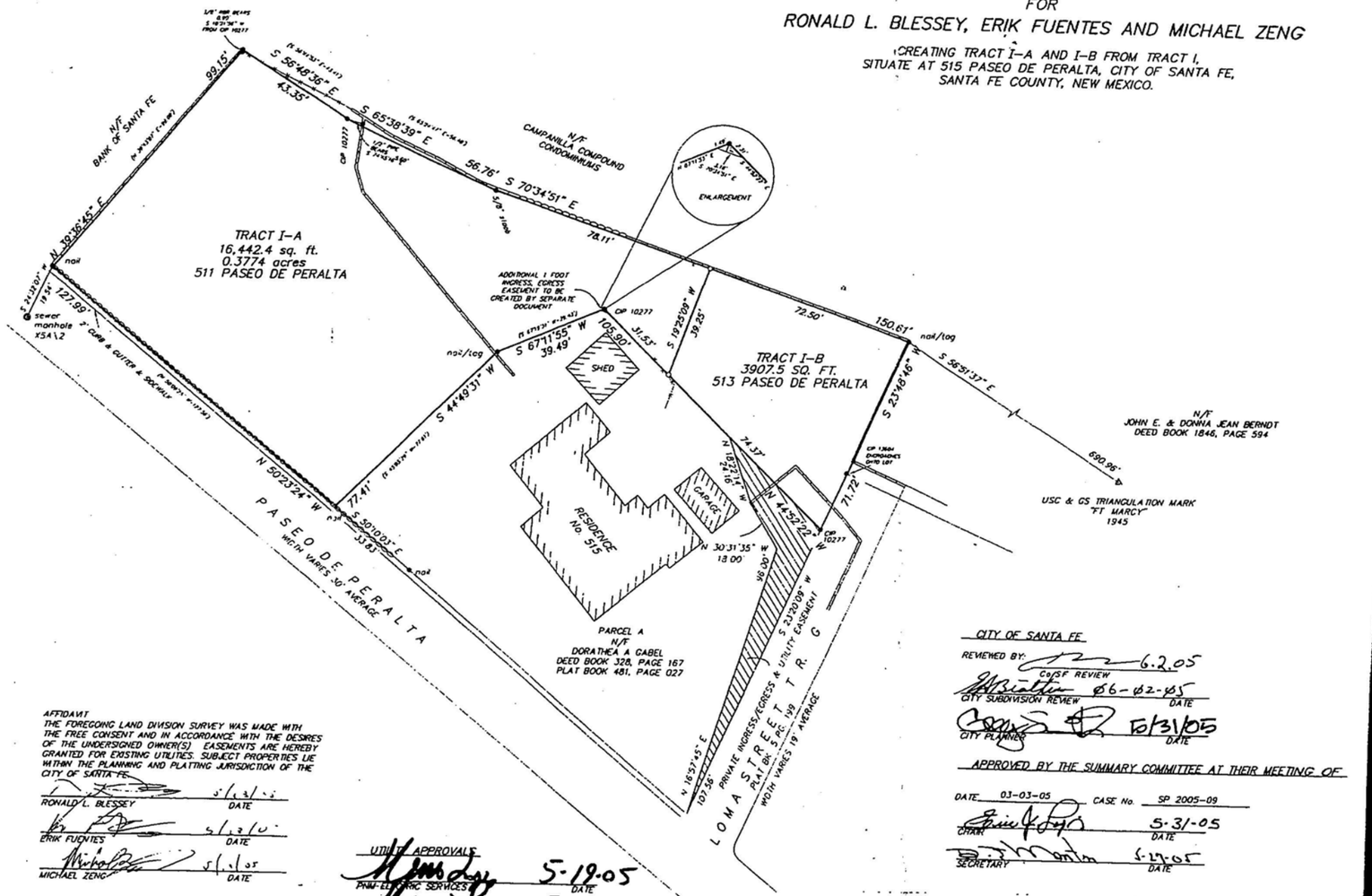
I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys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

CDSF 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 / Chk. DV	Date 11/19/04 / Bk. 93

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.

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"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.

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"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

---

CASE # H-04-114

ADDRESS: 511 Paseo de Peralta
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

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____ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Survey Form	_x_ Site Plan/Floor Plan
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_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	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
	__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

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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: 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.

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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.

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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

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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

LORN TRYK ARCHITECTS

October 20, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

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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

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 1#
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] 7/21/04
Signature of Applicant/Owner Date

11-09-114

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

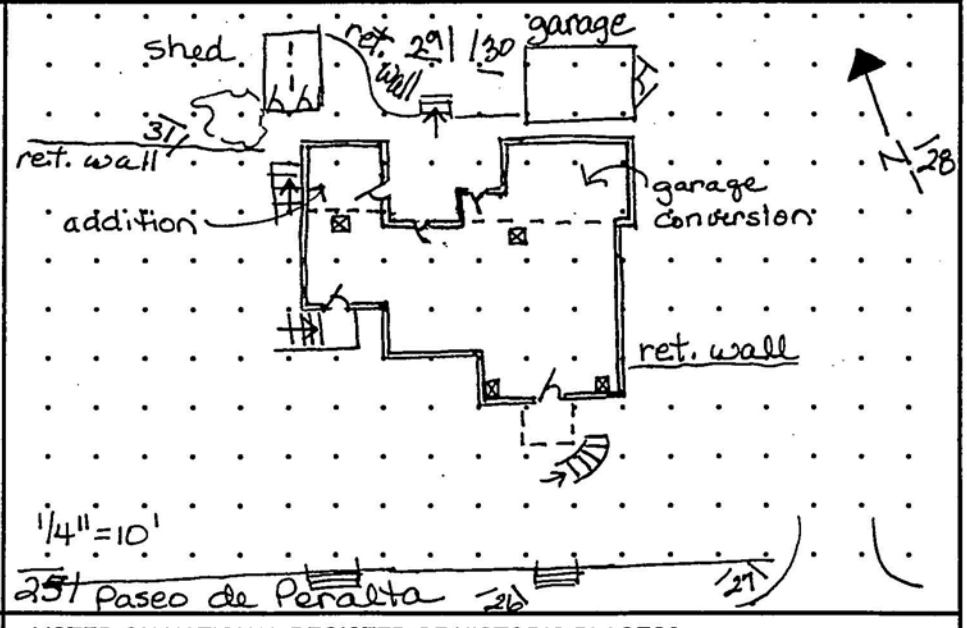
BUILDING THREATENED?
___ YES X NO

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

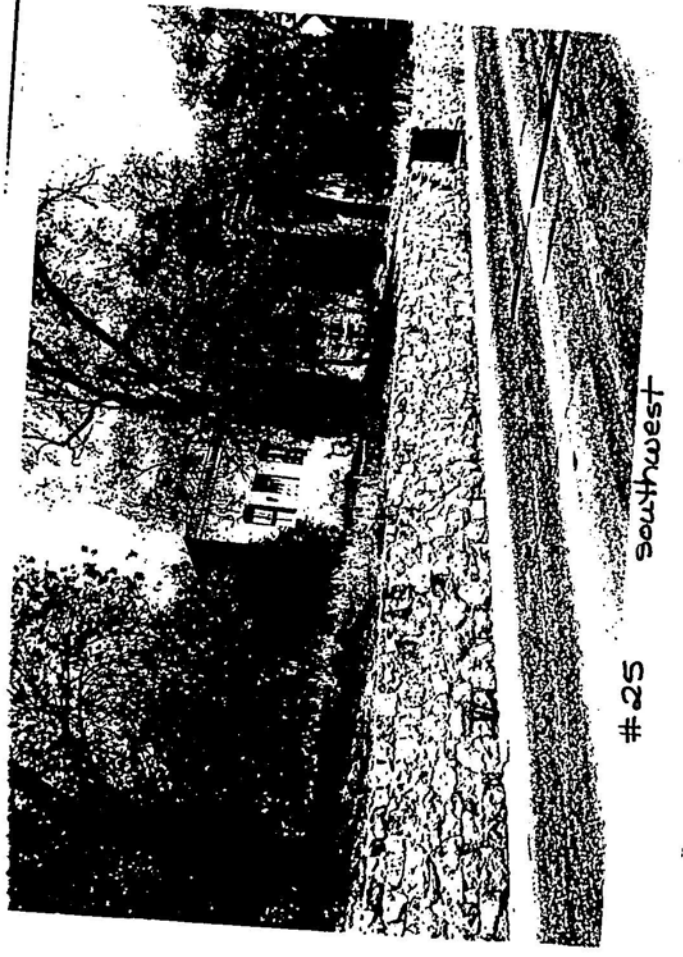
LOCAL LANDMARK ___ YES X NO

SURVEYED 5/96 BY DB

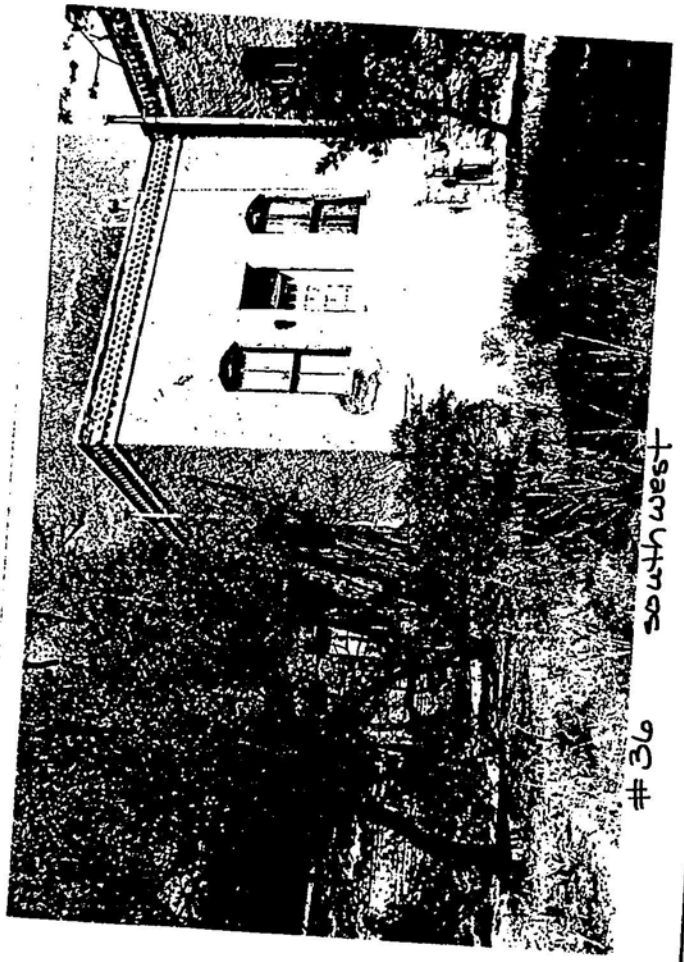
NEGATIVES WITH NMHPD ROLL # D01 NEG # 25 TO 31 & 36

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.



#25 southwest



#36 southwest

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.

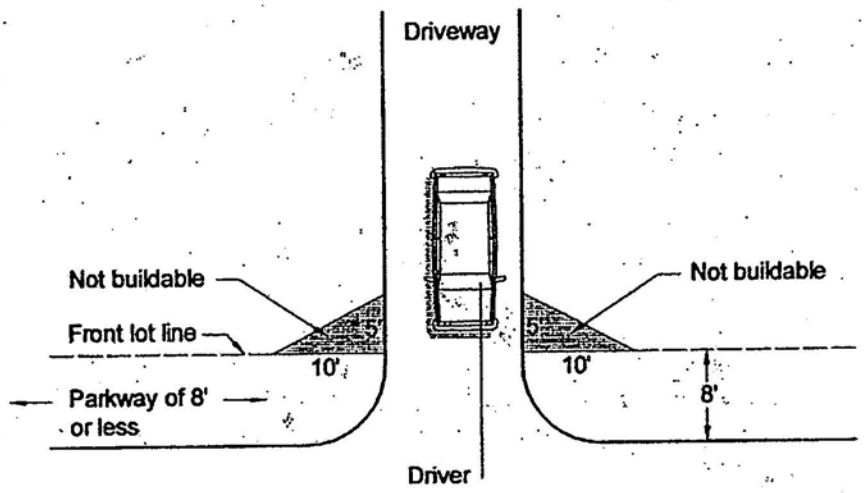
Comments: _____

Reviewer Andrew Hook 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

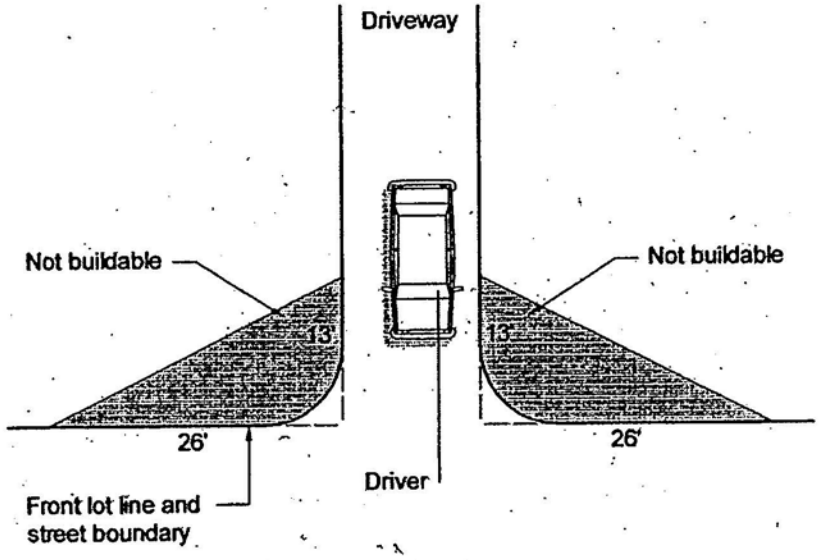


Illustration 14-7.4-1 Visibility at Driveways on Public and Private Streets

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."

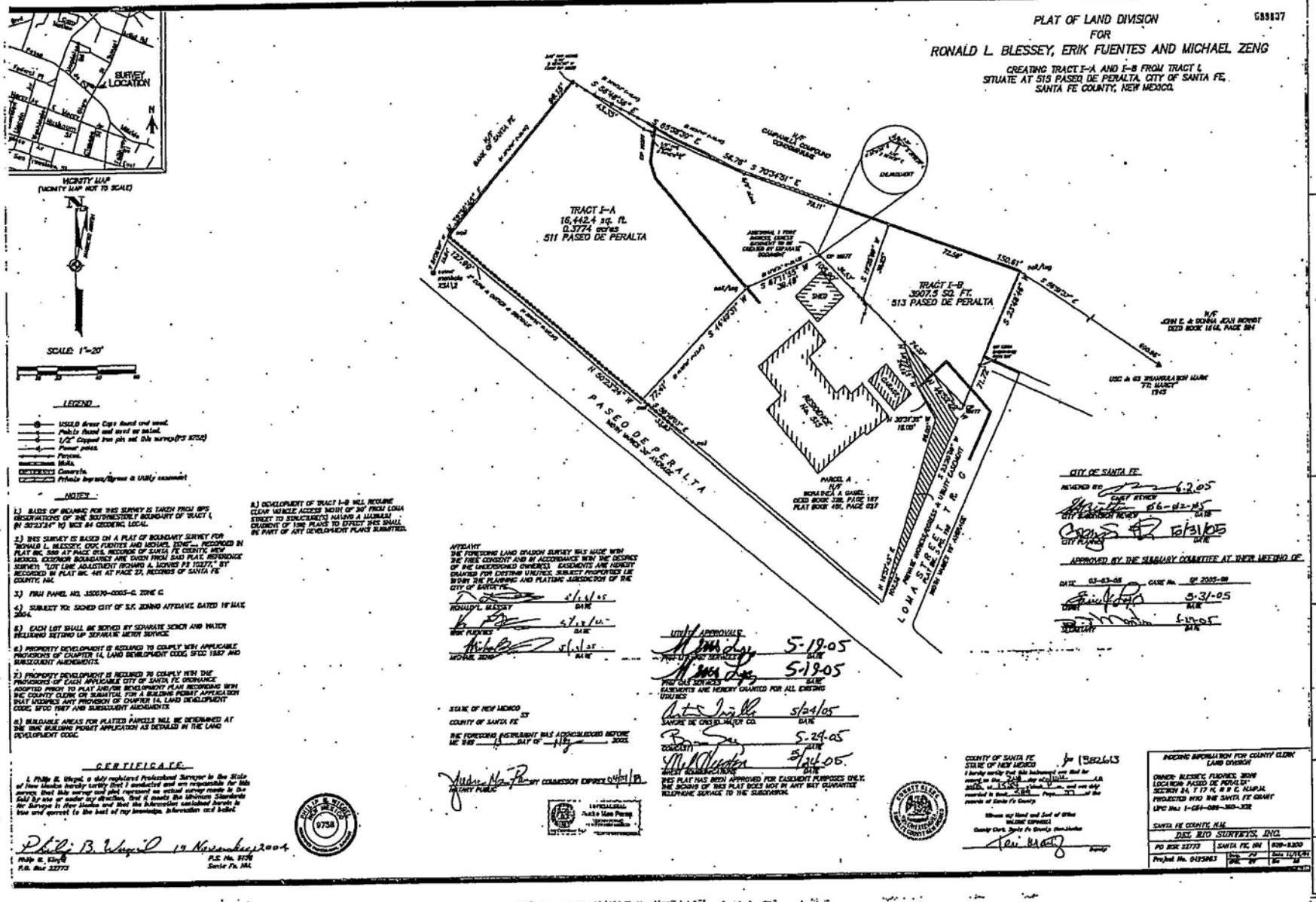
I'd like to clarify that all of the decisions I've made to date are not intended to hold up your project in any way but intended to ensure proper and safe egress and ingress from the Paseo Compound site onto Paseo de Peralta.

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
VICINITY MAP
(VICINITY MAP NOT TO SCALE)
SURVEY LOCATION
SCALE: 1"=20'
LEGEND
NOTES
CERTIFICATE
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.
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

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.

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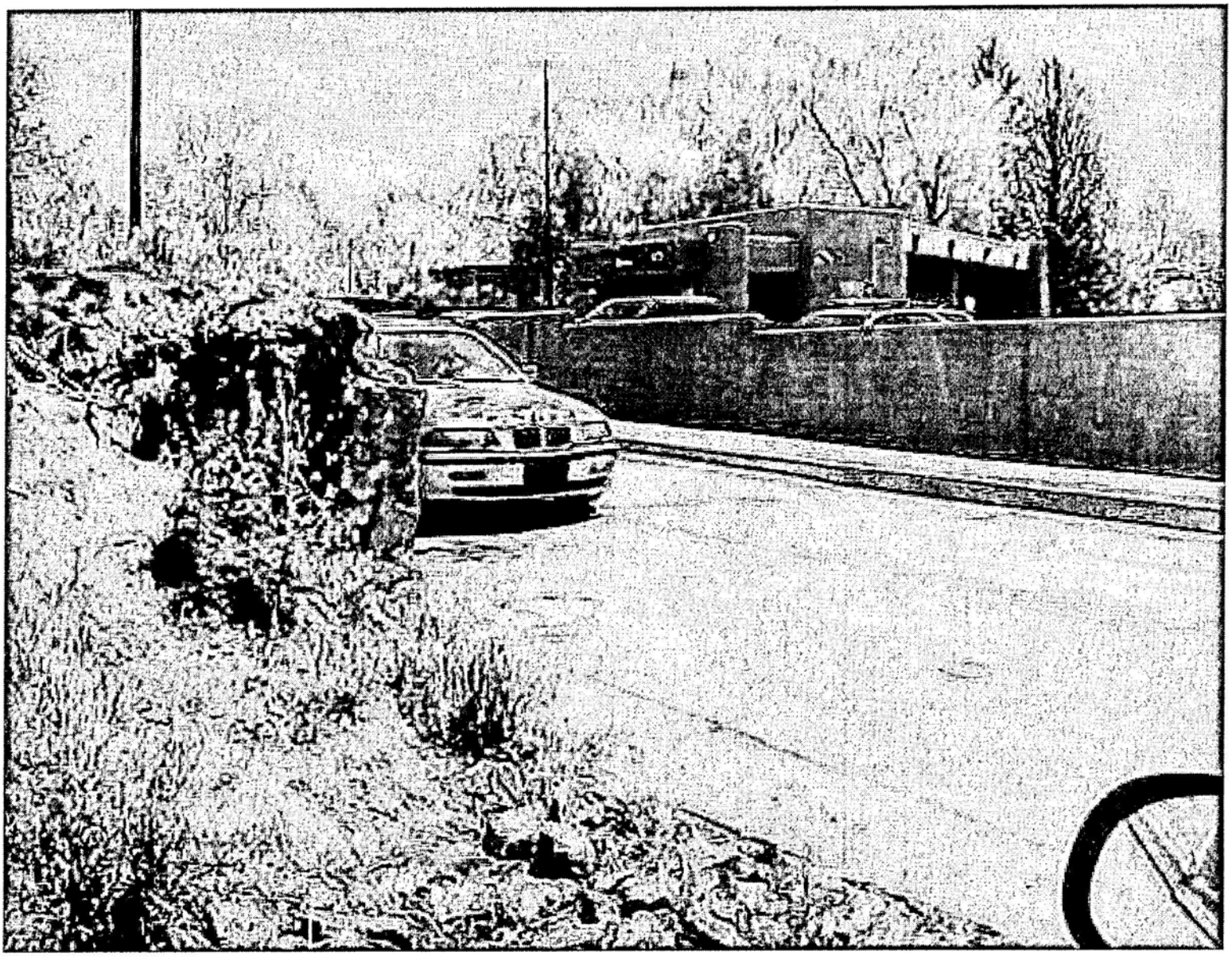


City of Santa Fe
Public Works Department
Permit to Access Public Right-of-way

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.

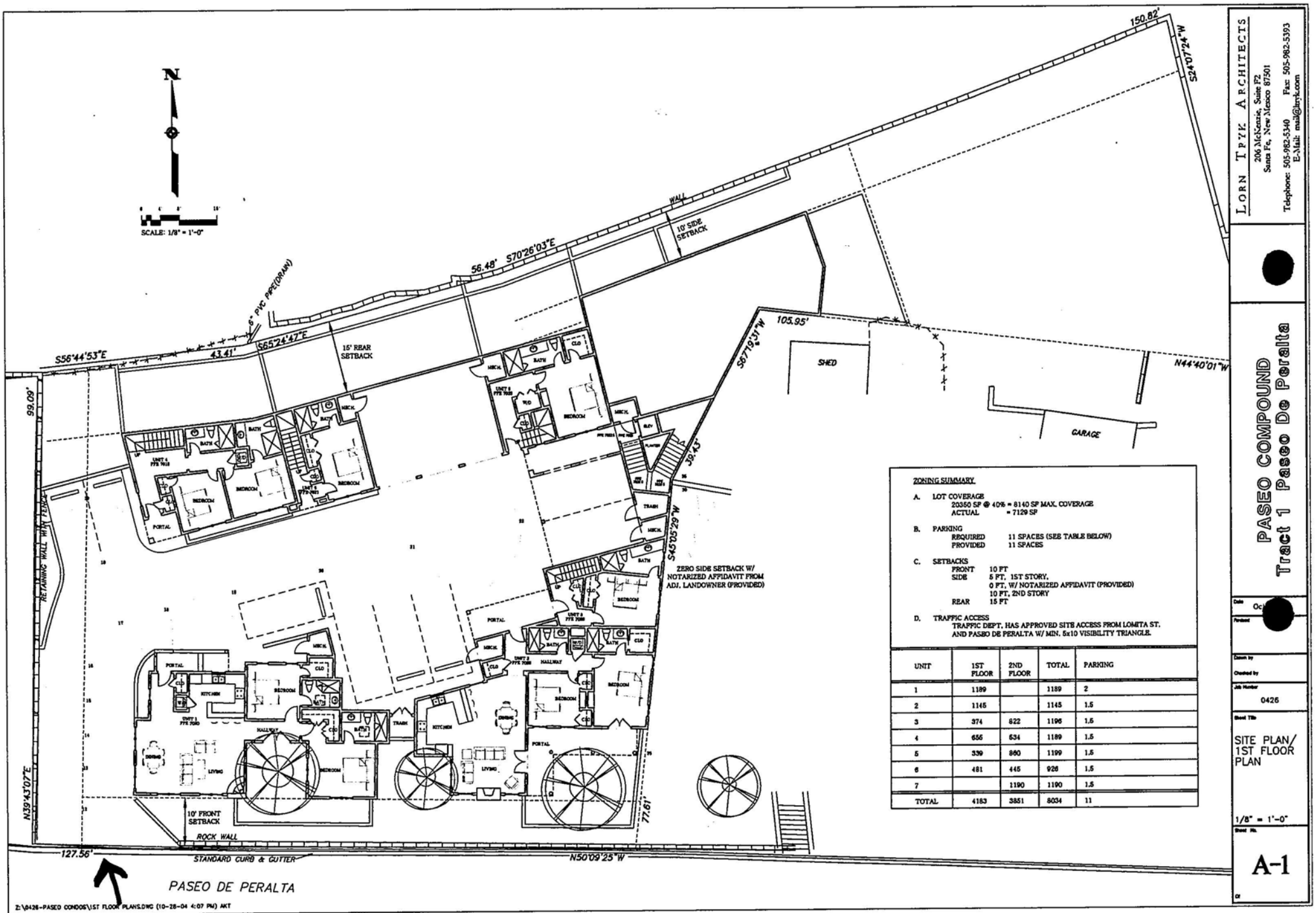
6. Provide the least negative impact with respect to the purpose of this section as set forth in Section 14-5.2(a)(1):

   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	656	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

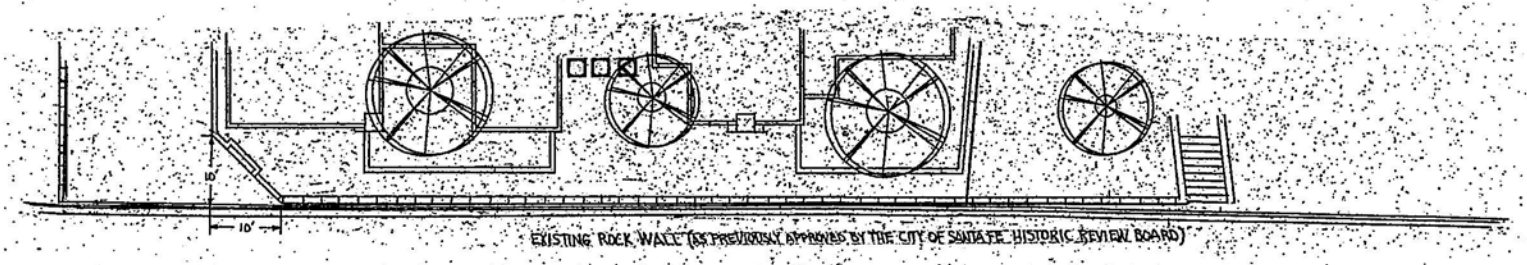
Date Oct
Revised
Drawn by
Checked by
Job Number 0426
Sheet Title SITE PLAN/ 1ST FLOOR PLAN
1/8" = 1'-0"
Sheet No. A-1
Of

driveway access

Paseo Compound

511 Paseo de Peralta
Santa Fe

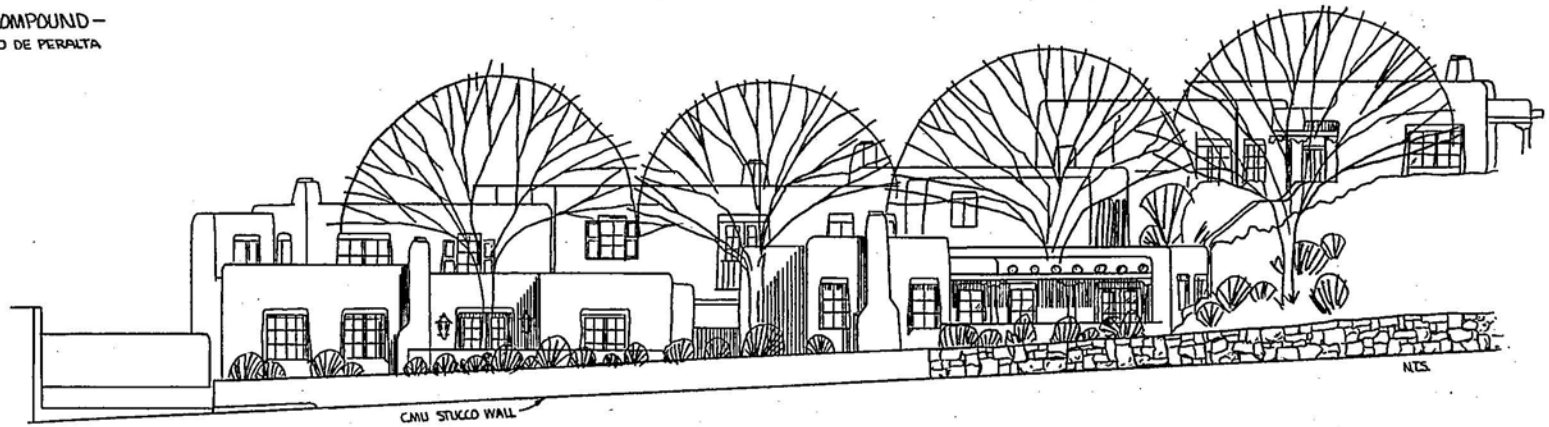


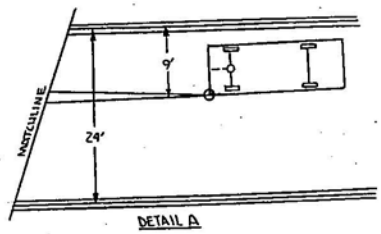


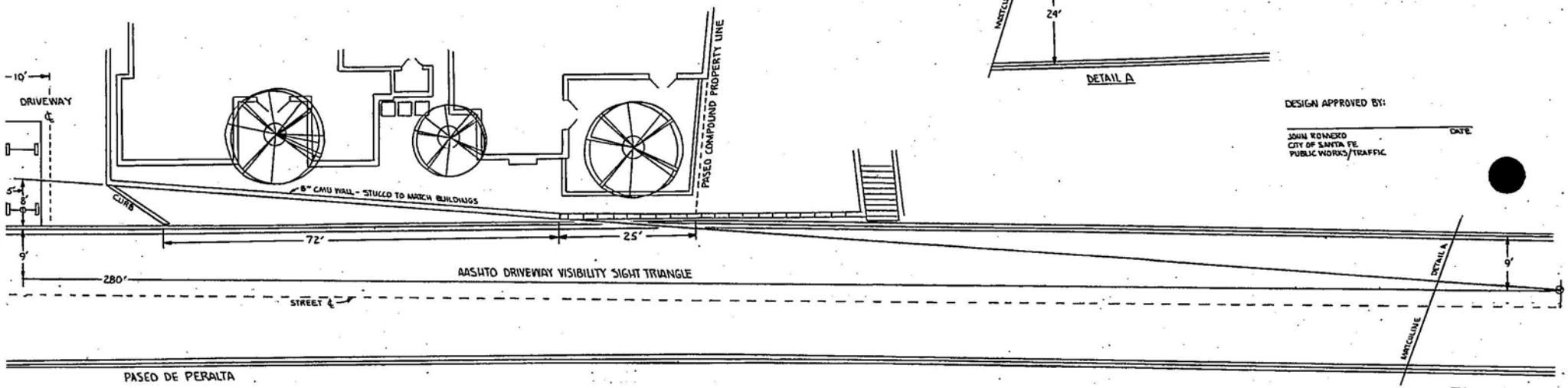
SCALE: 1/8"=1'

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

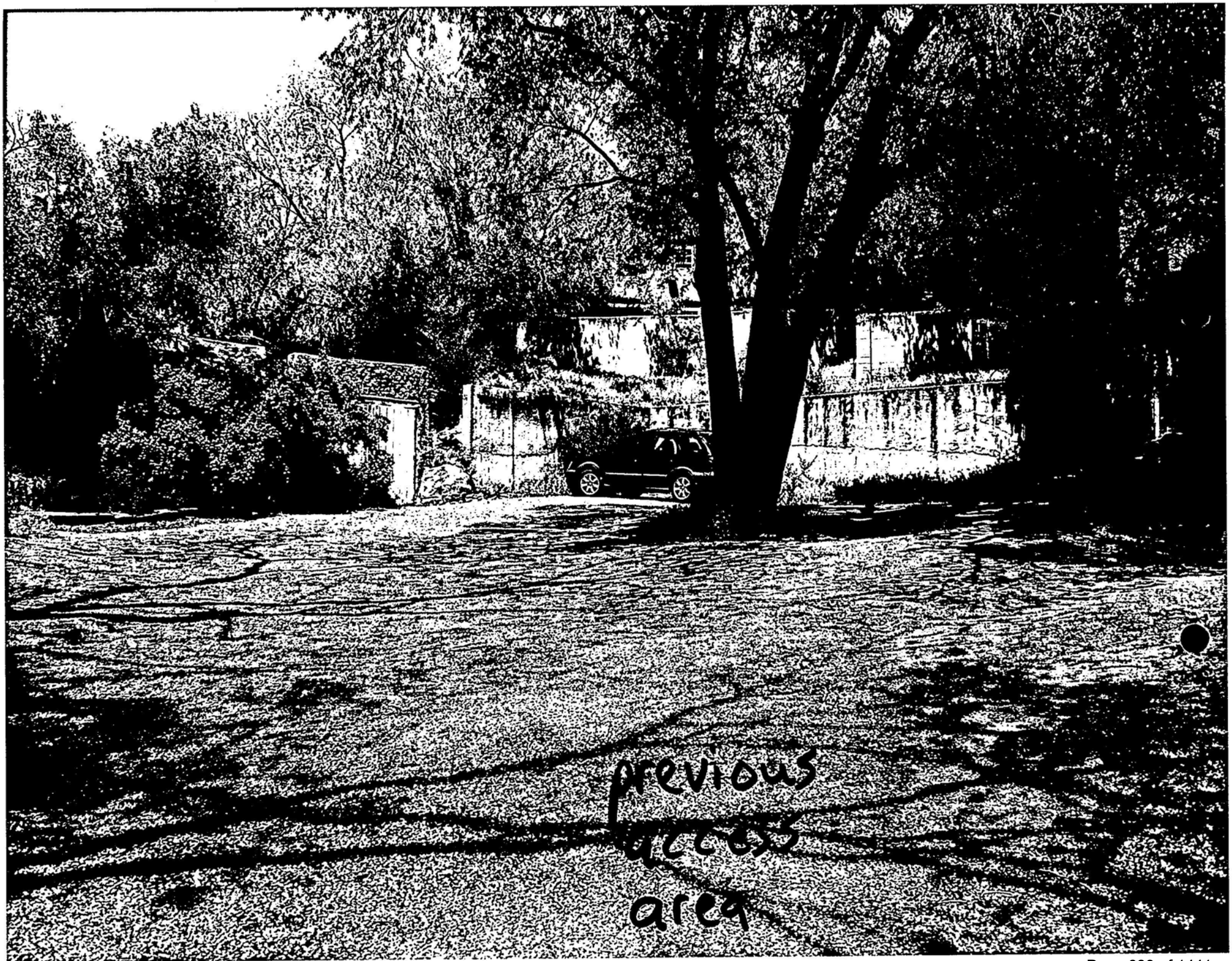
5-03-07



LOOKING NORTHWEST



LOOKING NORTHEAST


previous
access
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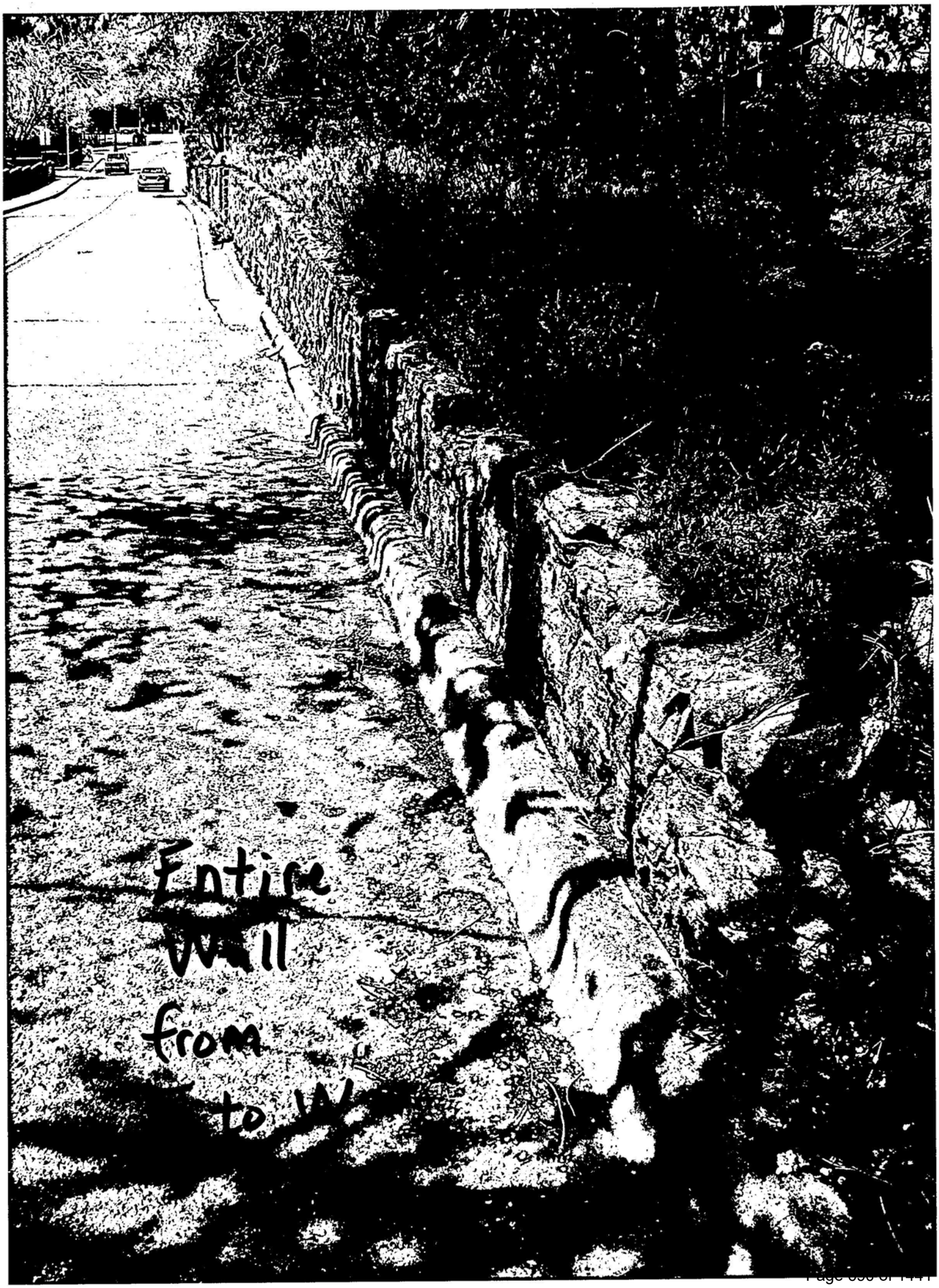
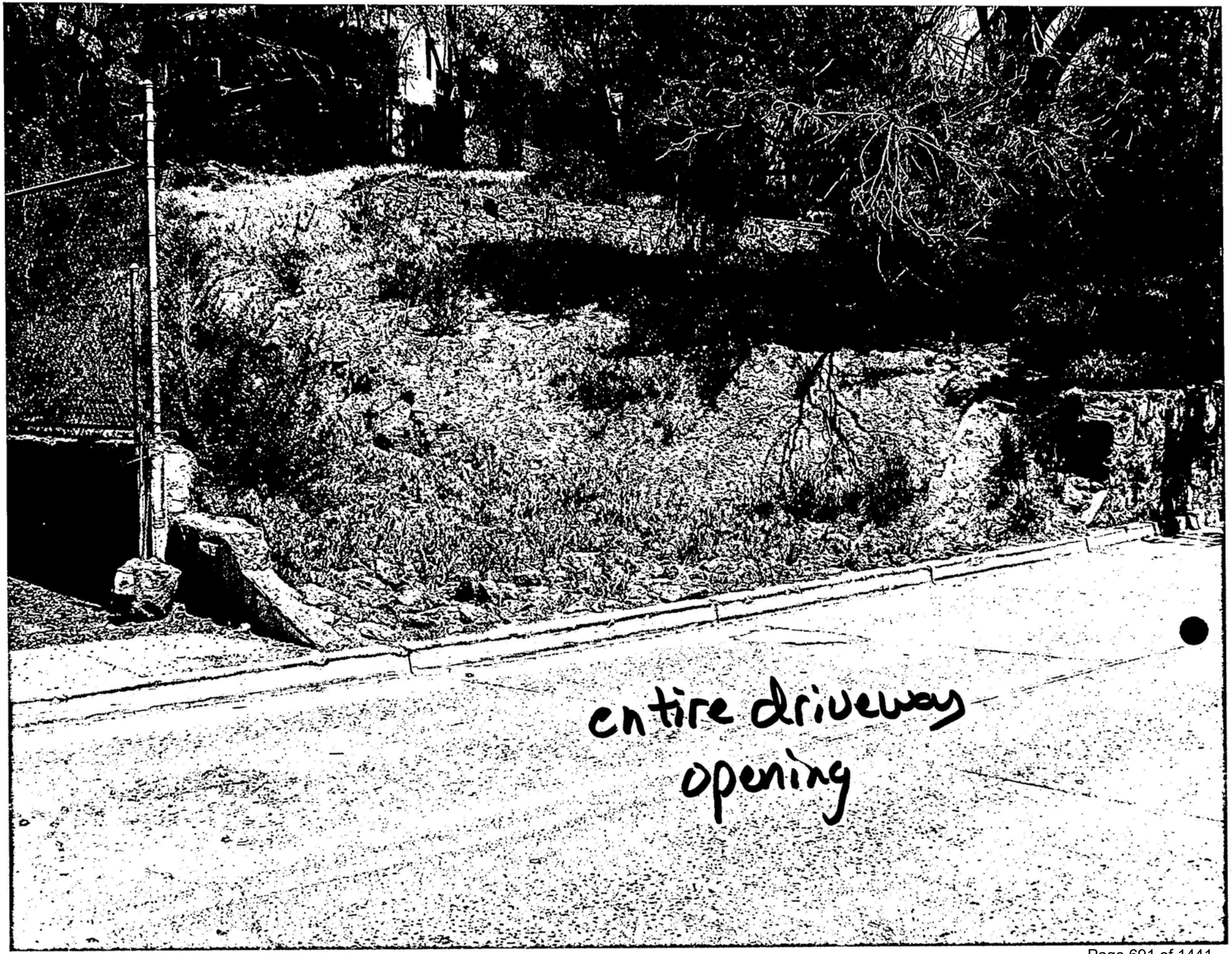
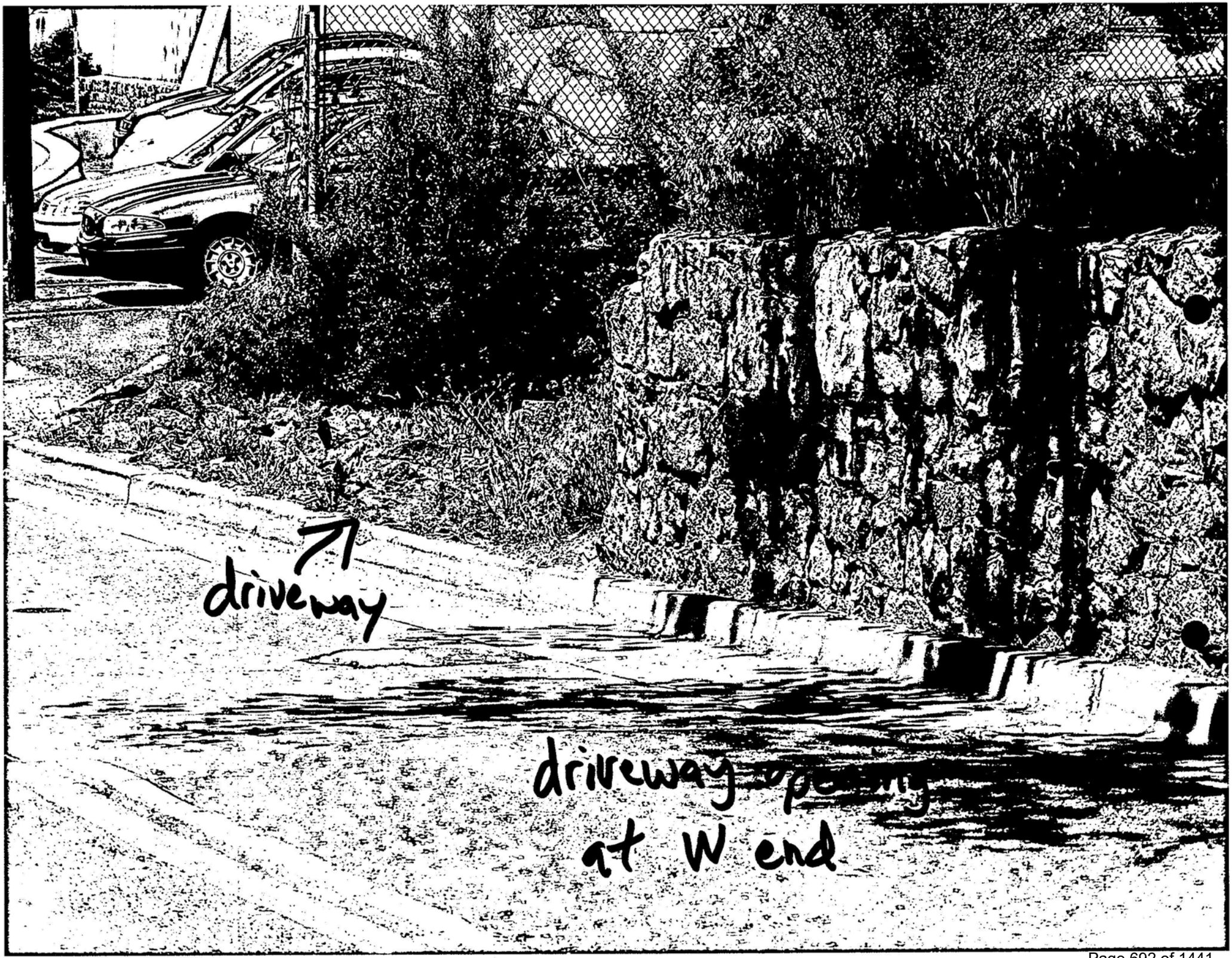
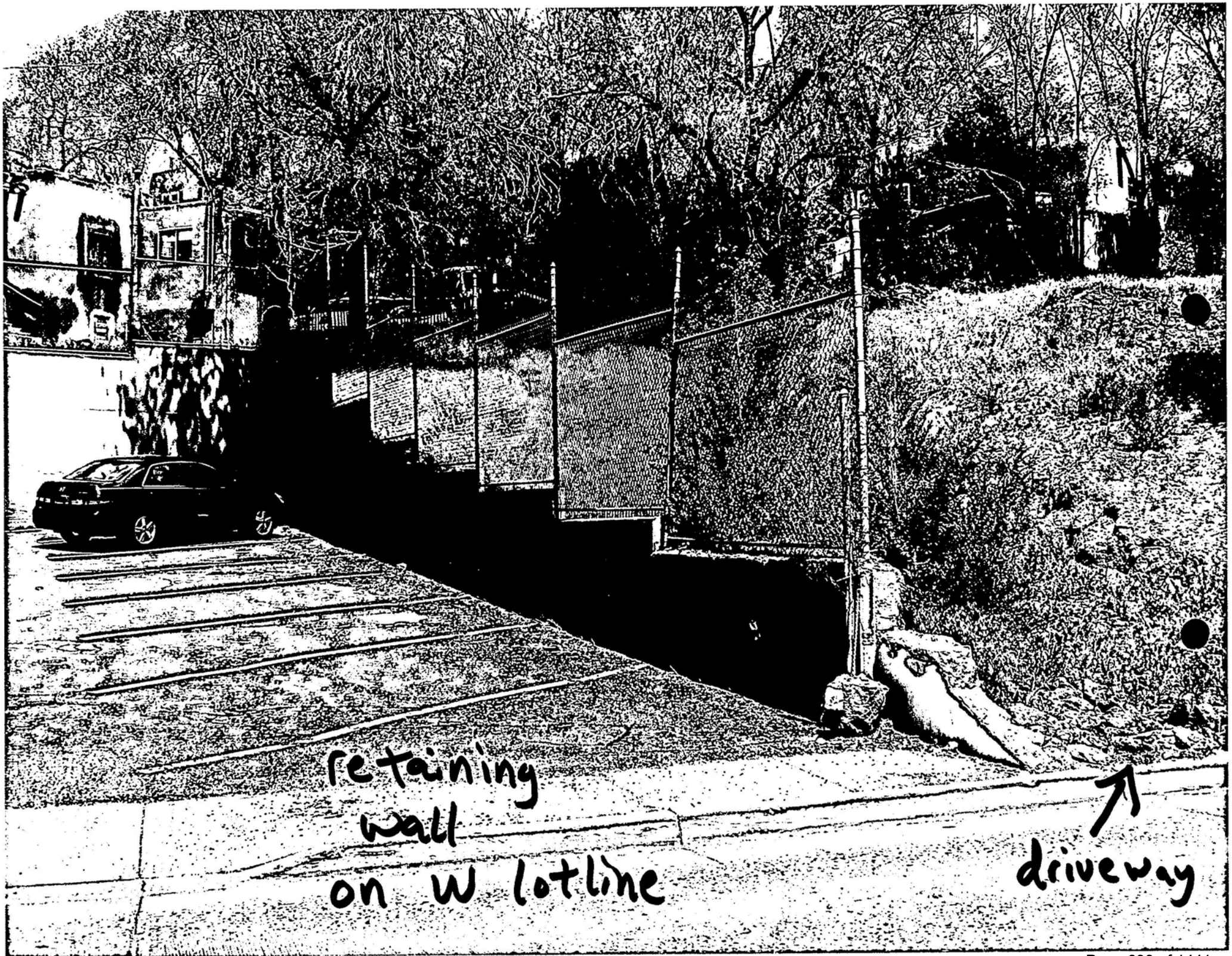

Entire
wall
from
to W


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

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)

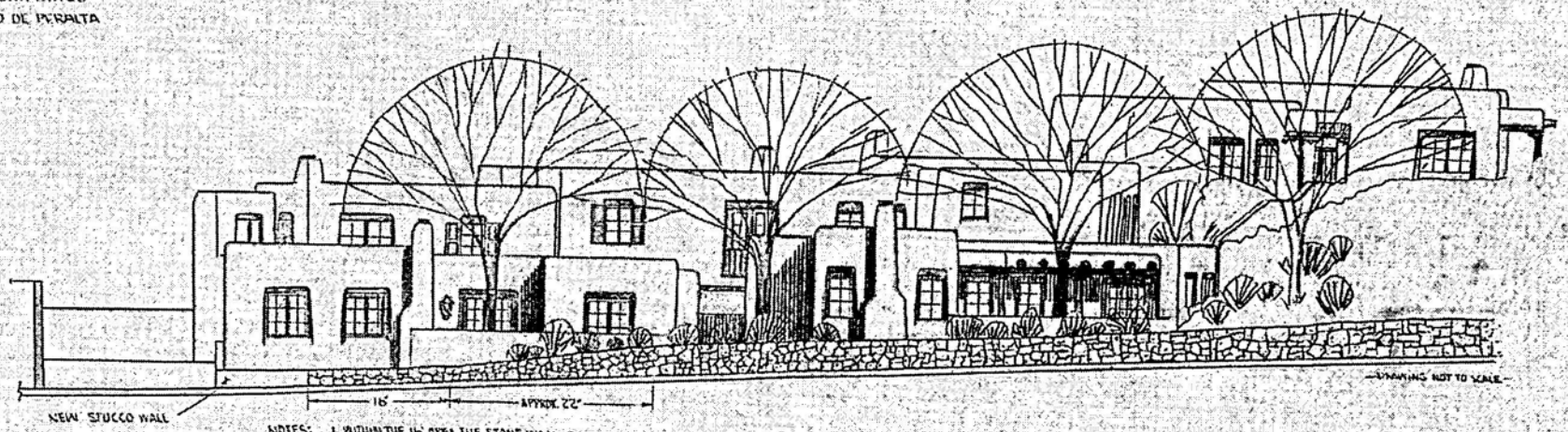
RESPECTFULLY SUBMTTED,

REAL ESTATE INVESMENT PARTNERS

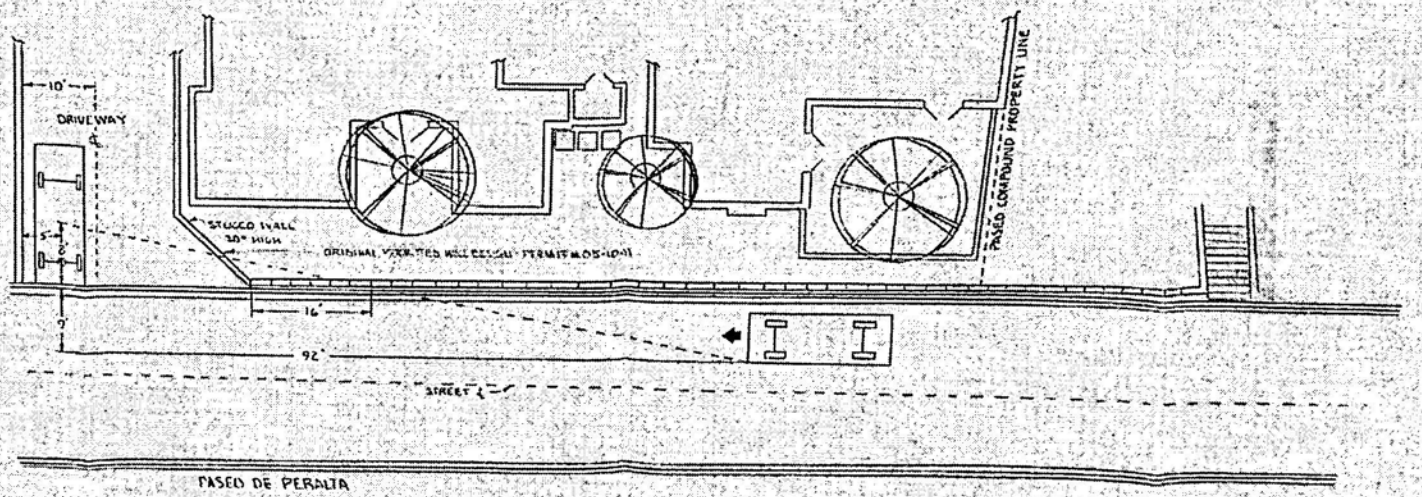
By: Rosanna C. Vazquez

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.

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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."

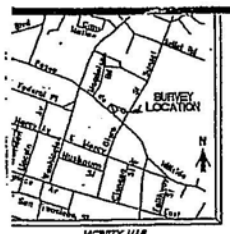
I'd like to clarify that all of the decisions I've made to date are not intended to hold up your project in any way but intended to ensure proper and safe egress and ingress from the Paseo Compound site onto Paseo de Peralta.

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 (PS 9758)
- Power poles.
- Fences.
- Huts.
- 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) WCS 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 30' 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

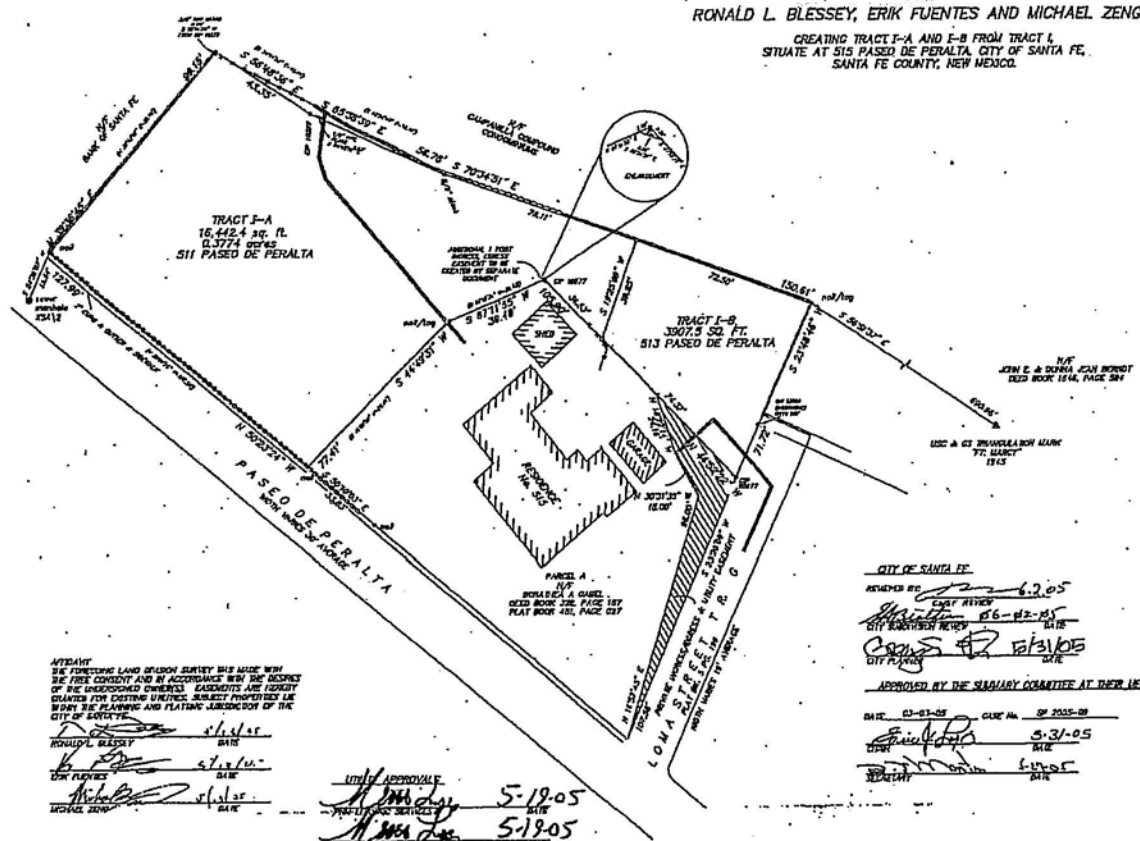
Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM

PHILIP B. WIEGEL NEW MEXICO 9758

PLAT OF LAND DIVISION 689837
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.



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 — DATE 5/19/05
ERIK FUENTES — DATE 5/19/05
MICHAEL ZENG — DATE 5/19/05

STATE OF NEW MEXICO
COUNTY OF SANTA FE SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF May 2005.

NOTARY PUBLIC — MY COMMISSION EXPIRES 04/24/08

UTILITY APPROVALS

PNM ELECTRIC SERVICES — DATE 5-19-05
PNM GAS SERVICES — DATE 5-19-05
EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES

SANGRE DE CRISTO WATER CO. — DATE 5/24/05
COMCAST — DATE 5-24-05
WEST GOLD LIMITED — DATE 5/24/05

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

CITY SUBDIVISION REVIEW — DATE 06-02-05

CITY PLANNER — DATE 5/31/05

APPROVED BY THE SUBDIVISION COMMITTEE AT THEIR MEETING OF

DATE 03-03-05 CASE No. SP 2005-09

CHAIR — DATE 5-31-05

SECRETARY — DATE 5-17-05

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 24th day of June, 2005, at 15:54 o'clock P.M., and was duly recorded in Book 589 Page 77 of the records of Santa Fe County.

Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, New Mexico

Deputy

INDEXING INFORMATION FOR COUNTY CLERK LAND DIVISION

OWNER: BLESSEY, FUENTES, ZENG
LOCATION: PASEO DE PERALTA
SECTION 14, T 17 N, R 9 E, N.M.P.M.
PROJECTED WITH 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	820-9200
Project No. 0195993	Dwg. PS / Chk. BW	Date 11/17/04 / Sht. 1

THIS DRAWING IS THE PROPERTY OF CHELSEA CONSTRUCTION INC. AND MAY NOT BE USED OR REPRODUCED FOR ANY OTHER PURPOSE UNLESS BY 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.

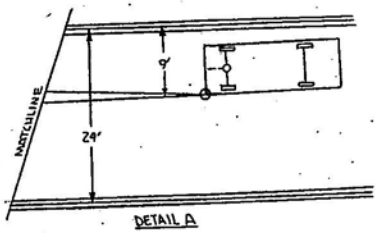
Traffic Engineering Supervisor _____ DATE 11/3/05

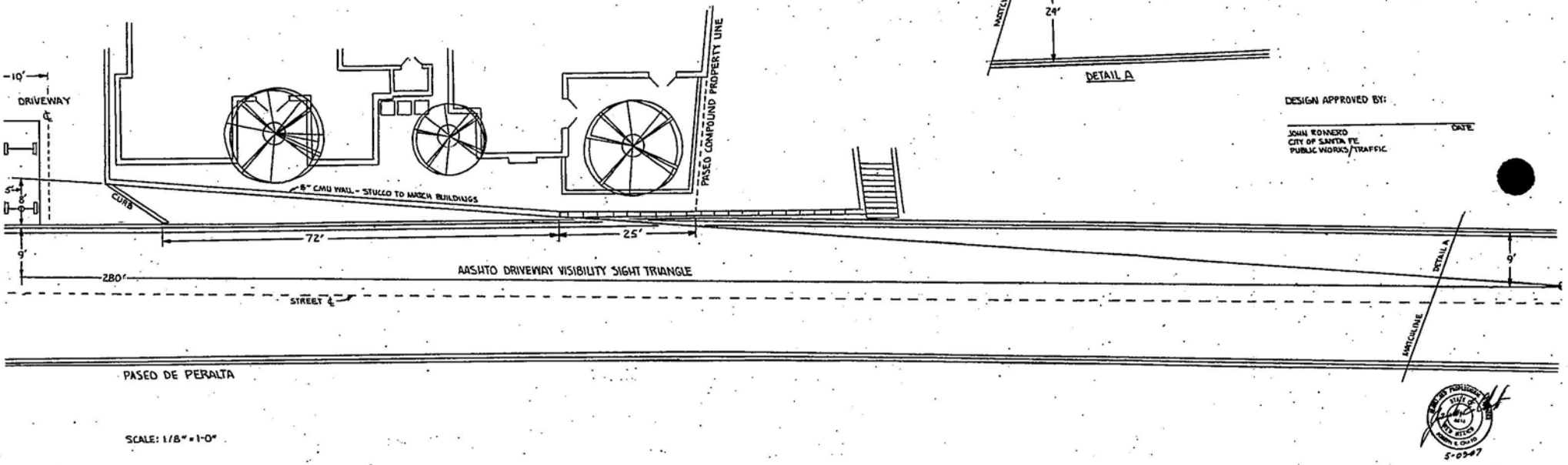
Inspection by _____ DATE _____

-PASEO COMPOUND-

511 PASEO DE PERALTA







DESIGN APPROVED BY:

DATE

JOHN ROMERO
CITY OF SANTA FE
PUBLIC WORKS/TRAFFIC

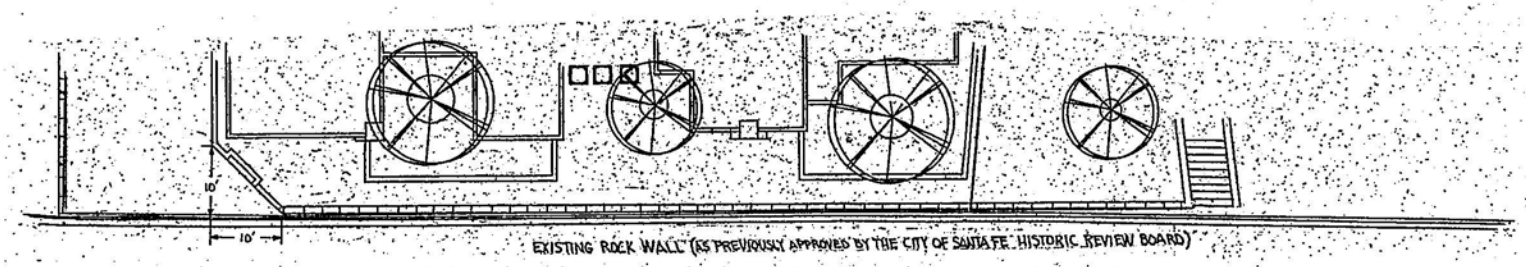
SCALE: 1/8"=1-0"

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
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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

__X__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Survey Form

__X__ Zoning Review Sheet

__X__ Other: previous case

APPLICANT SUBMITTALS

__X__ Proposal Letter

____ Vicinity Map

__X__ Site Plan/Floor Plan

__X__ Elevations

__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.

SS001.PM5 - 7/95

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

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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.

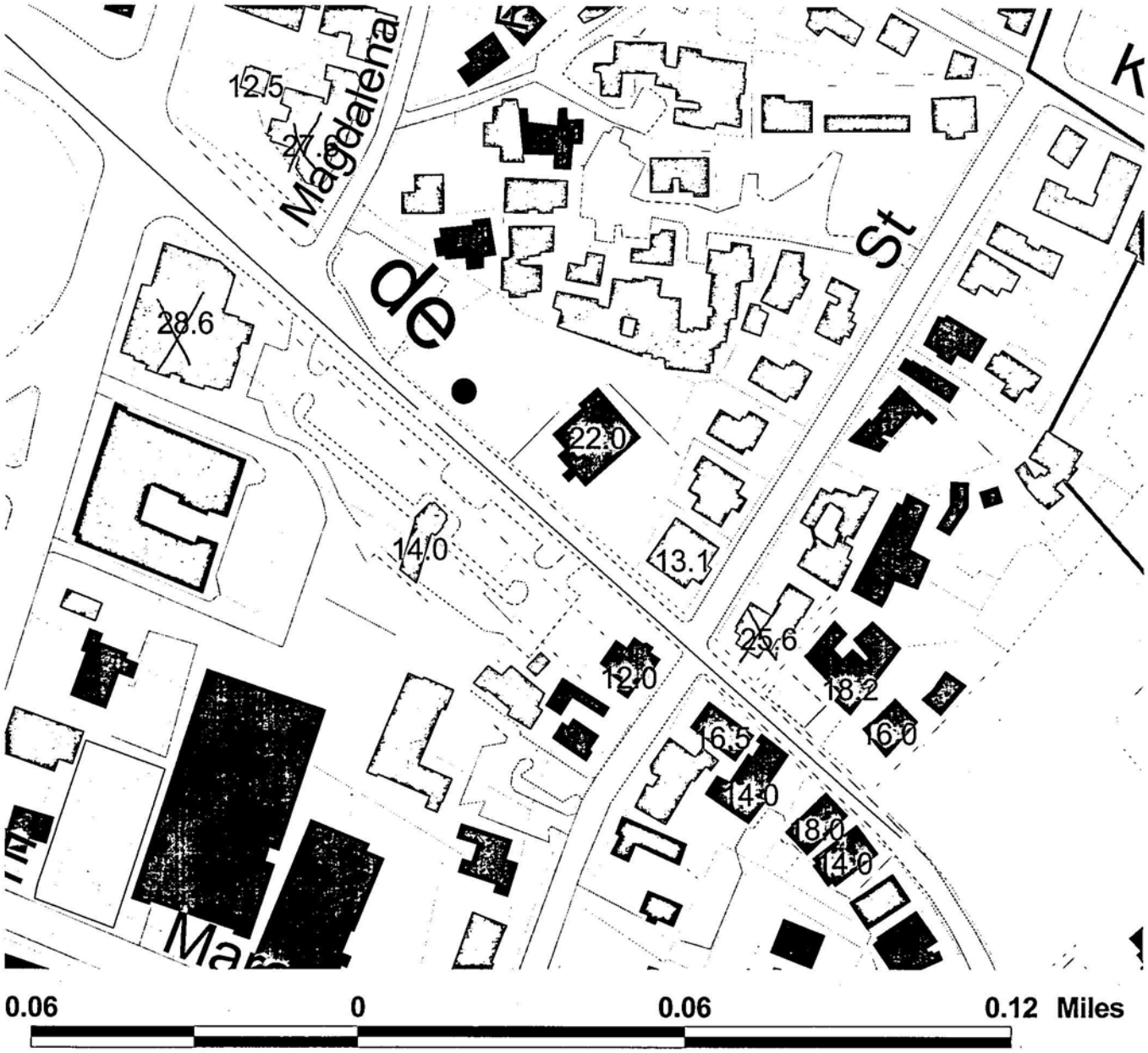
The balcony on Unit 5 will have 32" high simple square-rod steel railings.

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
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NA
NON
NR
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Sfparcll.shp
Hdist.shp

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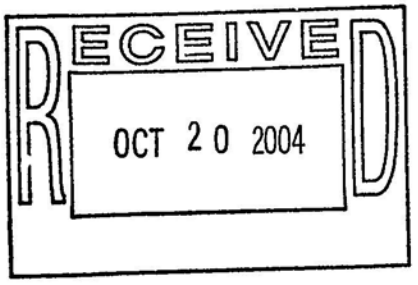
LORN TRYK ARCHITECTS



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.

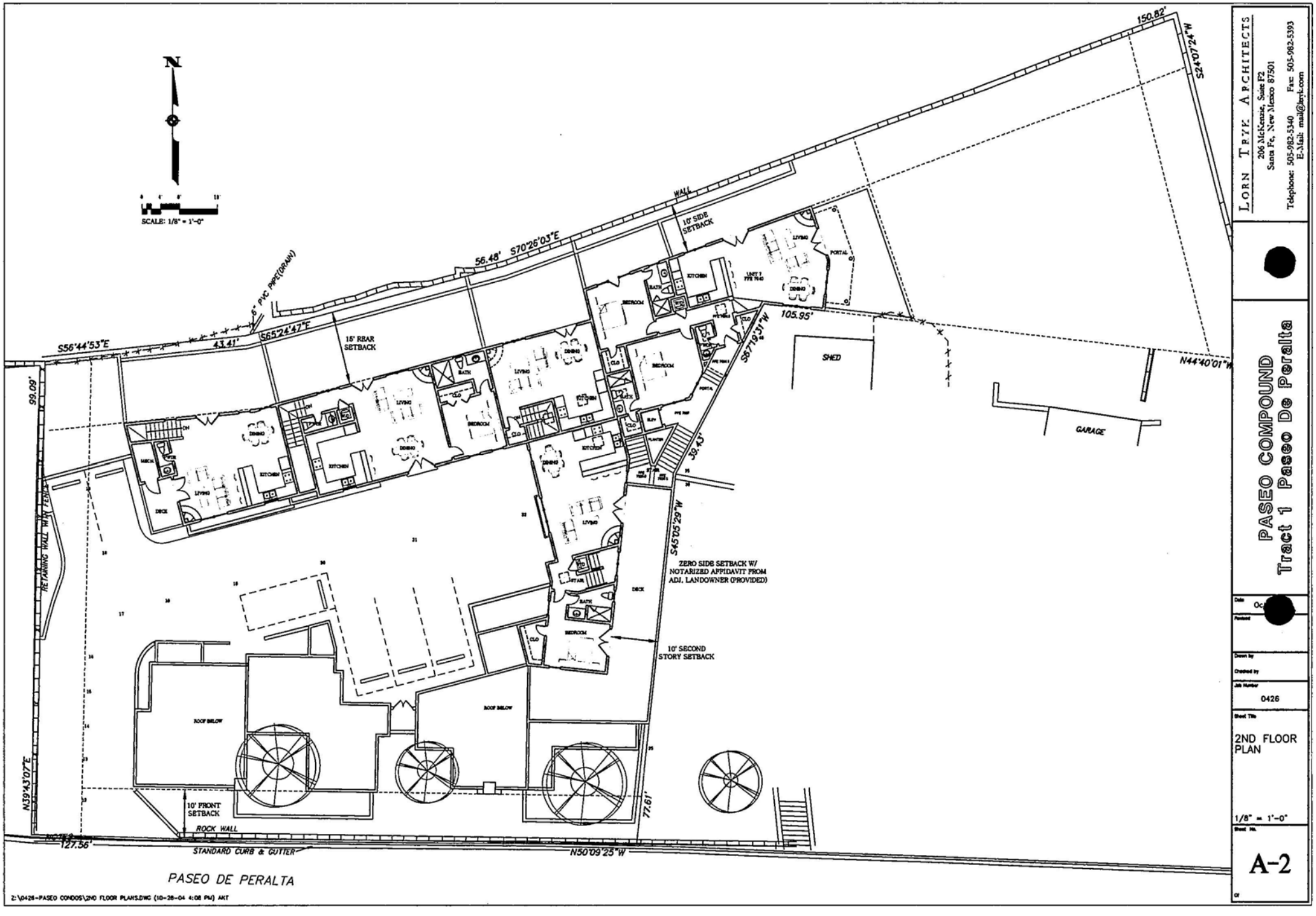
The enclosed drawings contain information on finishes, lighting and details of windows, railings, doors and other exterior features.

Thank you for your consideration.

Sincerely,

Lorn C. Tryk

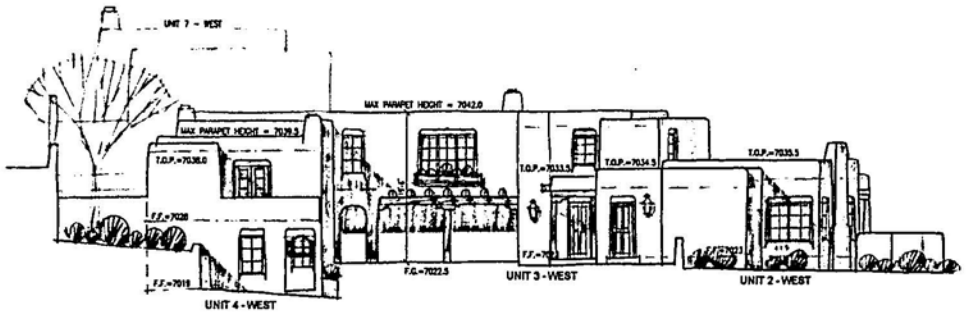
206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393



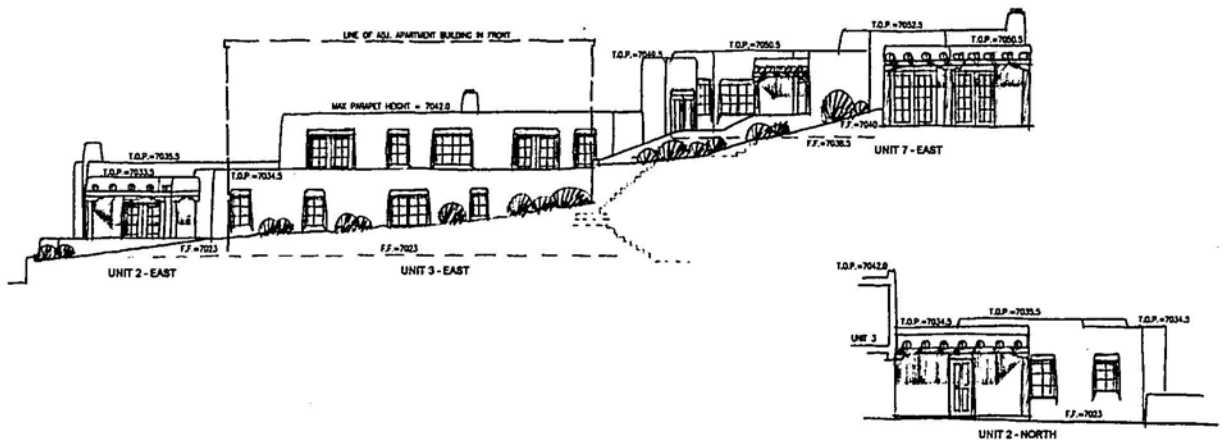
LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@tryk.com

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
Revised
Drawn by
Checked by
Job Number 0426
Sheet Title ELEVATIONS
1/8" = 1'-0"
Sheet No. 01

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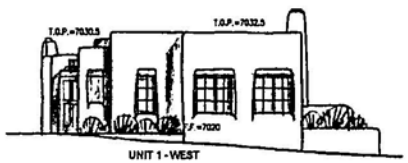
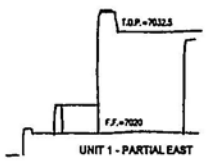
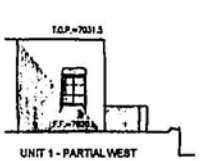


UNIT 1 - WEST



UNIT 1 - PARTIAL EAST



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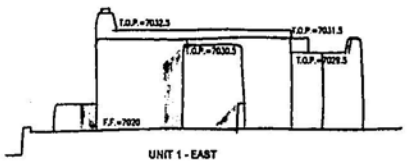

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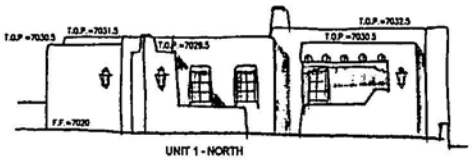

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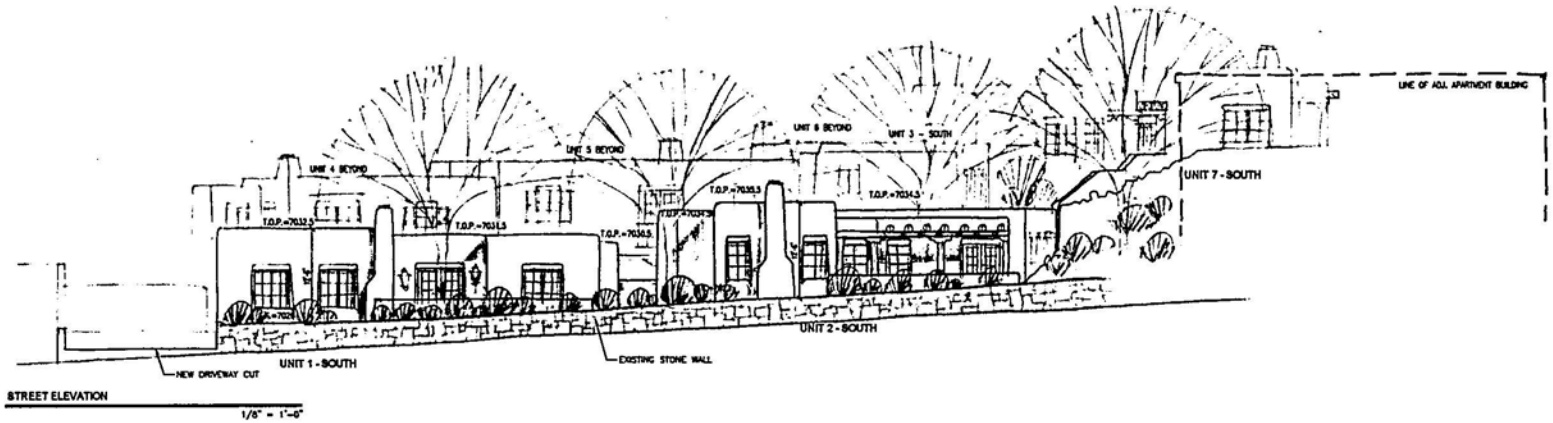

STREET ELEVATION

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@ltzyk.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

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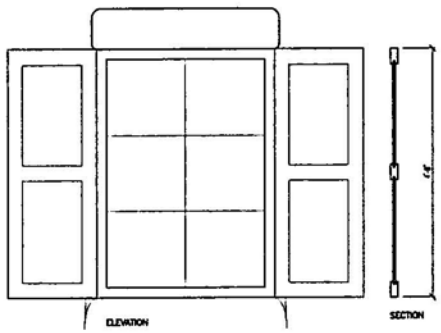
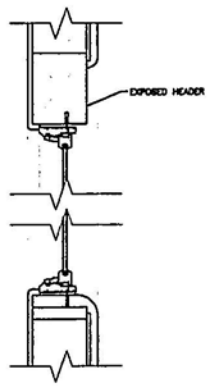


9 WINDOW SHUTTERS



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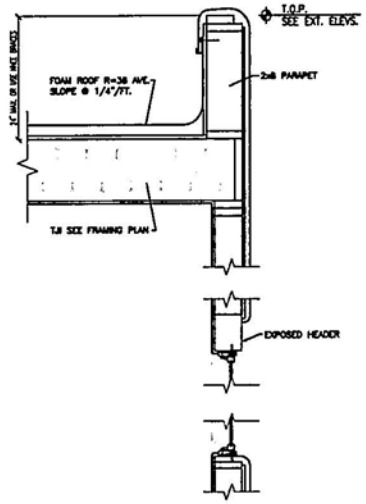

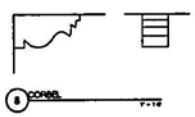

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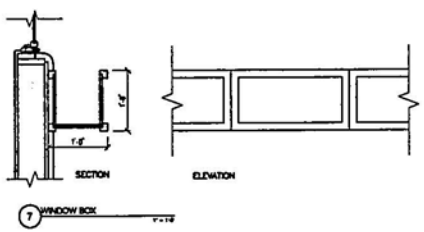

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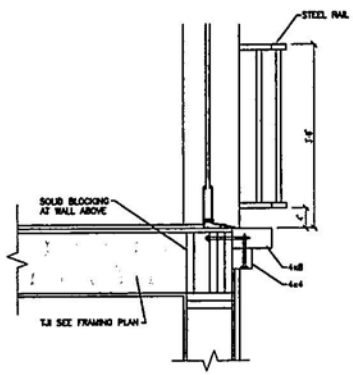

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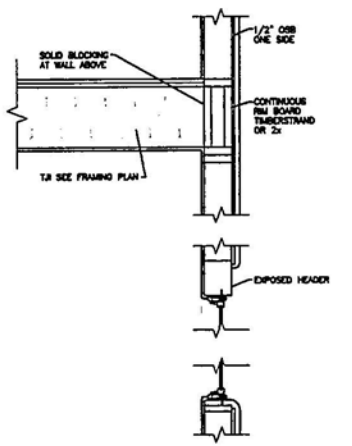

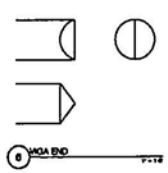

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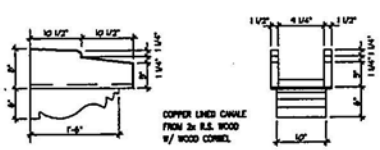

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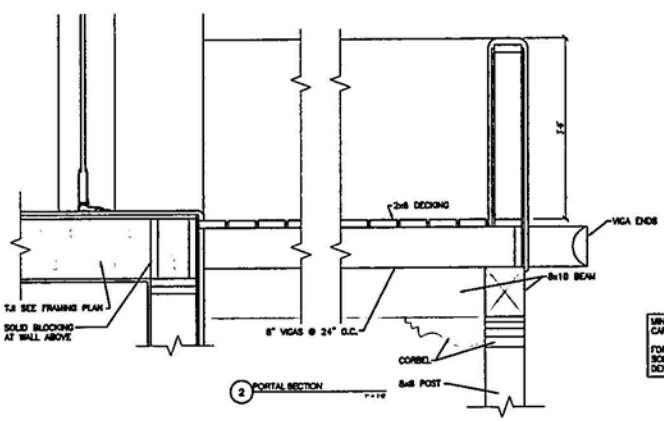
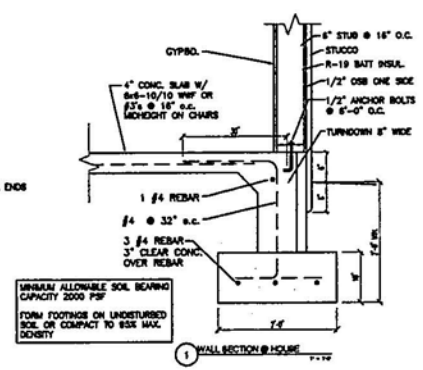


2 PORTAL SECTION



1 WALL SECTION @ HOUSE

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: Oc
Revised
Drawn by
Checked by
Job Number: 0426
Sheet Title: DETAILS
1" = 1'-0"
Sheet No.
of

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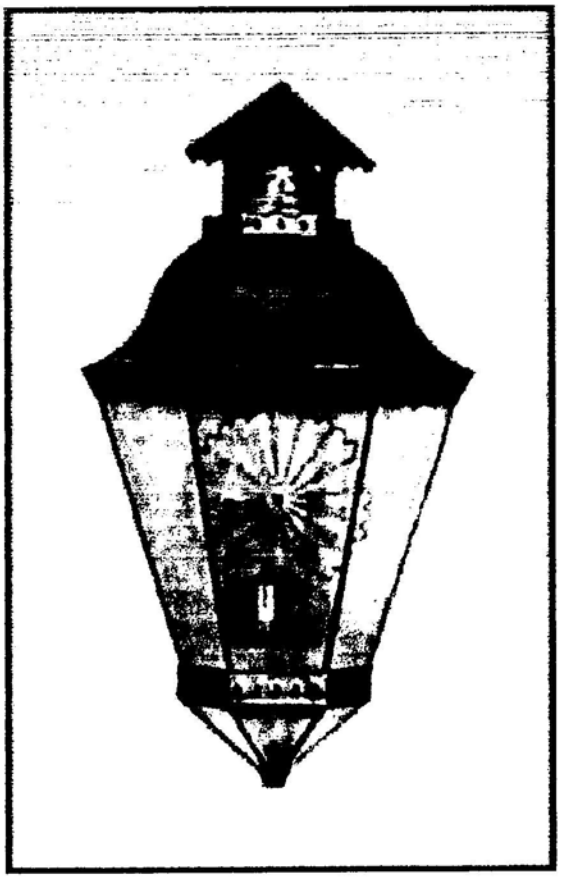
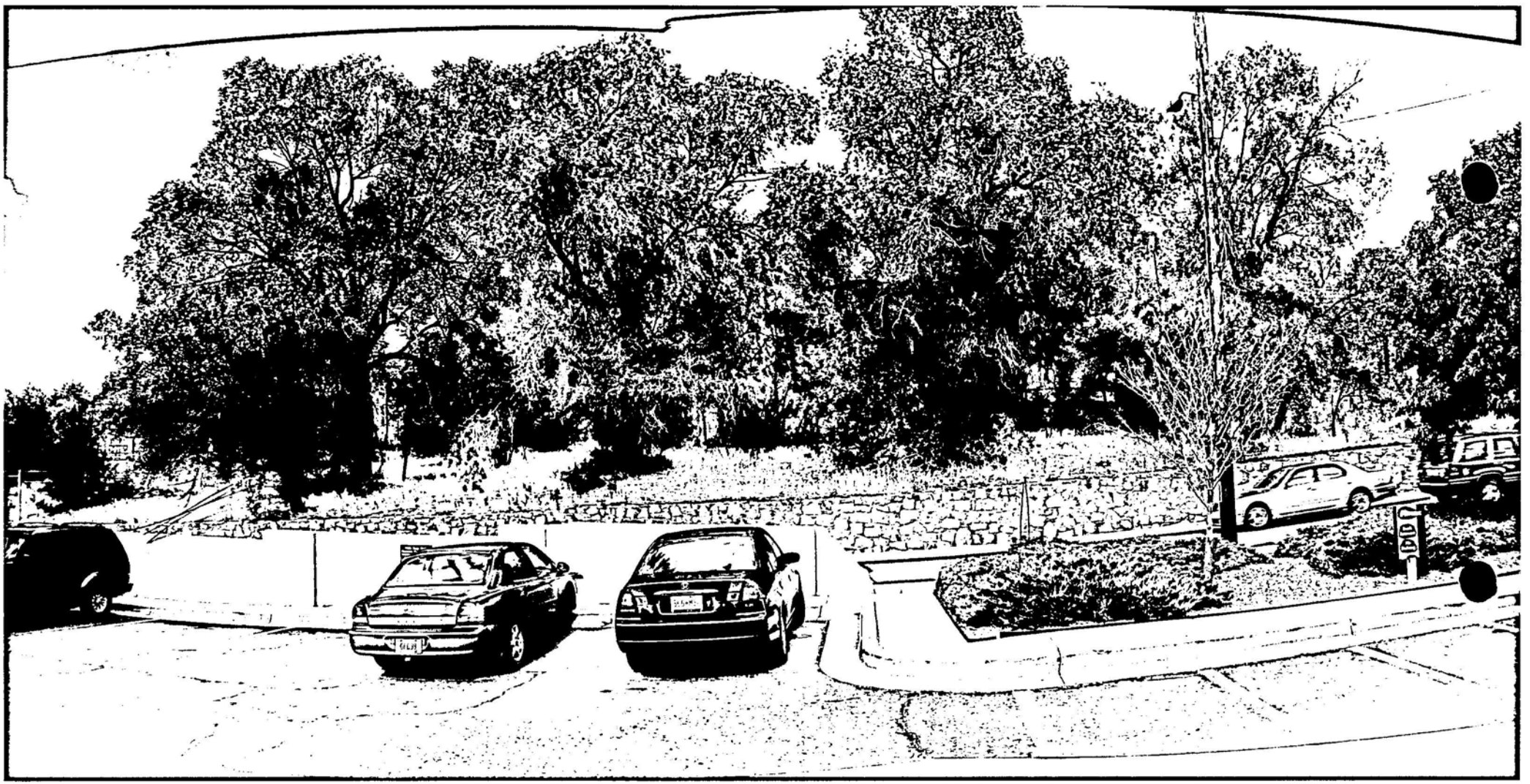


wall mounted

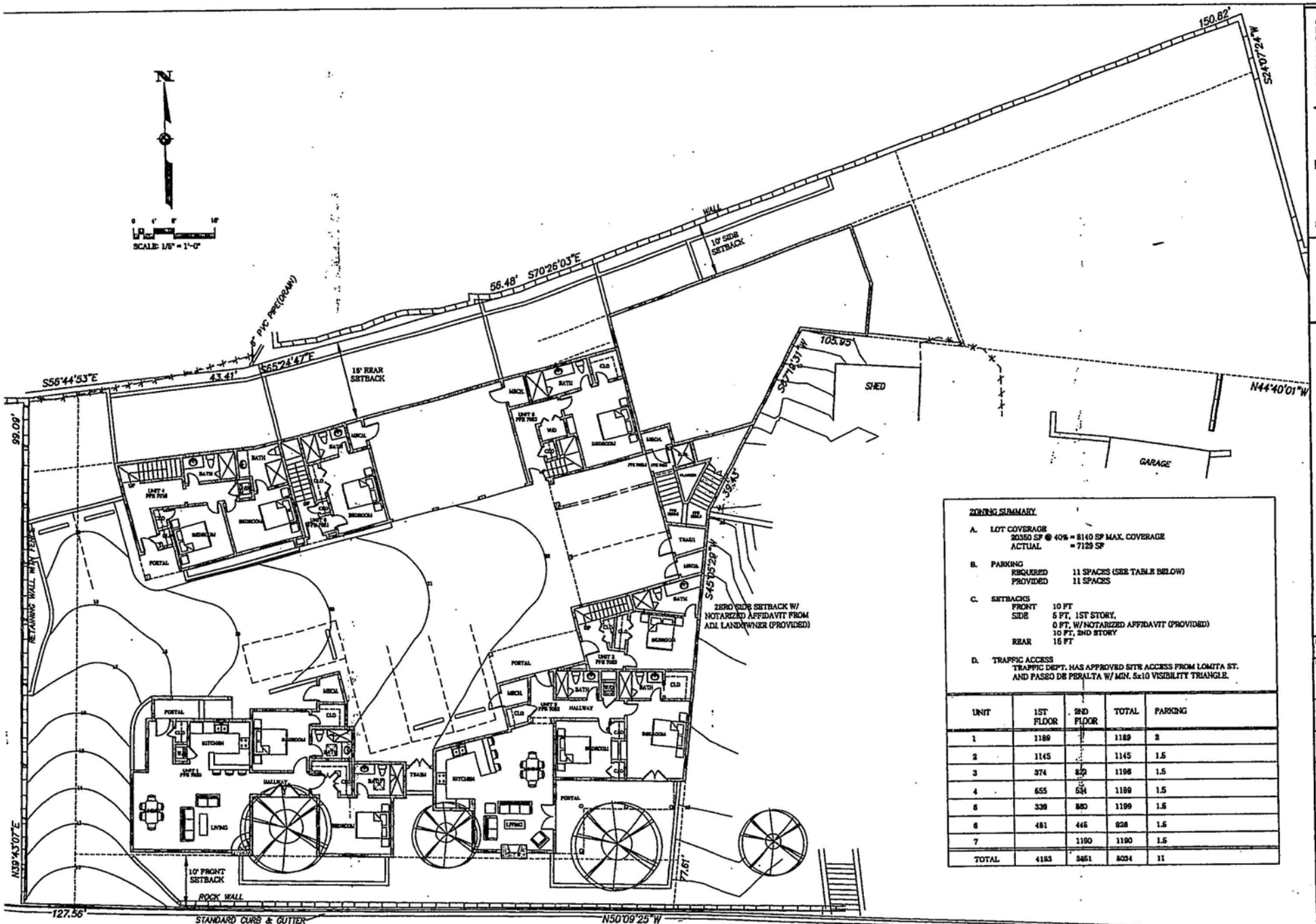
Nuevo Mexico

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	869	1199	1.5
6	481	445	926	1.5
7		1190	1190	1.5
TOTAL	4183	3851	8034	11

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
Ct 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

— PREVIOUSLY H BOARD APPROVED —

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

N

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

1st Floor/Site Plan

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

ZERO SIDE SETBACK W/ NOTARIZED AFFIDAVIT FROM ADJ. LANDOWNER (PROVIDED)

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

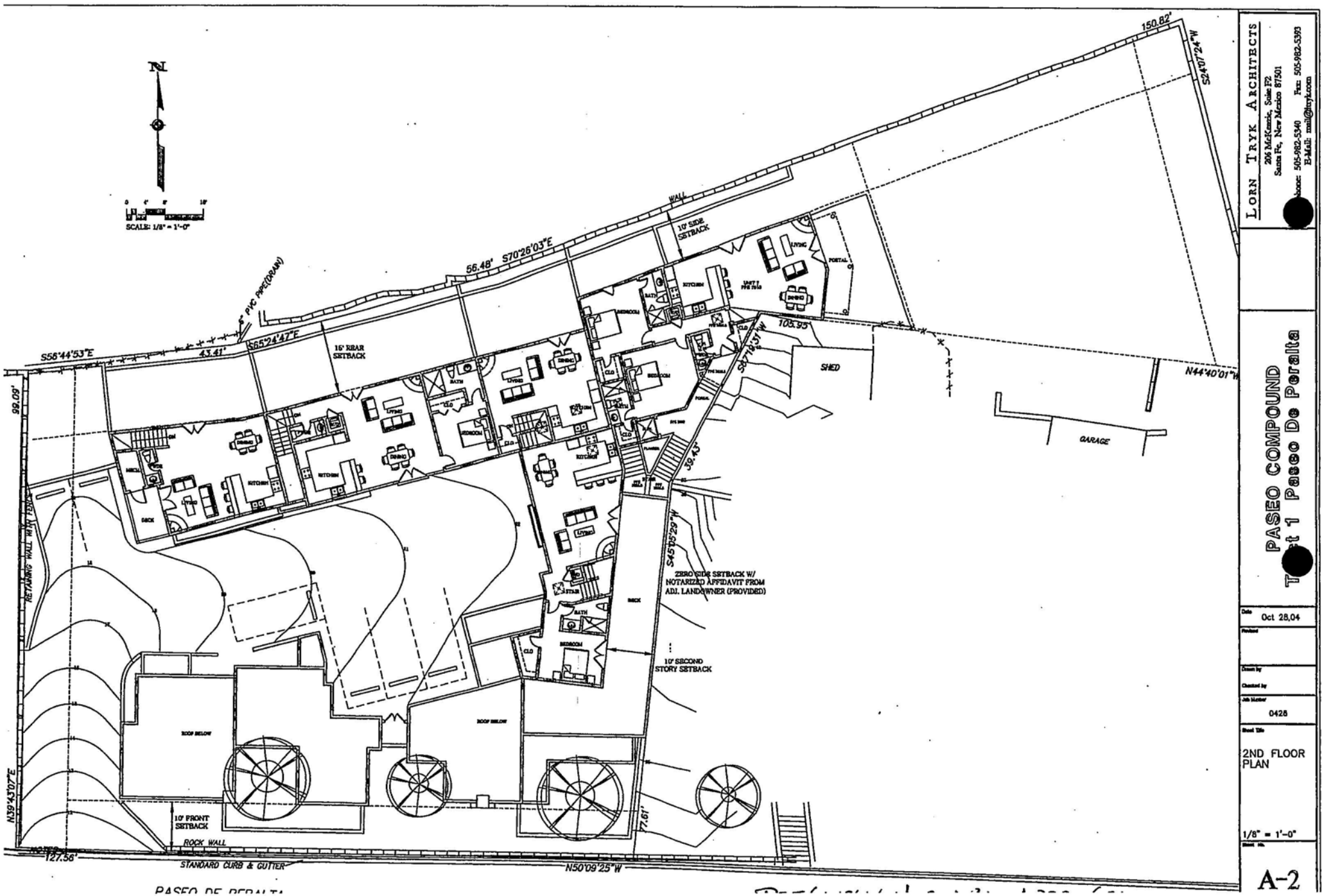
1ST FLOOR/SITE PLAN

PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, N.M.

DATE: June 2005
REVISION:

A2

PROPOSED FOR H-BOARD APPROVAL



LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Phone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@tryk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Oct 28,04
Revised:
Drawn by:
Checked by:
Job Number: 0428
Sheet Title: 2ND FLOOR PLAN
1/8" = 1'-0"
Sheet No.: A-2

— PREVIOUSLY H-BOARD APPROVED —

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)= 819 S.F.
2ND FLOOR PROVIDED = 2,783 S.F.
2ND FLOOR PROVIDEQ (LEGAL)= 2,307 S.F.

TOTAL LEGAL COMMON OPEN SPACE PROVIDED = 2,626 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.

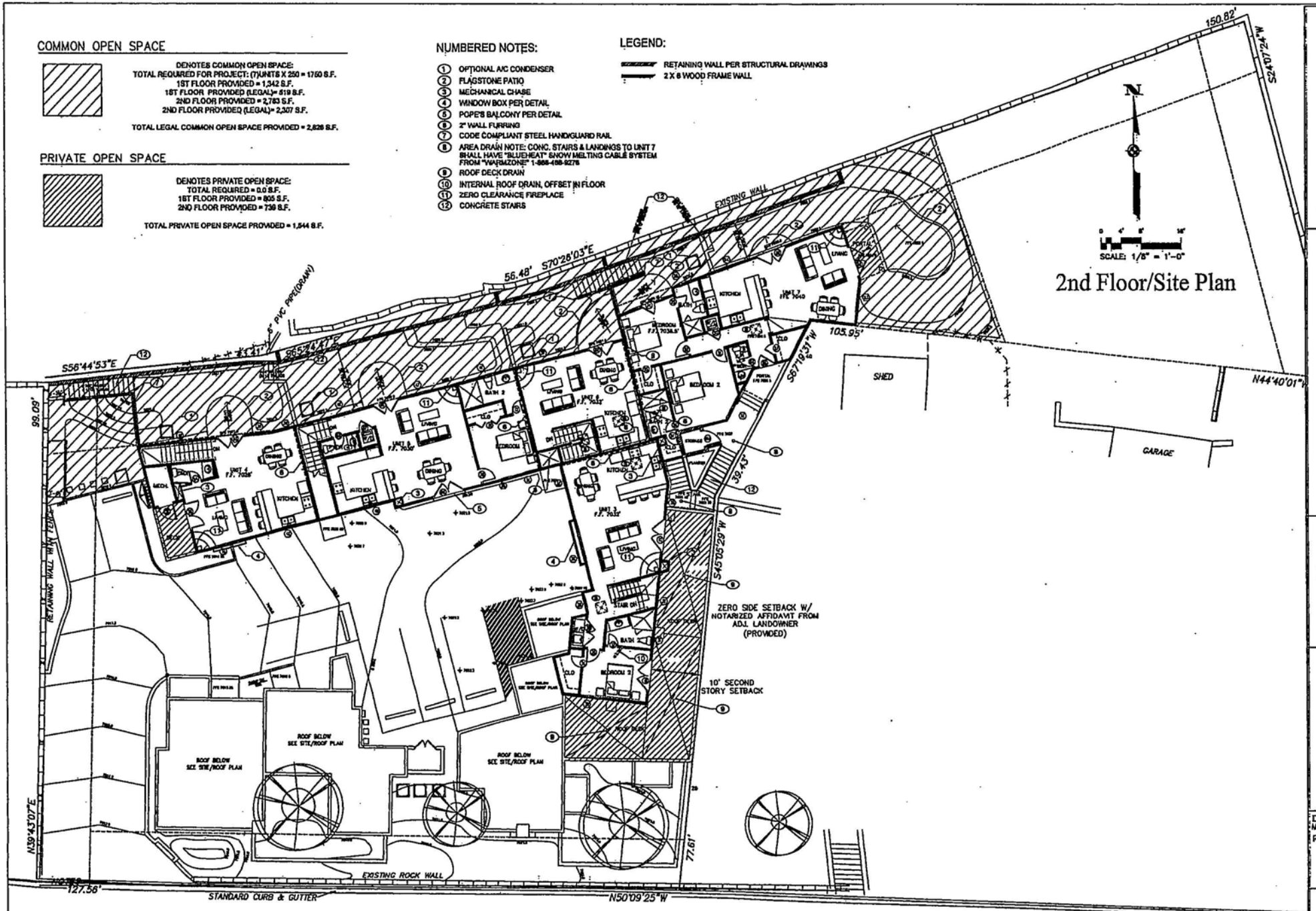
TOTAL PRIVATE OPEN SPACE PROVIDED = 1,544 S.F.

NUMBERED NOTES:

1. OPTIONAL A/C CONDENSER
2. FLAGSTONE PATIO
3. MECHANICAL CHASE
4. WINDOW BOX PER DETAIL
5. POPE'S BALCONY PER DETAIL
6. 2" WALL FURRING
7. CODE COMPLIANT STEEL HANDGUARD RAIL
8. AREA DRAIN NOTE: CONC. STAIRS & LANDINGS TO UNIT 7 SHALL HAVE "BLUEHEAT" SNOW MELTING CABLE SYSTEM FROM "WARMZONE" 1-888-498-9276
9. ROOF DECK DRAIN
10. INTERNAL ROOF DRAIN, OFFSET IN FLOOR
11. ZERO CLEARANCE FIREPLACE
12. CONCRETE STAIRS

LEGEND:

RETAINING WALL PER STRUCTURAL DRAWINGS
2 X 8 WOOD FRAME WALL



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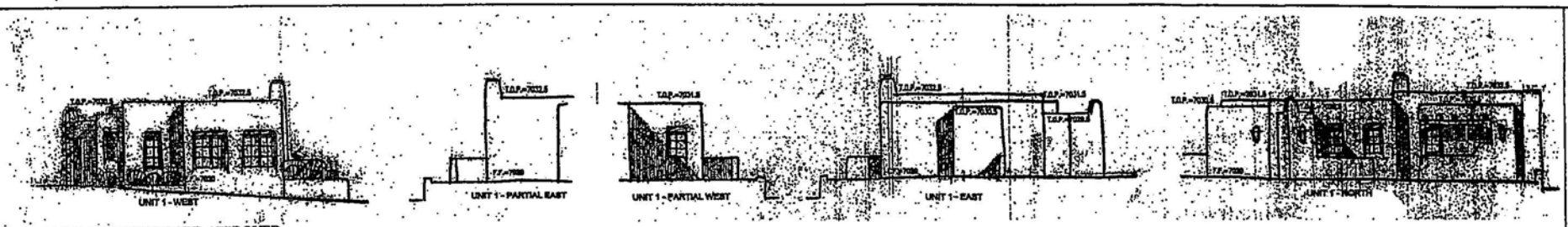
2ND FLOOR/SITE PLAN

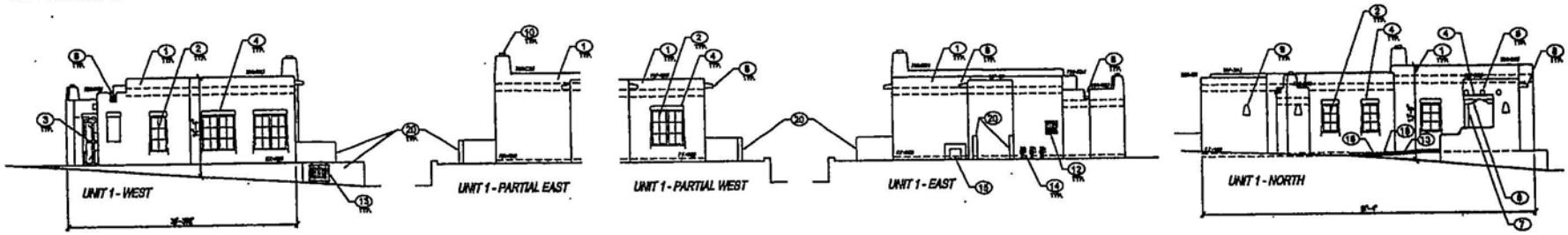
PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, N.M.

DATE: May 2005
REVISION:

A3



PREVIOUSLY H-BOARD APPROVED



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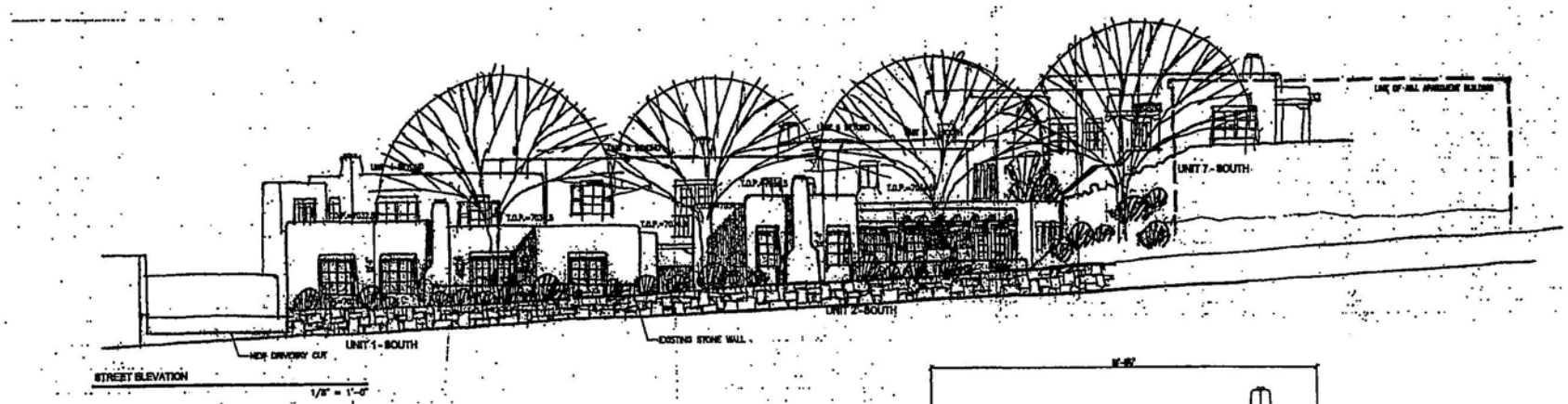
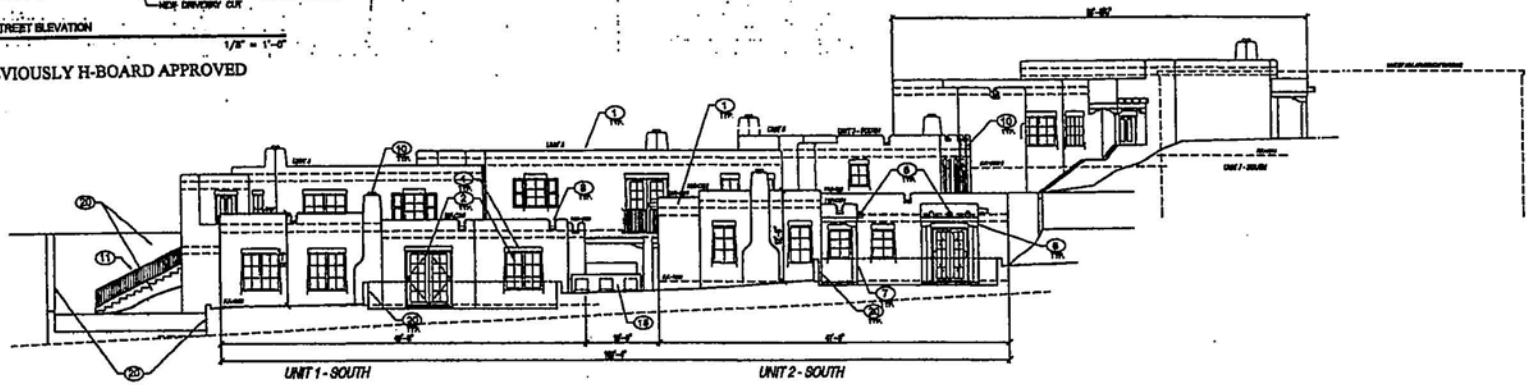


PREVIOUSLY H-BOARD APPROVED



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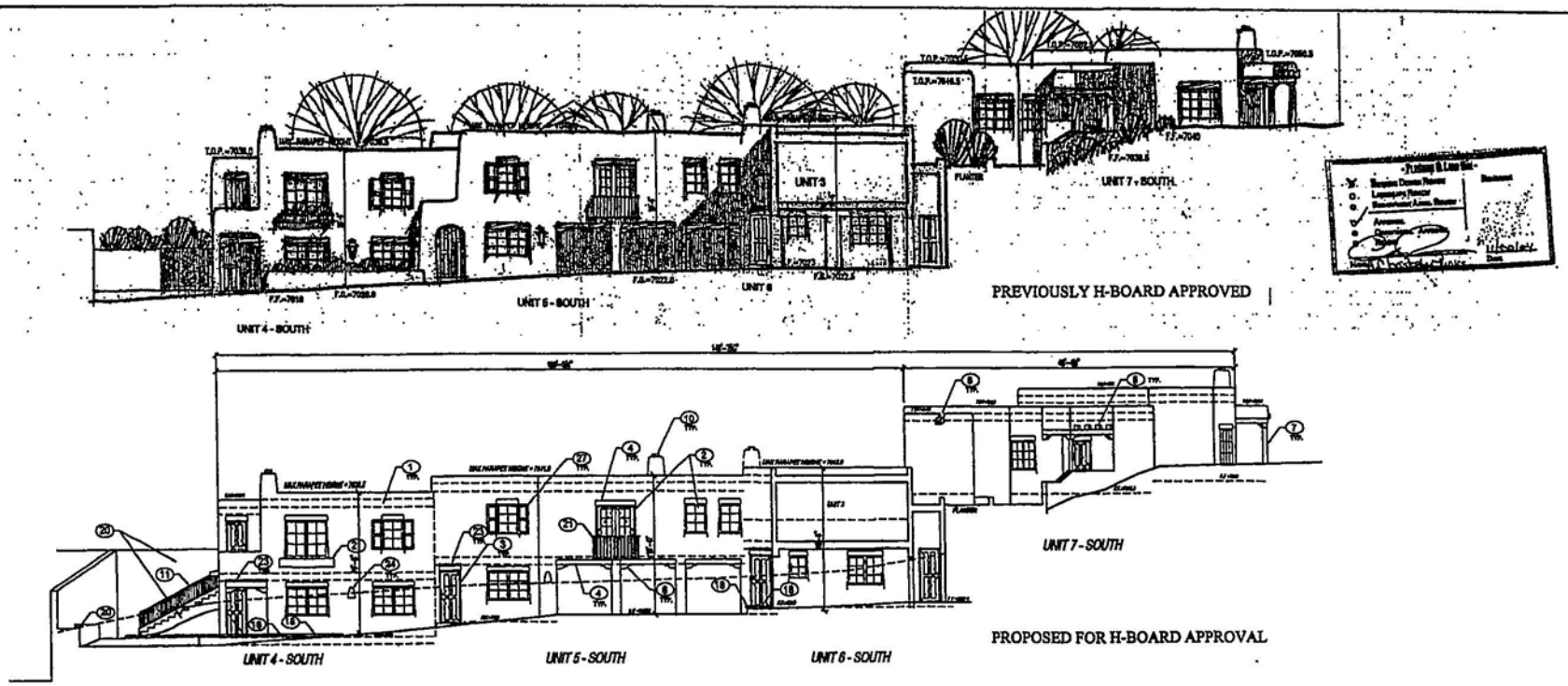
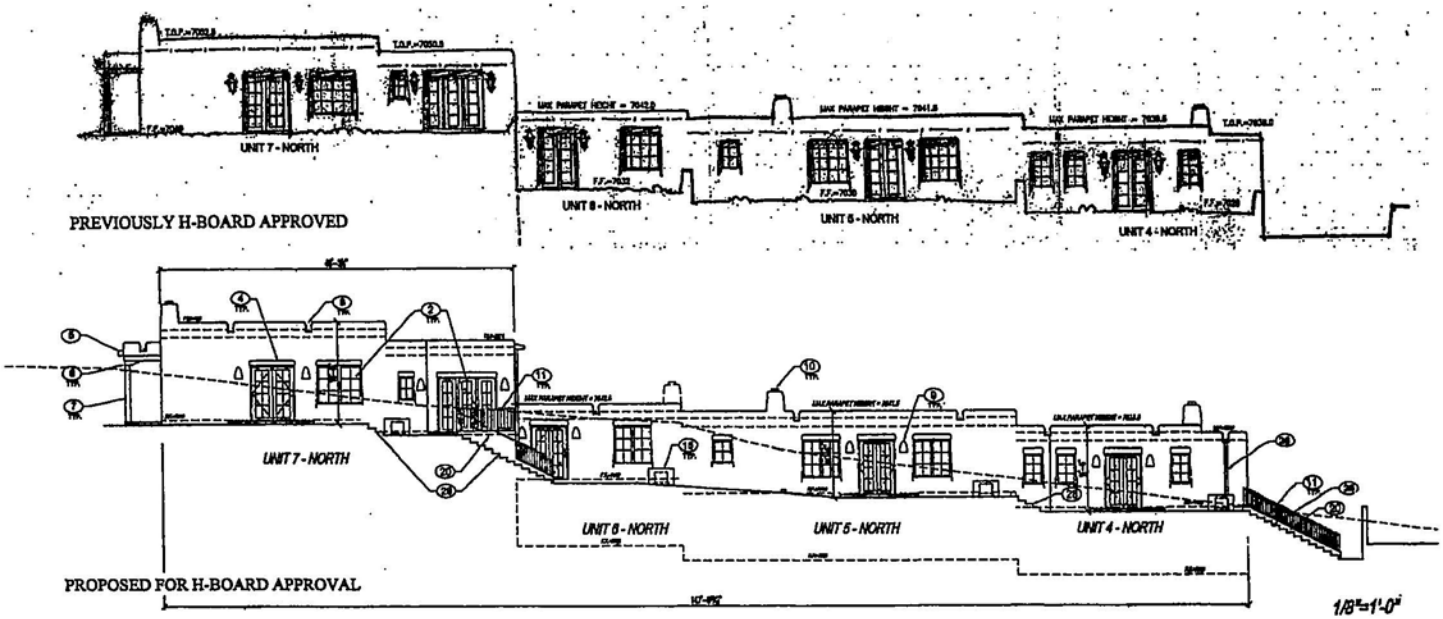
CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office: (505) 986-8660 NM Lic. # 29666 (505) 986-8340

EXTERIOR ELEVATIONS

PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, N.M.

DATE: August 2005
REVISION:





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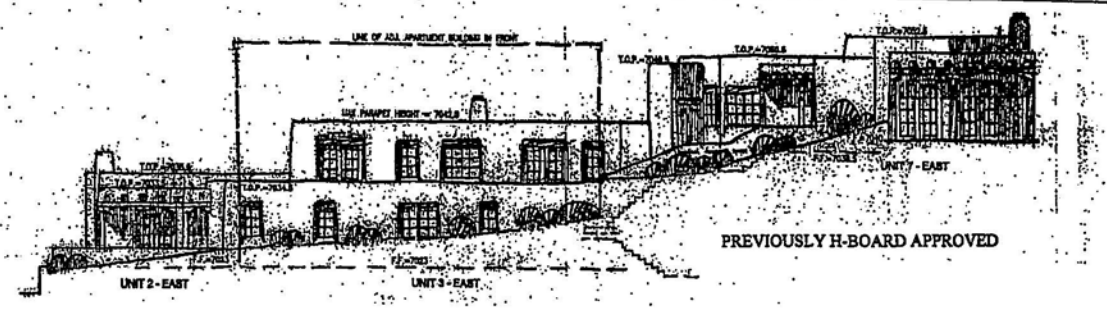
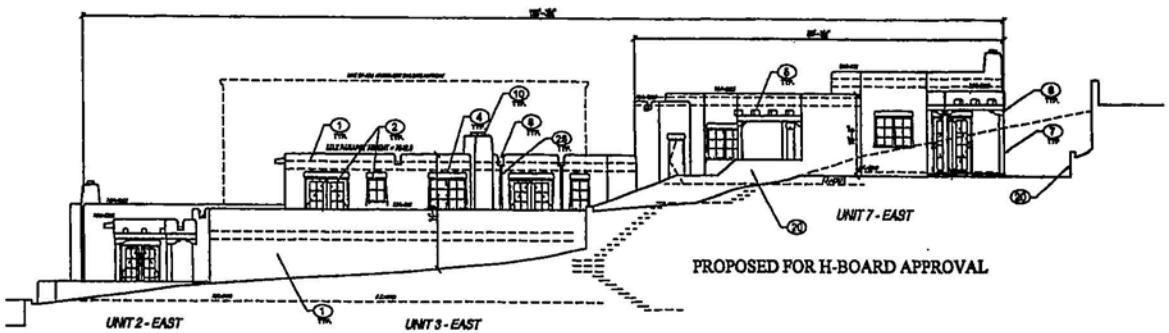
EXTERIOR ELEVATIONS

PASEO COMPOUND
515 Paseo de Peralta
Santa Fe[redacted]

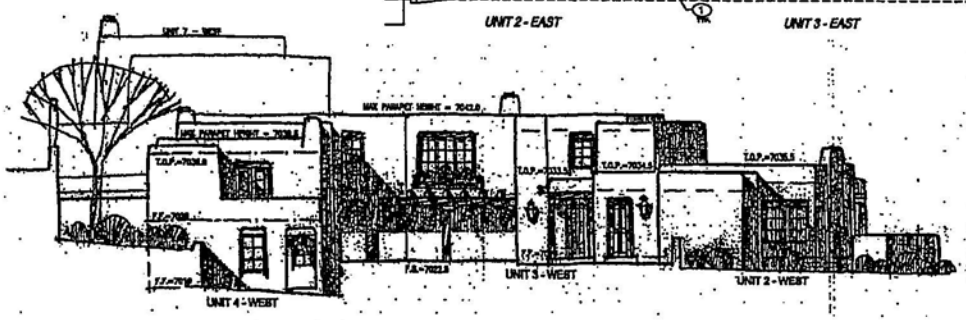
DATE: August 2005
REVISION:

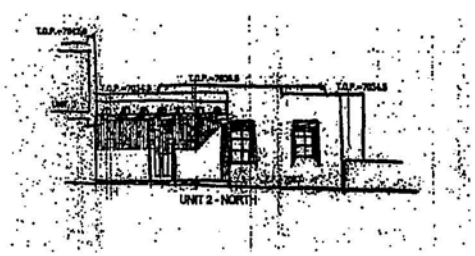


PREVIOUSLY H-BOARD APPROVED



PROPOSED FOR H-BOARD APPROVAL





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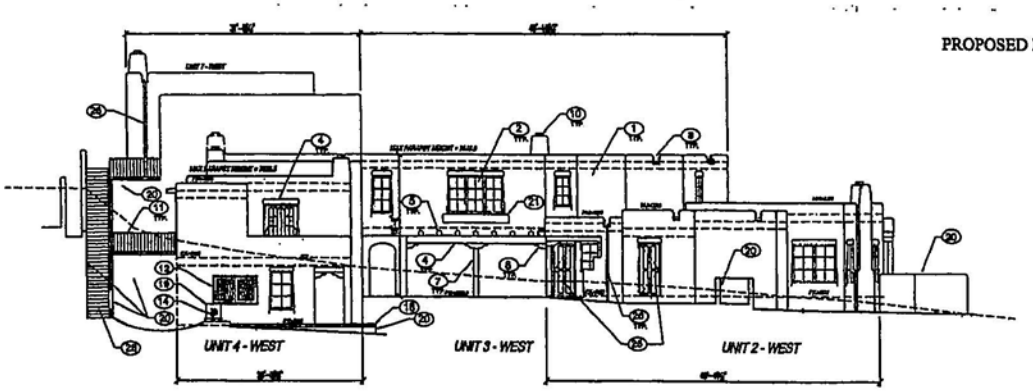

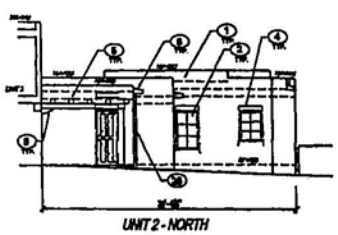

1/8"=1'-0"

PROPOSED FOR H-BOARD APPROVAL

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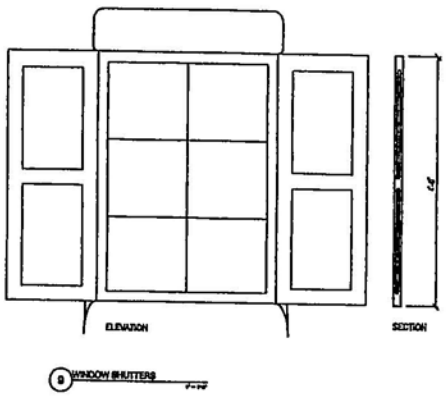
CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office: (505) 986-8060 NM Lic. #29666 (505) 986-8340

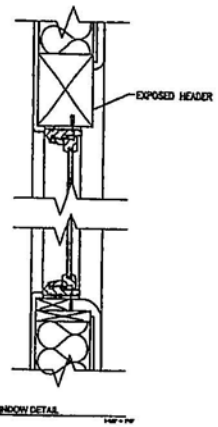
EXTERIOR ELEVATIONS

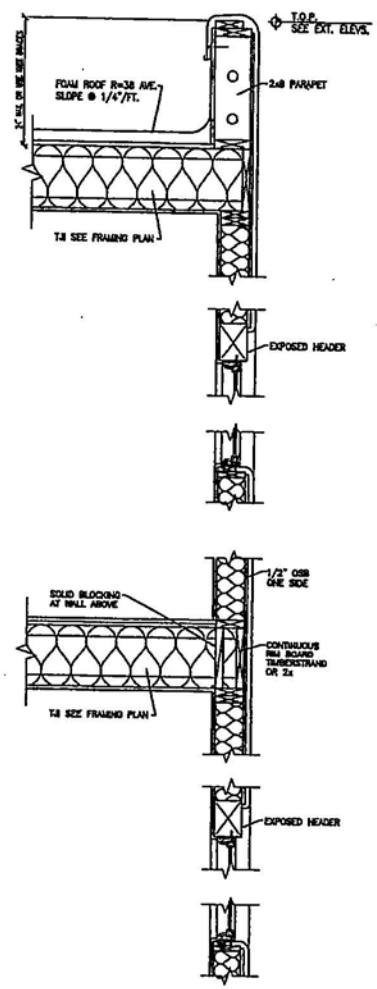
PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, NM

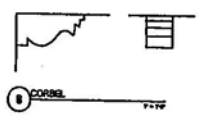
DATE:
August 2005
REVISION:

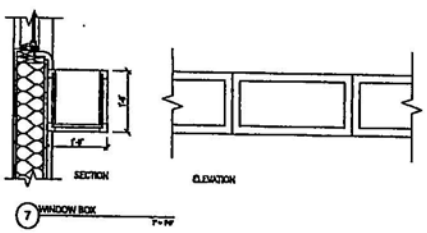
— PREVIOUSLY H-BOARD APPROVED —

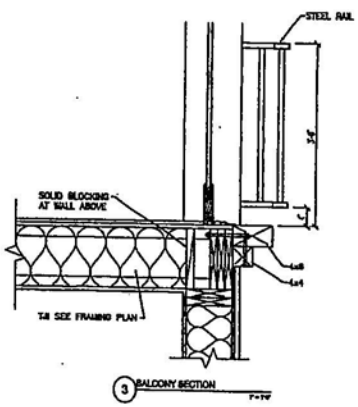


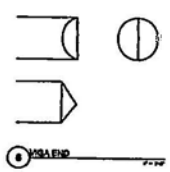


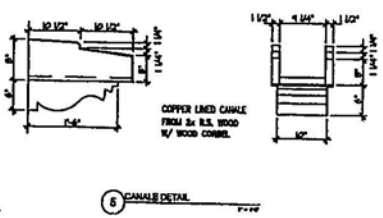


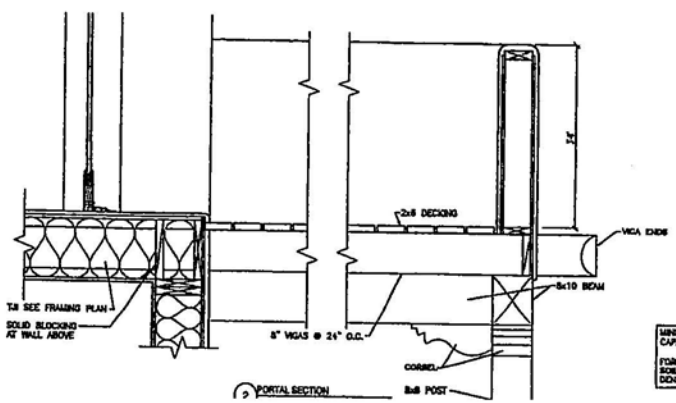


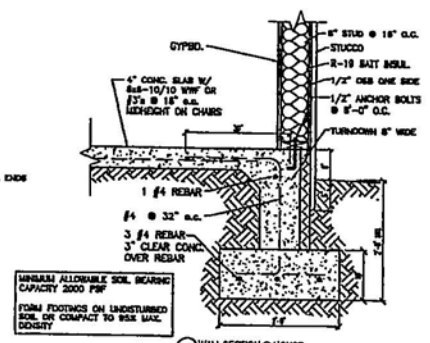












LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Phone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@trykarch.com

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

__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.

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
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#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

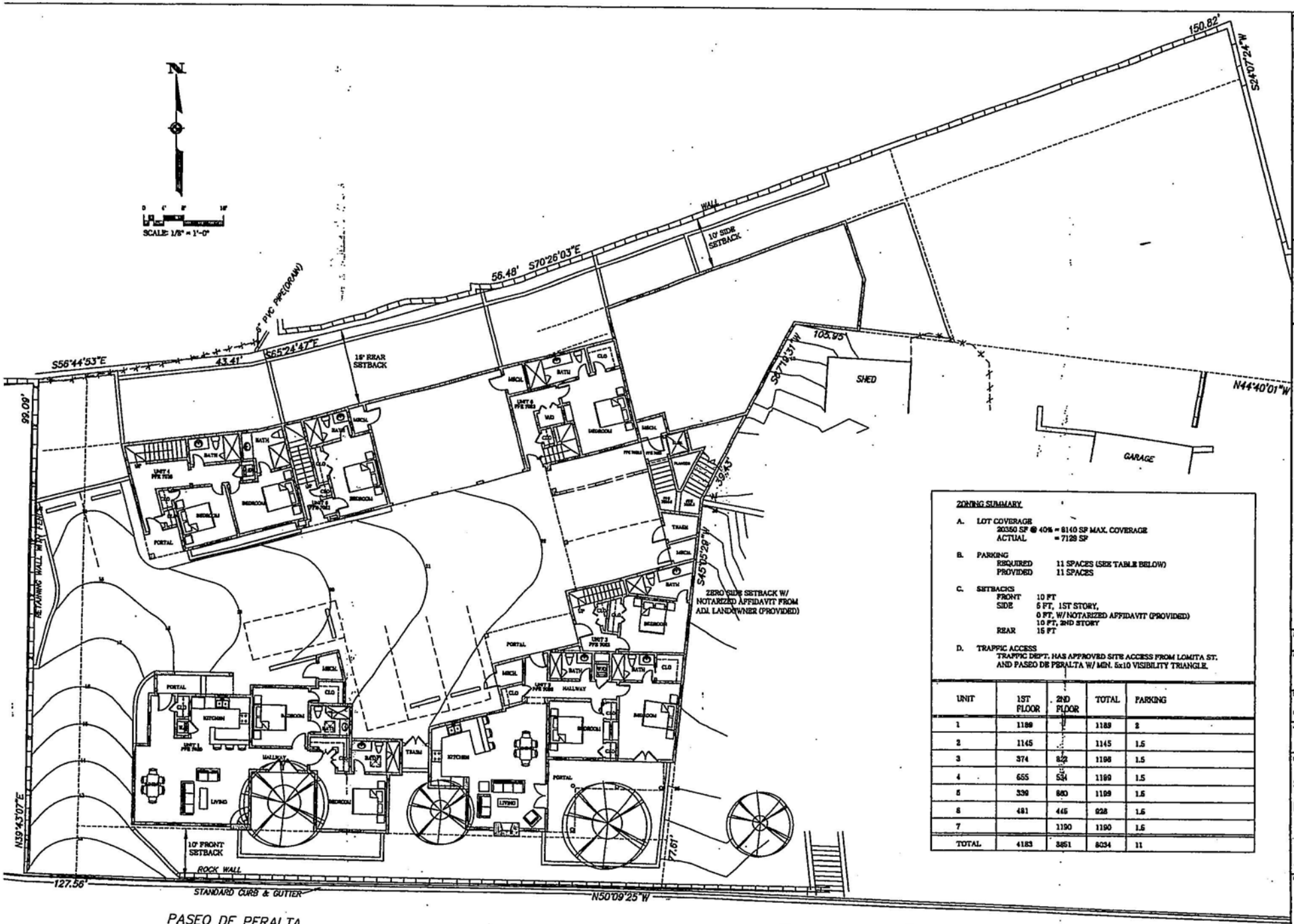
This is to certify that the Historic Design Review Board (HDRB) at their meeting on November 30, 2004, acted on the above referenced case. The decision of the board was to approve your request.

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.

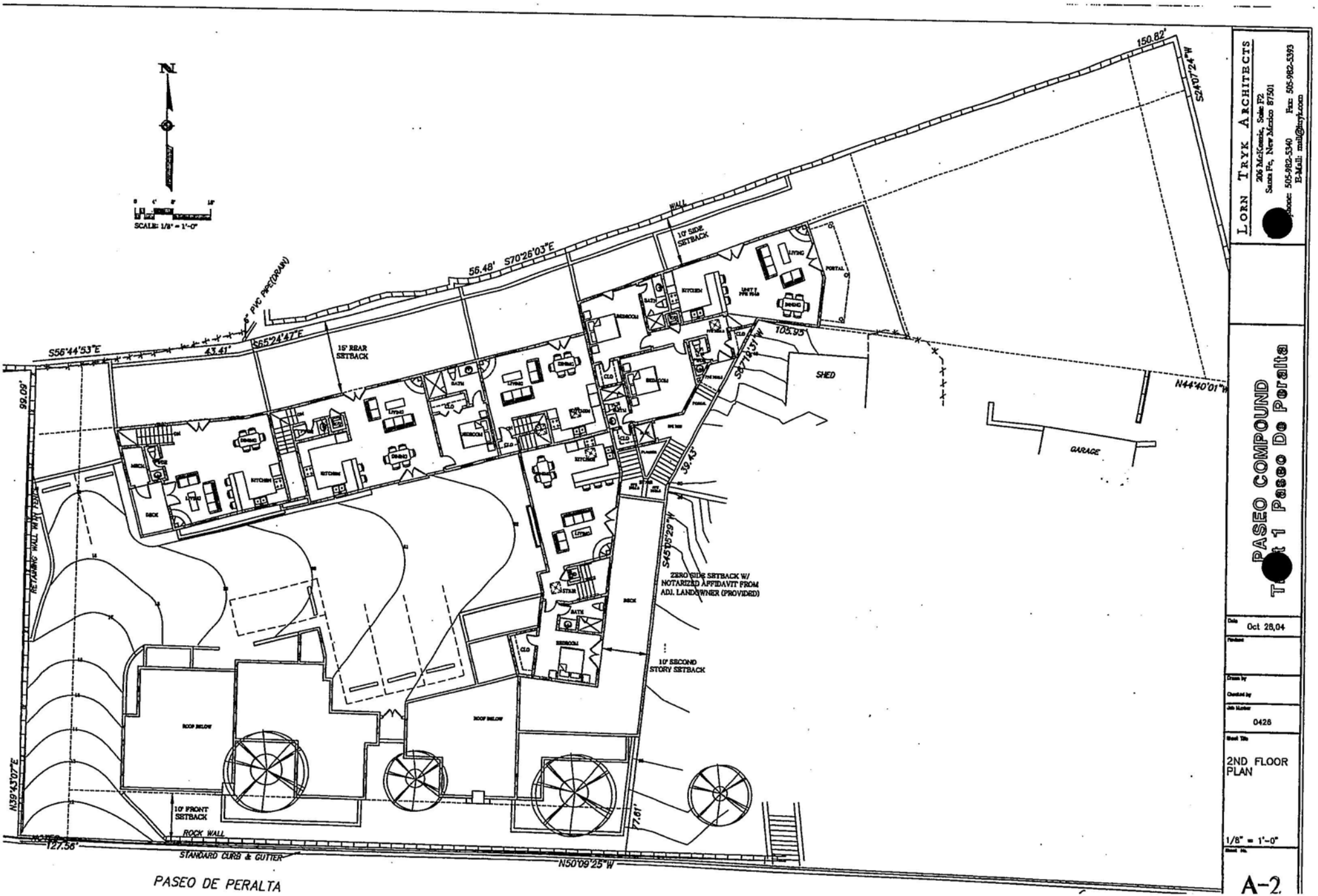
UNIT	1ST FLOOR	2ND FLOOR	TOTAL	PARKING
1	1189		1189	2
2	1145		1145	1.5
3	374	822	1196	1.5
4	655	534	1189	1.5
5	330	860	1189	1.5
6	481	445	926	1.5
7		1190	1190	1.5
TOTAL	4183	3851	8034	11

- PREVIOUSLY H-BOARD APPROVED -

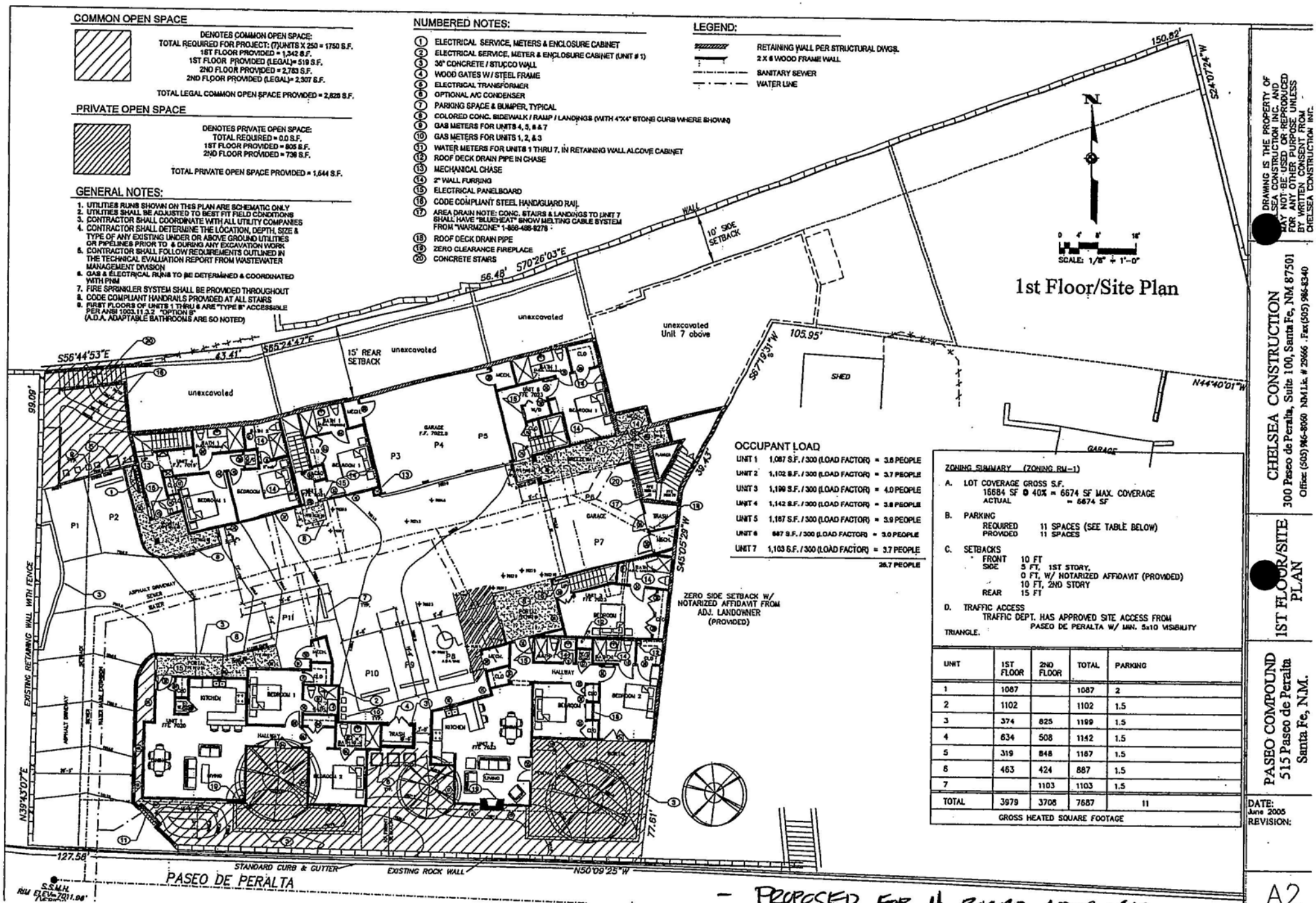
LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Phone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorytk.com

PASEO COMPOUND
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



- PREVIOUSLY H-BOARD APPROVED -



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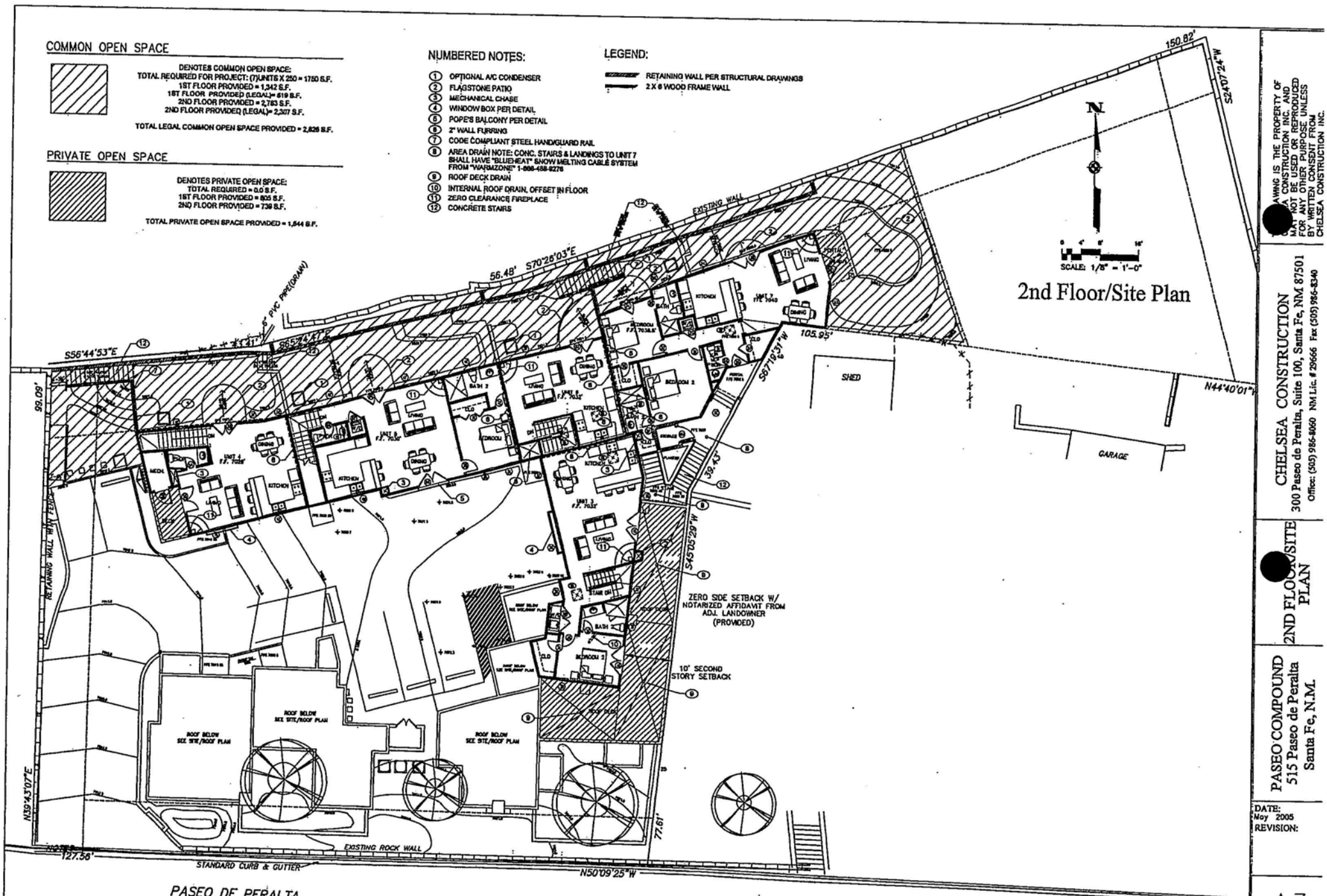
CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office (505) 986-8060 NM Lic. # 29666 . Fax (505) 986-8340

1ST FLOOR/SITE PLAN

PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, N.M.

DATE: June 2005
REVISION:

A2



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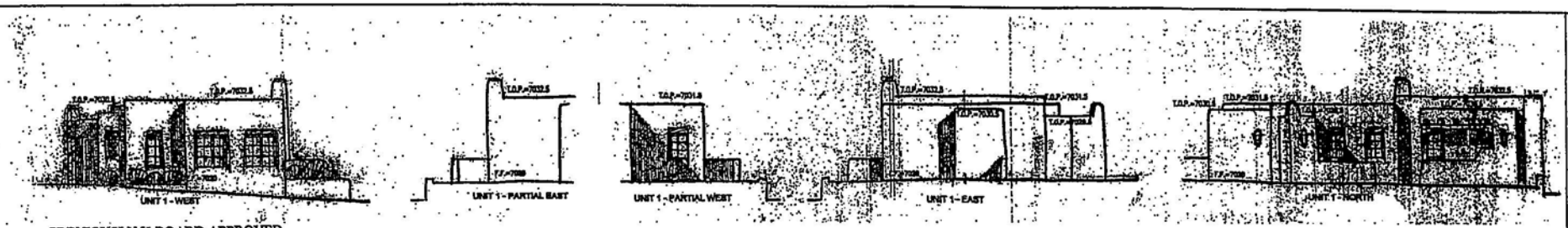
- PROPOSED FOR H-BOARD APPROVAL -



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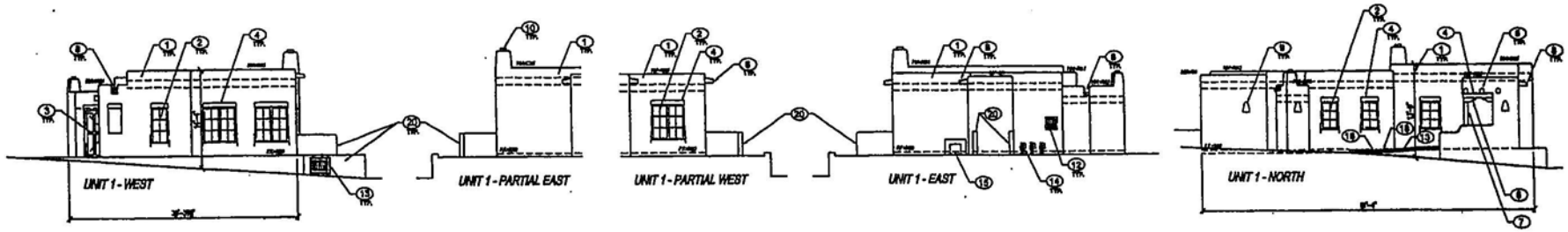

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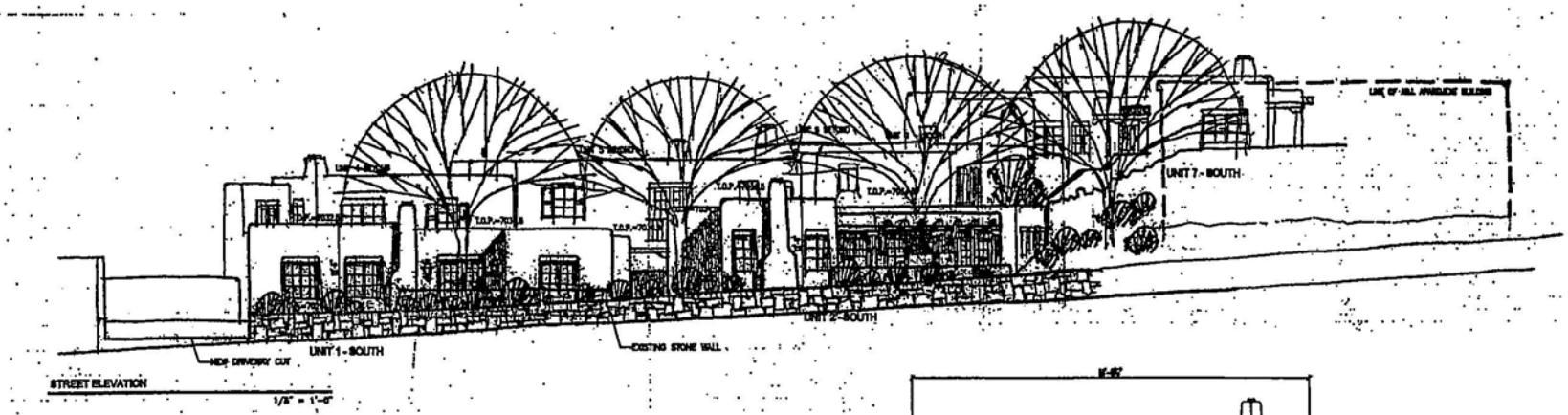

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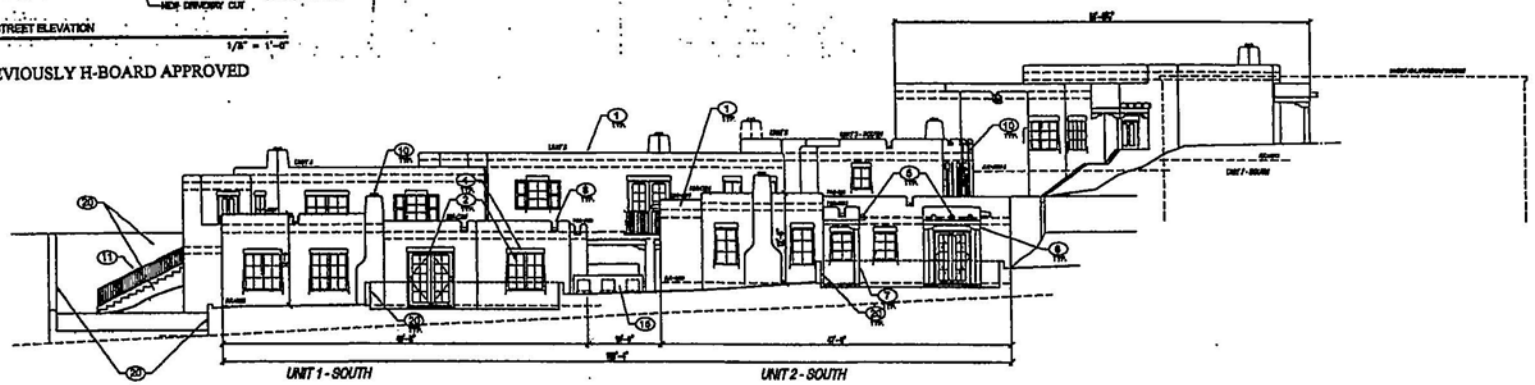

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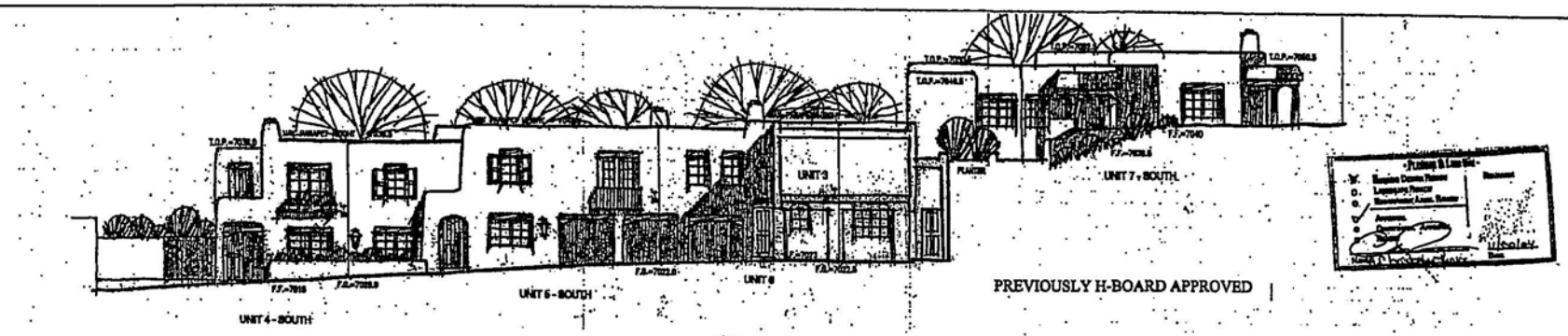
CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office: (505) 986-8060 NM Lic. # 29666 Fax (505) 986-8340

EXTERIOR ELEVATIONS

PASEO COURTYARD
515 Paseo de Peralta
Santa Fe, N.M.

DATE:
August 2005
REVISION:



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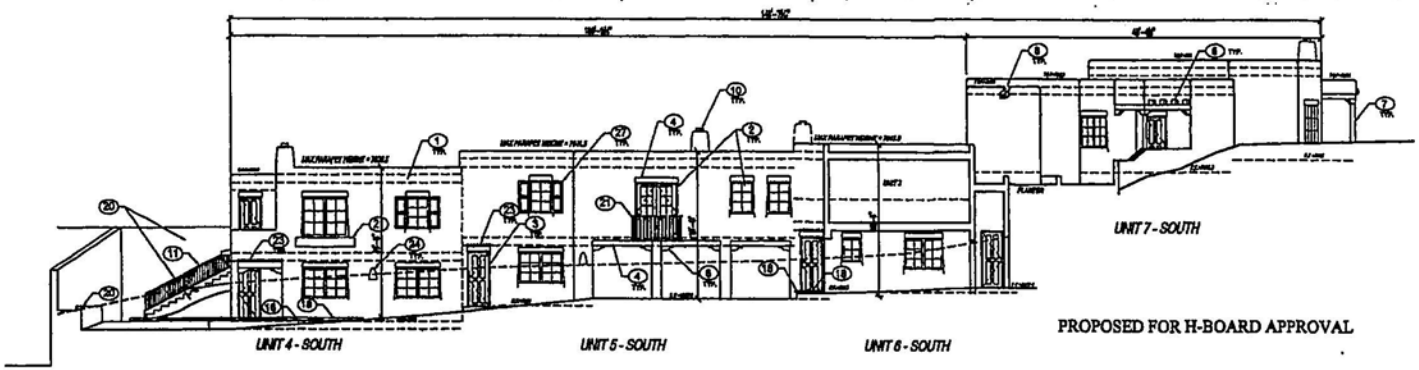

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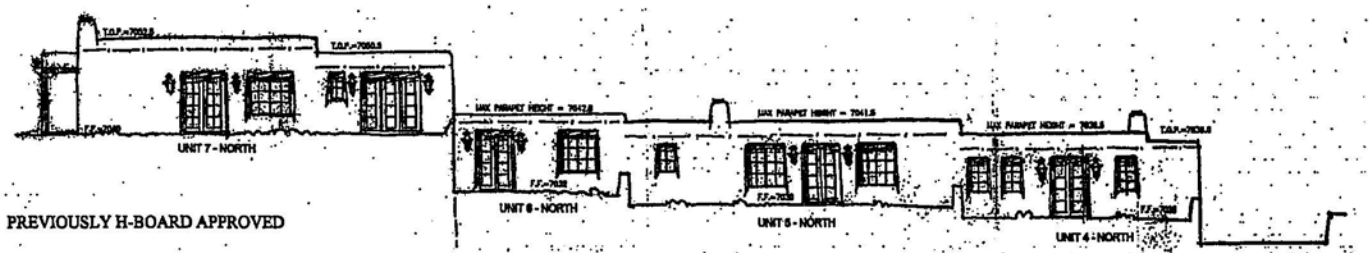

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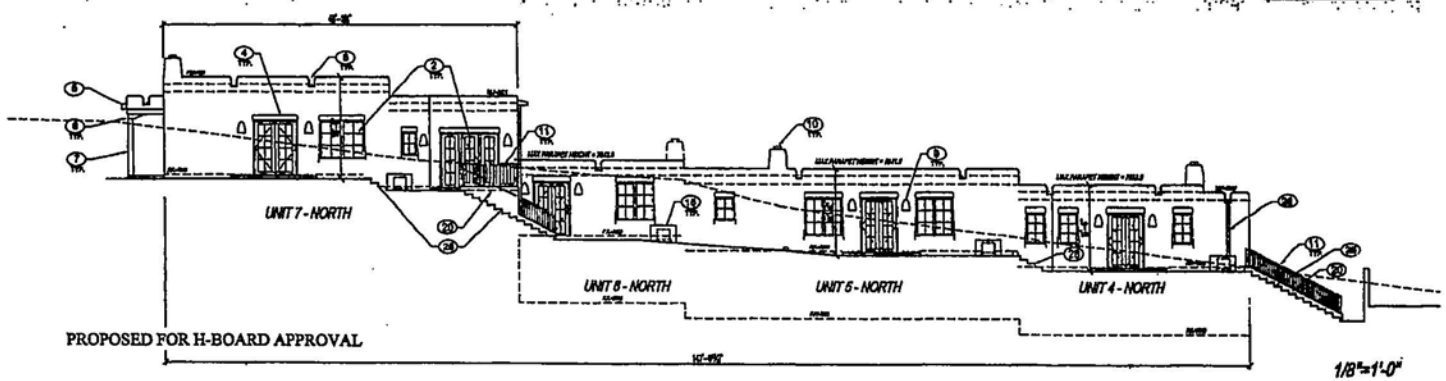

PROPOSED FOR H-BOARD APPROVAL

1/8"=1'-0"

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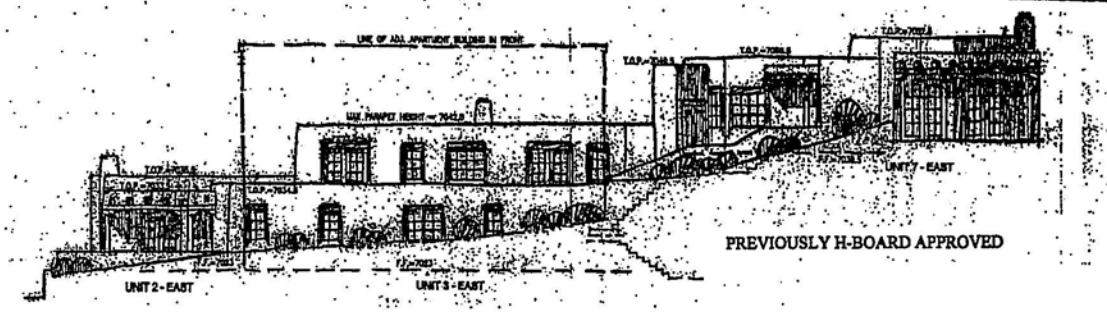
CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, Santa Fe, NM 87501
Office: (505) 986-8060 NM Lic. # 29666 (505) 986-8340

EXTERIOR ELEVATIONS

PASEO COMPOUND
515 Paseo de Peralta
Santa Fe, NM

DATE:
August 2005
REVISION:



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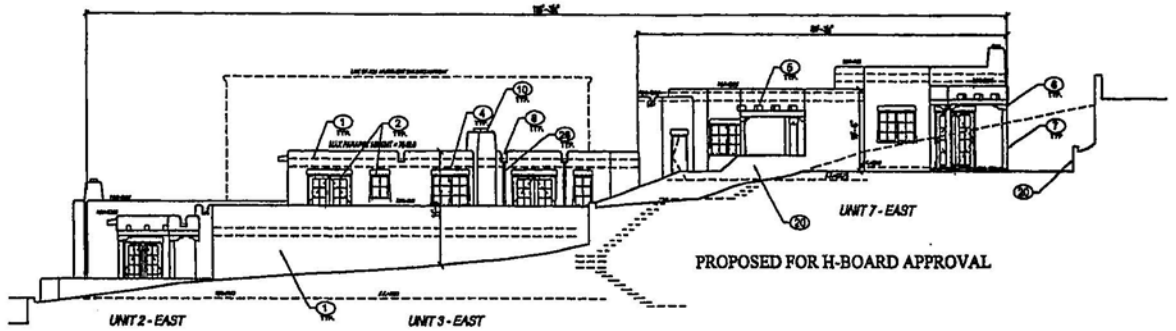

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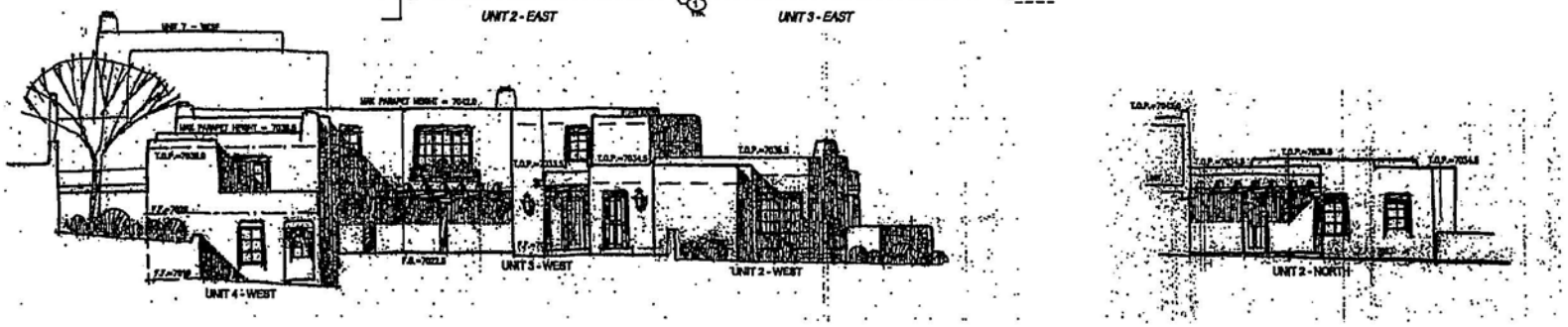

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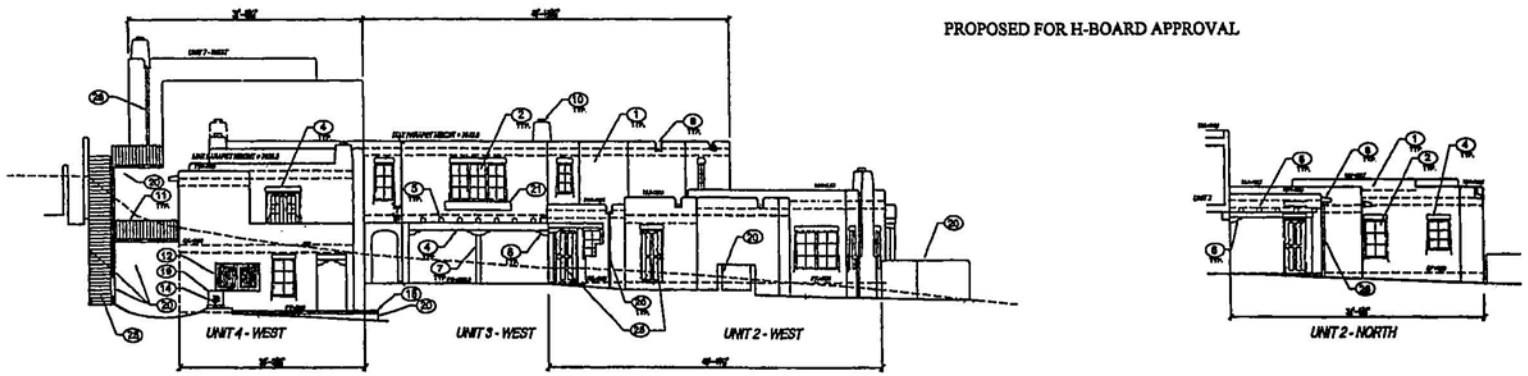

1/8"=1'-0"

PROPOSED FOR H-BOARD APPROVAL

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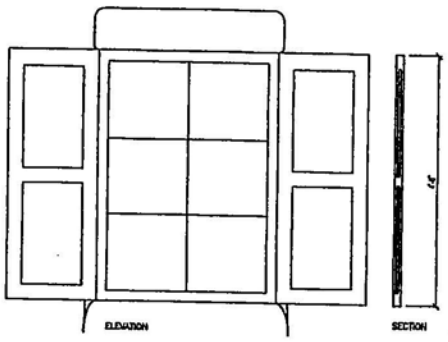
CHELSEA CONSTRUCTION
300 Paseo de Peralta, Suite 100, S[redacted] NM 87501
Office: (505) 986-8060 NM Lic. # 239666 [redacted]) 986-8340

EXTERIOR ELEVATIONS

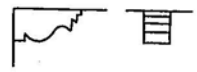
PASEO COMPOUND
515 Paseo de [redacted]
Santa Fe, N[redacted]

DATE:
August 2005
REVISION:

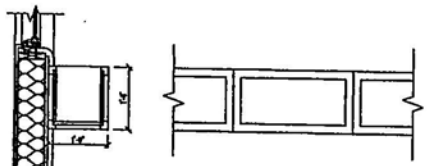
- PREVIOUSLY H-BOARD APPROVED -



8 WINDOW SHUTTERS



8 CORBEL



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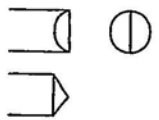
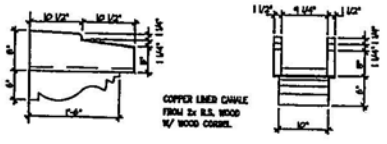
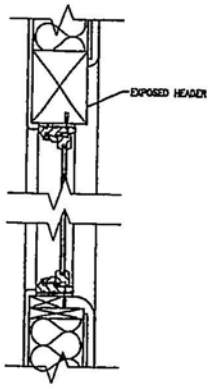


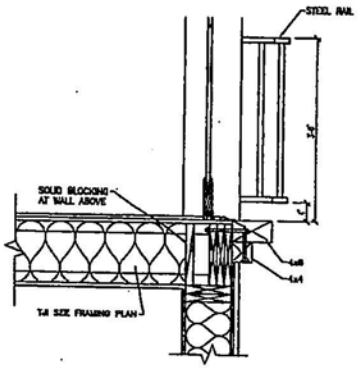
8 VIGA END



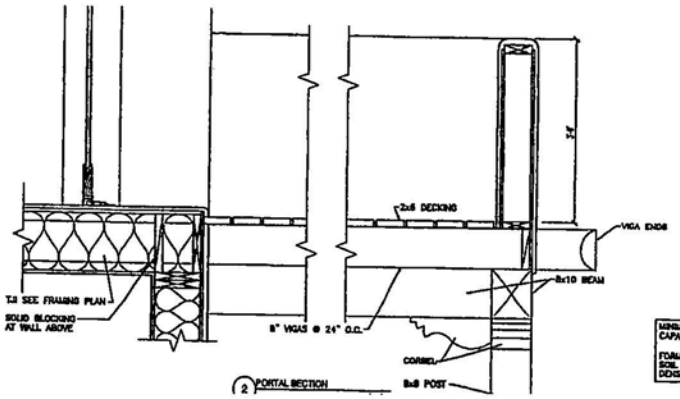
5 CANALE DETAIL



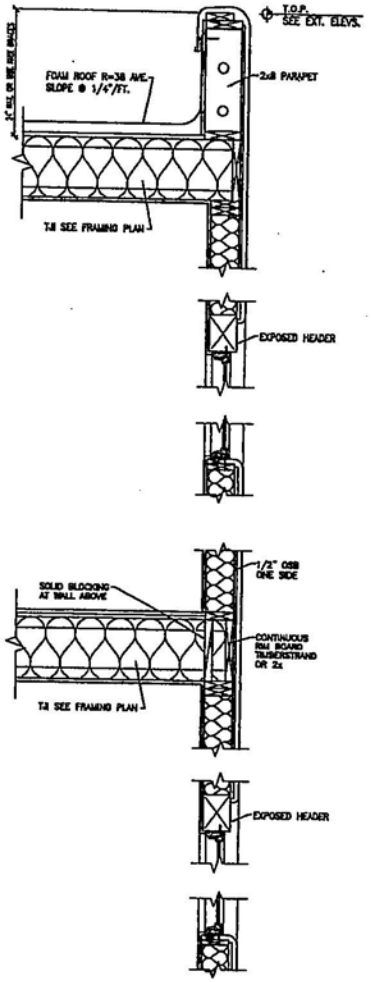
4 WINDOW DETAIL

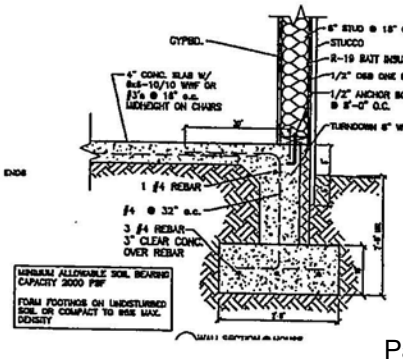


3 BALCONY SECTION



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

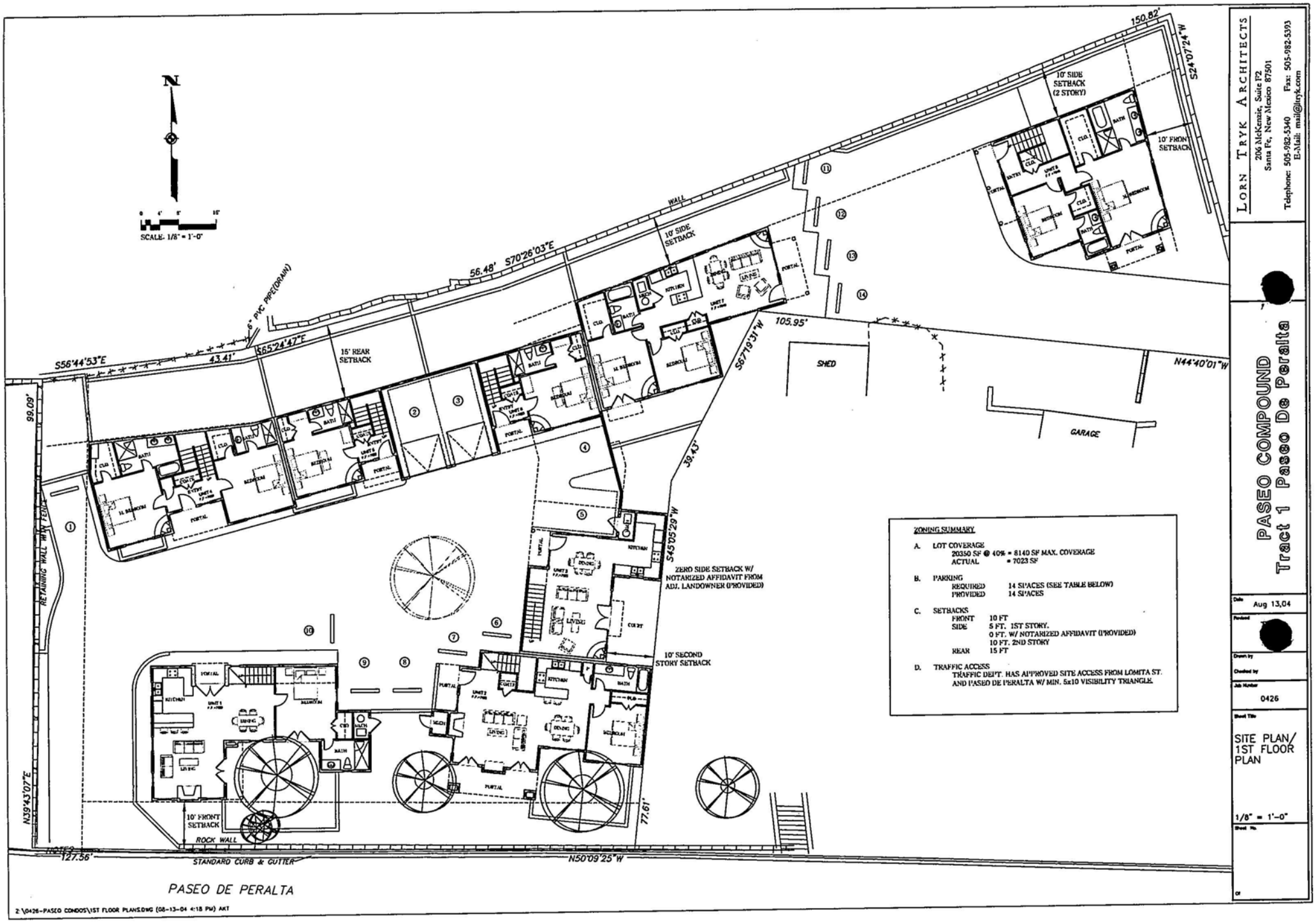
PROJECT LOCATION (S): **515 Paseo de Peralta, Tract 1**

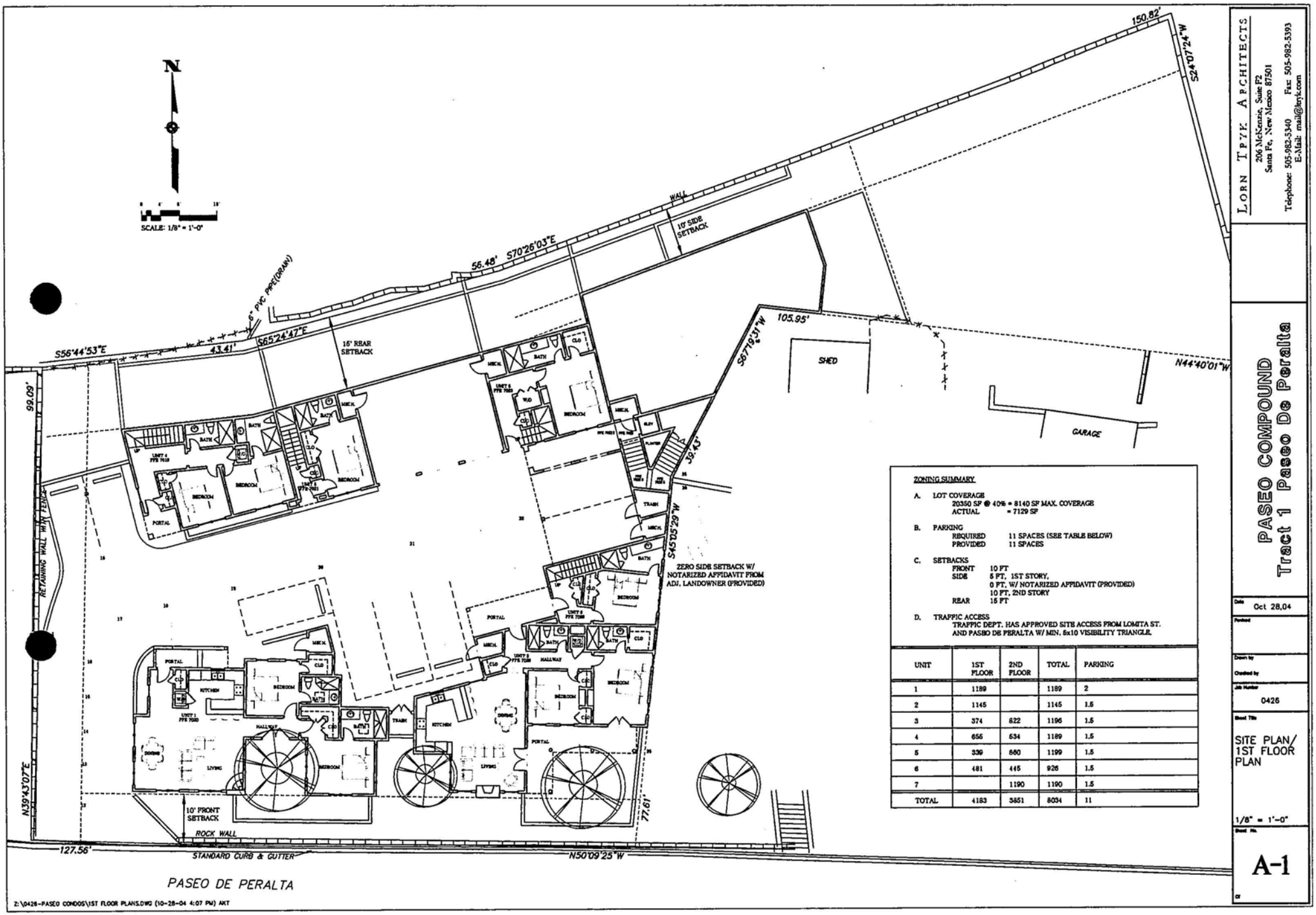
PROJECT NAMES:

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

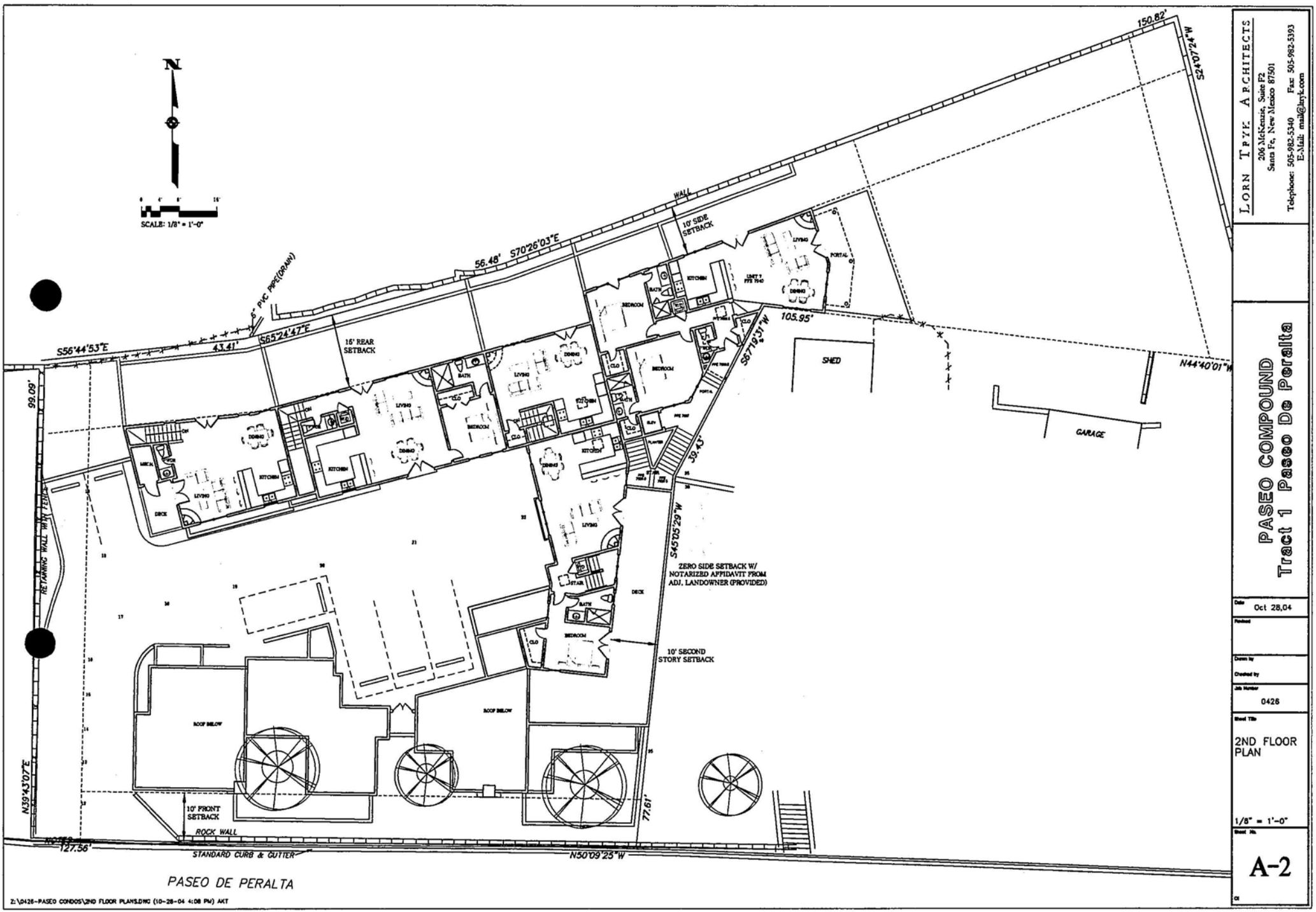
D. TRAFFIC ACCESS
TRAFFIC DEPT. HAS APPROVED SITE ACCESS FROM LOMITA ST. AND PASEO DE PERALTA W/ MIN. 5x10 VISIBILITY TRIANGLE.

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

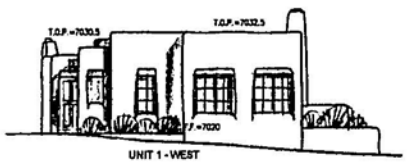
Date: Oct 28,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: SITE PLAN/ 1ST FLOOR PLAN
1/8" = 1'-0"
Sheet No.: A-1
Of



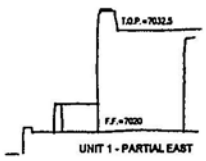
LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lrtyk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

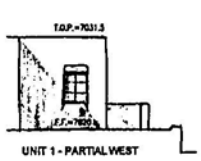
Date: Oct 28,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: 2ND FLOOR PLAN
1/8" = 1'-0"
Sheet No.: A-2



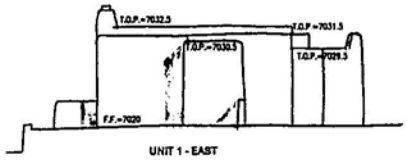
UNIT 1 - WEST



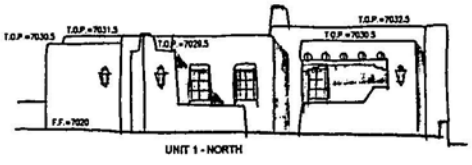
UNIT 1 - PARTIAL EAST



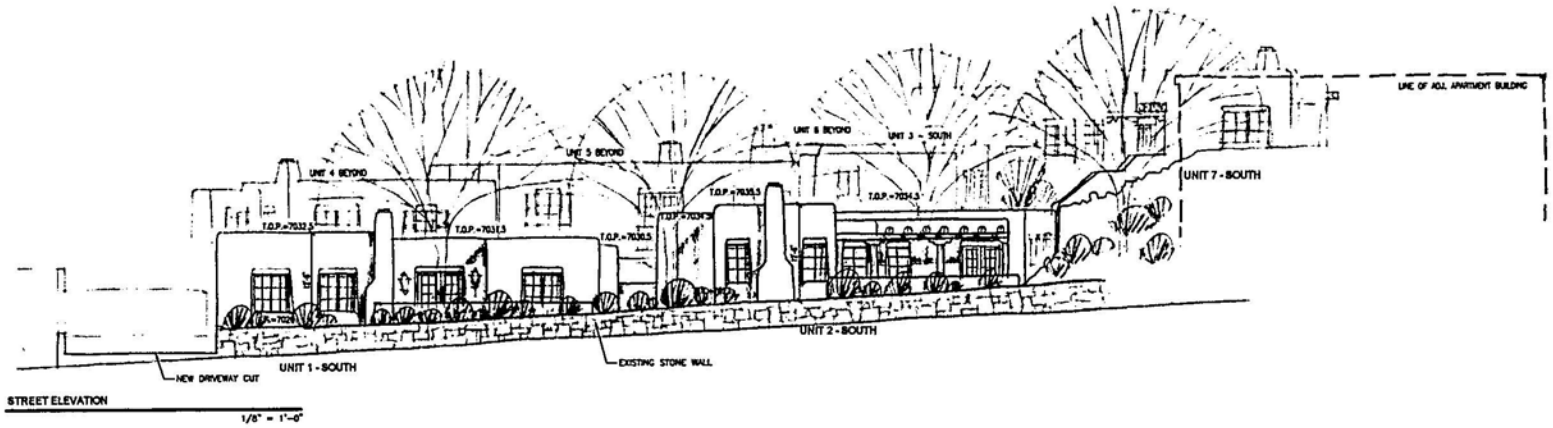
UNIT 1 - PARTIAL WEST



UNIT 1 - EAST

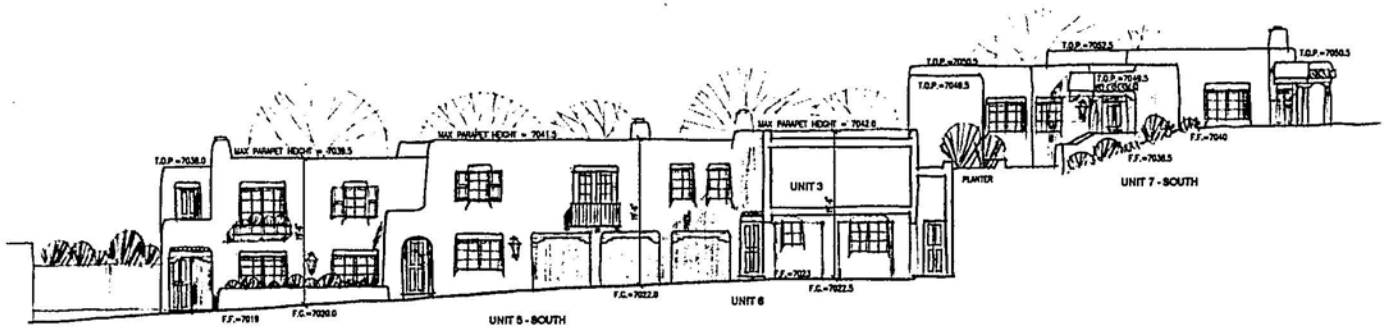


UNIT 1 - NORTH



STREET ELEVATION

1/8" = 1'-0"



EXTERIOR COLORS:

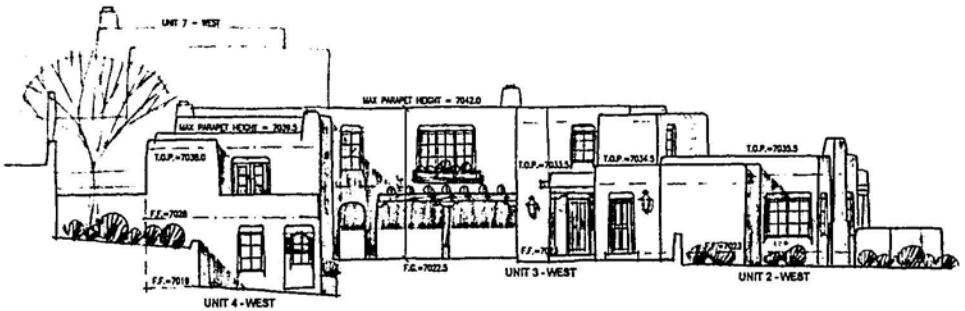
STUCCO =	STO PECOS
WINDOWS =	PELLA TAN
FRENCH DOORS =	PELLA TAN
WOOD STAIN =	MEDIUM BROWN

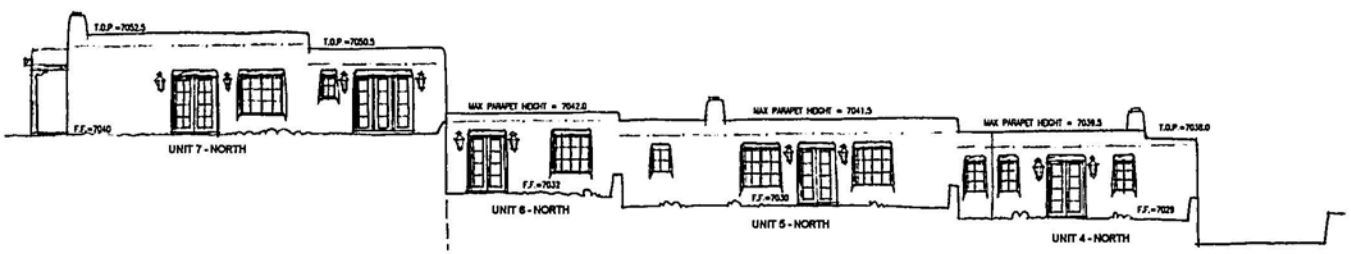
LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorntryk.com

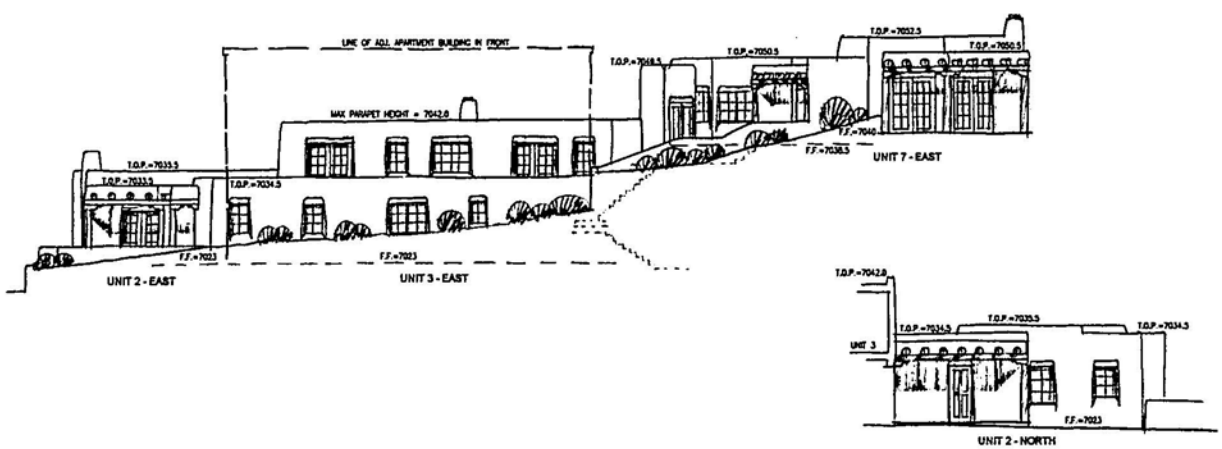
PASEO COMPOUND
Tract 1 Paseo De Peralta

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





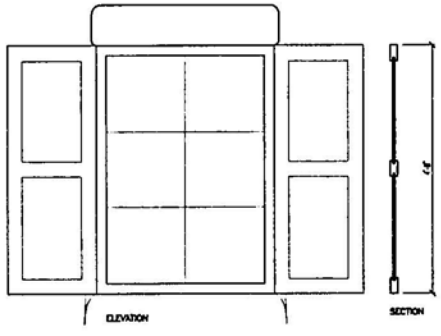


LORN TYYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lyrk.com

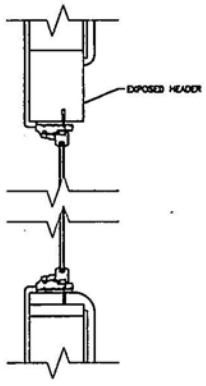
PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Oct 28,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: ELEVATIONS
1/8" = 1'-0"
Sheet No.:

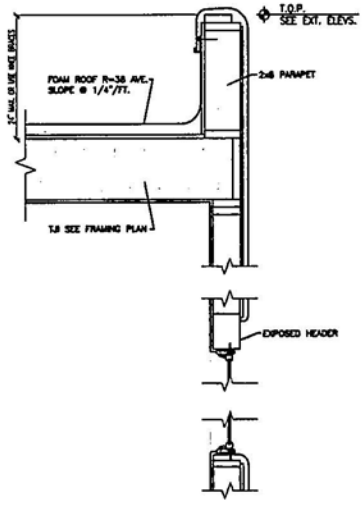
Z:\0426-PASEO CONDOS\HAND ELEVS.DWG (10-28-04 3:31 PM) AKT

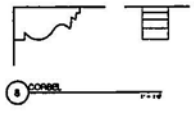


9 WINDOW SHUTTERS

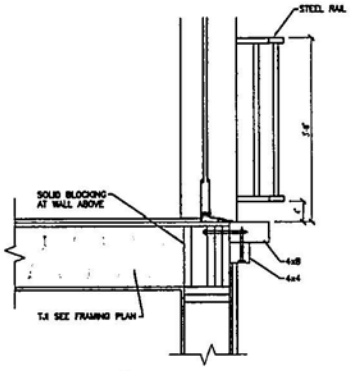


4 WINDOW DETAIL





8 CORBEL



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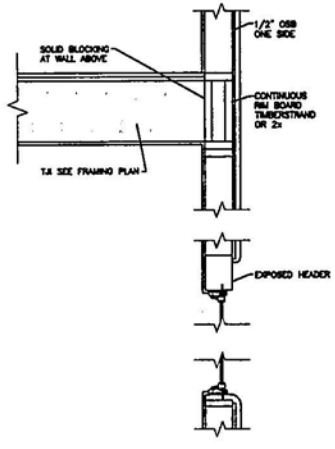
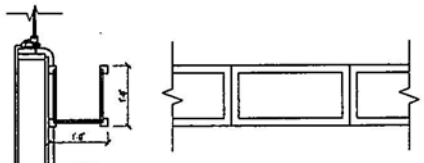
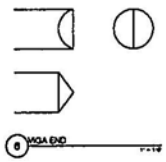
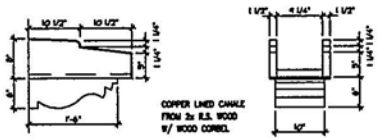




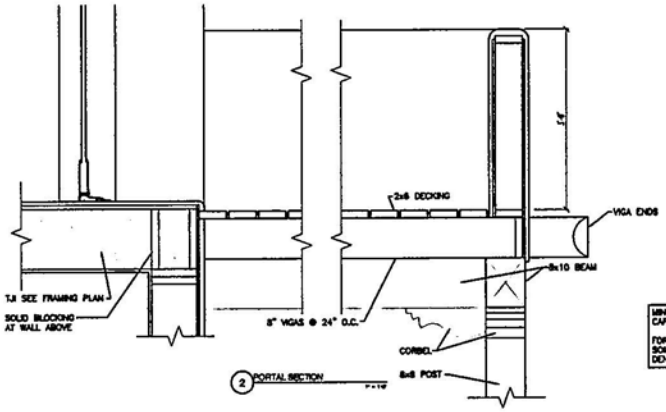
7 WINDOW BOX



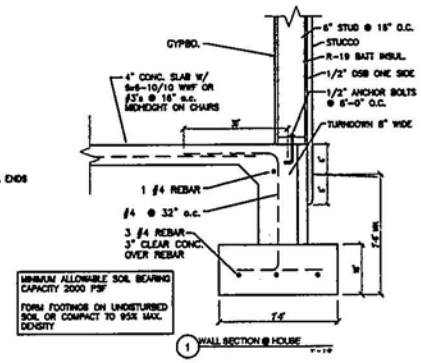
6 VIGA END



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

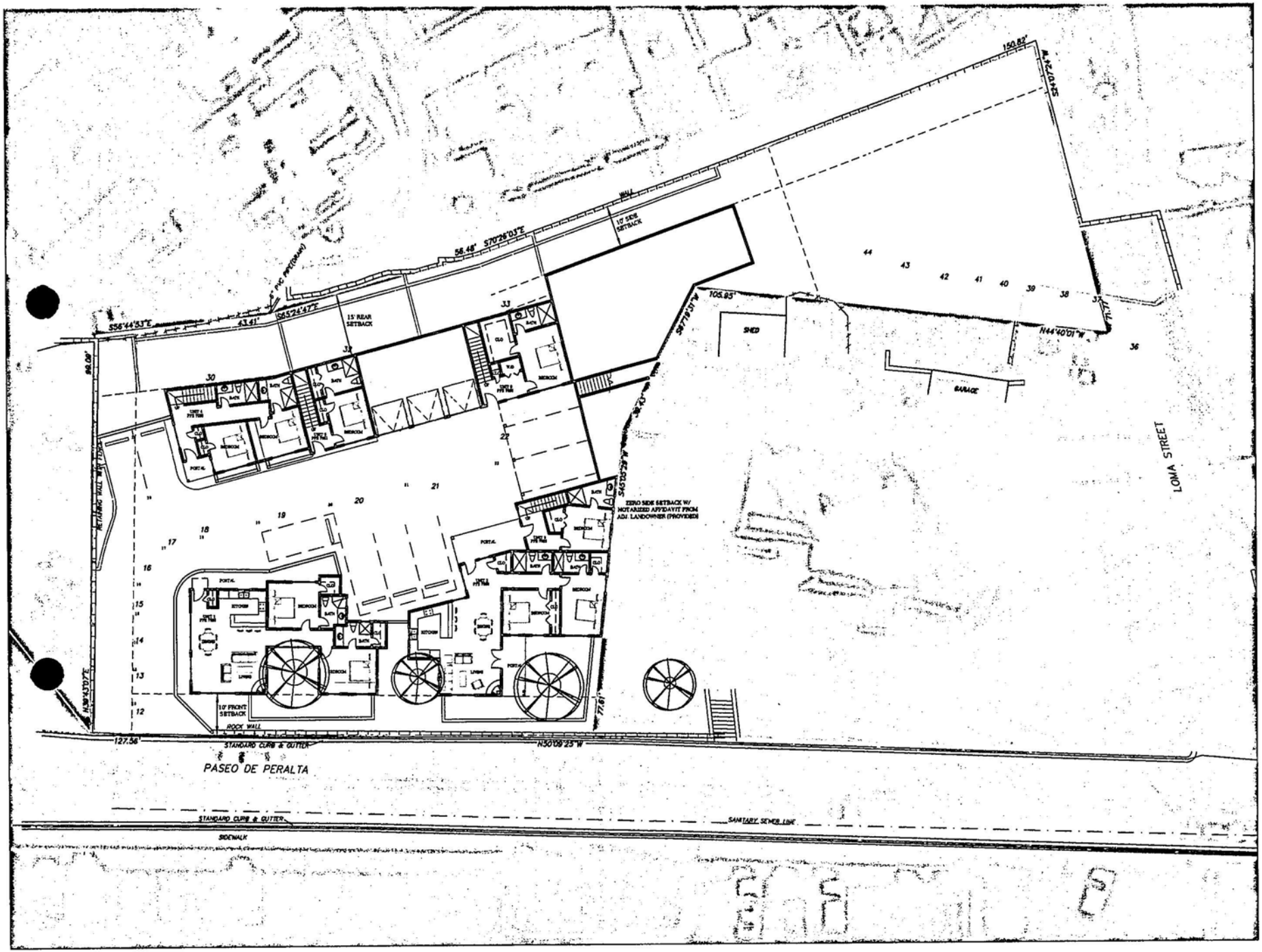
We will submit finishes, lighting and details of windows, railings, doors and other exterior features at a later date.

Thank you for your consideration.

Sincerely,



Lorn C. Tryk



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: Sep 19,04

Revised:

Drawn by:

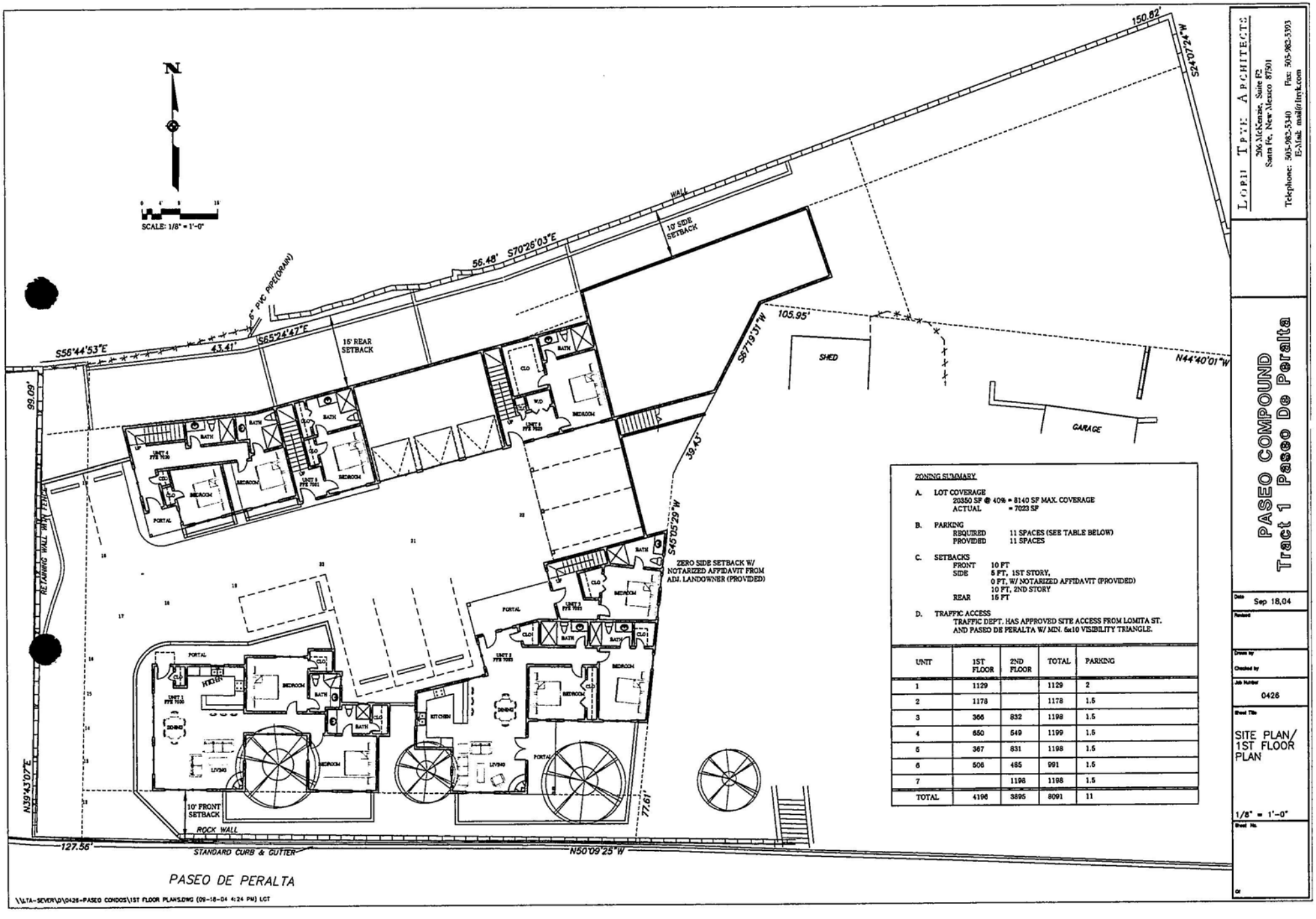
Checked by:

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@ltark.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Sep 18,04
Revised:
Drawn by:
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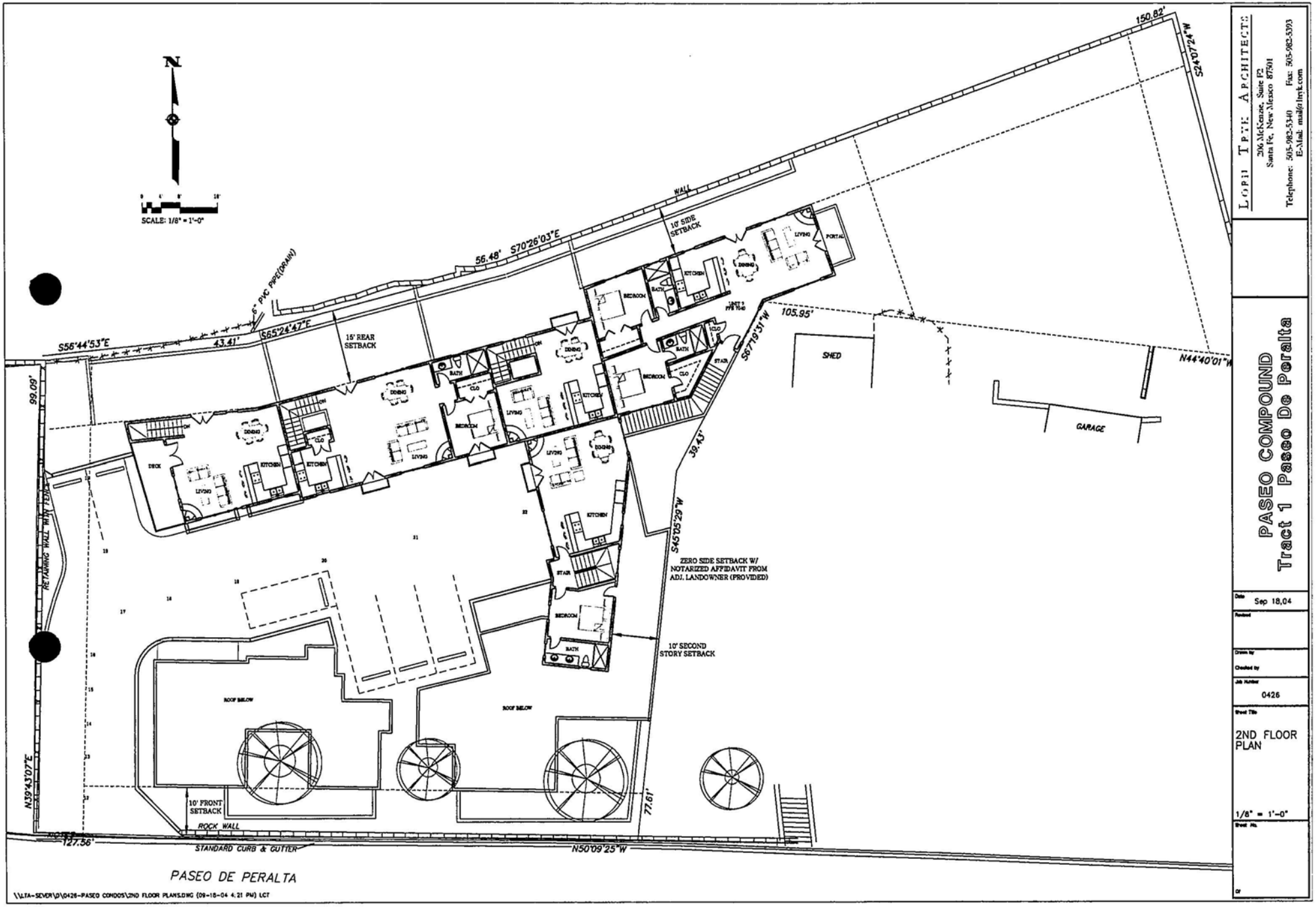
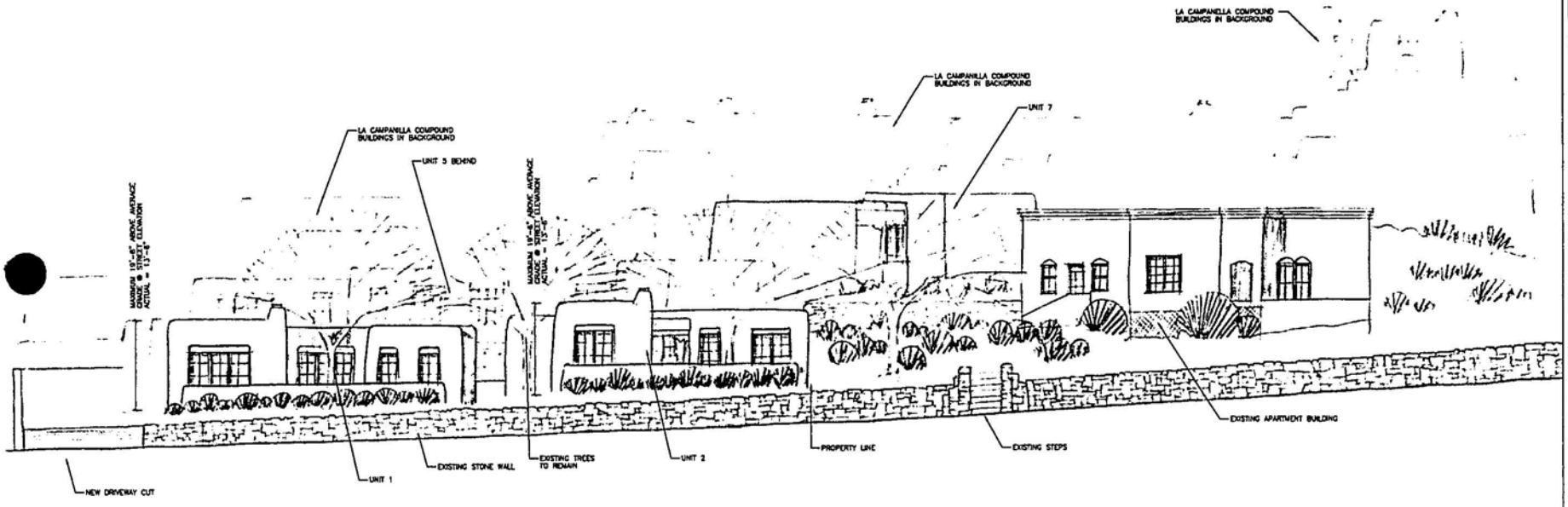
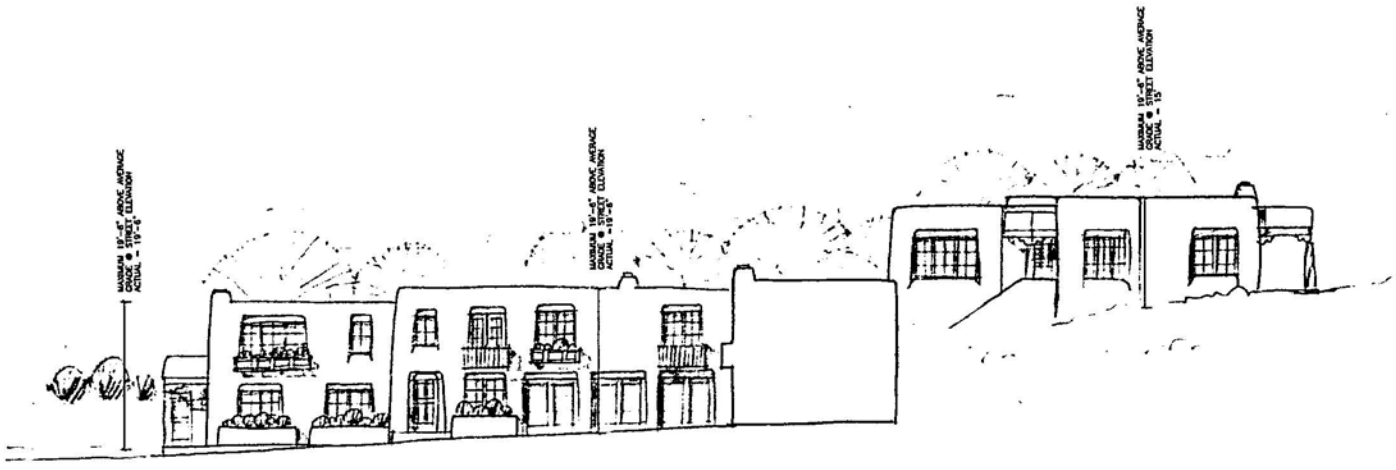
Job Number: 0426
Sheet Title: SITE PLAN/ 1ST FLOOR PLAN
1/8" = 1'-0"
Sheet No.


N
SCALE: 1/8" = 1'-0"
150.82'
S24°07'24"W
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°19'51"W
N44°40'01"W
SHED
GARAGE
99.09'
RETAINING WALL VARIES
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
127.56'
STANDARD CURB & GUTTER
N50°09'25"W
77.61'
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
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
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

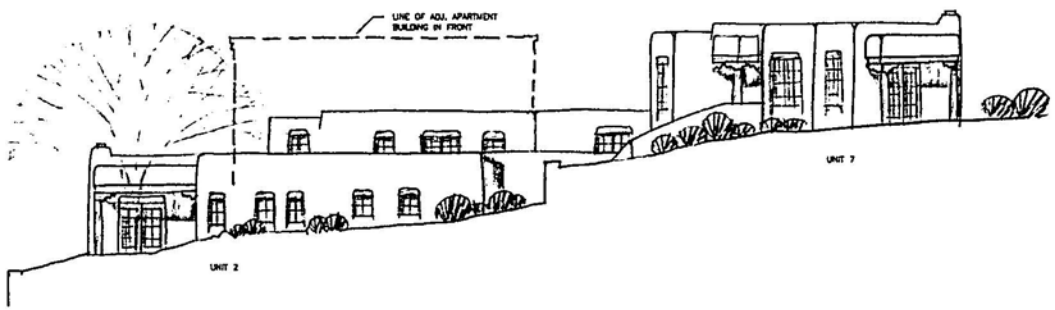
PASEO COMPOUND
Tract 1 Paseo De Peralta

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@ltark.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Sep 18,04

Revised:

Drawn by:

Checked by:

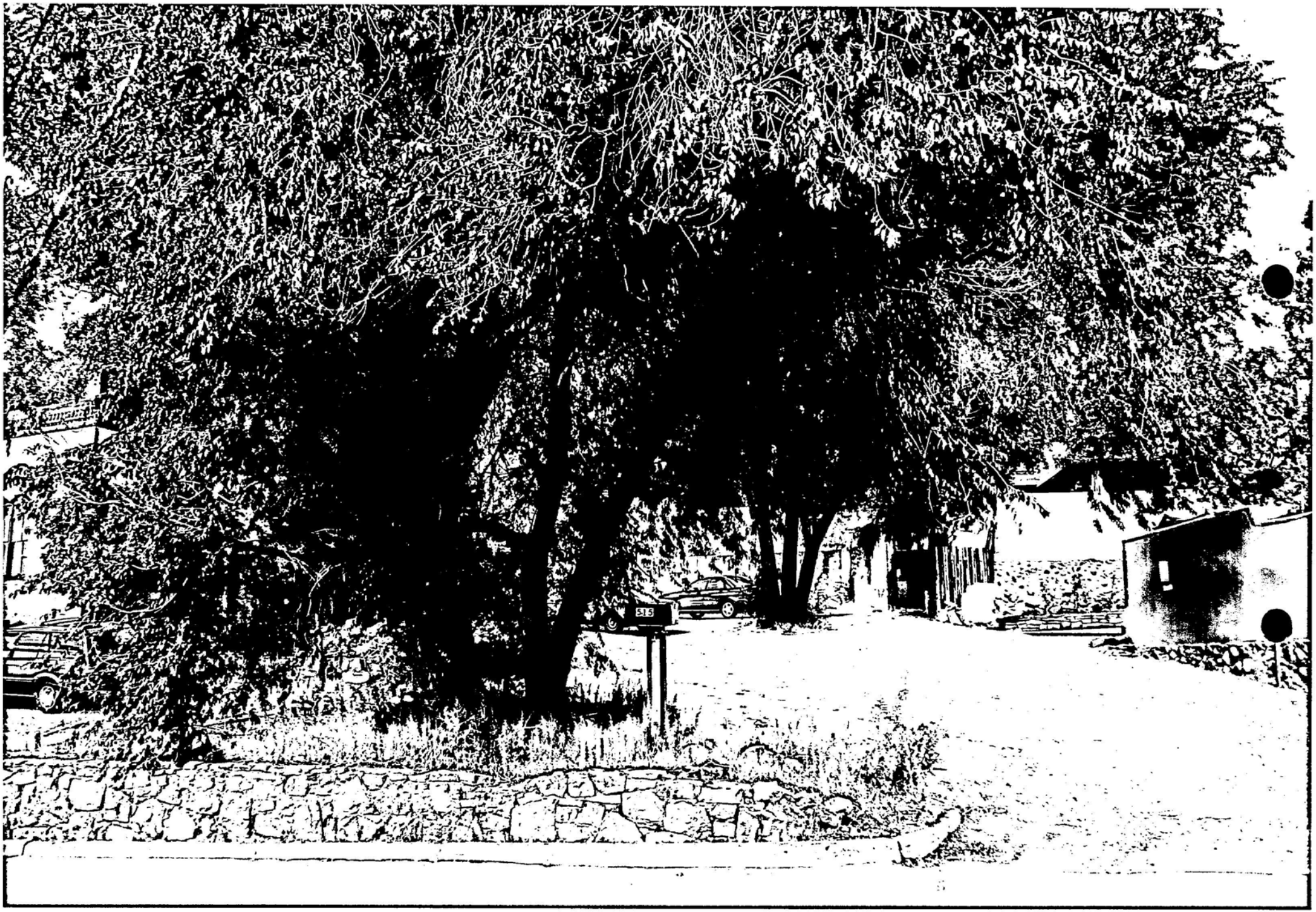
Job Number: 0426

Sheet Title: ELEVATIONS

1/8" = 1'-0"

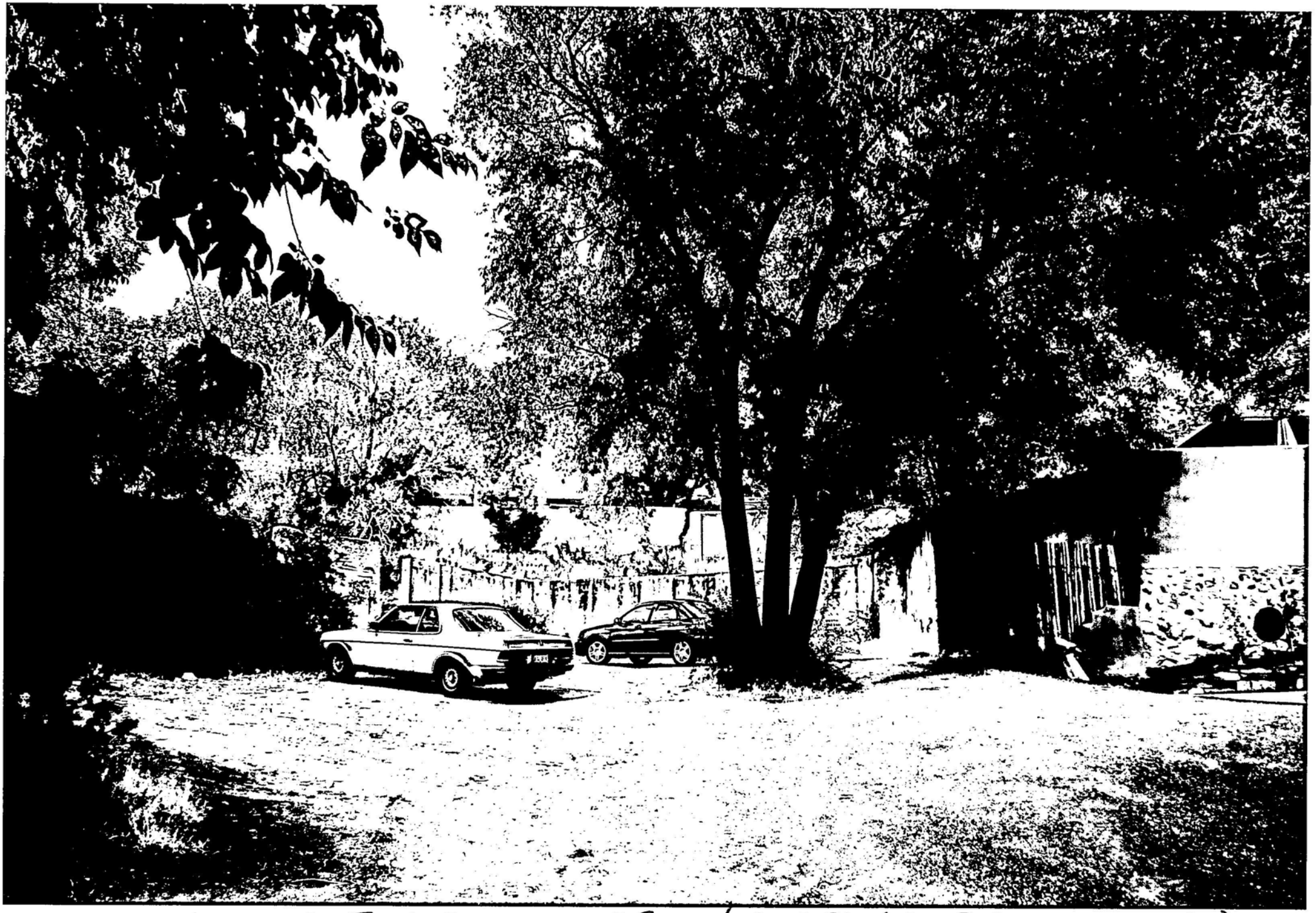
Sheet No.:

\\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

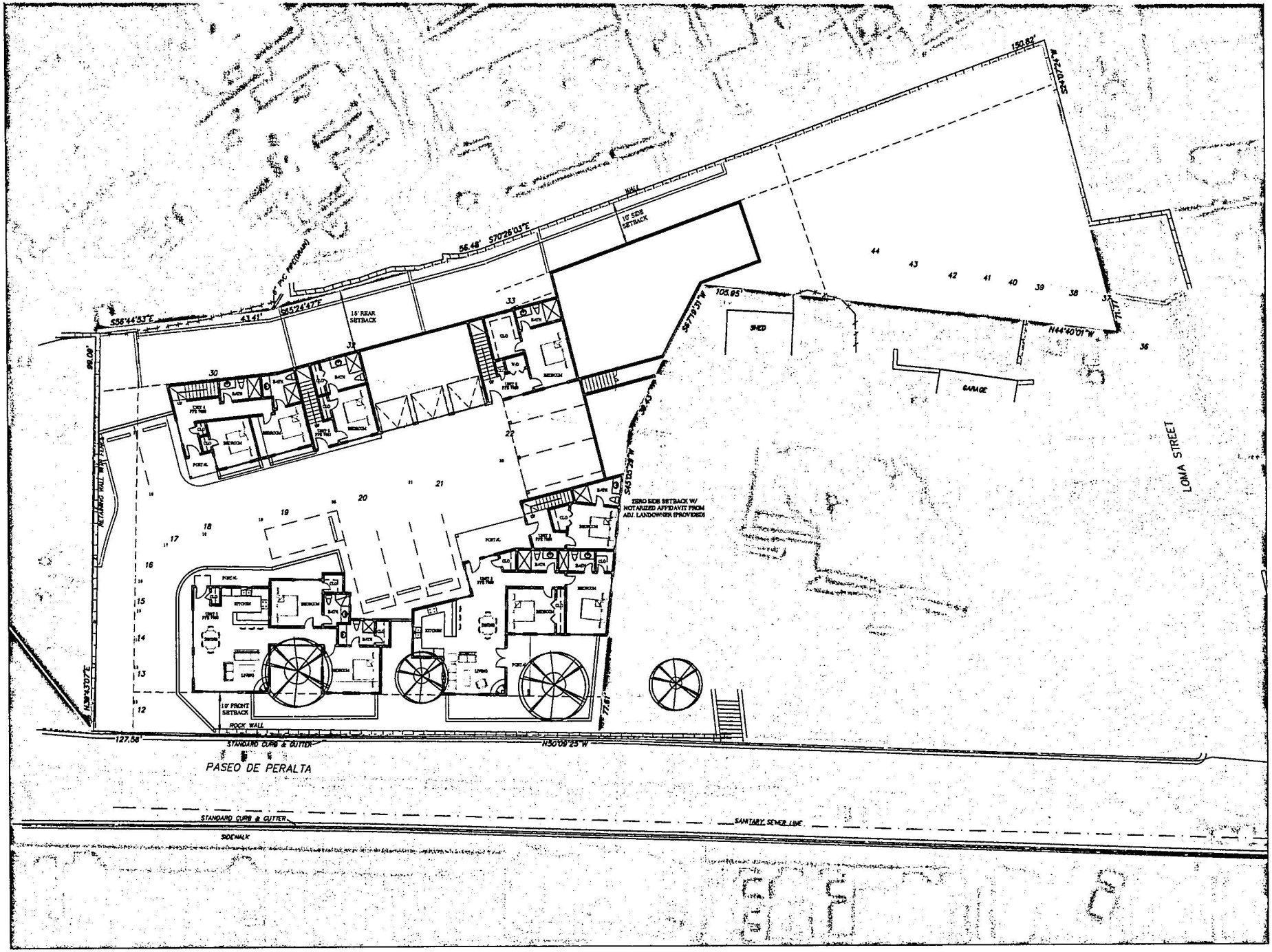
We will submit finishes, lighting and details of windows, railings, doors and other exterior features at a later date.

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:

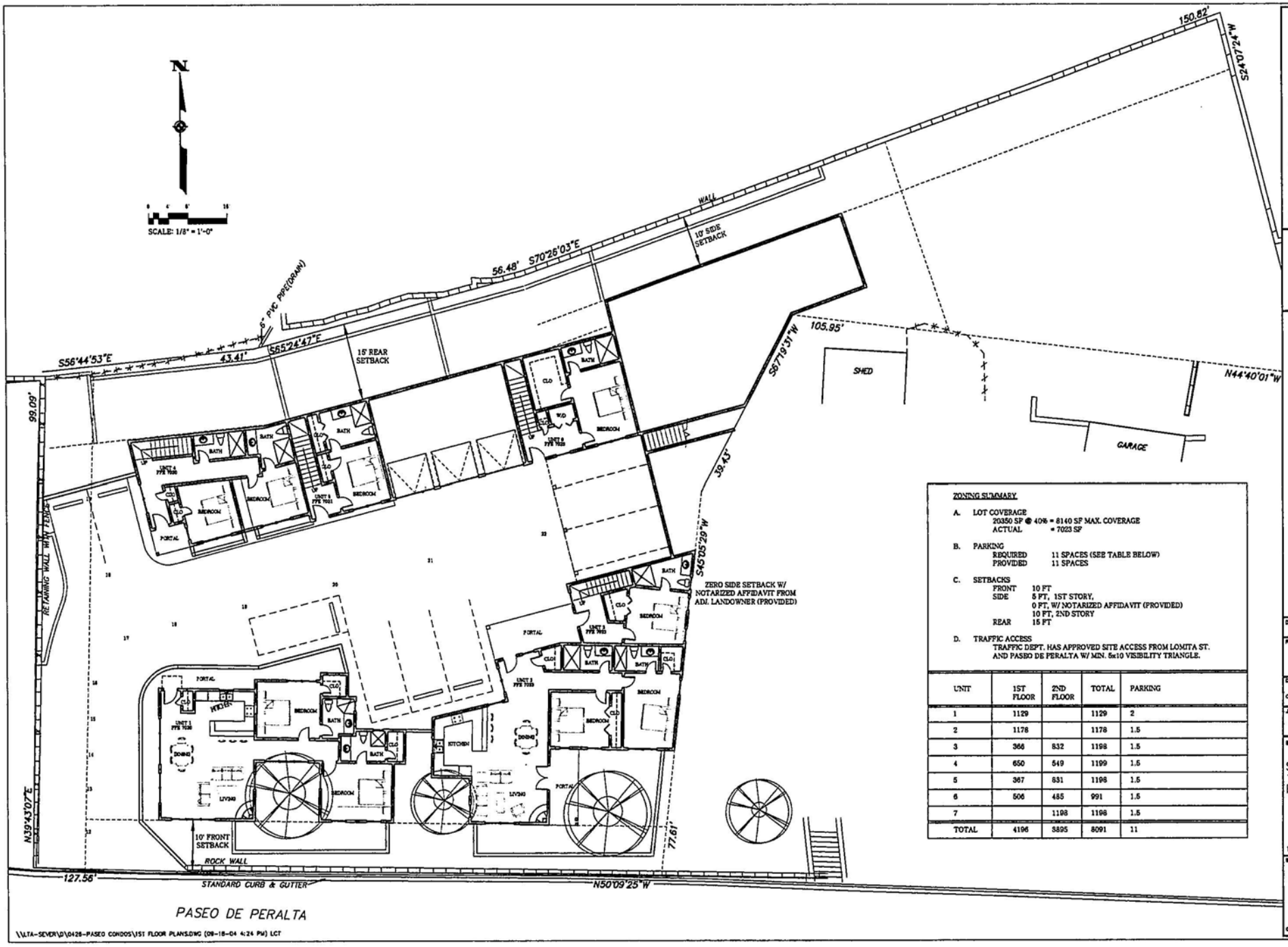
Checked by:

Job Number: 0426

Sheet Title: SITE PLAN/ 1ST FLOOR PLAN

1" = 10'-0"

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

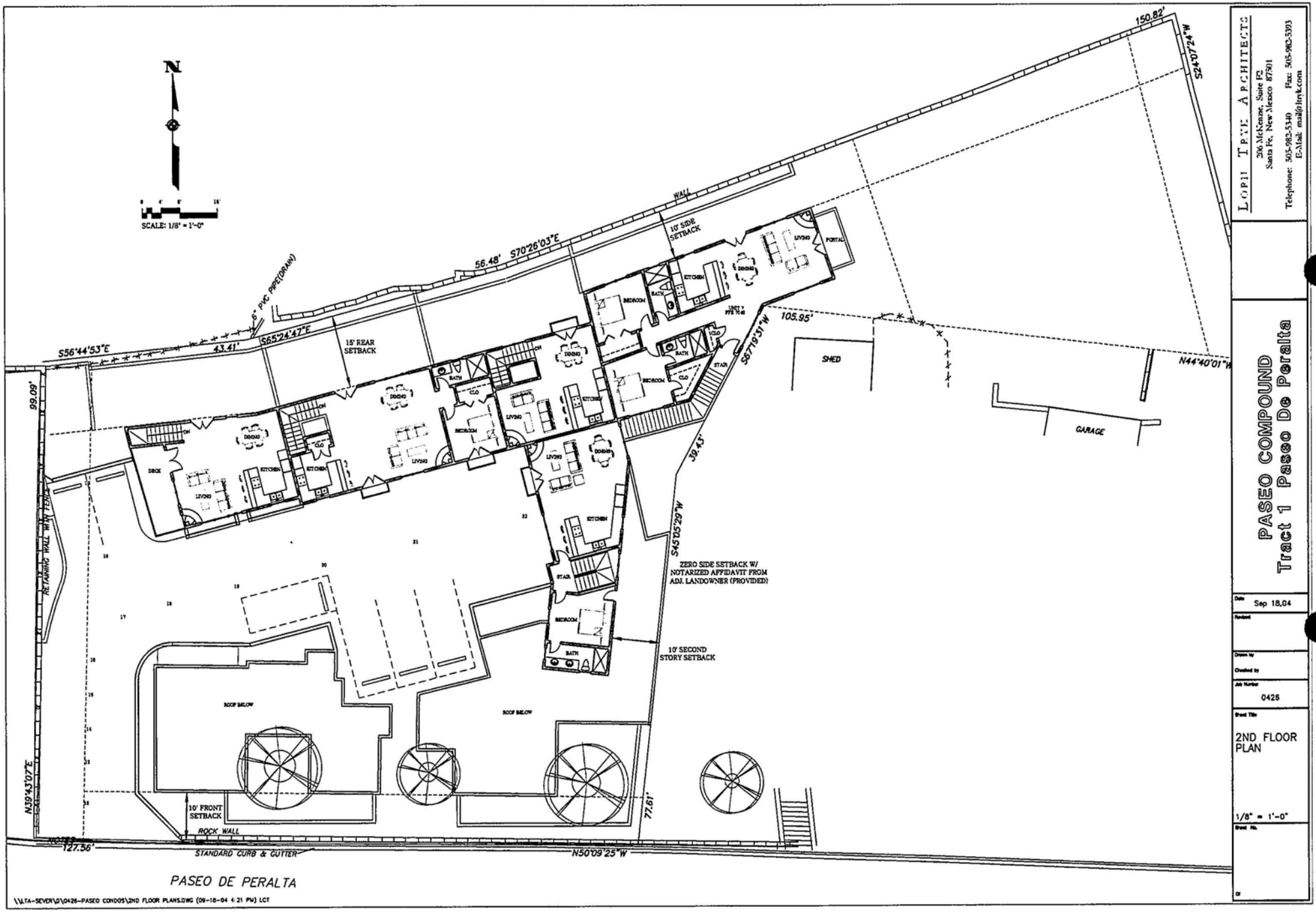
D. TRAFFIC ACCESS
TRAFFIC DEPT. HAS APPROVED SITE ACCESS FROM LOMITA ST. AND PASEO DE PERALTA W/ MIN. 6x10 VISIBILITY TRIANGLE.

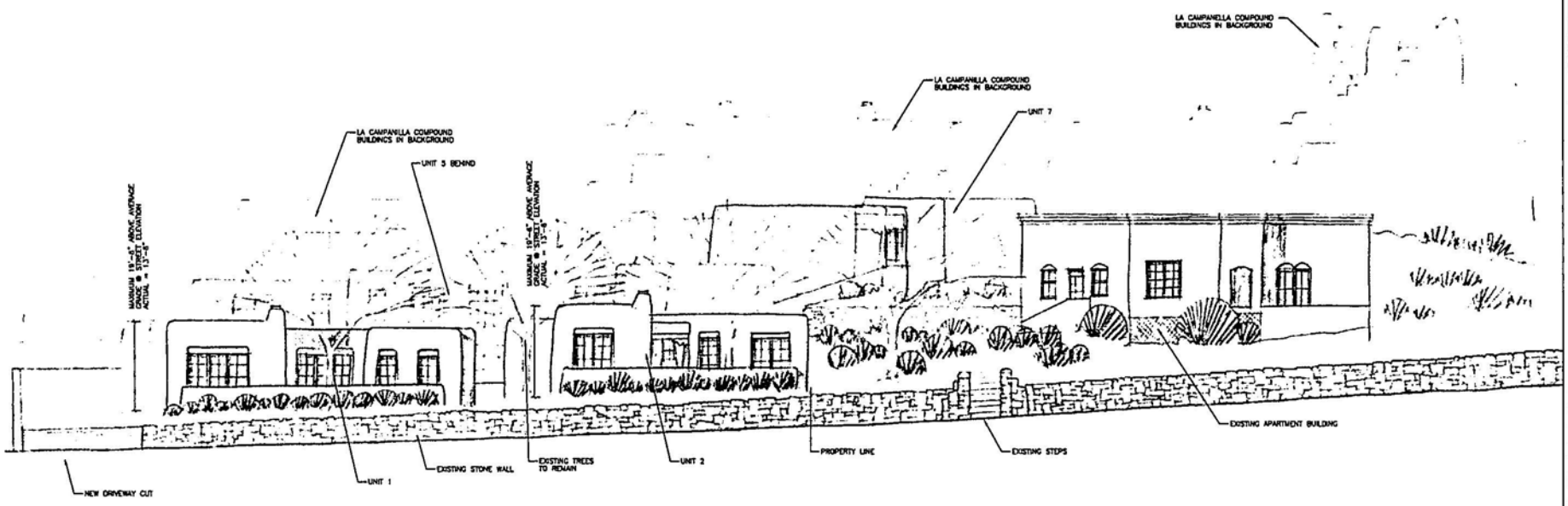
UNIT	1ST FLOOR	2ND FLOOR	TOTAL	PARKING
1	1129		1129	2
2	1178		1178	1.5
3	366	832	1198	1.5
4	650	549	1199	1.5
5	367	831	1198	1.5
6	506	485	991	1.5
7		1198	1198	1.5
TOTAL	4196	3895	8091	11

LOPEZ TAYLOR ARCHITECTS
206 McKenzie, Suite F2
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

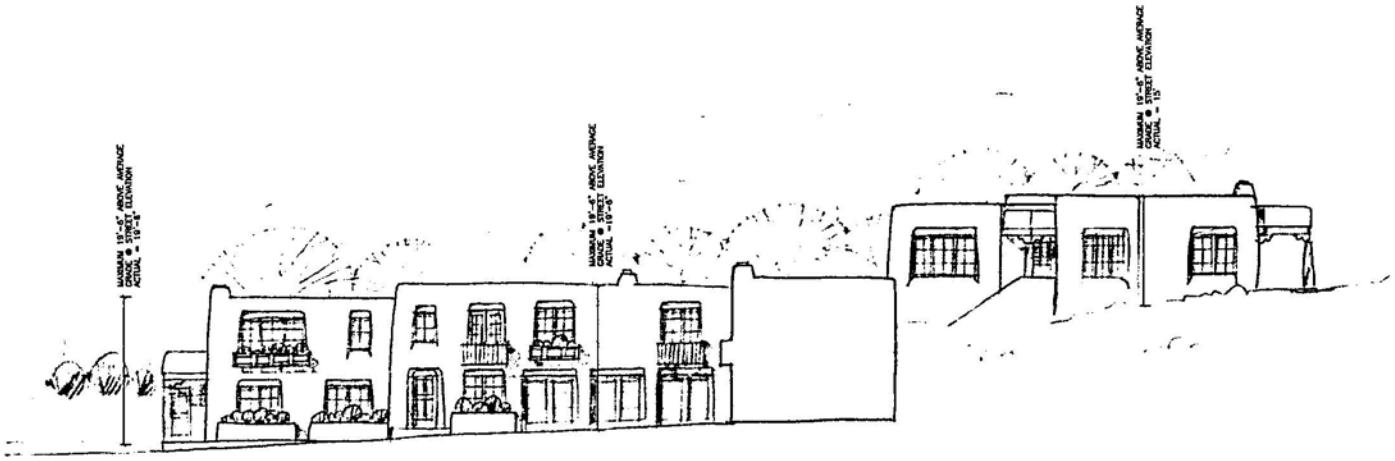
Date: Sep 18,04
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: SITE PLAN/ 1ST FLOOR PLAN
1/8" = 1'-0"
Sheet No.


N
SCALE: 1/8" = 1'-0"
150.82'
S24°07'24"W
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°19'51"W
N44°40'01"W
SHED
GARAGE
99.09'
RETAINING WALL VARY FENCE
39.43'
S45°05'29"W
ZERO SIDE SETBACK W/ NOTARIZED AFFIDAVIT FROM ADJ. LANDOWNER (PROVIDED)
10' SECOND STORY SETBACK
ROOF BELOW
ROOF BELOW
N39°43'07"E
10' FRONT SETBACK
ROCK WALL
77.61'
127.56'
STANDARD CURB & GUTTER
N50°09'25"W
PASEO DE PERALTA
\\LTA-SERVER\D\0426-PASEO CONDOS\2ND FLOOR PLANS.DWG (09-18-04 4:21 PM) LCT
LOPEZ TAOS ARCHITECTS
206 McKenzie, Suite F2
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
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-SERVER\D\0426-PASEO CONDOS\HAND ELEVS NEW.DWG (09-18-04 3:30 PM) LCT

LOPEZ TAYLOR ARCHITECTS
206 McKenzie, Suite F2
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:

Drawn by:

Checked by:

Job Number: 0426

Sheet Title: ELEVATIONS

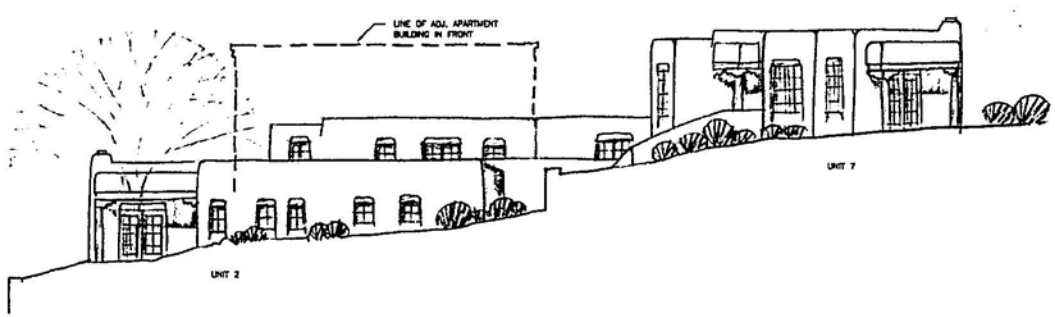
1/8" = 1'-0"

Sheet No.:



WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

LOPEZ TAYLOR ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lmyk.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

RECEIVED
SEP - 8 2004
MAYOR'S OFFICE
SANTA FE, NM

FOWARD TO:
DAVID RASCH ~
DAVID LET ME KNOW
WHAT IS GOING ON
HERE - THX

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,

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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.

David Rosch
Planning



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
Case number:	H-04-114
Project type:	HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **Tract I, Paseo de Peralta (Adjacent to #515)**

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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

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	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.

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

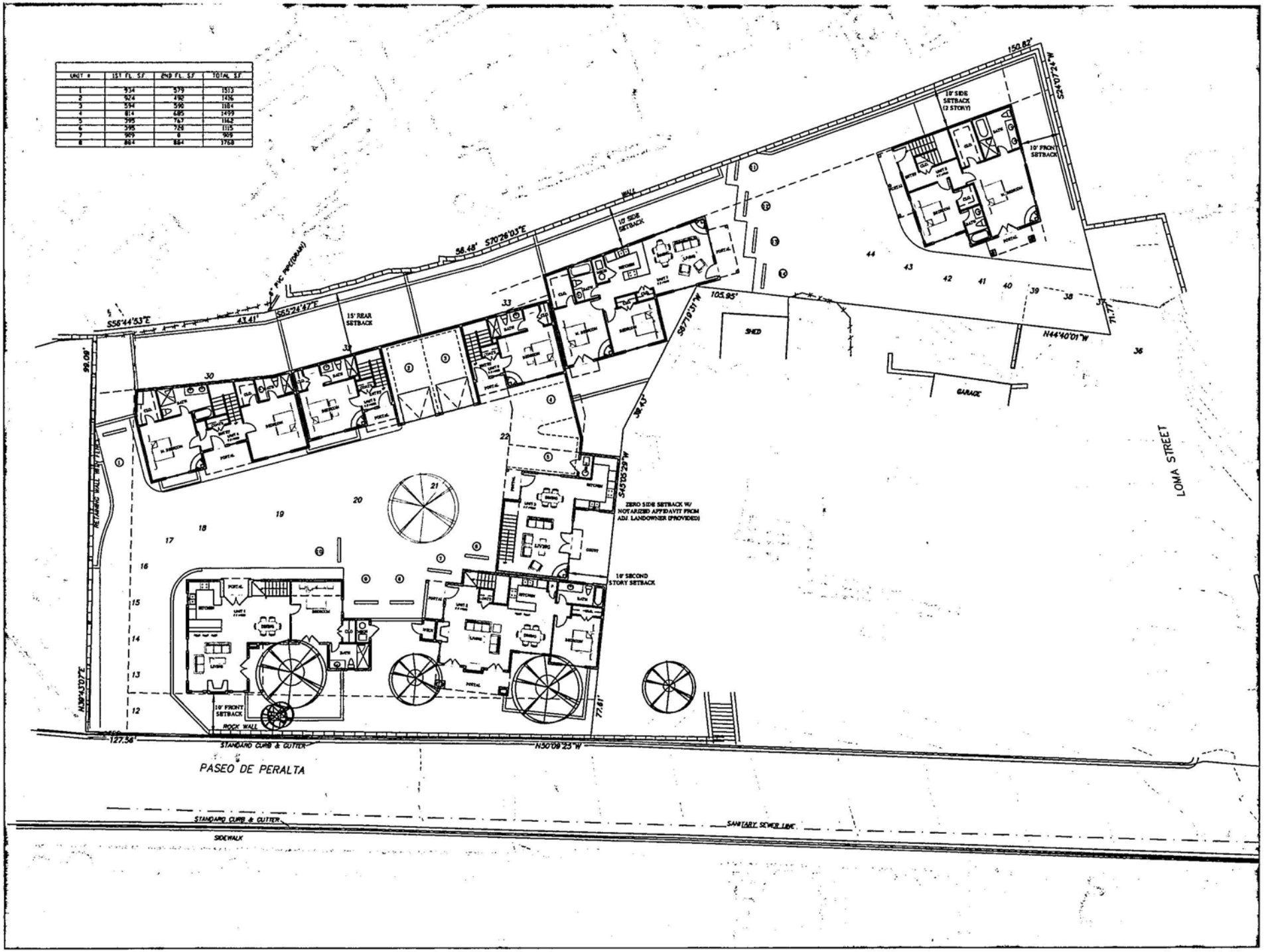
The 7 feet high mortared stacked stone retaining wall extends across most of the length of the lot running parallel to the street frontage. The wall appears to be fairly old - large trees are growing out of the backfill at the top of the wall. The mortar has evidently been repointed at most of the wall, 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
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
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:
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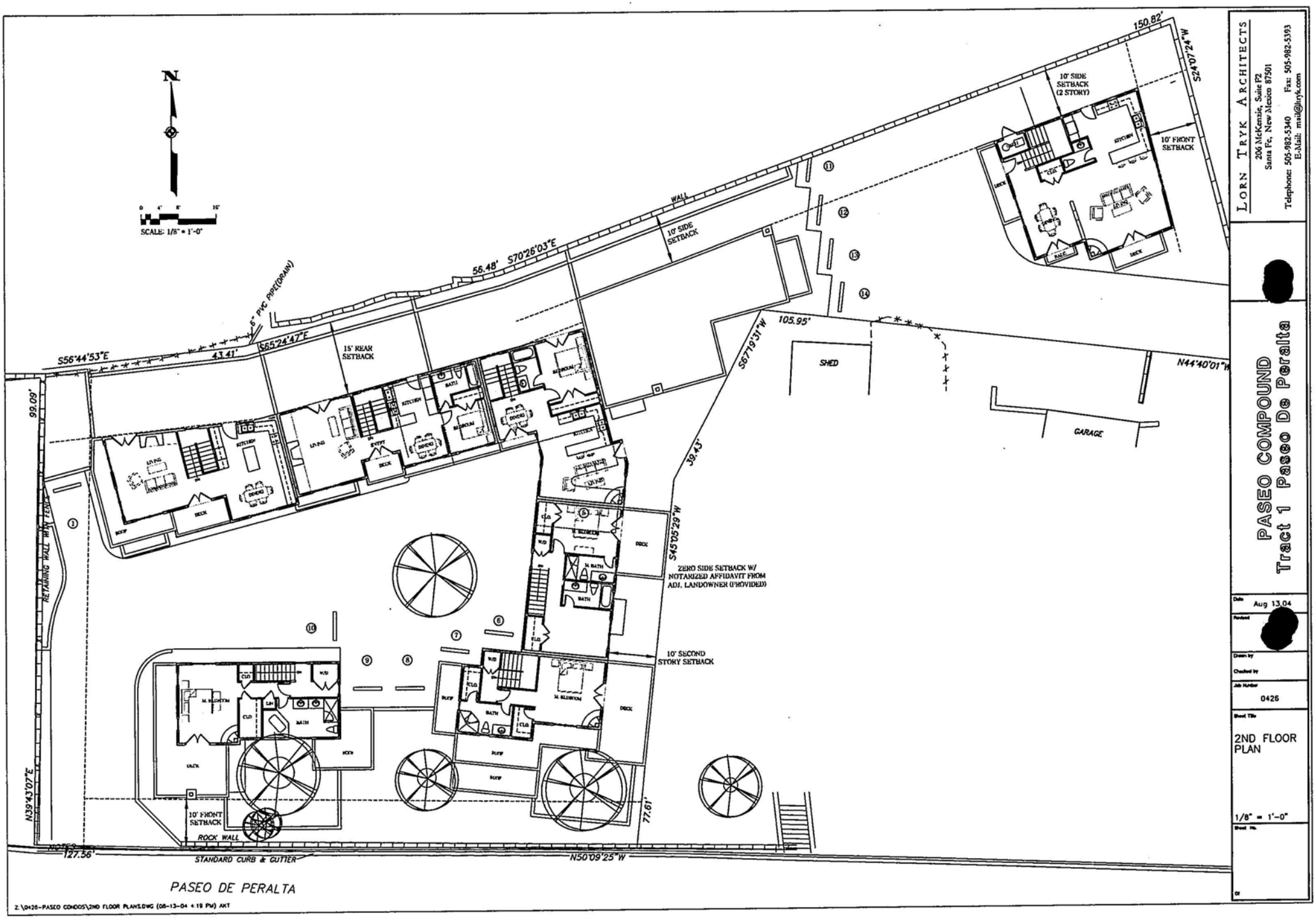
Job Number: 0425
Sheet Title: SITE PLAN/ 1ST FLOOR PLAN
1" = 10'-0"
Sheet No.

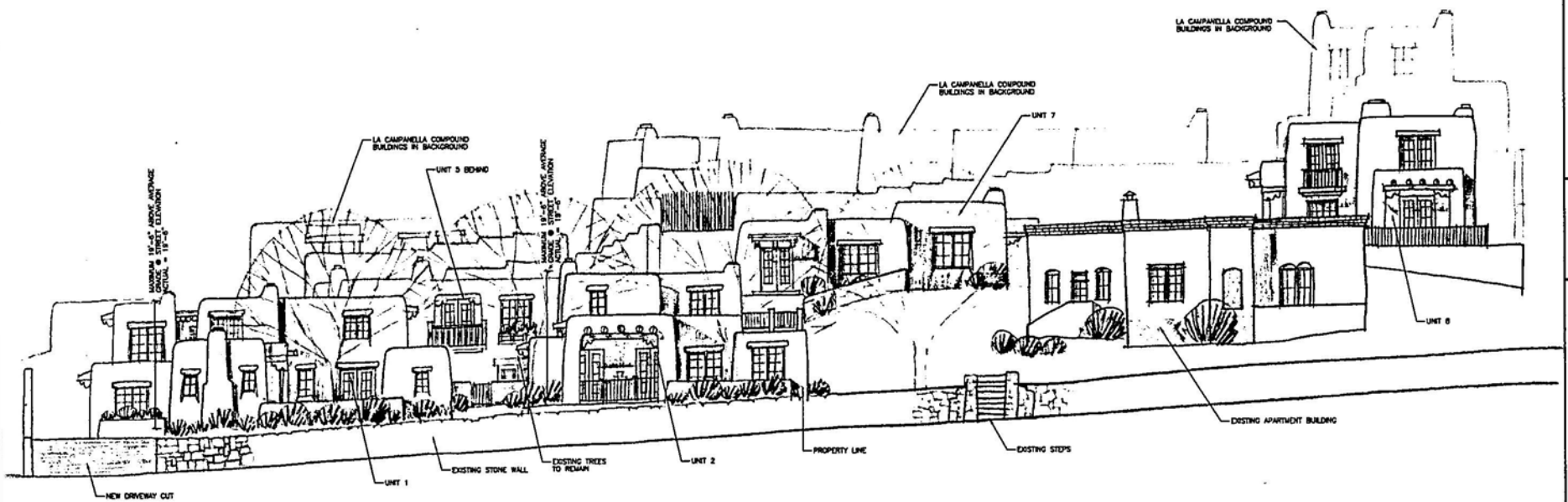


LORN TRYK ARCHITECTS
206 McKenzie, Suite P2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltryk.com

[redacted]

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Aug 13,04
Revised: [redacted]
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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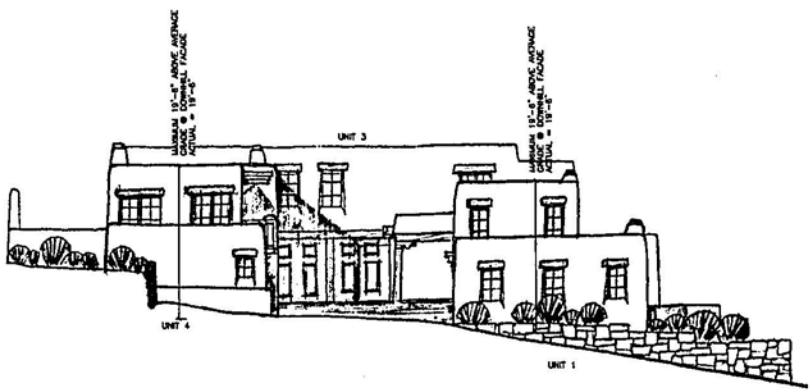
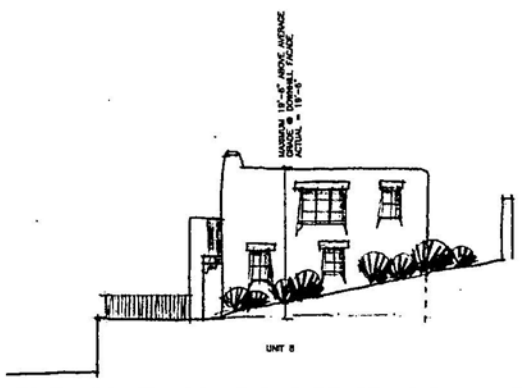


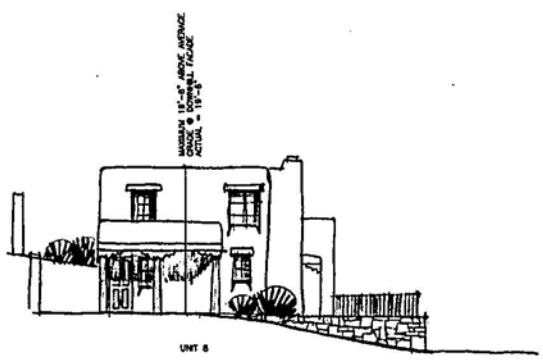
WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

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200 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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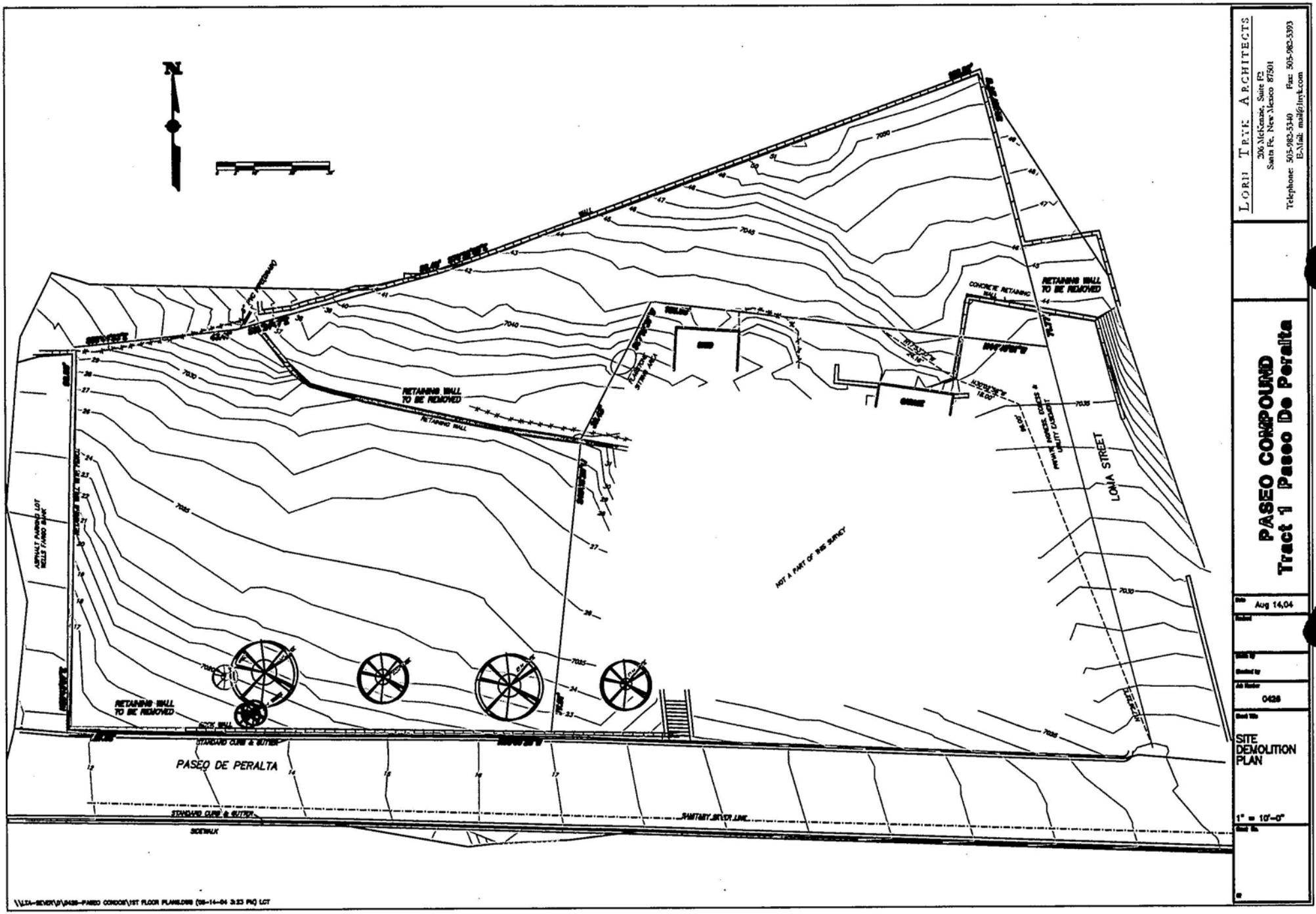


LORI TRUE ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lorit.com

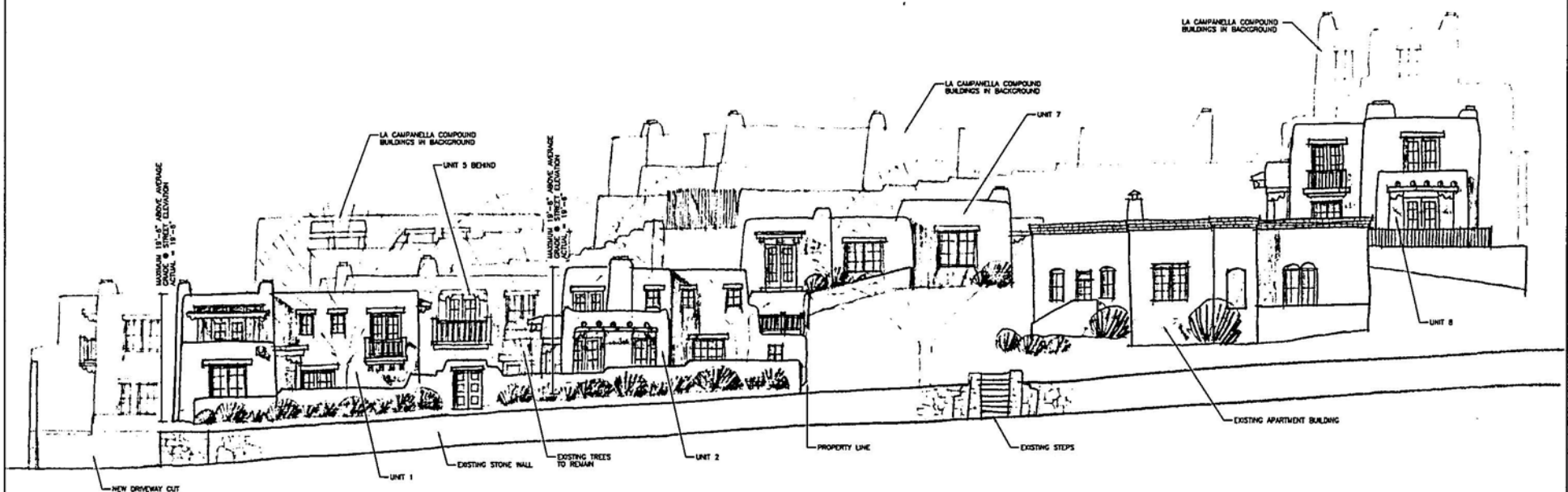
PASEO COMPOUND
Tract 1 Paseo De Peralta

Aug 14,04

0438

SITE DEMOLITION PLAN

1" = 10'-0"



STREET ELEVATION

1/8" = 1'-0"





LORN TRYK ARCHITECTS
206 McKenzie, Suite P2
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
Revised
Drawn by
Checked by
Job Number 0426
Sheet Title ELEVATIONS
1/8" = 1'-0"
Sheet No.
01

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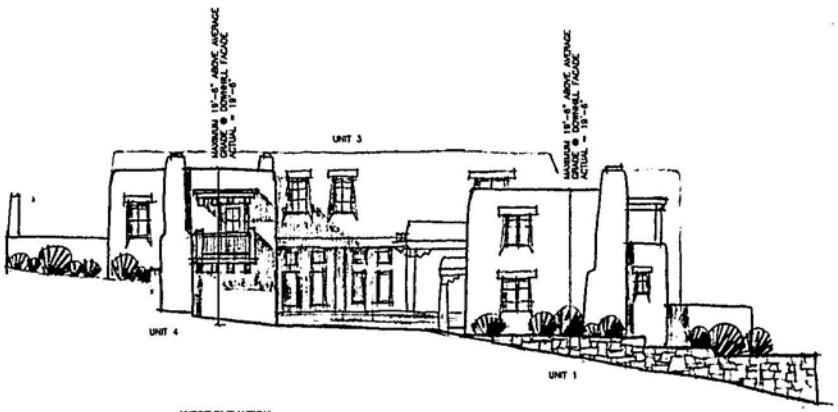
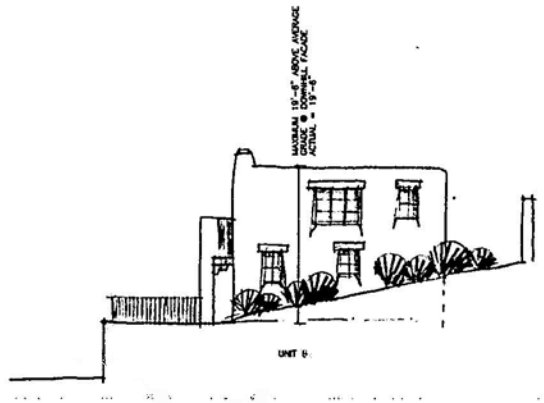
Second



WEST ELEVATION

1/8" = 1'-0"



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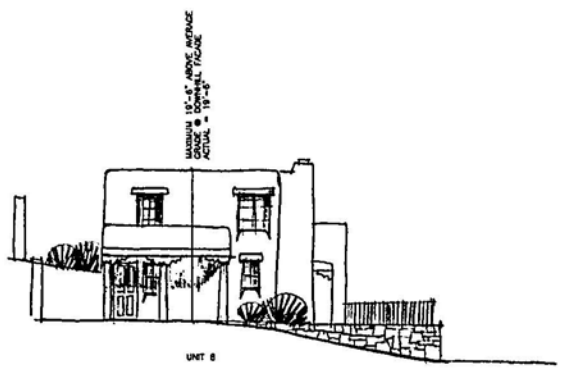
1/8" = 1'-0"



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1/8" = 1'-0"

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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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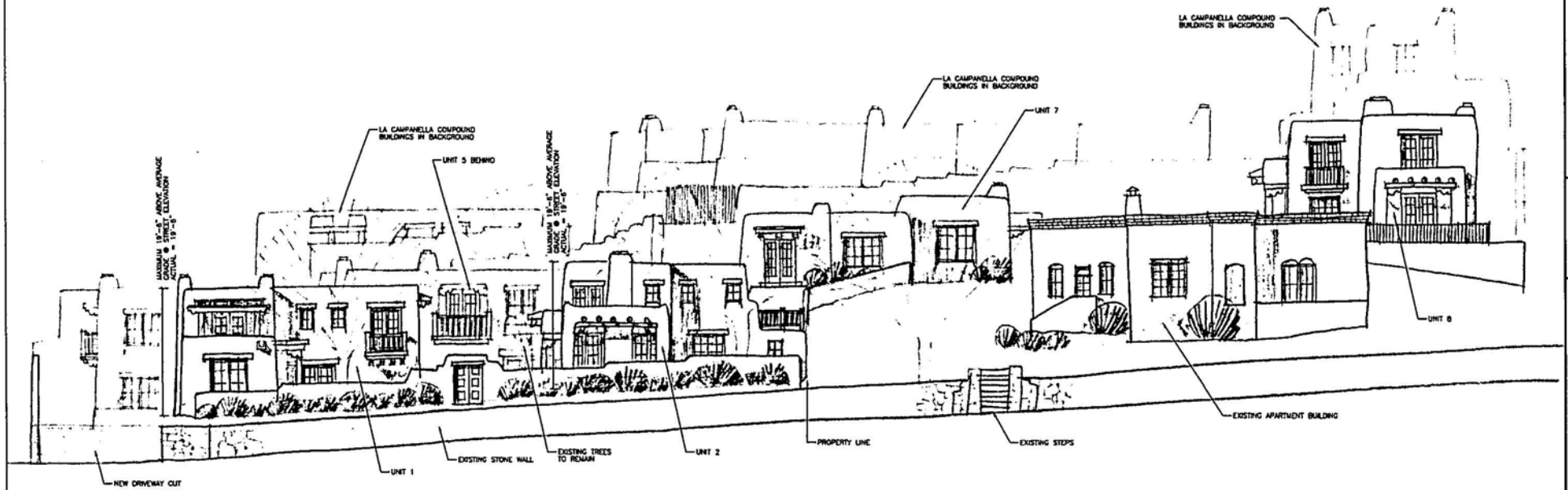
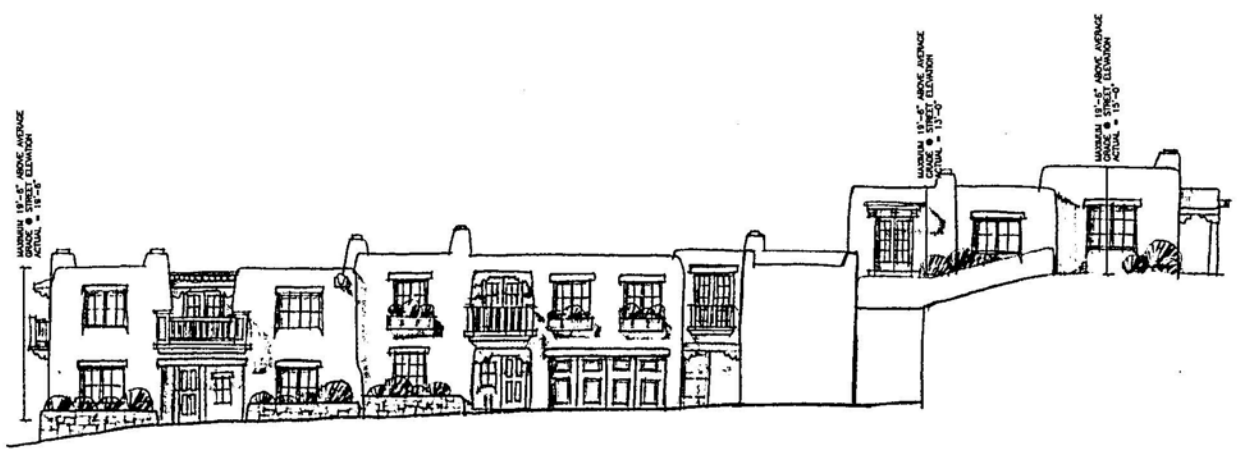


STREET ELEVATION

1/8" = 1'-0"





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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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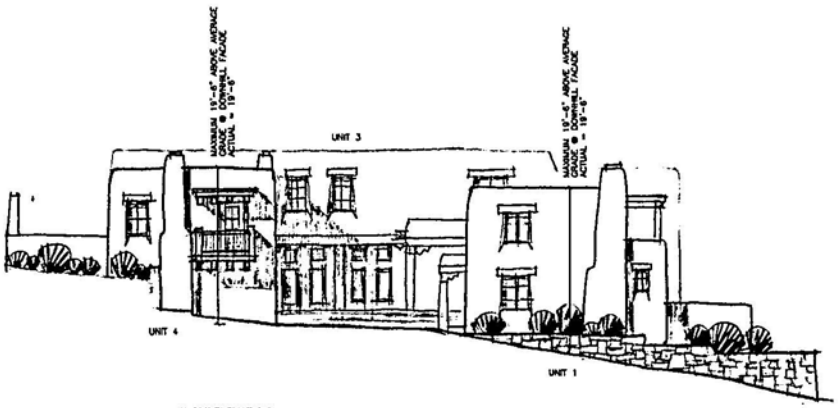

WEST ELEVATION

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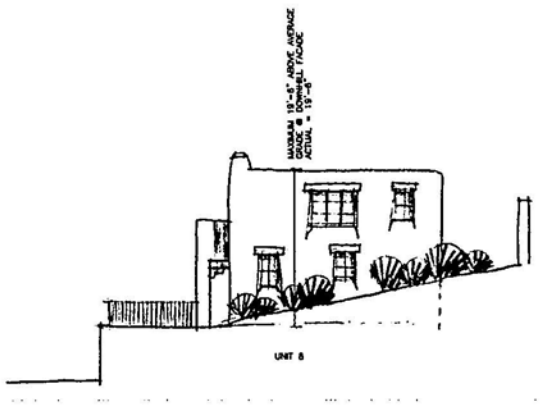

EAST ELEVATION

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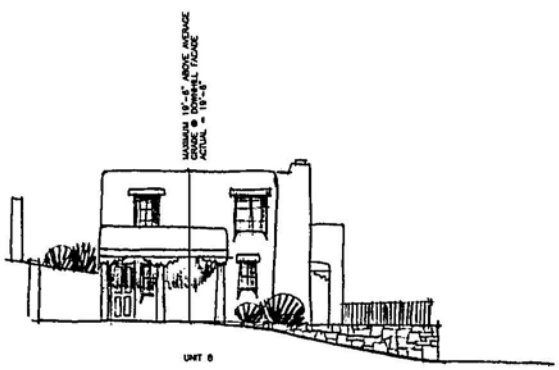

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E-Mail: mail@ltryk.com

PASEO COMPOUND
Tract 1 Paseo De Peralta

Date Aug 0[redacted]

Revised [redacted]

Drawn by

Checked by

Job Number 0426

Sheet Title ELEVATIONS

1/8" = 1'-0"

Sheet No.

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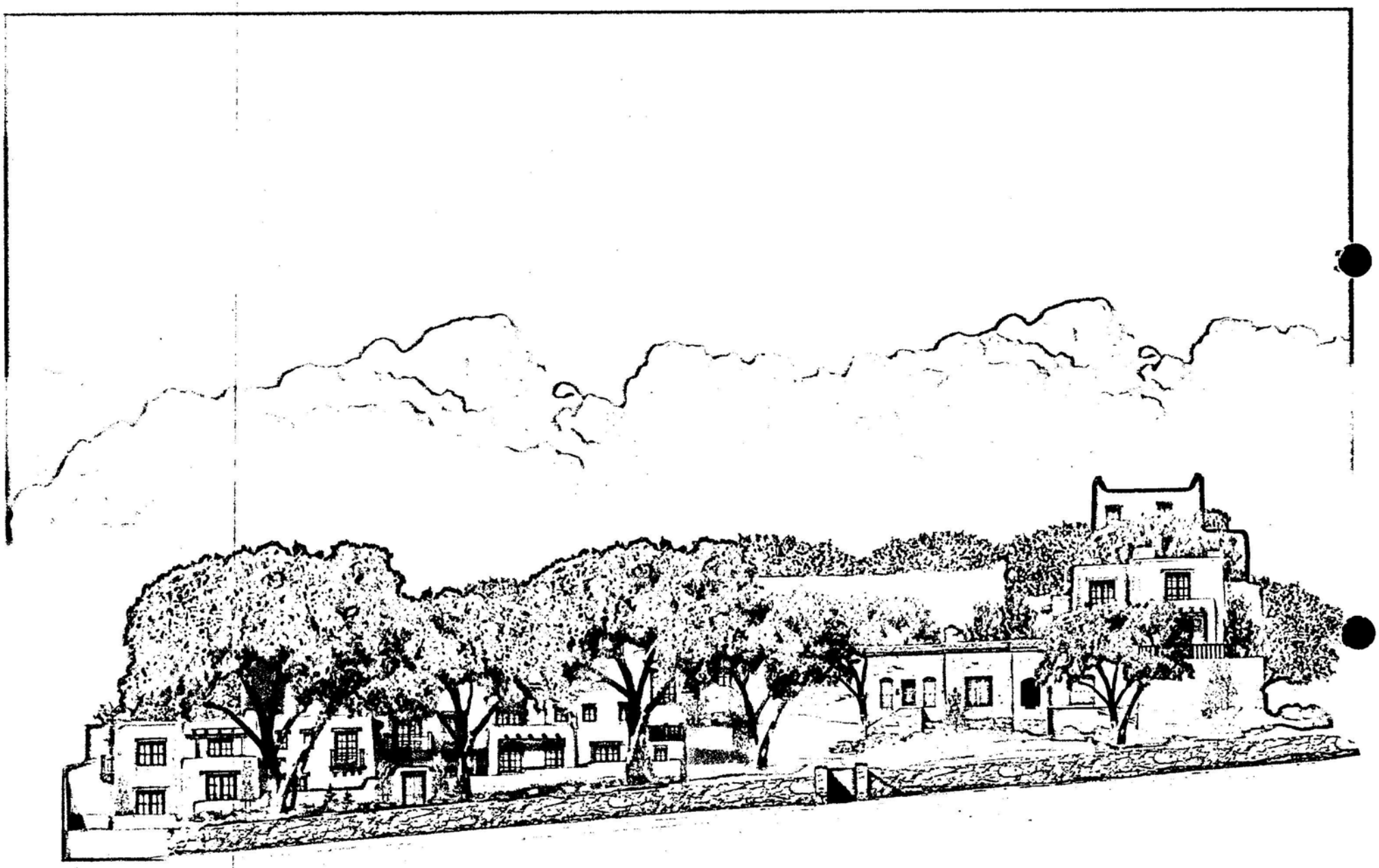


City of Santa Fe, New Mexico

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	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	____ 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.

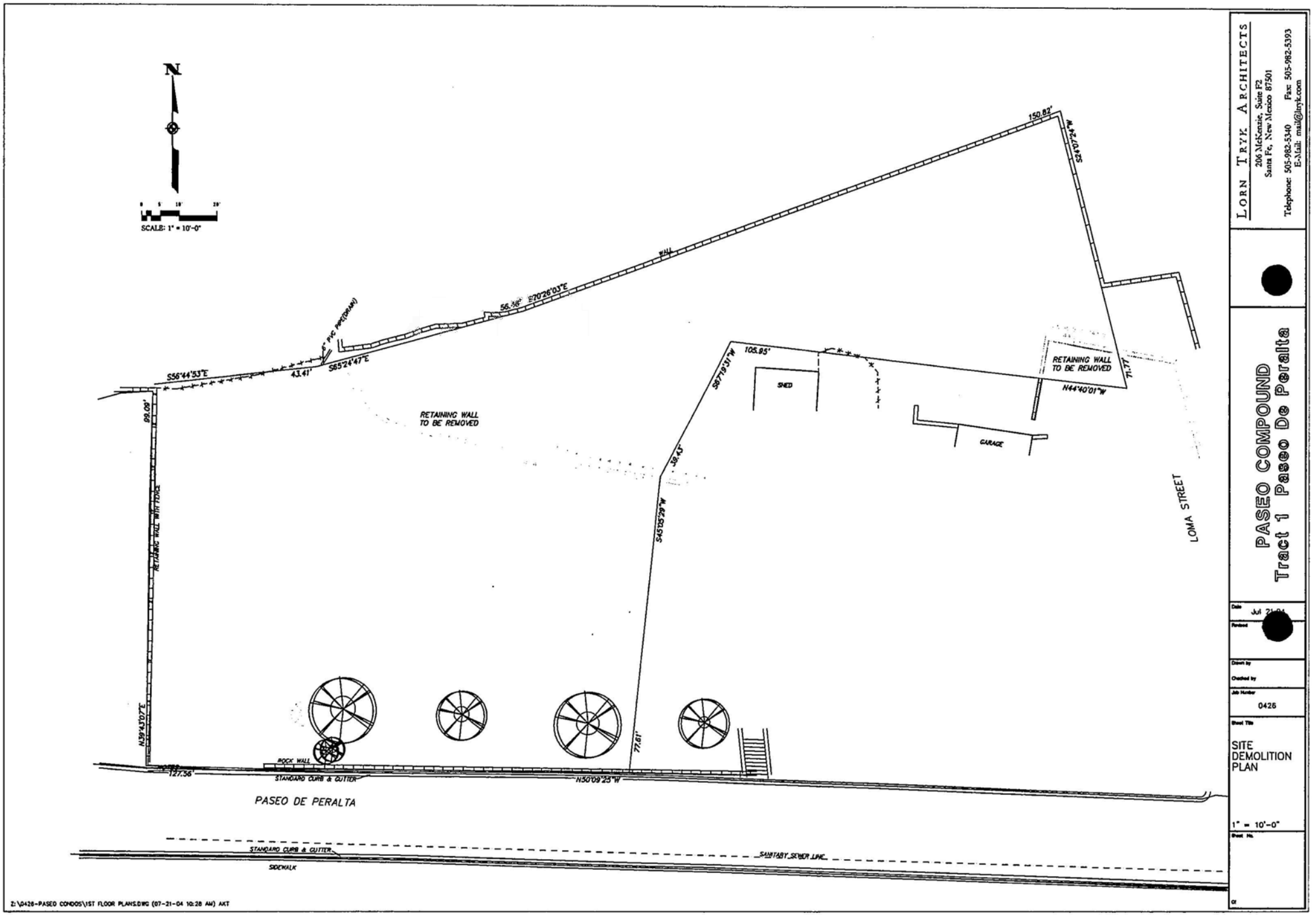
We intend to submit finishes, lighting and details of windows, railings, doors and other exterior features at a later date.

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


N
SCALE: 1" = 10'-0"
WALL
150.82'
S24°07'24"W
56.36'
S70°26'03"E
6" PVC PIPE(DRAIN)
S56°44'53"E
43.41'
S65°24'47"E
RETAINING WALL TO BE REMOVED
99.09'
RETAINING WALL WITH FENCE
N39°43'07"E
127.36'
ROCK WALL
STANDARD CURB & GUTTER
PASEO DE PERALTA
N50°09'23"W
77.61'
S45°05'29"W
39.43'
S87°19'31"W
105.95'
SHED
GARAGE
RETAINING WALL TO BE REMOVED
N44°40'01"W
71.77'
LOMA STREET
STANDARD CURB & GUTTER
SIDEWALK
SANITARY SEWER LINE
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
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Checked by
Job Number
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Sheet Title
SITE DEMOLITION PLAN
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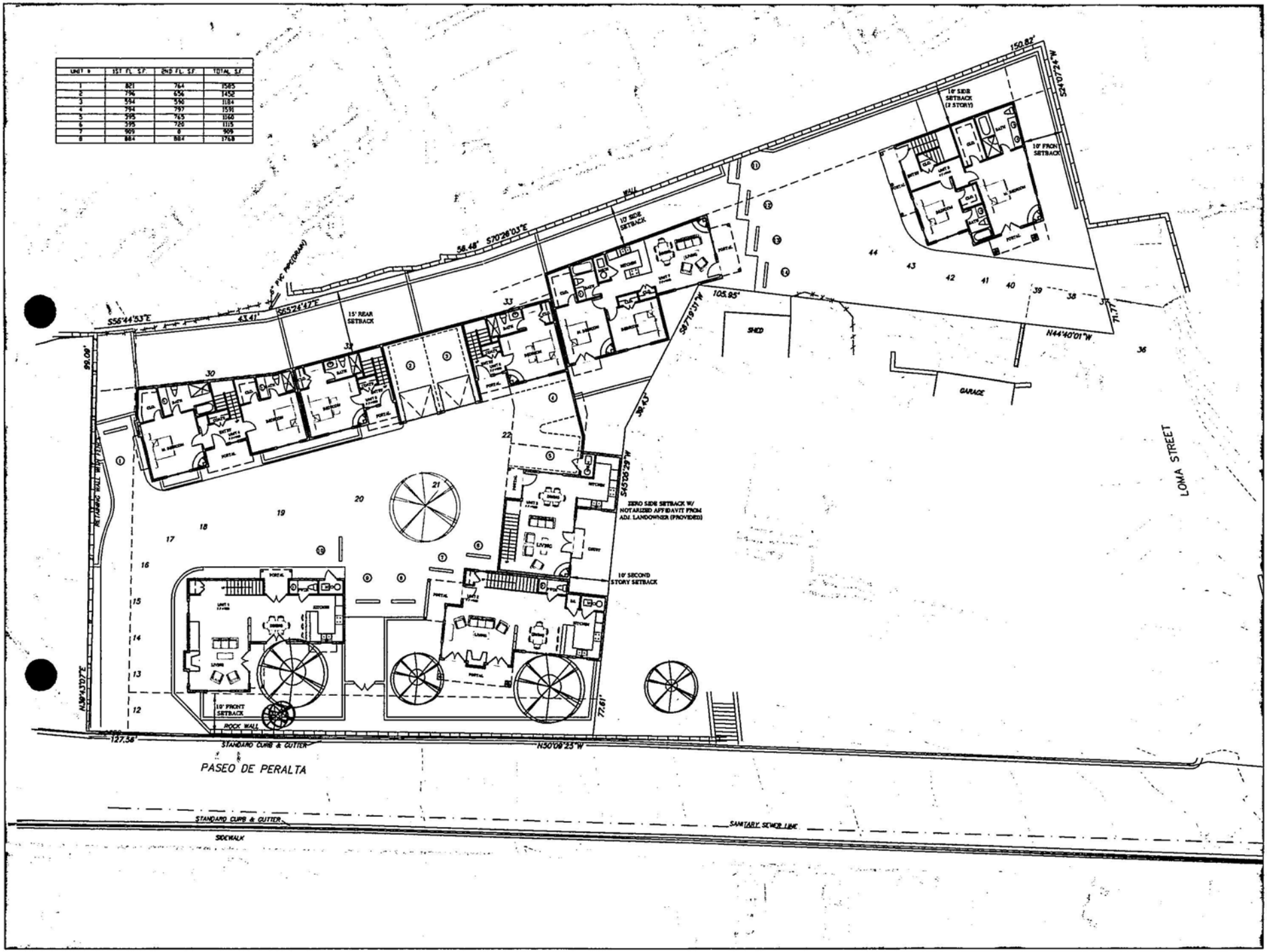

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PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Jul 21,04

Revised:

Drawn by:

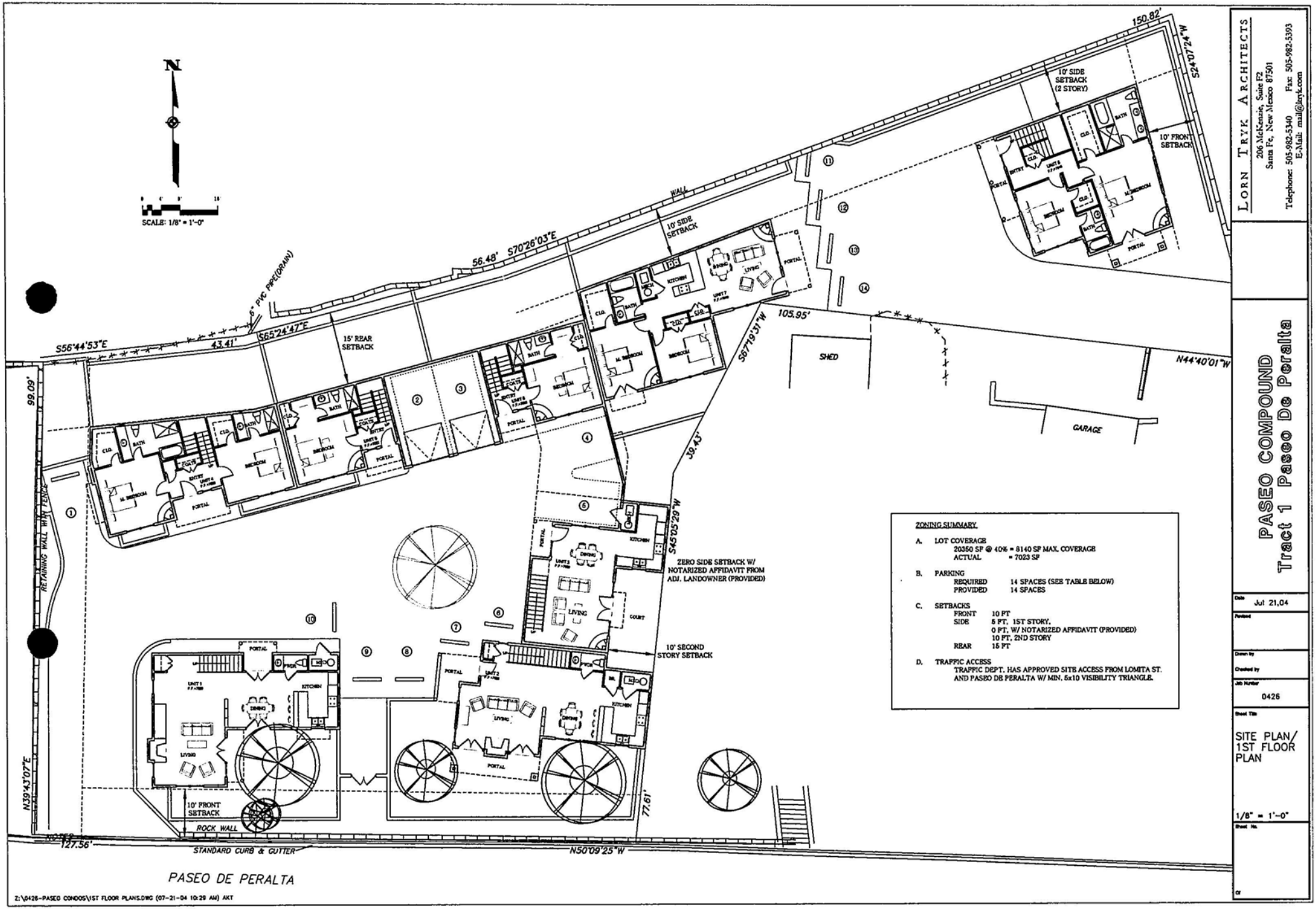
Checked by:

Job Number: 0426

Sheet Title: 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 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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PASEO COMPOUND
Tract 1 Paseo De Peralta

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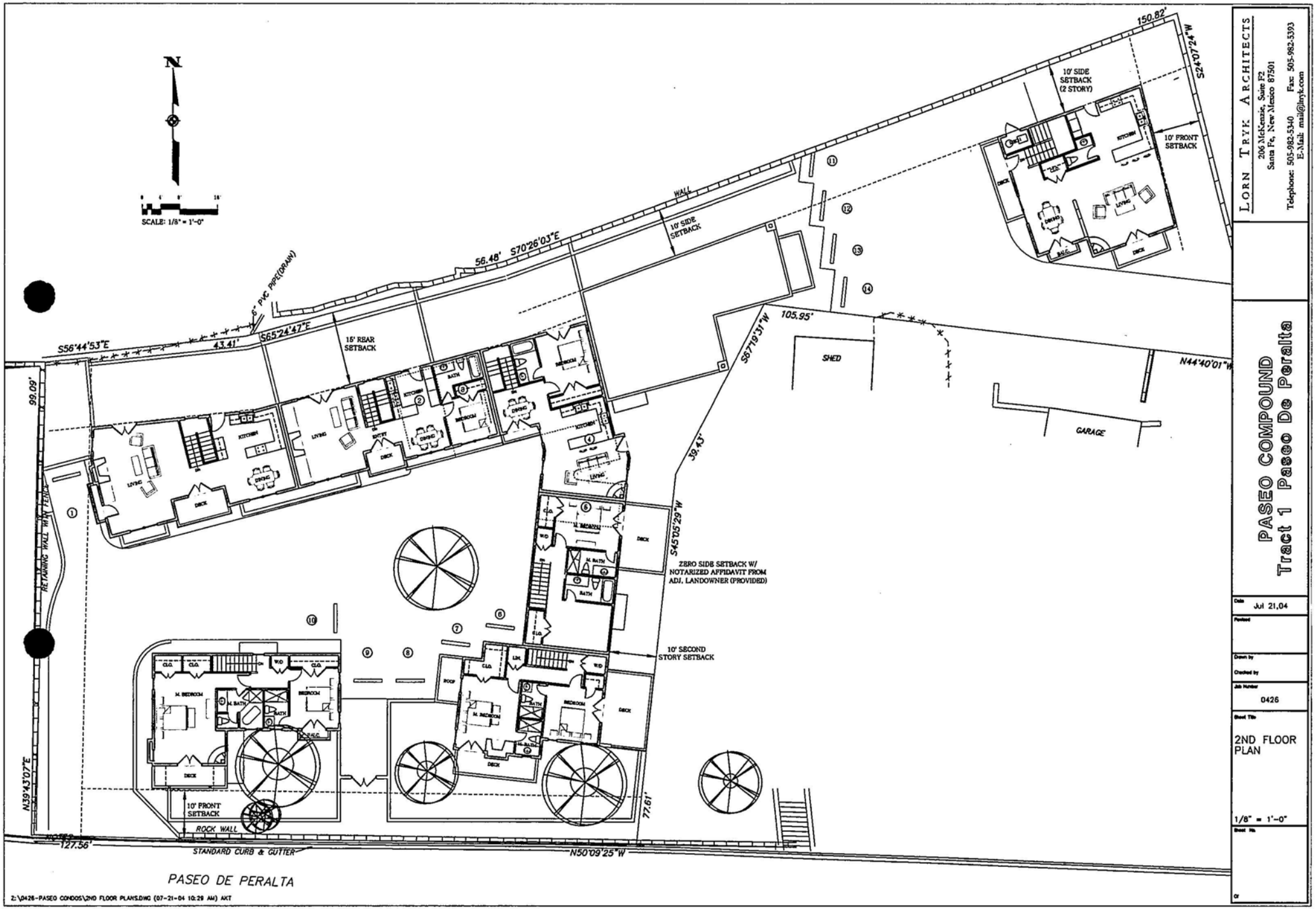
N
SCALE: 1/8" = 1'-0"
150.82'
S24°07'24"W
10' SIDE SETBACK (2 STORY)
10' FRONT SETBACK
WALL
10' SIDE SETBACK
56.48'
S70°26'03"E
6" PVC PIPE(DRAIN)
S56°44'53"E
43.41'
S65°24'47"E
15' REAR SETBACK
105.95'
S67°19'31"W
N44°40'01"W
SHED
GARAGE
99.09'
RETAINING WALL MAY FENCE
39.43'
S45°05'29"W
ZERO SIDE SETBACK 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
Z:\0426-PASEO CONDOS\2ND FLOOR PLANS.DWG (07-21-04 10:29 AM) AKT
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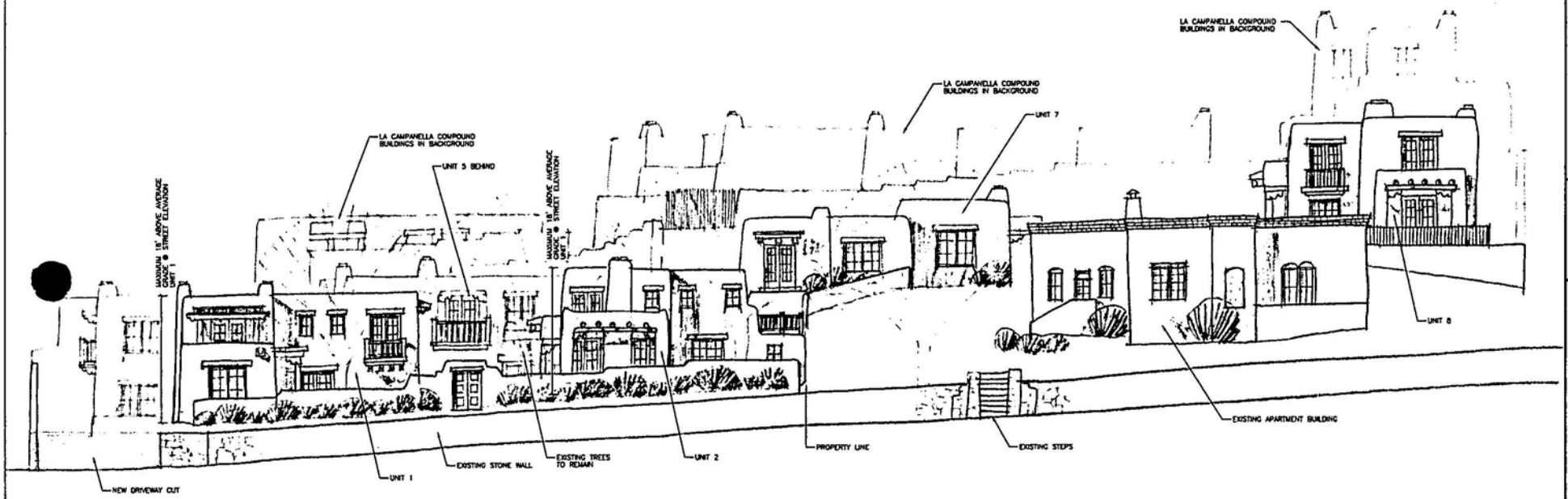

STREET ELEVATION

1/8" = 1'-0"





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Tract 1 Paseo De Peralta

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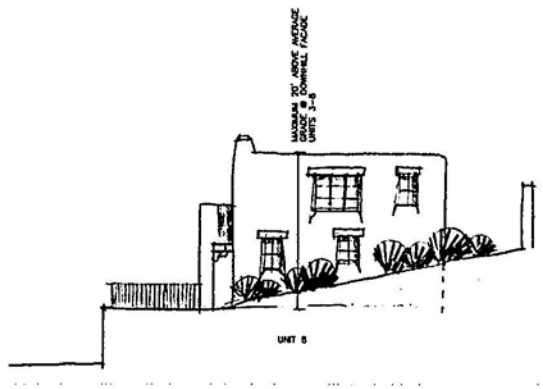
Sheet Title: ELEVATIONS
1/8" = 1'-0"
Sheet No.
Of



WEST ELEVATION

1/8" = 1'-0"



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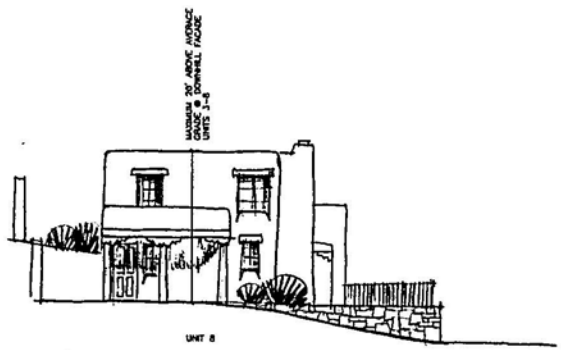

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Date	Jul 21,04
Revised	
Drawn by	
Checked by	
Job Number	0426
Sheet Title	ELEVATIONS
	1/8" = 1'-0"
Sheet No.	

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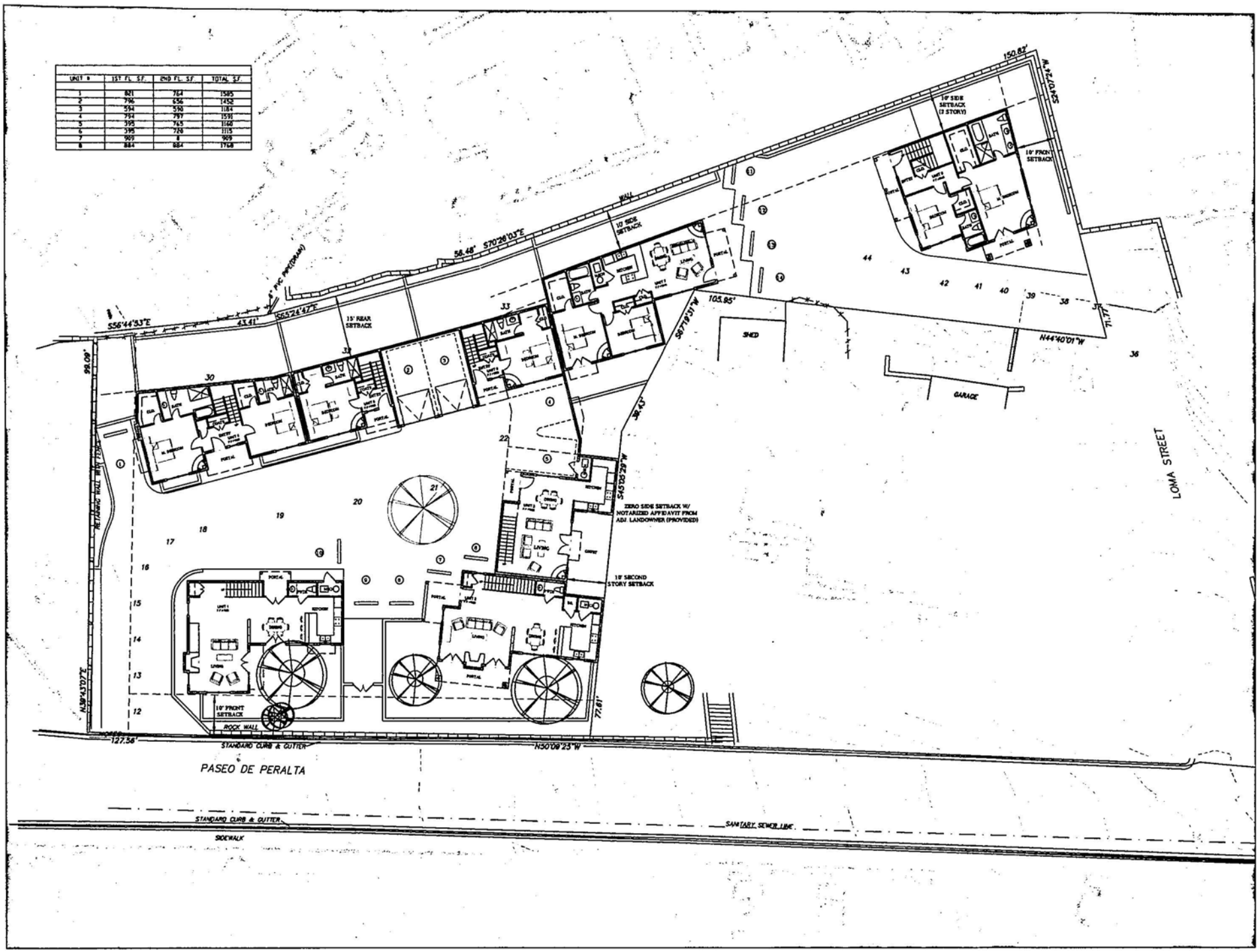


LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lrtryk.com

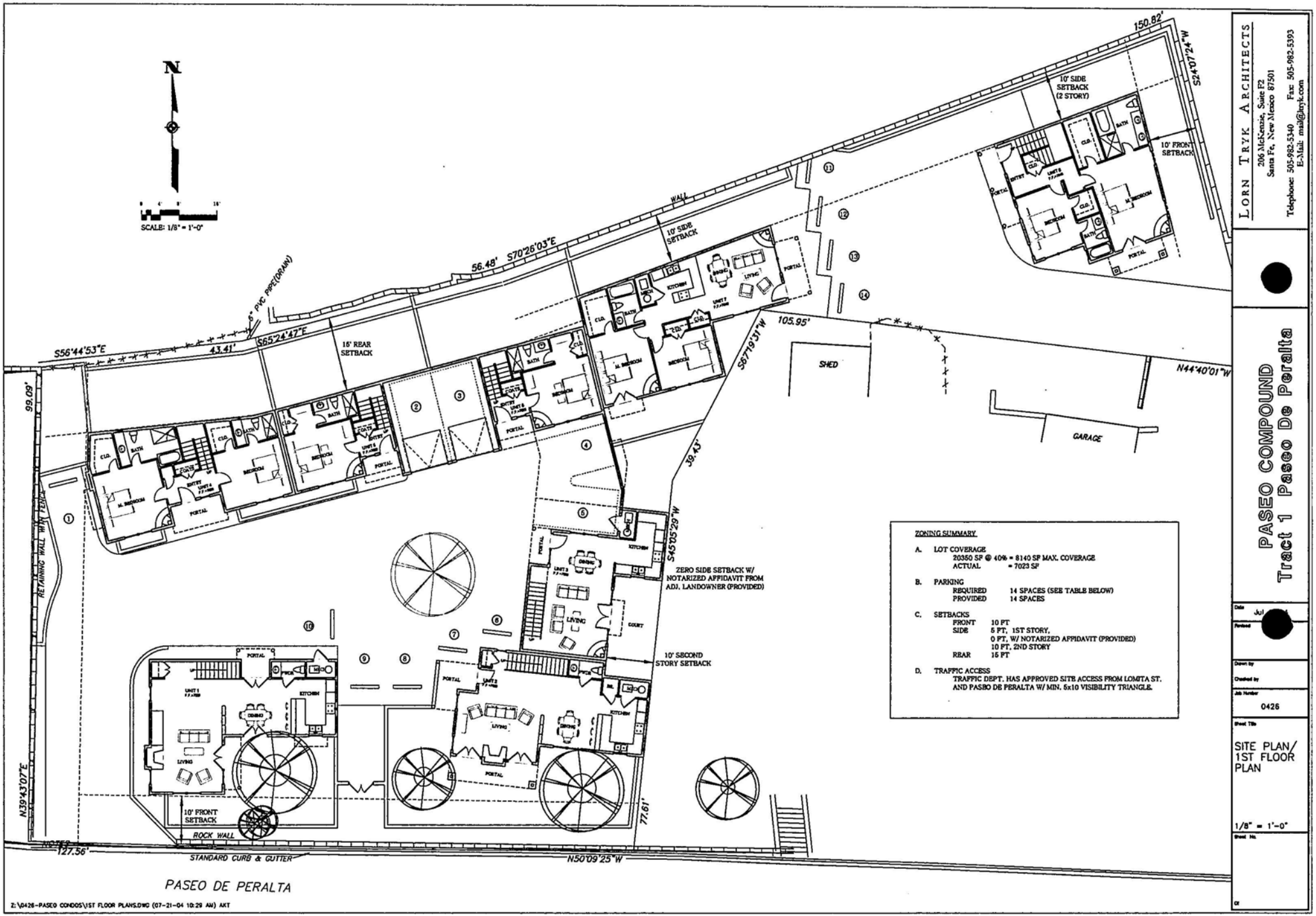
PASEO COMPOUND
Tract 1 Paseo De Peralta

Date: Jul 2[illegible]
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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Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@trykarch.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"
Sheet No.

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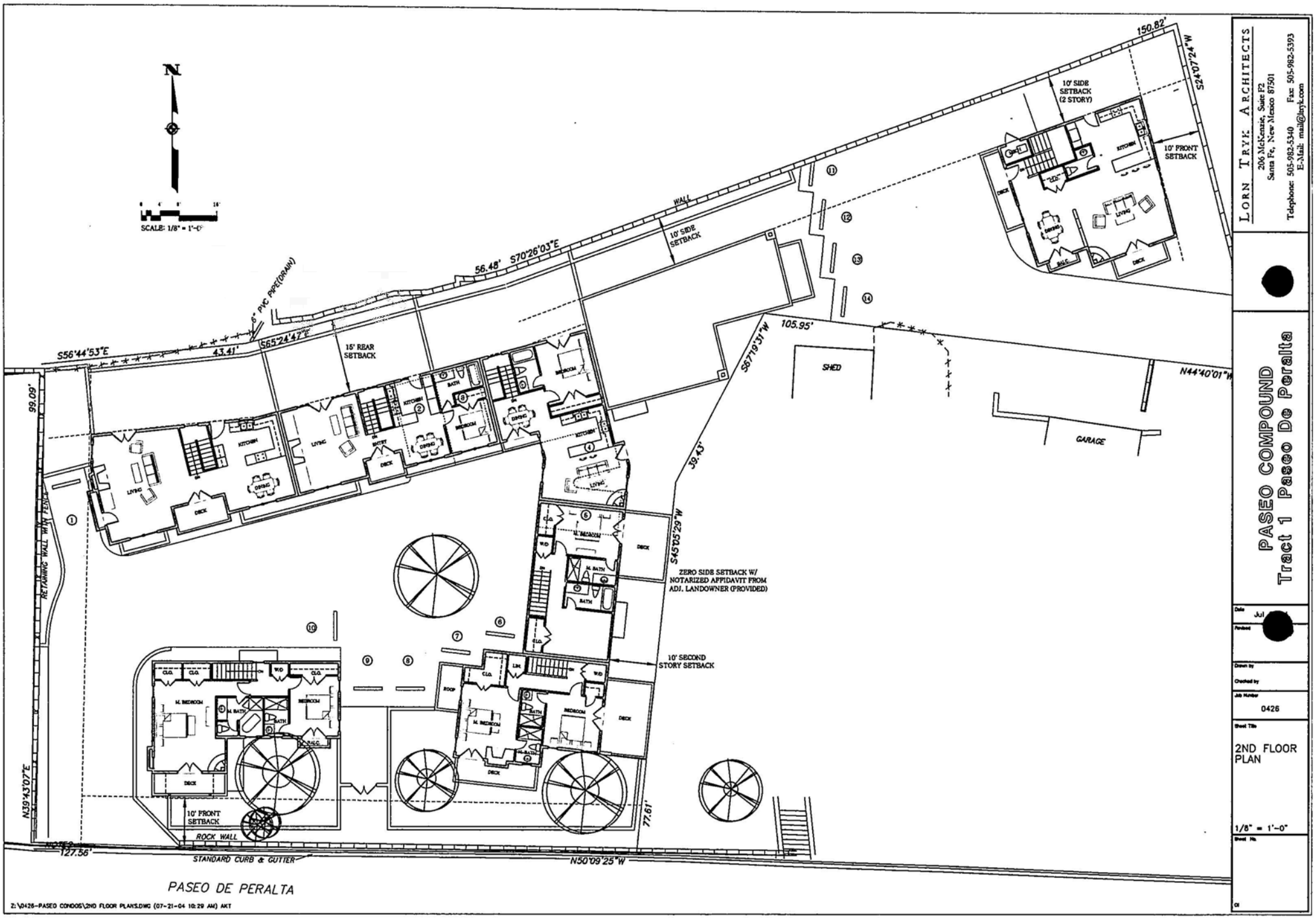

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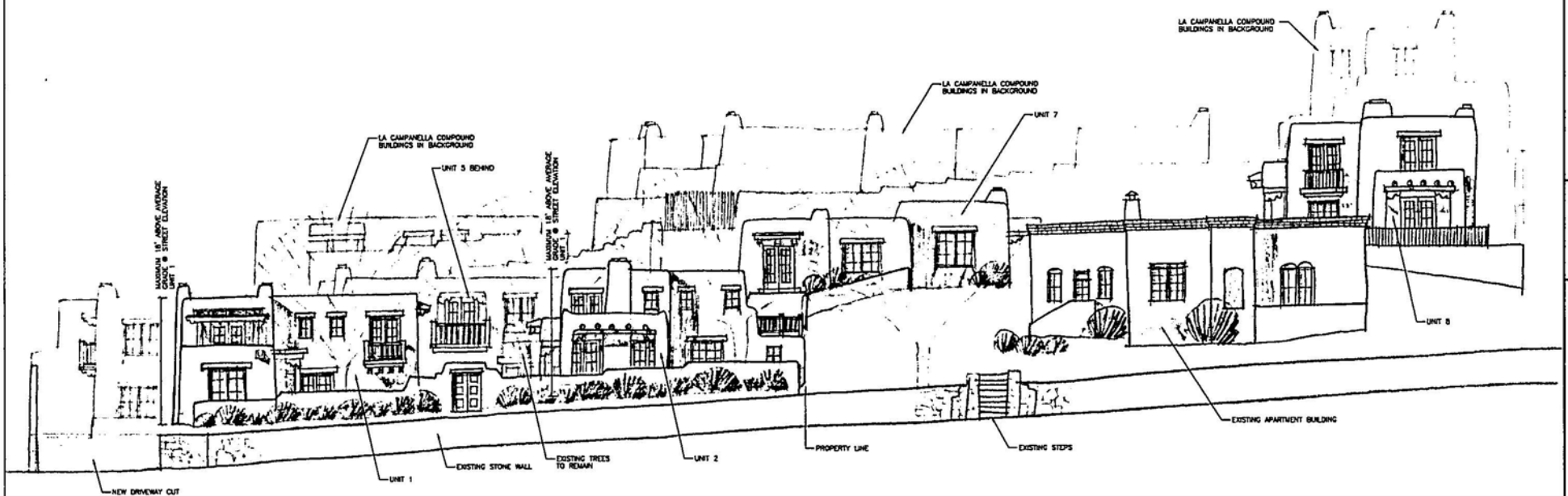
PASEO COMPOUND
Tract 1 Paseo De Peralta

Date Jul
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"





LORN TRYK ARCHITECTS
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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: Jul
Revised:
Drawn by:
Checked by:
Job Number: 0426
Sheet Title: ELEVATIONS
1/8" = 1'-0"
Sheet No.

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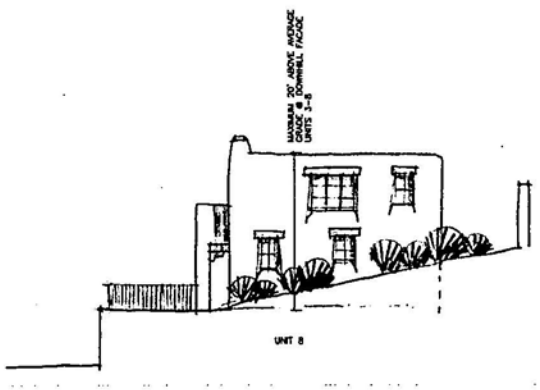
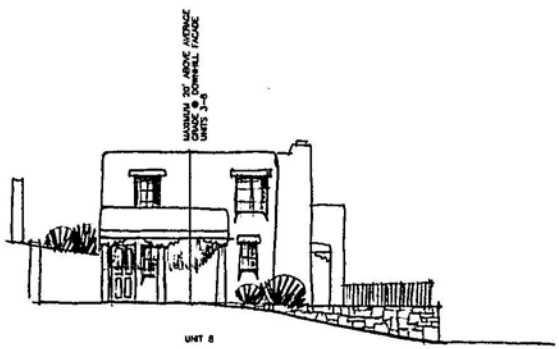
WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

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: Jul

Revised

Drawn by

Checked by

Job Number: 0426

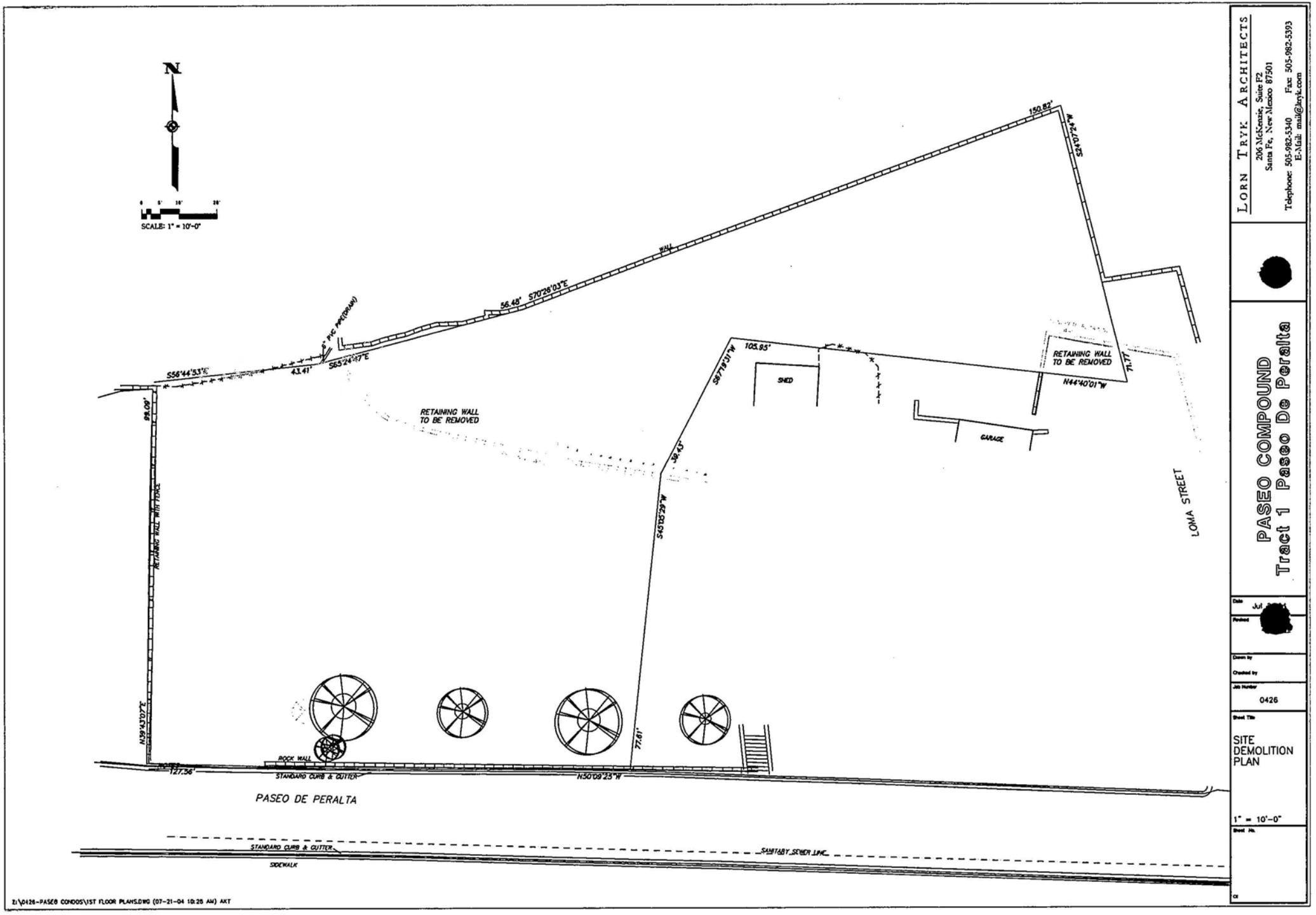
Sheet Title: ELEVATIONS

1/8" = 1'-0"

Sheet No.

Of

Z:\0426-PASEO CONDOS\HAND ELEVS2.DWG (07-21-04 10:43 AM) AKT



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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
Revised
Drawn by
Checked by
Job Number 0426

Sheet Title
SITE DEMOLITION PLAN

1" = 10'-0"
Sheet No.

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HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 511 Paseo de Peralta

HISTORIC DISTRICT: Downtown & Eastside [✓] Don Gaspar [ ] Westside-Guadalupe [ ]
(Please see attached map) 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.

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.

RECEIVED AUG 22 2005

Signature of Applicant/Owner

Date AUGUST 22, 2005 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.

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

19-09-18

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):

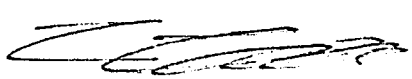
1. Note that there are differences in the appearance of the HDRB approved and proposed revised elevations regarding the overlap between the two buildings. This is due to the change in the angle of viewing plane in relation to the buildings. (The building façade is not in a single plane so portions of 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.

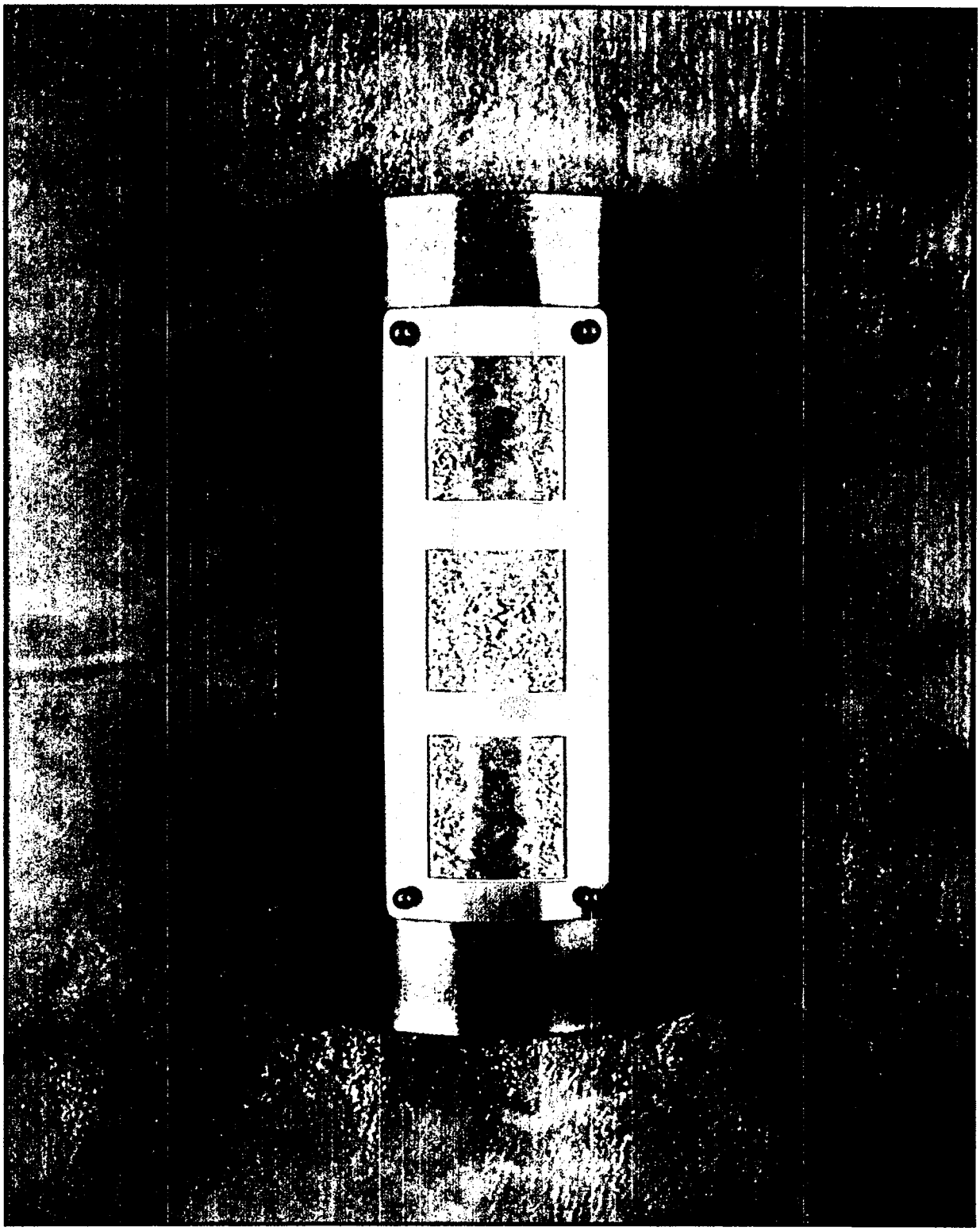
Thank you,



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,

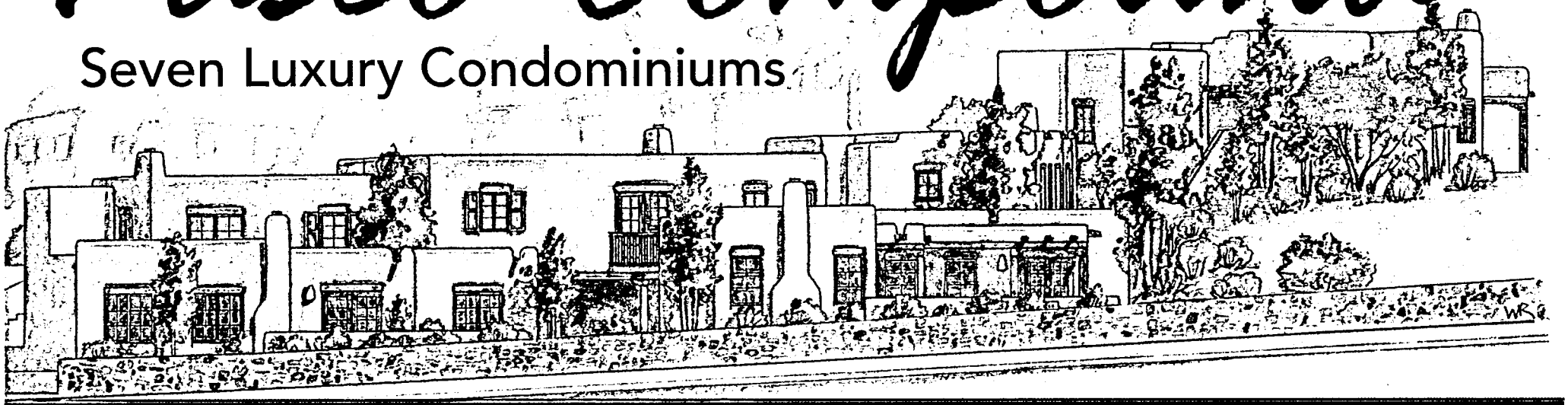
Kate Marburger
Santa Fe Realty Partners, Inc.
417 East Palace Avenue
Santa Fe, New Mexico 87501

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

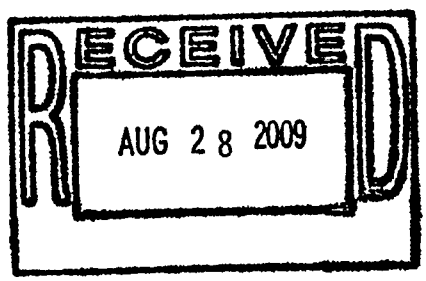
Dear Mr. Rasch:

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.

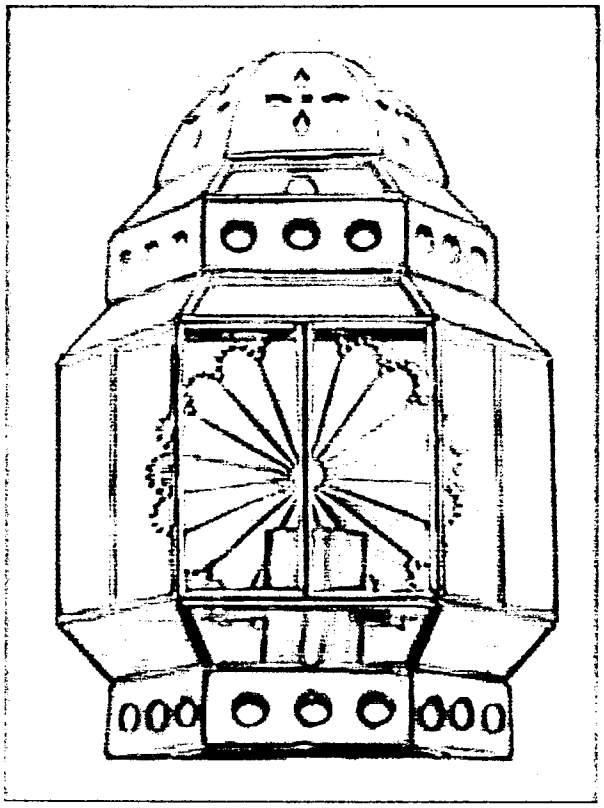


Jeff McFall, Architect

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

Note: Color accuracy will vary based on monitor and printer calibrations. Please visit your local Cabot dealer to view actual color samples before making final decisions.

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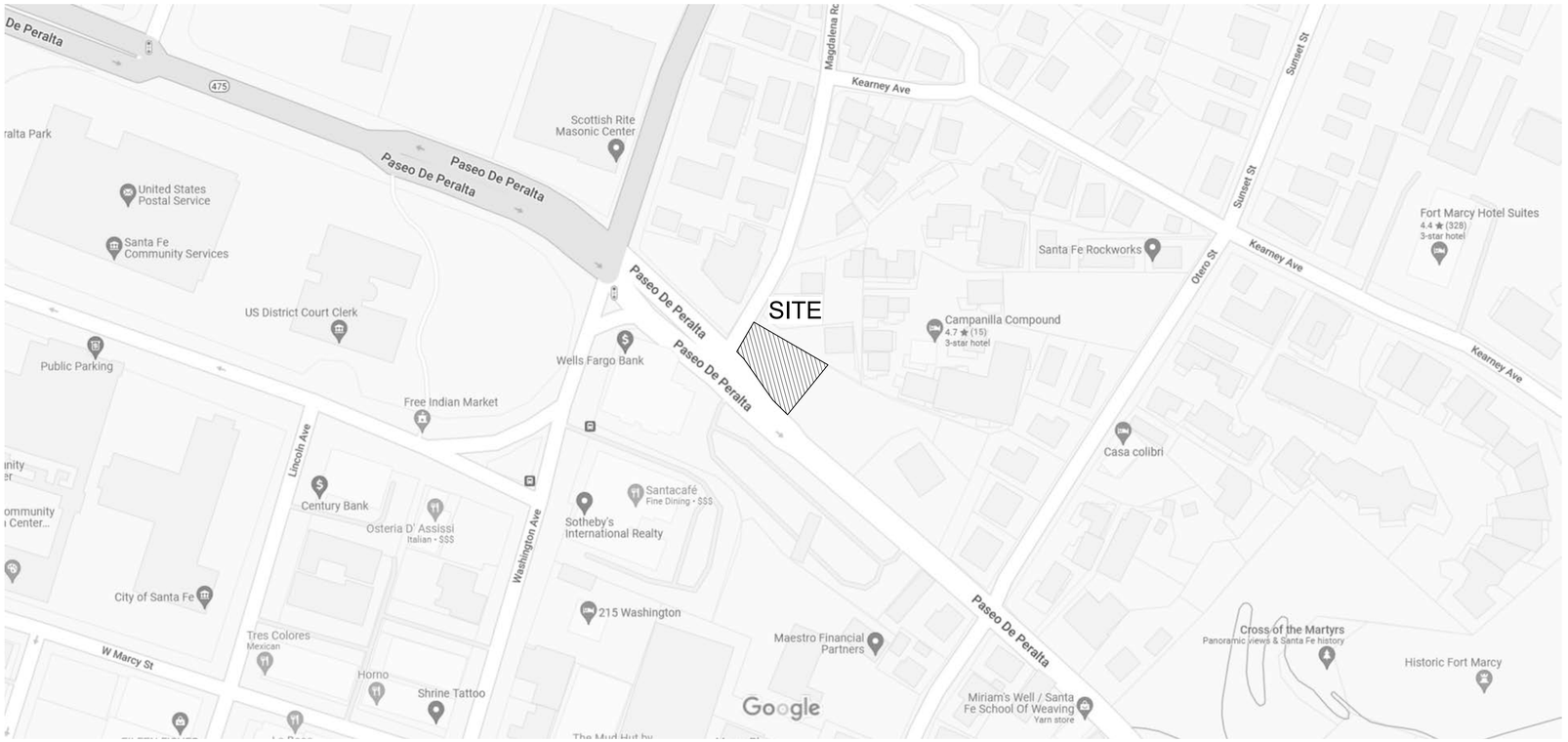
DEVELOPMENT PLAN
Paseo North
507 Paseo de Peralta
Case #2023-6271

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

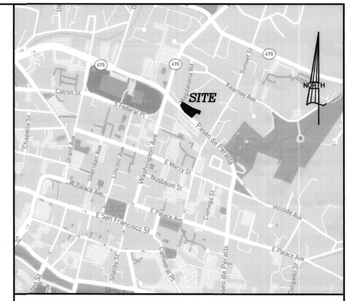
LEGAL LOT INFORMATION

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

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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.
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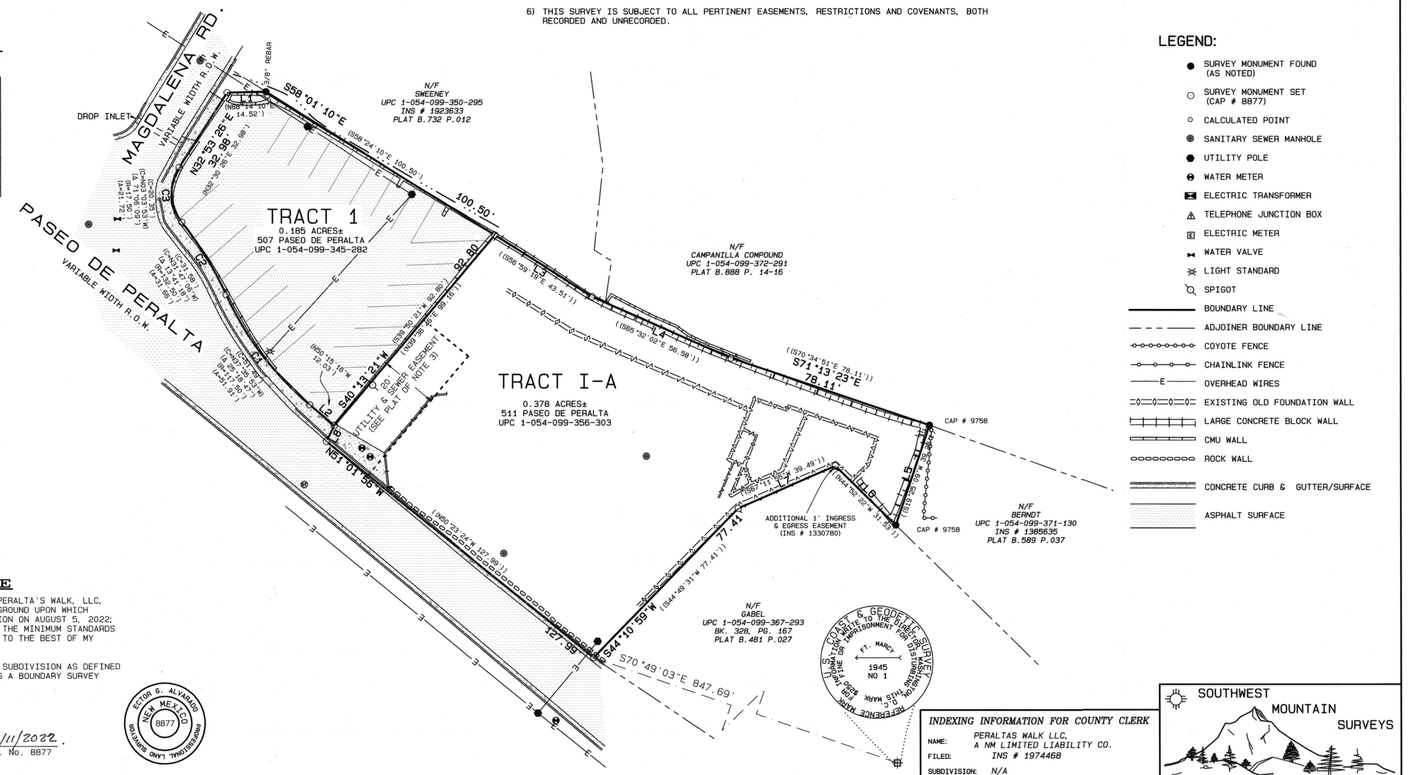
4) REFER TO A WARRANTY DEED BETWEEN 511 PDP, LLC A NEW MEXICO LIMITED LIABILITY COMPANY (GRANTOR) AND PERALTA'S WALK, LLC A NEW MEXICO LIMITED LIABILITY COMPANY (GRANTEE), AND RECORDED WITH THE SANTA FE COUNTY CLERK'S OFFICE AS INS # 1974468.
5) LANDS SHOWN HEREON LIE WITHIN OTHER AREAS, ZONE 'X'~ AREA 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

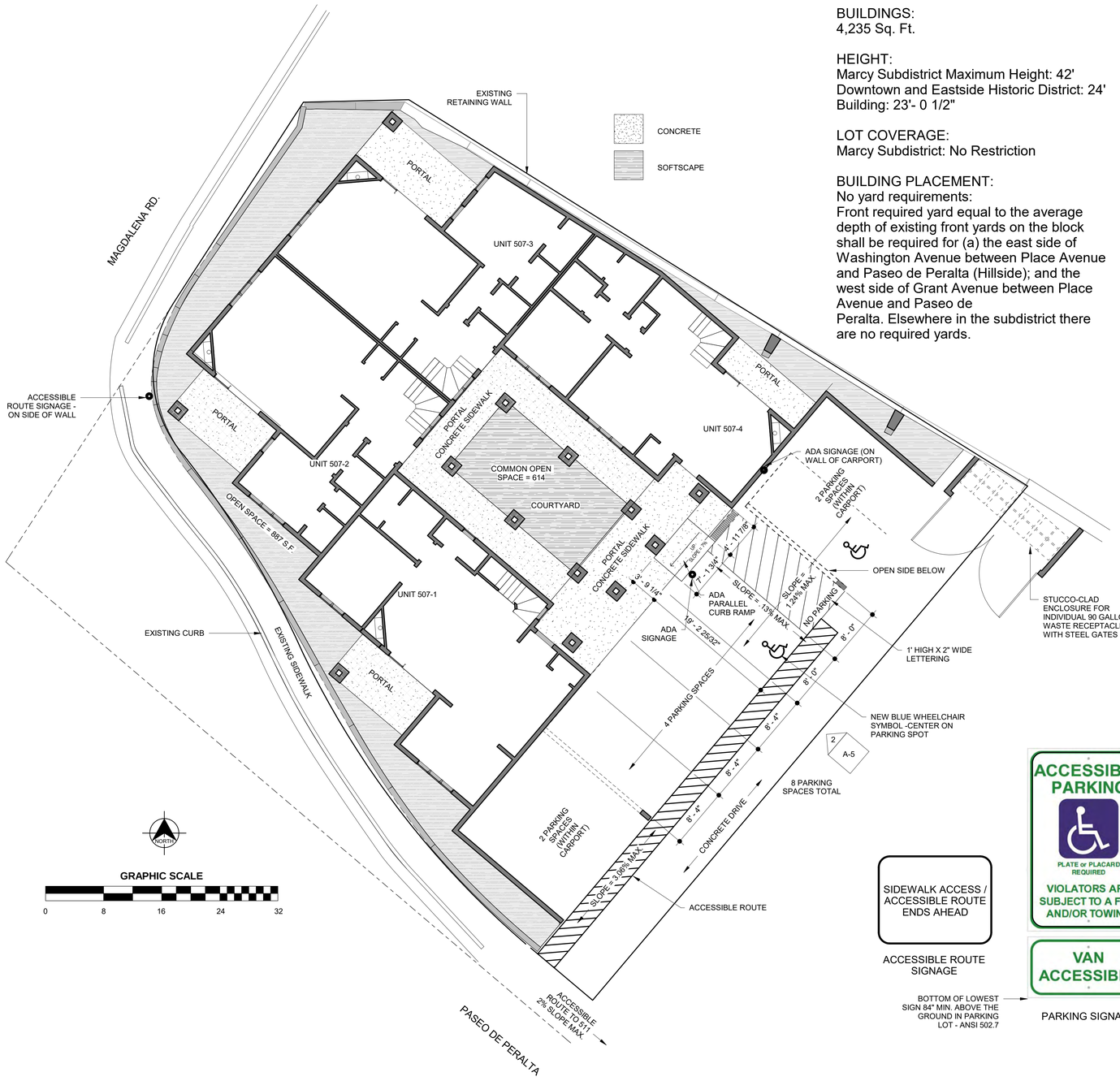
Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E

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



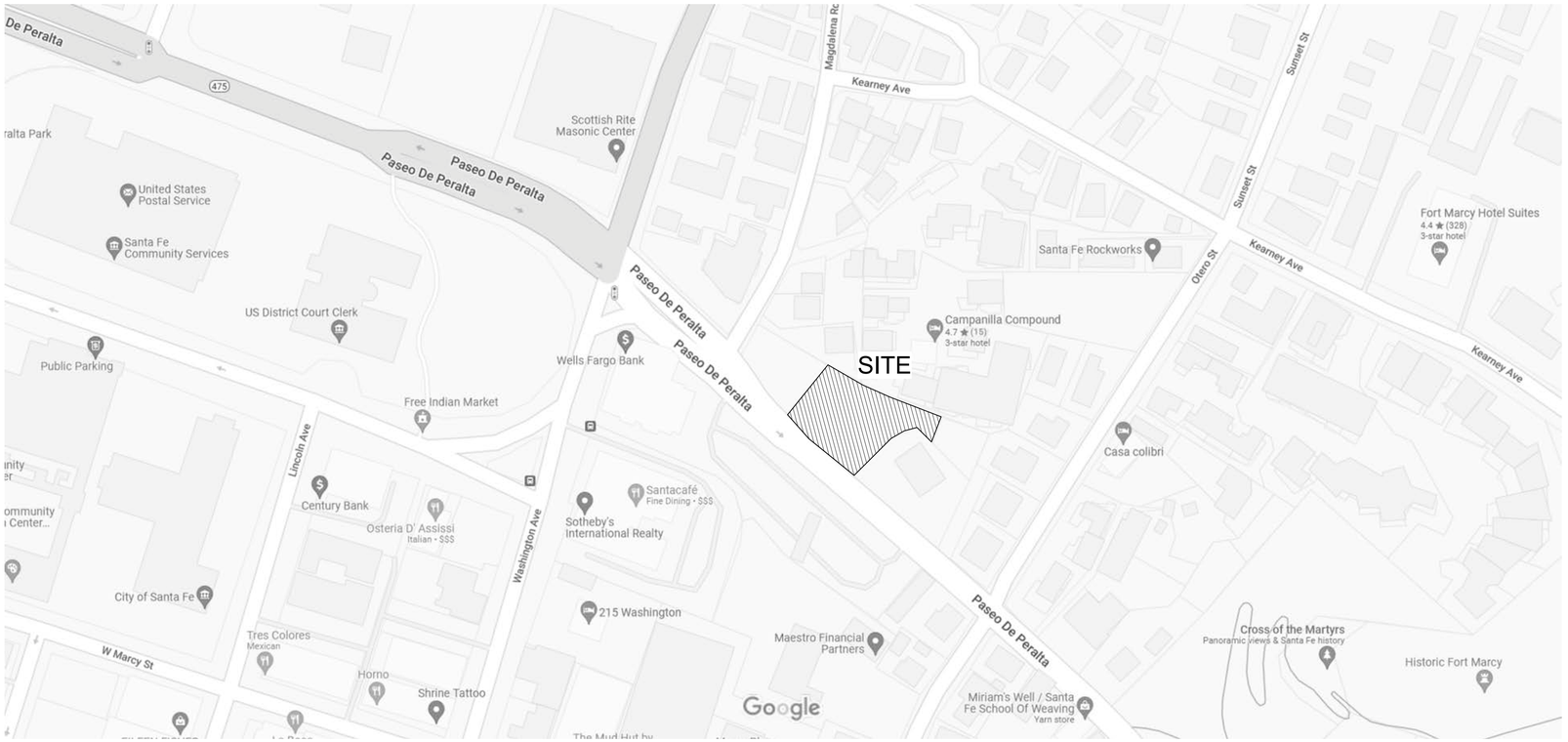
ARCHITECT'S SEAL

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

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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

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City Engineer for Land Use Date

AFFIDAVIT

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OWNER'S PRINTED NAME

_____
OWNER'S SIGNATURE

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_____

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
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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

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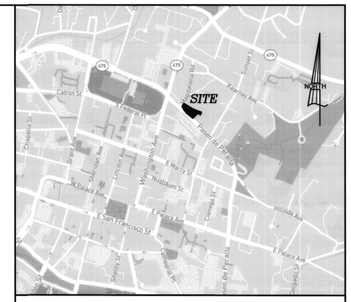
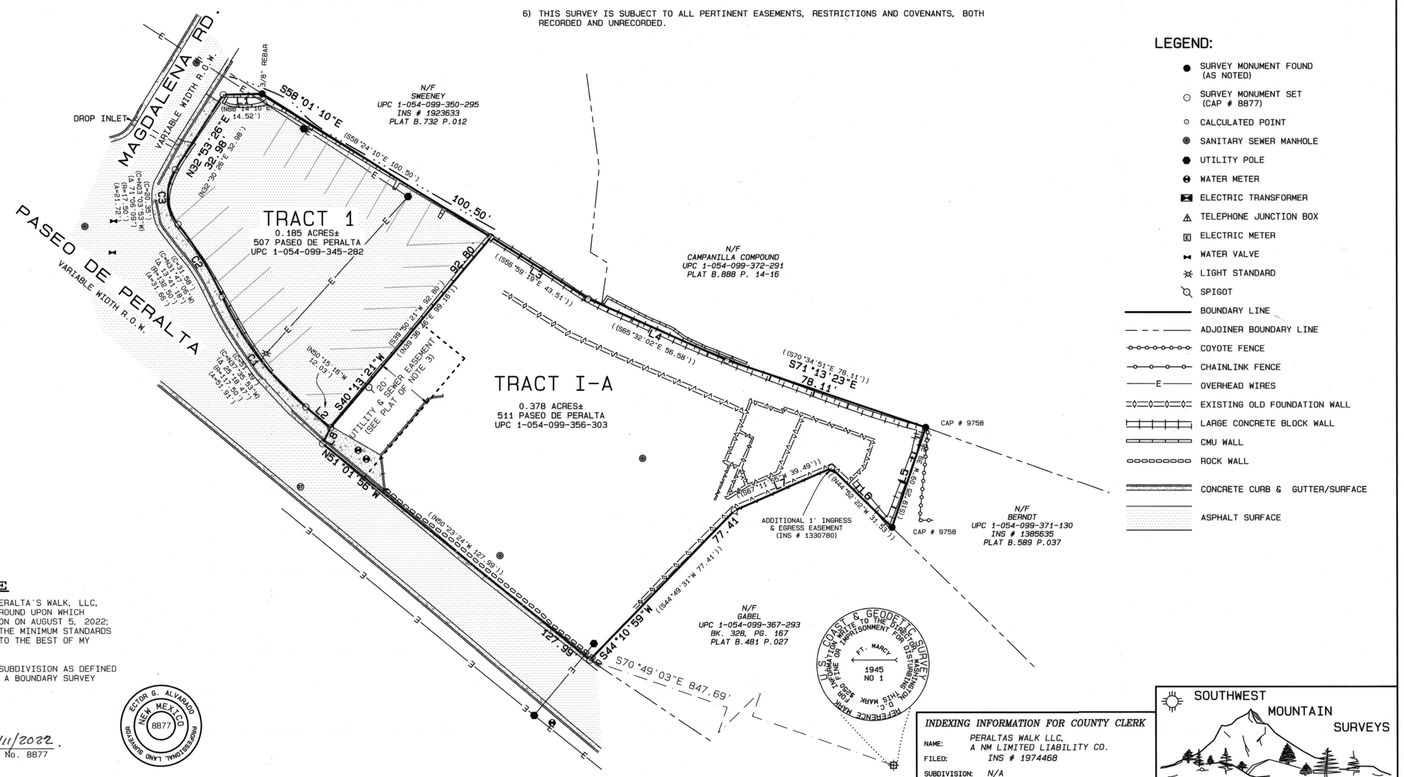


VICINITY MAP (N.T.S.)

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 }
STATE OF NEW MEXICO } SS

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

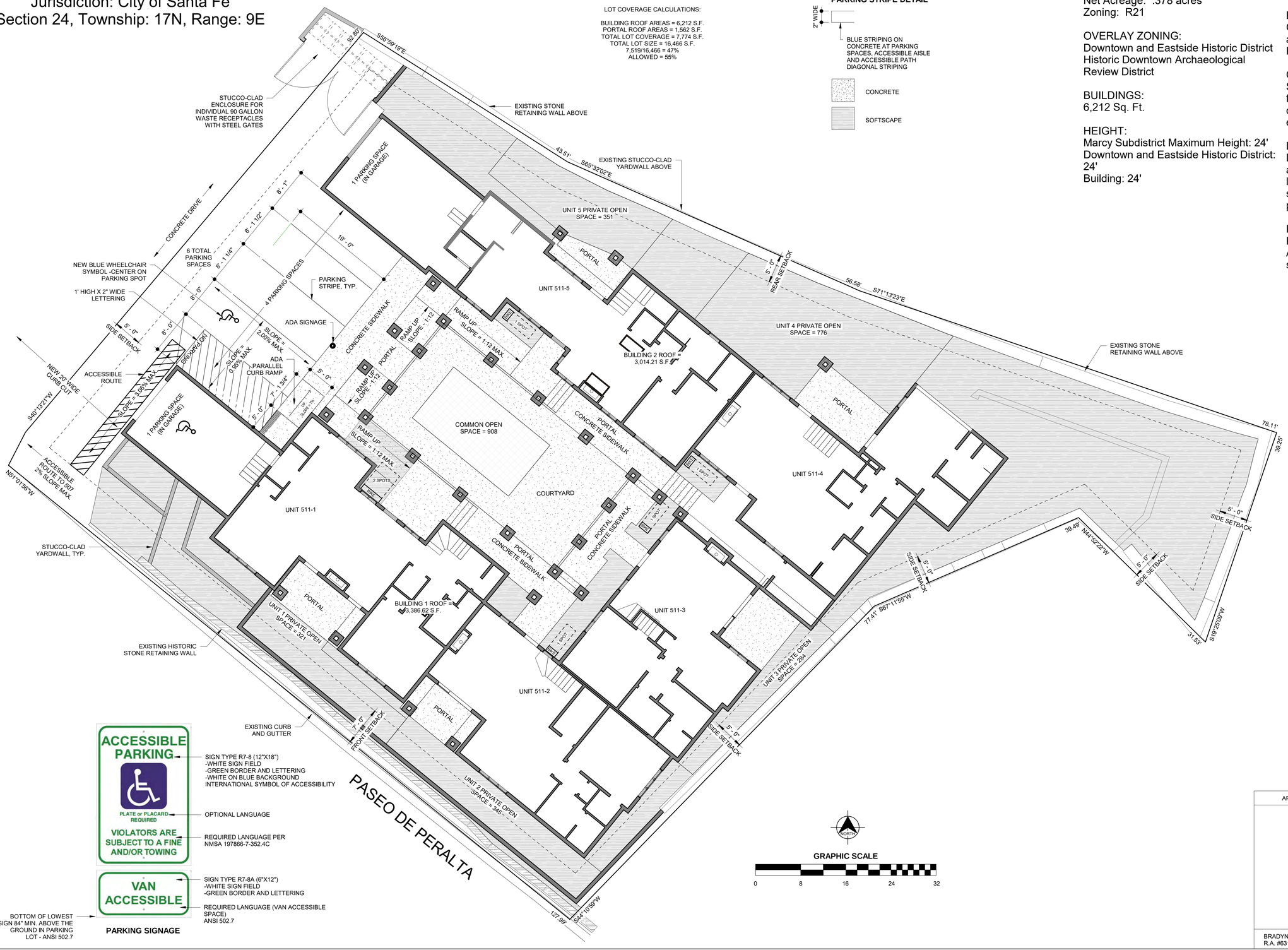
PARKING STRIPE DETAIL

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.

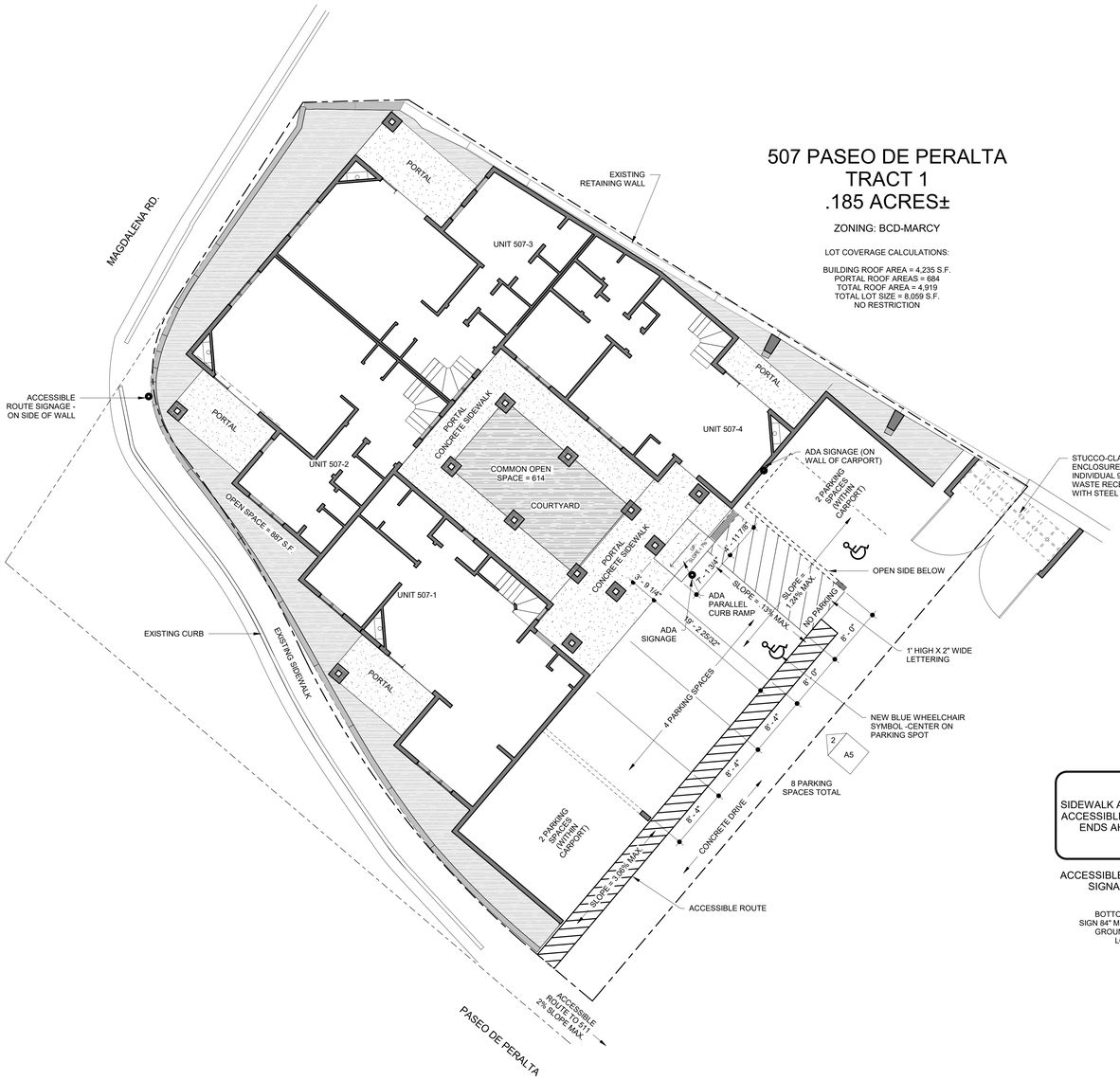
PLACEMENT OF OFF-STREET PARKING
Attached dwelling unit (2-5 units): 2 spaces per dwelling unit

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

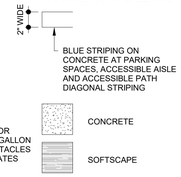
PARKING REQUIREMENTS

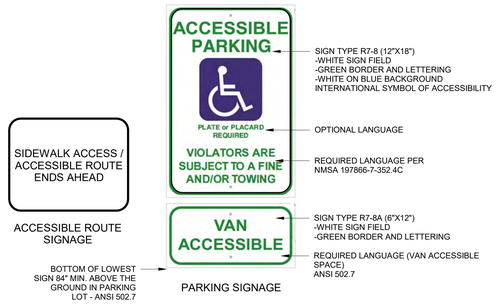
CITY OF SANTA FE CODES, TABLE 14-8.6, C.2

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

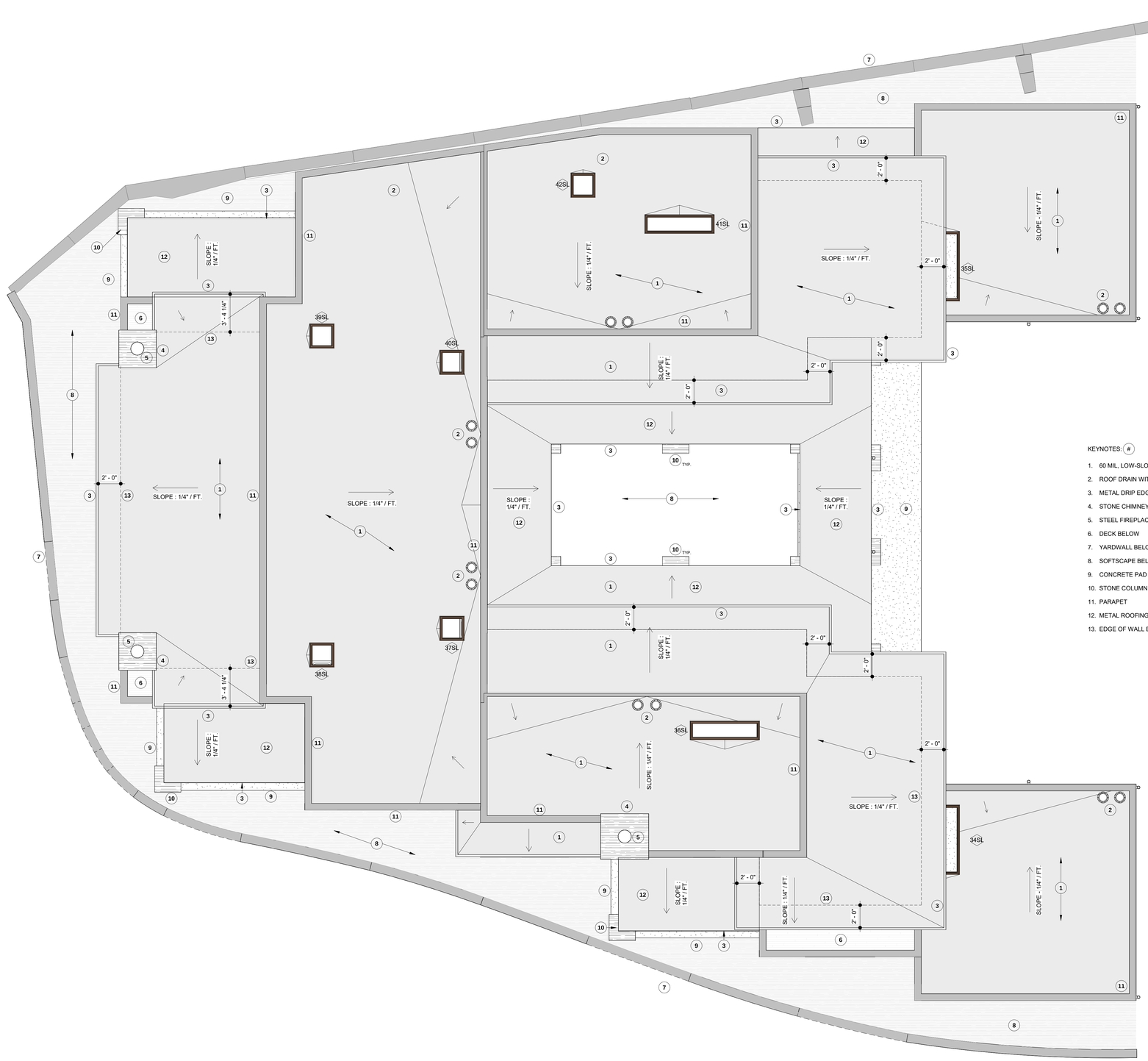
PASEO NORTH

SITE PLAN

9/11/2024 10:21:57 AM
drawing scale: 1/8" = 1'-0"

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

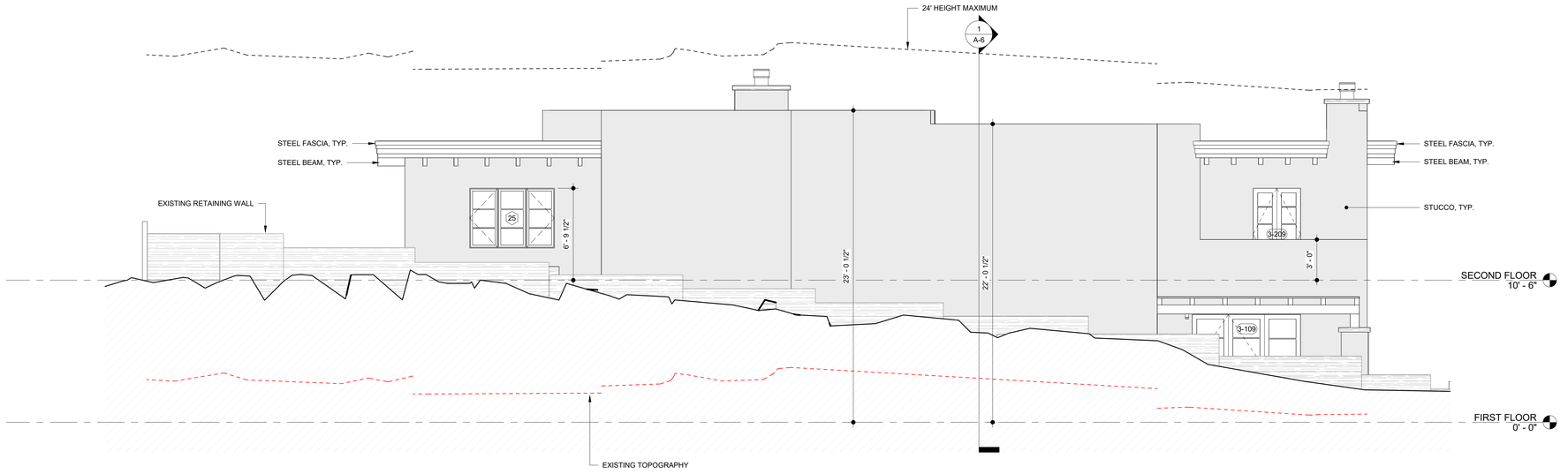
PASEO NORTH

ROOF PLAN

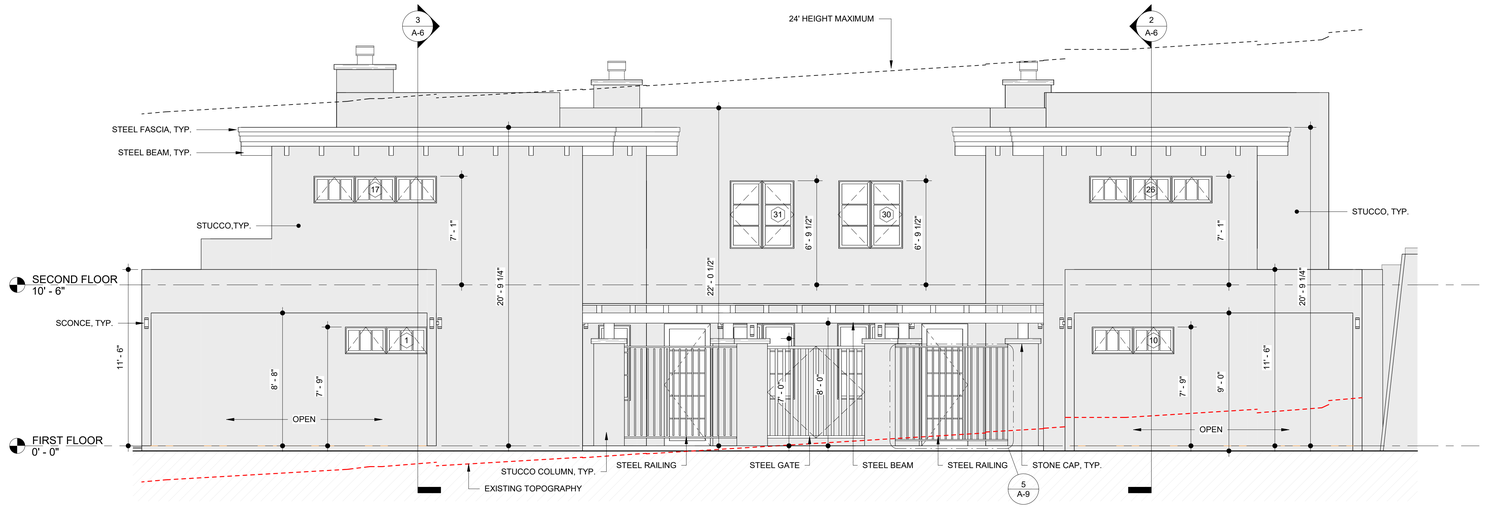
N

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.

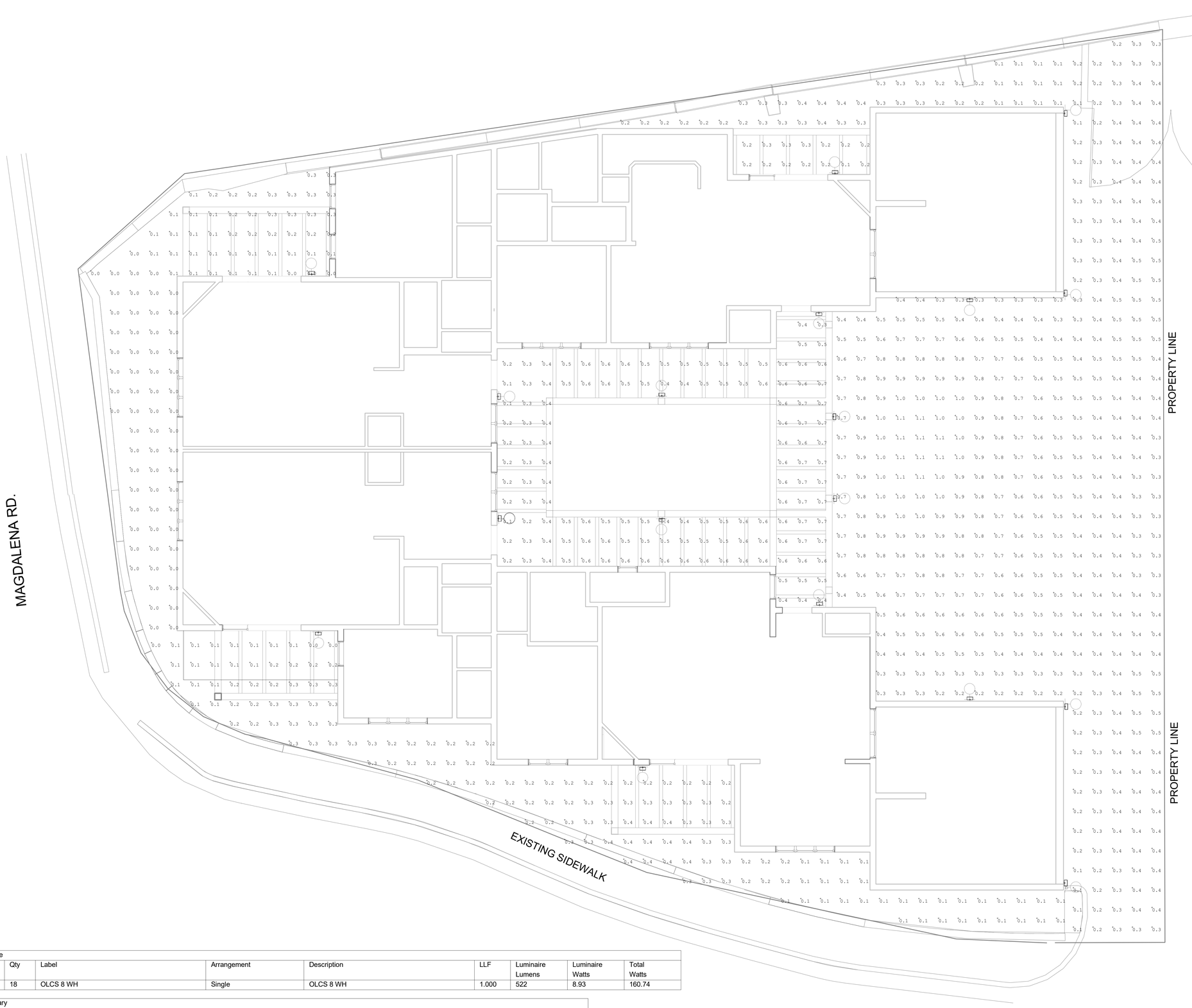
507 Paseo de Peralta
Santa Fe, NM

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

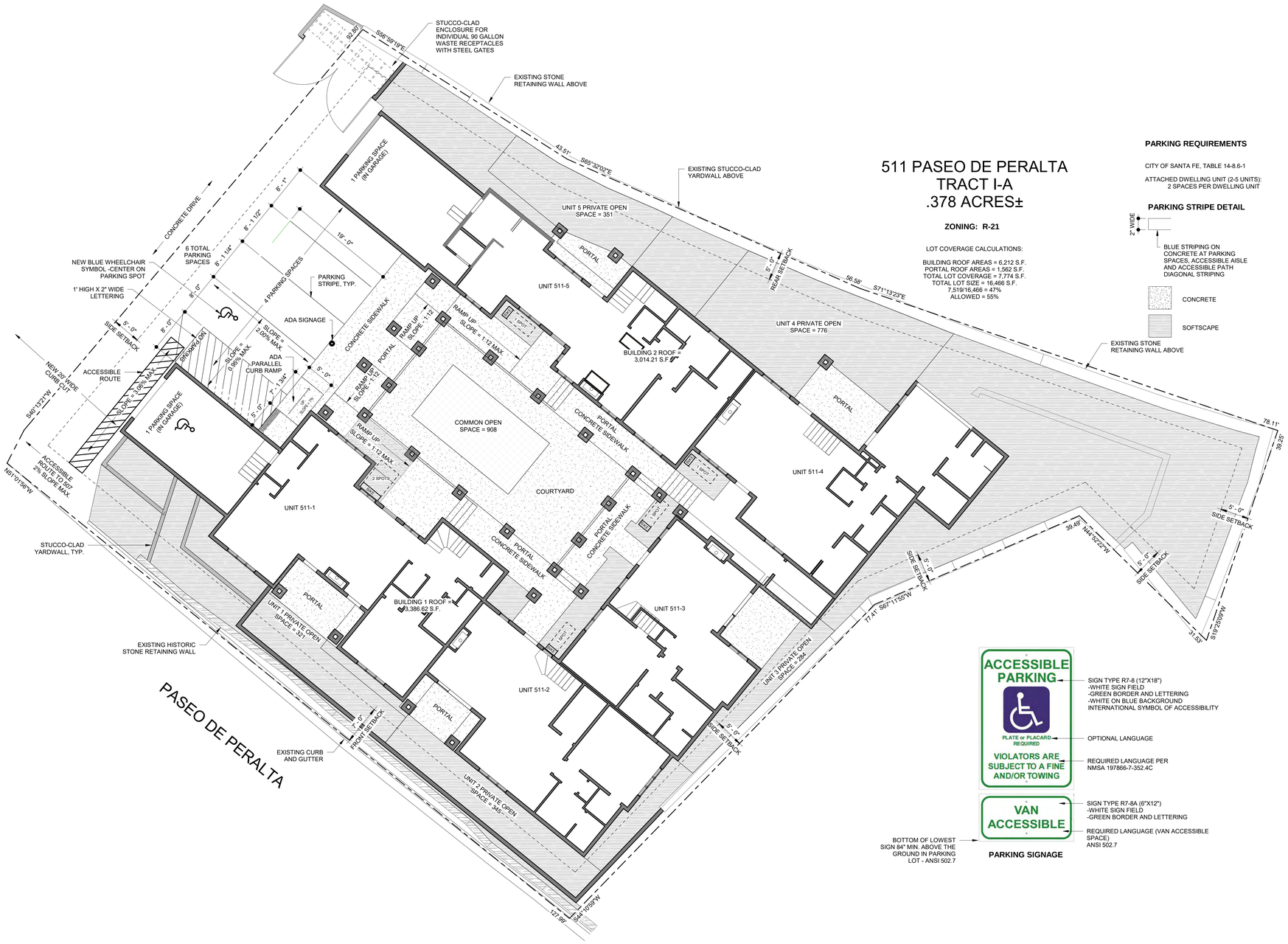
PERALTA'S WALK, LLC.
507 Paseo de Peralta
Santa Fe, NM
PASEO NORTH

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

PARKING SIGNAGE

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.

511 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

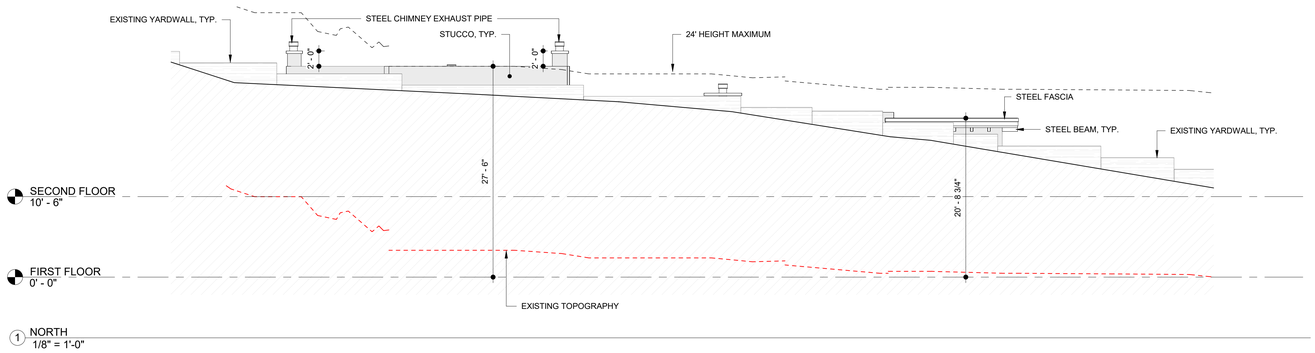
SITE PLAN

N

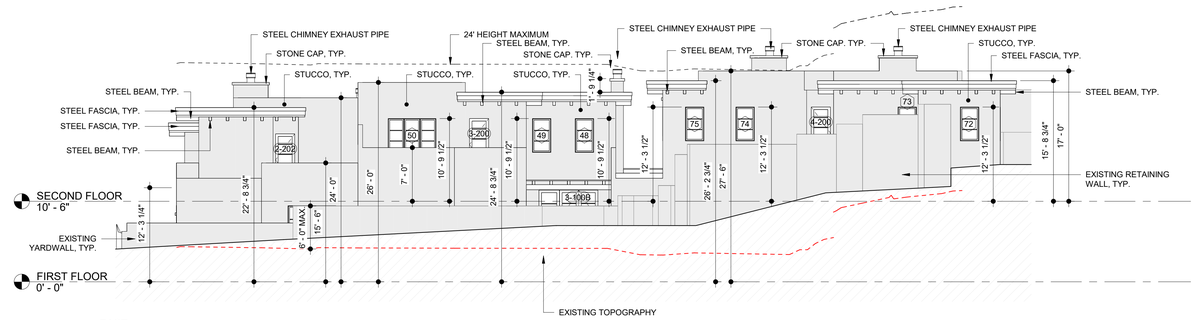
9/11/2024 10:25:29 AM
drawing scale: 1/8" = 1'-0"

A1

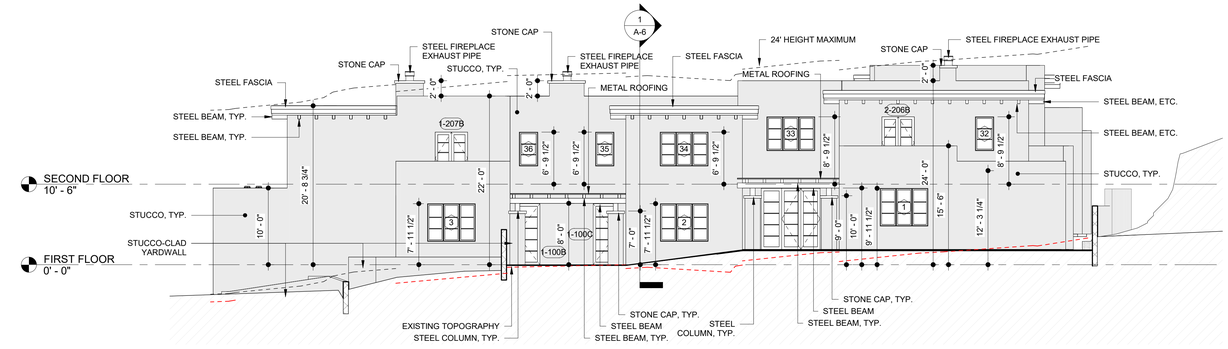

SLOPE : 1/4" / FT.
SLOPE : 1/4" / FT.
SLOPE : 1/4" / FT.



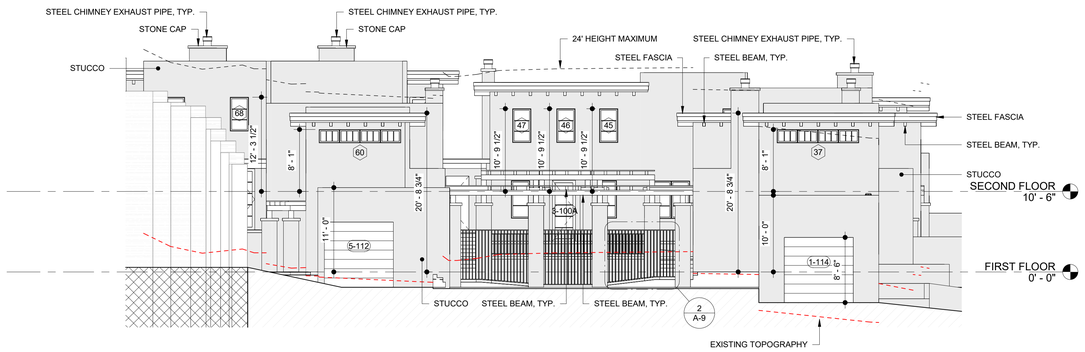
1 NORTH
1/8" = 1'-0"



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.

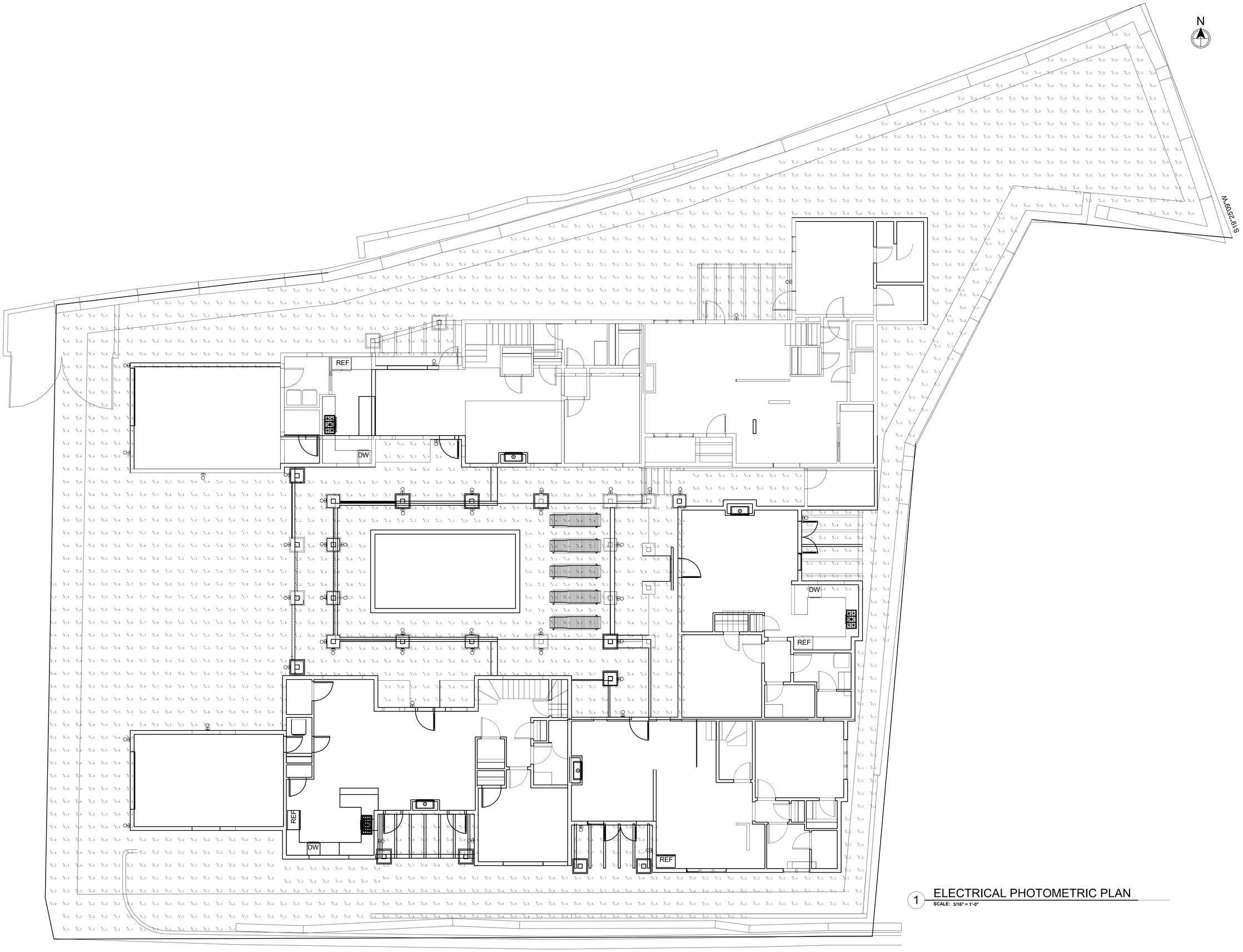
511 Paseo de Peralta
Santa Fe, NM

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 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.

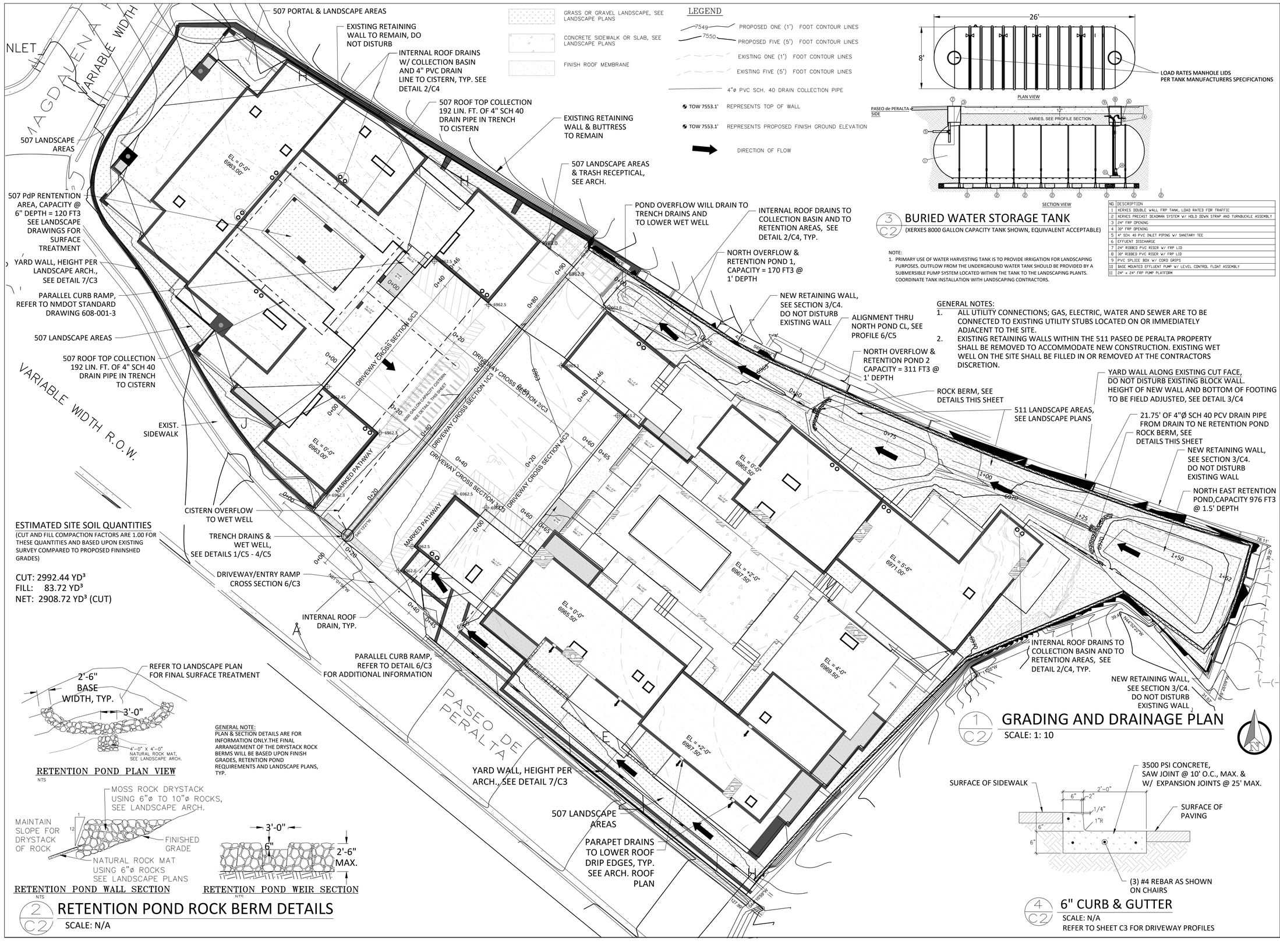
2.6. EMBANKMENT OR BACKFILL: EMBANKMENT OR BACKFILL IS DEFINED AS THE PLACING AND COMPACTING OF MATERIAL IN THE CONSTRUCTION AREA TO THE LINES AND GRADES SHOWN ON THE PLANS.

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 MATERI



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

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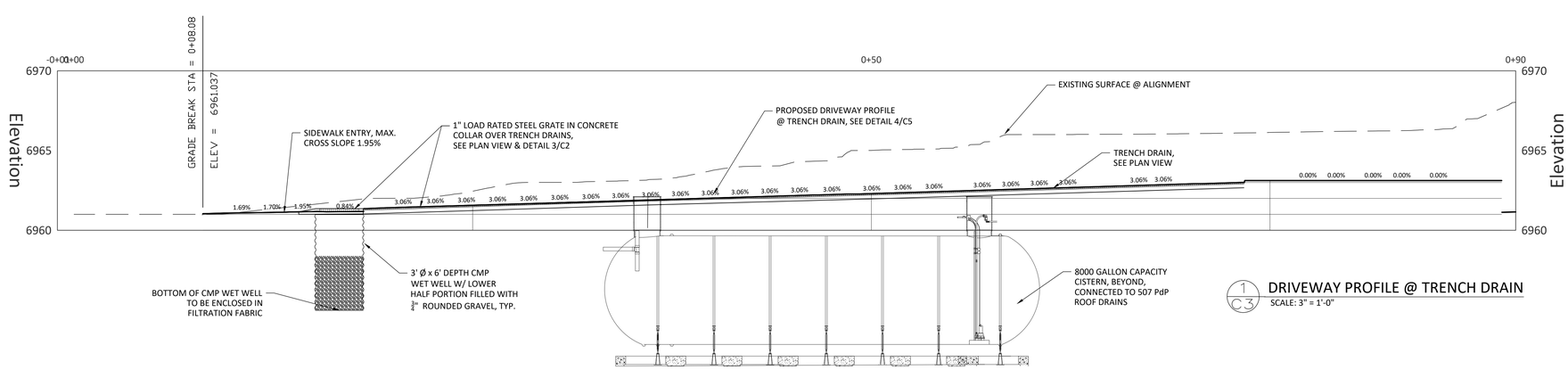
Grading and Drainage Plan
Preliminary
507 & 511 Paseo de Peralta
Santa Fe New Mexico

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

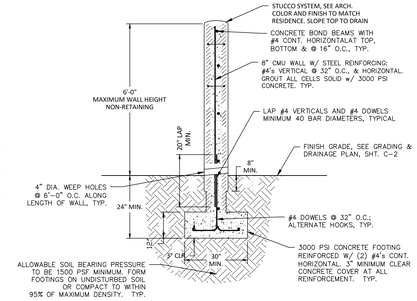
Sheet title
Site Grading and Drainage

SCALE:

Sheet No.
C-2
Of TOT

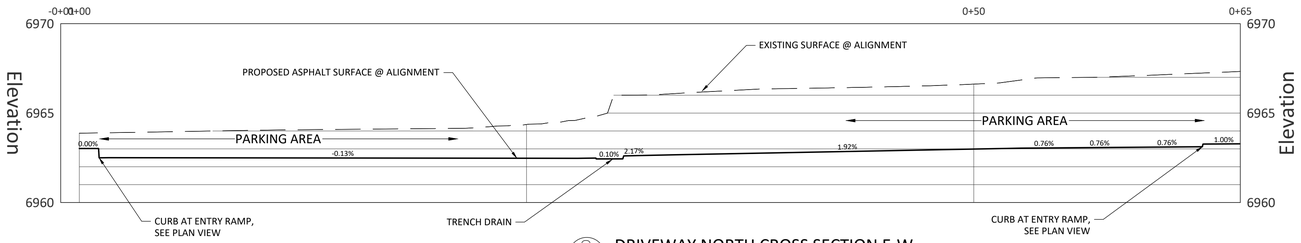


1 C3 DRIVEWAY PROFILE @ TRENCH DRAIN
SCALE: 3" = 1'-0"

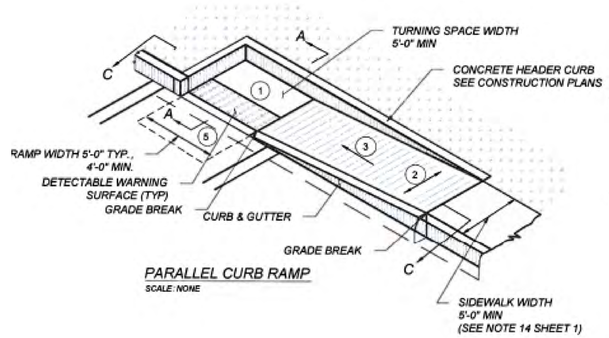


7 C3 TYP. 6' MAX. CMU YARDWALL
NON-RETAINING

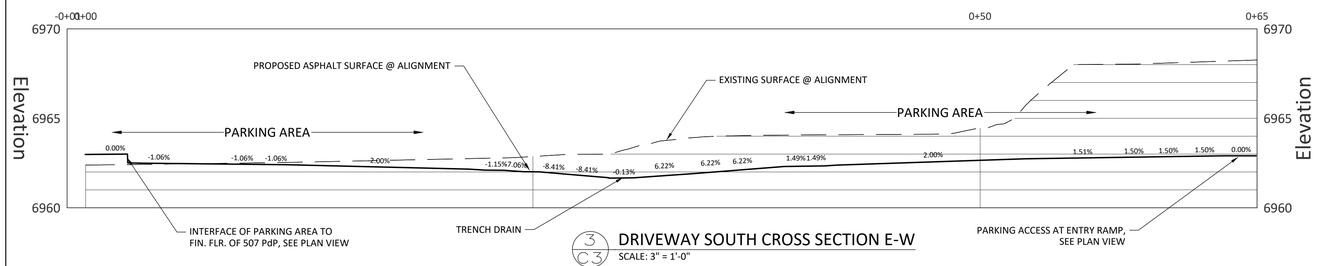
NOTE:
AT 10' x 16' CMU GATE PILASTERS, PROVIDE 3'-0" x 3'-0" x 10" THICK 3000 PSI CONCRETE FOOTING WITH (4) #4's CONT. HORIZONTAL EACH WAY AND #4 DOWELS IN EACH CORNER OF PILASTER



2 C3 DRIVEWAY NORTH CROSS SECTION E-W
SCALE: 3" = 1'-0"

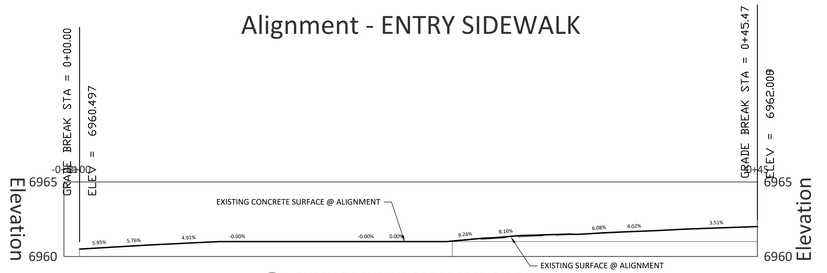


6 C3 PARALLEL CURB RAMP
SCALE: N/A

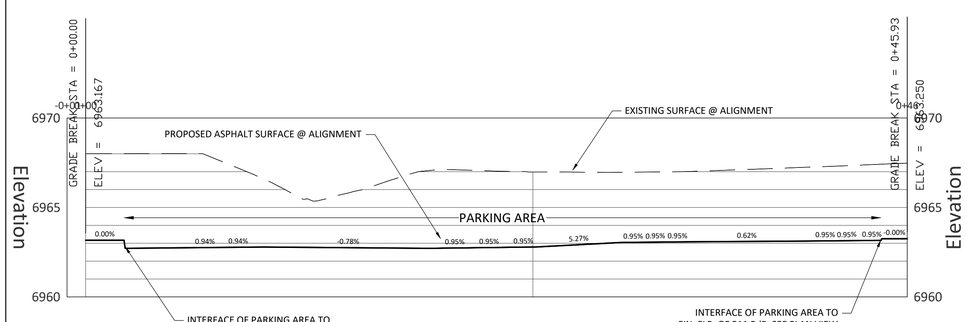


3 C3 DRIVEWAY SOUTH CROSS SECTION E-W
SCALE: 3" = 1'-0"

Alignment - ENTRY SIDEWALK

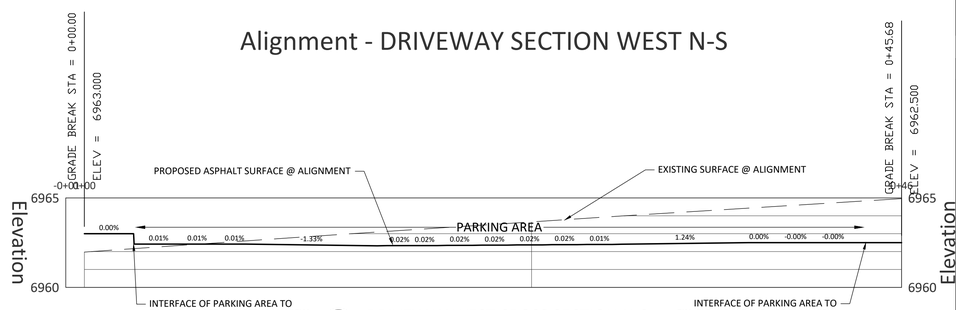


6 C3 ENTRY SIDEWALK CROSS SECTION E-W
SCALE: 2.5" = 1'-0"
NOTE: EXISTING DRIVEWAY ENTRY PROFILE IS NOT ALTERED IN THE PROPOSED DESIGN. ONLY REQUIRED CONCRETE REPAIRS WILL BE MADE.



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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e l
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7/1/24
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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

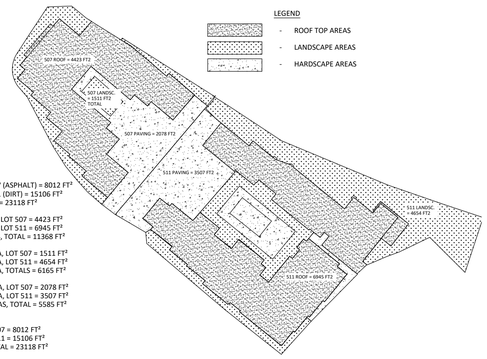
POINT PRECIPITATION FREQUENCY (PF) ESTIMATES
WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION
NOAA Atlas 14, Volume 1, Version 5

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 (0.166-0.231)	0.265 (0.218-0.308)	0.348 (0.280-0.398)	0.404 (0.345-0.473)	0.493 (0.418-0.572)	0.560 (0.474-0.651)	0.634 (0.533-0.735)	0.707 (0.592-0.819)	0.807 (0.659-0.935)	0.887 (0.730-1.03)
10-min	0.299 (0.257-0.356)	0.385 (0.332-0.459)	0.517 (0.441-0.605)	0.605 (0.505-0.709)	0.750 (0.631-0.873)	0.863 (0.729-0.991)	0.995 (0.842-1.12)	1.05 (0.905-1.20)	1.21 (1.00-1.40)	1.35 (1.11-1.57)
15-min	0.371 (0.316-0.454)	0.481 (0.412-0.584)	0.641 (0.547-0.783)	0.762 (0.650-0.932)	0.929 (0.792-1.13)	1.08 (0.914-1.32)	1.26 (1.06-1.54)	1.33 (1.12-1.65)	1.52 (1.25-1.77)	1.67 (1.39-1.99)
30-min	0.499 (0.430-0.588)	0.647 (0.554-0.768)	0.863 (0.737-1.03)	1.03 (0.877-1.23)	1.25 (1.06-1.49)	1.42 (1.20-1.69)	1.61 (1.35-1.91)	1.80 (1.50-2.09)	2.05 (1.70-2.38)	2.25 (1.86-2.62)
60-min	0.618 (0.532-0.724)	0.801 (0.686-0.946)	1.07 (0.912-1.25)	1.27 (1.09-1.48)	1.55 (1.32-1.80)	1.76 (1.49-2.05)	1.99 (1.68-2.31)	2.22 (1.86-2.59)	2.54 (2.10-2.94)	2.79 (2.30-3.24)
2-hr	0.745 (0.639-0.911)	0.951 (0.803-1.15)	1.25 (1.05-1.54)	1.49 (1.25-1.82)	1.82 (1.51-2.22)	2.08 (1.72-2.55)	2.35 (1.93-2.88)	2.64 (2.16-3.24)	3.04 (2.44-3.70)	3.36 (2.68-4.08)
3-hr	0.850 (0.734-0.977)	1.01 (0.855-1.24)	1.32 (1.12-1.60)	1.56 (1.32-1.89)	1.90 (1.58-2.30)	2.16 (1.80-2.65)	2.44 (2.02-2.98)	2.74 (2.25-3.34)	3.14 (2.55-3.81)	3.48 (2.80-4.20)
6-hr	0.929 (0.808-1.06)	1.16 (1.01-1.33)	1.48 (1.29-1.75)	1.73 (1.49-2.03)	2.08 (1.79-2.46)	2.35 (1.99-2.79)	2.63 (2.22-3.12)	2.93 (2.45-3.48)	3.33 (2.74-3.93)	3.65 (2.93-4.32)
12-hr	1.06 (0.924-1.23)	1.32 (1.15-1.55)	1.68 (1.45-1.94)	1.93 (1.66-2.25)	2.30 (1.96-2.69)	2.58 (2.20-3.06)	2.86 (2.40-3.34)	3.16 (2.62-3.69)	3.60 (3.00-4.13)	3.97 (3.24-4.58)
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 (2.59-3.07)	3.15 (2.85-3.46)	3.46 (3.10-3.76)	3.88 (3.44-4.19)	4.20 (3.70-4.55)
2-day	1.34 (1.24-1.46)	1.67 (1.55-1.80)	2.07 (1.91-2.25)	2.38 (2.20-2.57)	2.80 (2.58-3.02)	3.13 (2.86-3.38)	3.46 (3.15-3.72)	3.79 (3.41-4.08)	4.23 (3.78-4.57)	4.57 (4.04-4.94)
3-day	1.44 (1.33-1.55)	1.79 (1.66-1.93)	2.21 (2.05-2.39)	2.55 (2.35-2.75)	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 (4.41-5.23)
4-day	1.54 (1.43-1.65)	1.92 (1.78-2.07)	2.36 (2.19-2.54)	2.71 (2.52-2.92)	3.19 (2.95-3.42)	3.56 (3.28-3.82)	3.92 (3.61-4.21)	4.30 (3.93-4.61)	4.79 (4.36-5.14)	5.16 (4.68-5.55)
7-day	1.91 (1.76-1.04)	2.25 (2.08-2.41)	2.75 (2.55-2.95)	3.15 (2.92-3.38)	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 (4.89-5.68)	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 (3.88-4.48)	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 (3.79-4.35)	4.60 (4.31-4.95)	5.30 (4.95-5.70)	5.81 (5.43-6.25)	6.31 (5.89-6.79)	6.79 (6.31-7.31)	7.39 (6.85-7.98)	7.82 (7.24-8.44)
30-day	3.27 (3.06-3.53)	4.05 (3.80-4.34)	4.89 (4.58-5.22)	5.51 (5.15-5.87)	6.29 (5.88-6.69)	6.84 (6.40-7.26)	7.38 (6.89-7.87)	7.88 (7.36-8.40)	8.52 (7.97-9.02)	8.95 (8.39-9.55)
45-day	4.05 (3.80-4.31)	5.02 (4.72-5.34)	6.09 (5.74-6.45)	6.89 (6.51-7.28)	7.94 (7.51-8.36)	8.63 (8.16-9.08)	9.27 (8.77-9.74)	9.98 (9.43-10.5)	10.73 (10.1-11.3)	11.3 (10.6-11.9)
60-day	4.67 (4.40-4.95)	5.78 (5.46-6.15)	6.98 (6.60-7.42)	7.90 (7.47-8.38)	9.07 (8.58-9.59)	9.84 (9.29-10.4)	10.5 (9.93-11.1)	11.2 (10.6-11.8)	12.1 (11.4-12.8)	12.8 (12.0-13.5)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
Numbers in parentheses 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 very rarely seen PMP values.
Please refer to NOAA Atlas 14 document for more information.



SITE AREAS

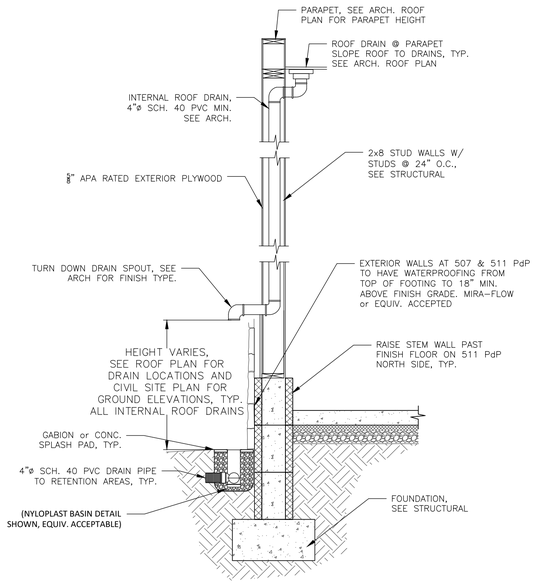
EXISTING SITE LOT 507 (ASPHALT) = 8012 FT²
EXISTING SITE LOT 511 (DIRT) = 15106 FT²
EXISTING SITE TOTALS = 23118 FT²

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 280' 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 5 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 (100 YR, 24 HR 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 HR 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	10.38%	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 RAINFALL 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 APPROXIMATELY 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

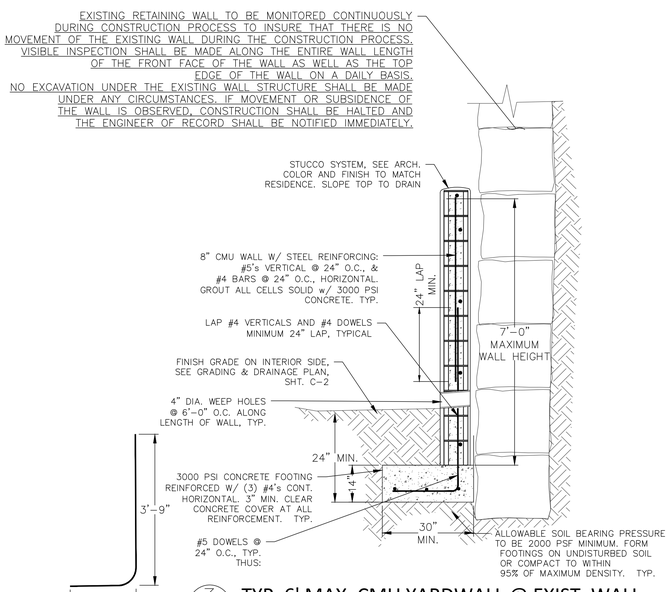
RUN OFF CALCULATIONS FOR CISTERN SIZING
POST-DEVELOPMENT

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

EXISTING RETAINING WALL TO BE MONITORED CONTINUOUSLY DURING CONSTRUCTION PROCESS TO INSURE THAT THERE IS NO MOVEMENT OF THE EXISTING WALL DURING THE CONSTRUCTION PROCESS. VISIBLE INSPECTION SHALL BE MADE ALONG THE ENTIRE WALL LENGTH OF THE FRONT FACE OF THE WALL AS WELL AS THE TOP EDGE OF THE WALL ON A DAILY BASIS. NO EXCAVATION UNDER THE EXISTING WALL STRUCTURE SHALL BE MADE UNDER ANY CIRCUMSTANCES. IF MOVEMENT OR SUBSIDENCE OF THE WALL IS OBSERVED, CONSTRUCTION SHALL BE HALTED AND THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY.



3 C4 TYP. 6' MAX. CMU YARDWALL @ EXIST. WALL
NON-RETAINING

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. REBELWATER NEW MEXICO 13847 7/11/24 REGISTERED PROFESSIONAL ENGINEER

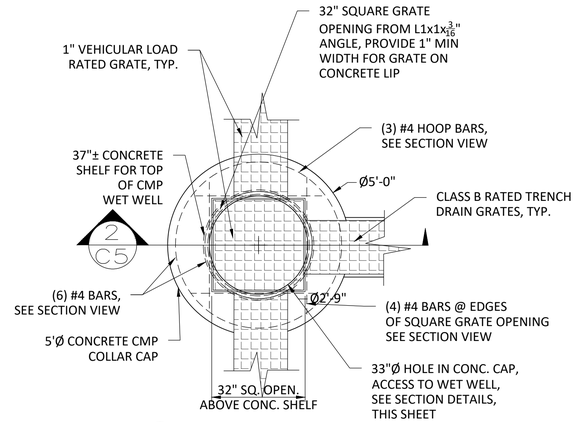
Grading and Drainage Plan
Preliminary
507 & 511 Paseo de Peralta
Santa Fe
New Mexico

Date	Revised
07-01-24	PERMIT SET
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

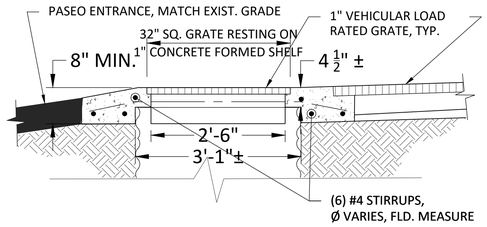
Grading and Drainage Calculations & Misc. Details

SCALE:
Sheet No.
C-4
Of TOT



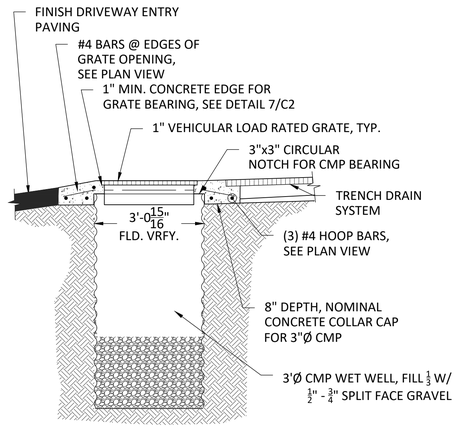
1 C5 WET WELL CAP - PLAN

SCALE: N/A



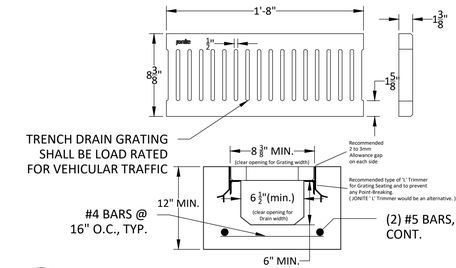
2 C5 WET WELL CAP DETAIL

SCALE: N/A



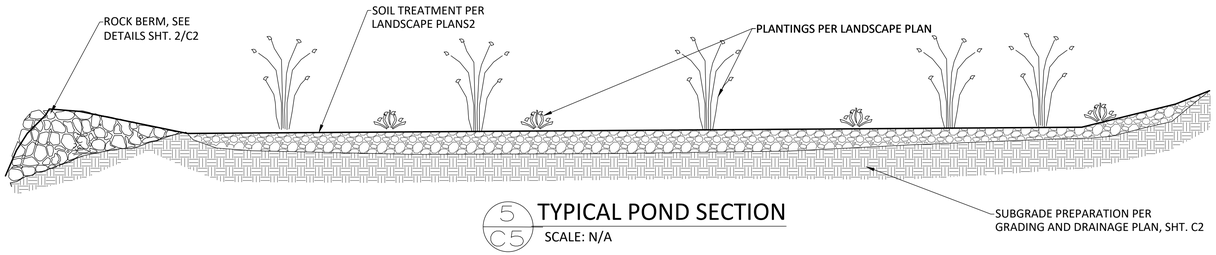
3 C5 WET WELL SECTION

SCALE: N/A



4 C5 DRIVEWAY DRAINAGE TRENCH SECTION

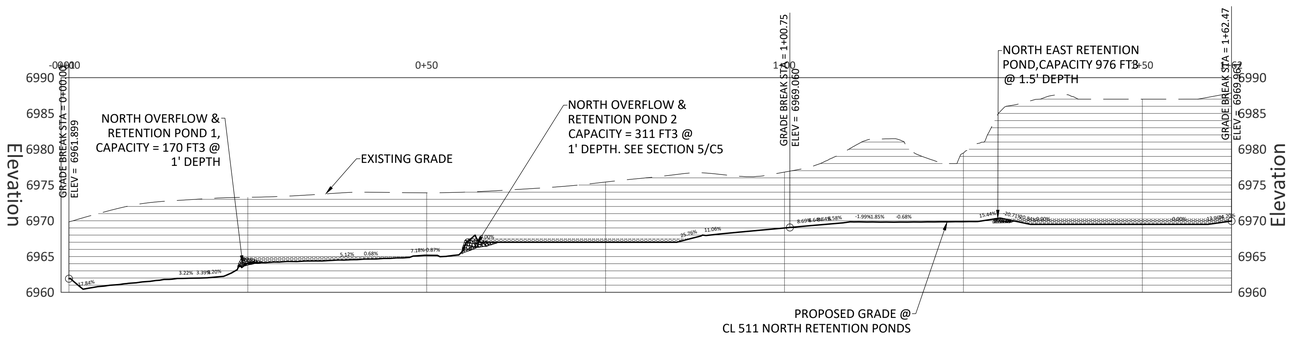
NOTE: GENERIC TRENCH DRAIN SHOWN. THE CONTRACTOR SHALL PROVIDE TRENCH DRAIN SPECIFICATIONS FROM AN APPROVED VENDOR FOR APPROVAL BY THE OWNER.



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
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Engineer's Stamp

ROBERT E. BOCKWATER NEW MEXICO 13847 REGISTERED PROFESSIONAL ENGINEER 7/1/24

Grading and Drainage Plan
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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 Misc. Details

SCALE:

Sheet No.

C-5

Of TOT

City of Santa Fe, New Mexico

memo

DATE: June 23, 2026

TO: Historic Districts Review Board Members

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

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

2026-012579-HDRB. 539 Garcia St. Downtown & Eastside Historic District. Contributing.
Geisler Projects, agent for Matt and Penelope Rembe, owners, propose to replace a garage door.

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

Sample motions:

a. In case 2026-012579-HDRB, for 539 Garcia Street, 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.

BACKGROUND & SUMMARY:

Background:

The Historic Districts Review Board approved the construction of a 108 sq. ft. addition to a height of 10'-6", where the maximum allowable is 10'-10", a 206 sq. ft. portal to a height of 10'-3", and window and door replacement on the main residence and the conversion of the garage to a casita by installing a new window, stuccoing, and reroofing the garage. An exception was requested to section 14-5.2(D)(2)(d) for constructing an addition within 10'-0" of the primary façade on the residence. The approval was issued under case 2025-011550-HDRB on May 12th, 2026. As part of the action, the Board postponed the garage door replacement with a request for a redesign. This request addresses the redesign of the garage opening.

Streetscape:

The property at 539 Garcia Street sits about 115 feet east of Garcia Street, behind another residence on a narrow dirt private drive. The private driveway is considered the streetscape for the property since the property does not have street frontage. The private drive accesses nine residences and consists of low yard walls, coyote fencing, and chain link fences on the property lines and dirt driveways to the sides of the buildings. The houses are newer Spanish Pueblo Revival Style buildings that sit within seven feet of the property line. Two of the neighbors have wood trellises for seating areas in the rear and sides of the homes, and two others have covered protruding porches. Each property has a portal over the front door. Five properties' garages are still in use as garages, while the others have been converted into living space. One property is multi-family, while the remaining are all single-family. All the properties have mature trees and vegetation.

Site Description:

The single-family residence at 539 Garcia Street is listed as contributing with the south elevation, including the portal as the primary façade to the Downtown and Eastside Historic District. The accessory structure is designated as contributing to the south elevation as the primary façade, excluding the non-historic materials and the garage door material.



Figure 1: Property setting

The Spanish Pueblo Revival-style home was constructed in the 1940s using adobe as part of the Garcia family compound. A rear addition was constructed sometime between 1958 and 1966 (see aerials provided in 2025 HCPI) in a ranch style at a lower height than the original structure. After 1978, a bay window addition was constructed on the west elevation, along with two window opening changes. According to the 2025 Historic Cultural Properties Inventory (HCPI), the south elevation porch appears to have been reconstructed at an unknown date due to the types of materials used in the construction, including milled plates and precut corbels. The windows are a combination of wood, aluminum, and vinyl. The residence is one of the original homes located in the Jose Dolores Garcia Estate Subdivision (lot 2), which was developed to accommodate Garcia family members from land deeded from the Garcia family ranch.


Figure 2: South Elevation of Residential Structure

In the northwest corner of the lot sits an adobe one-car garage in Pueblo-Revival style consistent with the house style, also dating to the 1940s. The windows are wood sash windows, with one being a three-over-one window and the other a one-over-one window.



Figure 3: South Elevation of Accessory Structure

PREVIOUS CASE SUMMARIES:

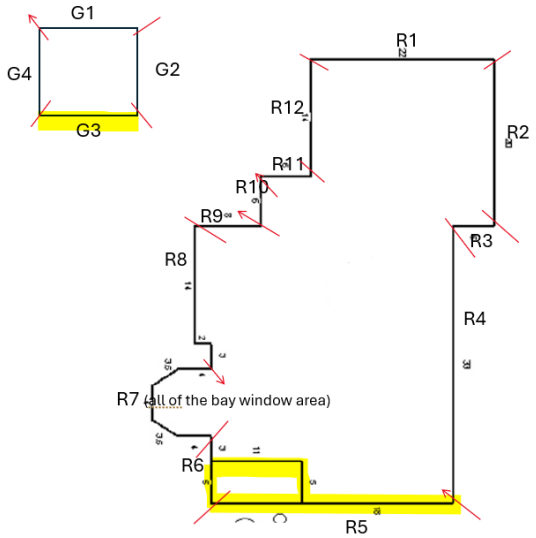
ARC:

No archaeological clearance has been issued for the property.

HDRB:

The Historic Districts Review Board approved the construction of a 108 sq. ft. addition to a height of 10'-6", where the maximum allowable is 10'-10", a 206 sq. ft. portal to a height of 10'-3", and window and door replacement on the main residence and the conversion of the garage to a casita by installing a new window, stuccoing, and reroofing the garage. An exception was requested to section 14-5.2(D)(2)(d) for constructing an addition within 10'-0" of the primary façade on the residence. The approval was issued under case 2025-011550-HDRB on May 12th, 2026.

Under case 2025-010489-HDRB on June 24, 2025, the HDRB retained the main residence as contributing and designated the south facade as primary, and designated the garage as contributing with the south facade as primary, excluding the non-historic materials and the garage door material.



ADMINISTRATIVE:
On December 29, 2010, staff approved a re-roof with modified bitumen and replacement of five canales with metal-lined wood canales in the residence.

APPLICANT'S REQUEST:
The applicant requests the following:

1) Install a bifold system measuring approximately 9'-4" wide by 7'-0" high, maintaining the original proportions and visual scale of the garage opening. The doors are designed to fold completely open, allowing the opening to function as a flexible studio entrance while preserving the legibility of the original garage opening. The doors will be recessed and stained in a wood finish.

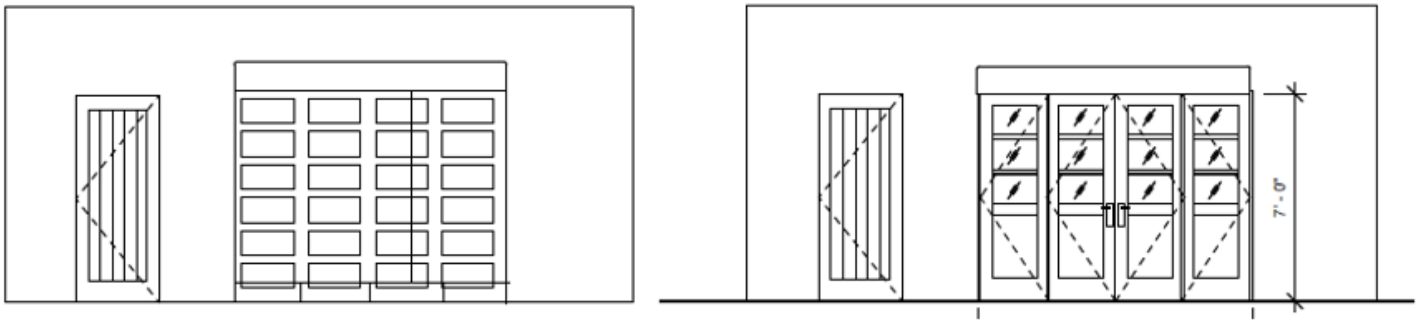


Figure 4: Existing and Proposed Elevations

The applicant is not altering the dimensions of the garage as requested by the Board in the hearing on May 12th. Staff also find that the new design speaks to the garage opening.



Figure 5: Example of planned appearance.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

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

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

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

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

C. Buildings with Significant or Contributing Historic Status

1. Purpose

Historic designation is intended to address the following:

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

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

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

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

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

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

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

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 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 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: May 11, 2025

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

1. Name of property:

Juan and Simona/ Stella and José Salazar/ Christina Ertner House

2. Location:

539 Garcia Street
Downtown and Eastside Historic District – Santa Fe

3. Local Reference Number:
Santa Fe ID: N/A

4. County: Santa Fe
Parcel # 12382336

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

6. Date of Survey:
May 7, 2025

7. Previous Survey Date(s):
__Yes:
_x_No: per communication with SFe HPD and NMCRIS

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6787977,-105.9345982



10. Photo Information: Giulia Caporuscio, photographer, May 7, 2025. Photo 1: View of west elevation. Camera facing east.

11. Brief Description of the Property:

Constructed in the late 1940s following the subdivision of Don José Dolores Garcia's estate, the house features an original Pueblo Revival front volume, typical of the postwar regional style. A rear ranch-style addition was built between 1958 and 1966, reflecting the evolving residential development patterns of midcentury Santa Fe. The west elevation was modified after 1978 with the addition of a projecting bay window and a raised window surround — both characteristic of 1980s remodeling trends and visually distinct from the earlier construction. The property also includes a one-car garage and workshop in a simplified Pueblo Revival mode, consistent with the architectural vocabulary of the main house. Both buildings are designated Non-contributing to the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: Before 1958
__Known _x_ Estimated Source: aerial photographs and city directories

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

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

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

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



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

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

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

For: Mathew Rembe

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

Current owner: Penelope Ellen Rembe

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: house _x_ No Status: garage
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
Juan and Simona/ Stella and José Salazar/ Christina Ertner House	539 Garcia Street Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 7, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: House and Garage

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types: House and Garage

Operation	Material	Glazing	Number
Hung Sash	Wood	1/1	4
Hung Sash	Wood	3/1	4
Casement	Aluminum	1	3
Casement	Vinyl (?)	2-6	1
Sliding	Aluminum	1-1	2
Fixed	Aluminum	1	1
Fixed	Aluminum	9	1

11. Door Types: House and Garage

Type	Style	Material	Number
Single-Leaf	Decorative	Wood	1
Single-Leaf	½-light,	Wood	1
Single-Leaf	T&G w/ 3 vision lights	Wood	1
Overhead	Paneled	Mfg.	1

12. Chimneys __ N/A
Stuccoed exterior with short brick chimney stack, north elevation

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 1958-1966; rear addition; aerial photographs
#2 Date: Post-1978; addition bay window and replacement and alteration of openings of two windows; aerial photographs and visual and material evidence
#3 Date: Unclear; probable reconstruction of front porch; 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	_x_ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_ Other: 1980s

17. Documents Available and Their Locations

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

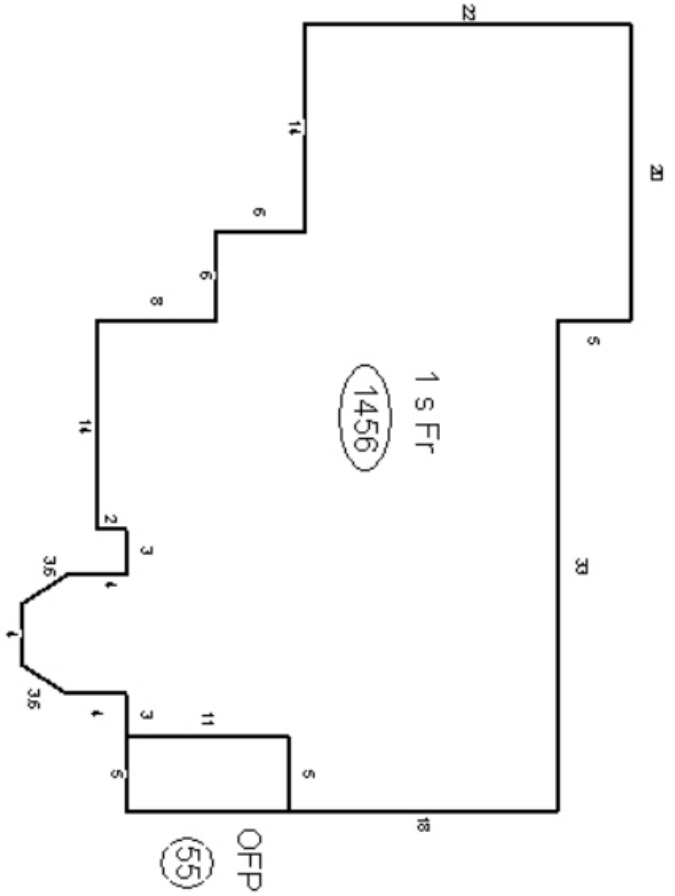
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Current plat not available. Santa Fe County footprint sketch of house.



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Architectural Description Continued

Setting

The house sits along the north side of a gravel driveway behind several older homes on Garcia Street. The driveway starts at the street as an entry private compound marked by ten identical black mailboxes and a sign warning "Dead End" (Photo 2). The house sits in the center of its lot, behind a low coyote fence with chamisas (Photo 3). The landscape is gravel and railroad ties with overgrown shrubs and trees. The garage occupies an area at the end of the driveway near the northwest property line.

South (Front)

The south façade represents one of the original elevations of the presumed 1940s structure (Photo 4). It has a simple arrangement of a plain stucco façade, penetrated by an entry door and an opening holding two windows.

A shallow *portal* protects the entry, which is fitted with a decorative wood door (Photos 5 & 6). While the structure appears in a 1958 aerial photograph, its components, including milled plates and precut corbels, suggest a reconstruction. Its floor is scored concrete made to look like flagstone.

To the east of the entrance, there is an opening fitted with paired wood sash windows, which have a 3/1 configuration and may date back to the original construction (Photos 7 & 8). The windows are covered by a brown-painted screen, and the sill is protected by galvanized metal flashing.

West

Looking over the driveway, the west elevation also shows alteration, but more dramatically (Photo 9). The change begins at the south end (the original building), with a post-1978 projecting bay window (Photo 10). The three-sided structure pushes out 4' from the wall and holds three vertical aluminum windows. The structure and its windows are not characteristic of the Pueblo Revival mode of the older portion of the house.

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The original portion continues north of the bay window across a projection that historically served to articulate the building's massing. Centered on this wall is a window opening fitted with non-original casement windows (Photo 11). Its raised surround indicates alteration of an earlier opening. The absence of a sill reinforces the evidence of change.

The addition, which houses the primary bedroom, is set back from the original volume through a series of offsets that differentiate it from the earlier construction (Photo 12). Built between 1958 and 1966, it is lower in height and characterized by a low-pitched roof with a plywood overhang and applied fascia — features indicative of midcentury ranch-style design. It sits over a crawl space.

While it shares the stucco finish of the original structure, it makes no attempt to replicate the Pueblo Revival style, instead presenting a distinctly ranch house aesthetic with its aluminum sliding units and window wall. Entry is through a nine-light wood door accessed via two concrete steps (Photo 13).

North

The north side has no fenestration (Photo 14). A boxy stuccoed chimney, breaks through the overhang, rising above the roof with a short, brick chimney stack.

East

The east side of the building faces what was historically the original owner's brother's home. It begins at the south end with the earlier volume, penetrated with two openings with older 1/1 wood sash windows (Photo 15). The older window package has a slanted apron that rests on a precast concrete sill (Photos 16 & 17). The headers have been replaced with concrete blocks, and the wood members are in poor condition. The last window of the original volume has been replaced with a vertical aluminum casement (Photo 19). The 1960s addition takes up the rest of the elevation (Photos 18 & 20.

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Interior

The interior comprises three bedrooms, including the primary suite located in the rear addition. Overall, the interior reflects 1980s-era updates, including textured plaster ceilings and the absence of traditional features such as exposed vigas.

Garage

Made of adobe and sharing similar windows, the garage may date to the construction of the original portion of the house.

The front façade includes a pedestrian door that provides access to a small workshop area, while the vehicle bay is fitted with a modern retractable overhead door (Photo 21).

Windows are present on both side elevations. The east elevation contains a pair of 3/1 wood sash windows (Photo 22), framed by a board header shaped to resemble a lintel and set above a cast-in-place concrete sill. A similar arrangement of 1/1 sash windows is found on the west elevation (Photo 23).

The north elevation is unfenestrated and has an overhanging eave fitted with a gutter (Photo 24).

The interior includes a concrete floor, hard-plastered walls, and exposed ceiling beams.

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Historical Overview

Dangling from a porch corbel, a chain holds three welded letters: "J.B.G." It's more than decoration; it's a subtle but critical clue in a tangled story of missing wills, unrecorded land deals, and four houses that all shared the same address.

A Road Named Garcia

The house, along with the subdivision it belongs to, emerged only after a lengthy probate process following the death of José Dolores Garcia, a prosperous sheep rancher. The Garcia family — colonial-era settlers for whom the street is named — once owned this property and much of the surrounding land. Their strong presence in the area earned it the nickname "El barrio de los Garcias." A 19th-century map suggests that José Dolores acquired the land later disputed in his estate through his marriage to Josefita Sena.

José Dolores Garcia's Land

According to the 1912 King's map (Fig. 1), Lot 39, which includes the subject house, belonged to José Dolores Garcia. His home, a territorial-era adobe with a hipped roof, was located at the northwest corner of the property, now addressed as 533 East Garcia Street. His younger brother, Hilario, owned Lot 40, a larger parcel to the south. Hilario's house, designed in an L-shaped plan with a flat roof, later became the Garcia Street Club School. Both homes faced Garcia Street, while the remainder of the property was used for agriculture.

José Dolores Garcia was born on January 1, 1861, at the brink of the Civil War when several Southern states began their secession from the Union (Fig. 2). He died in Santa Fe on May 8, 1928. His estate, including the house and property on Garcia Street, was divided between his widow and twelve children. The estate went into probate court in June of 1928 as Case No. 941, and took nearly two years to process.[1] An aerial photograph from 1935 shows the land behind the family home undeveloped in the 1930s (Fig. 3).

[1] "Case No. 941, Hearing on Final Account of Report of Administratrix [legal notice]," *Santa Fe New Mexican*, April 16, 1930, 5.

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Fifteen years after probate was concluded, the remaining land north, east, and south of the family home was divided through a quitclaim deed executed on May 15, 1945.[2] By then, one of the heirs had died, and several of the children had sold their shares to siblings without accompanying deeds.[3] The quitclaim followed a survey conducted a month earlier, which laid out a subdivision where several of José and Josefita's children would go on to build homes.

The houses first appeared in the Santa Fe city directory in the late 1940s, all curiously listed under the same address: 537 ½ Garcia Street. This shared designation complicates research into the specific house in question. The directory recorded three distinct households at this "½" address.[4] Two of them belonged to Juan and Fidel Garcia, sons of José and Josefita.[5] Josefita remained at the original family home at 533 Garcia Street, which also became part of the subdivision.

What is believed to be Juan's house — the subject property — appears to correspond to a structure visible in a 1948 aerial photograph (Fig. 5). However, anomalies in the blurry image do not correspond with the current house.

Juan and Simona Garcia

Born on October 29, 1909, Juan was the third youngest of José and Josefita's twelve children. He attended local schools and, like his older brothers, probably worked alongside his father on the family farm.

On November 24, 1937, he married Simona Baros in a high nuptial Mass at Our Lady of Guadalupe Church.[6] Simona had been born in Moriarty on September 9, 1909, where

[2] Quitclaim Deed, Guadalupita Garcia et al. to Jose Onecimo Garcia, recorded August 8, 1945, Book 28/Page 348, Instrument # 77352, Santa Fe County, New Mexico

[3] This is noted in above deed and verified by the recorded deeds before 1945.

[4] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1947* (El Paso: Hudspeth Directory Company, 1947), 339. The address first appears in the 1947 directory. It did not appear in the 1945 directory; the 1946 directory is not available.

[5] Later real estate records suggest that the Garcia children each held title to multiple lots in the subdivision.

[6] "Baros-Garcia Nuptials Today," *Santa Fe New Mexican*, November 24, 1937, 2.

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her father, Eugenio, worked as a shoemaker.[7] The Baros family relocated to Santa Fe in the 1920s, and Simona found employment at the Santa Fe Electric Laundry. This was the city's main commercial laundry, and it employed dozens of young workers to operate its washers, dryers, and presses.

The couple initially lived in the family home at 533 Garcia Street, where Juan worked for one of the well-known White Sisters, Amelia, at their *El Delirio* estate down the street.[8] But Juan and Simona's early life together was soon disrupted by the war overseas. On November 11, 1942, Juan enlisted in the Army and completed basic training at Fort Bliss, where he attended the Dehydrated Foods School.[9] He was assigned to the advanced flying school at Eagle Pass Army Air Field in Eagle Pass, Texas. There, he worked as a cook and wrote a column for the base newspaper (Fig.4). He was later transferred to Stewart Army Air Field in Newburgh, New York.

Although Juan did not serve overseas, he played a vital support role as an Army cook. As a Corporal, he likely oversaw kitchen operations and managed food preparation for hundreds of service members. He was honorably discharged on September 30, 1945. Reflecting on his experience, Juan told the *New Mexican*, "Army life has done wonders for me."[10]

After returning to civilian life, Juan took a job as a delivery driver for the Broome Furniture Company on West Palace Avenue — a position also held by his older brother, Fidel.[11] Court records from a later lawsuit indicate that the company's owners held several lots in the subdivision.

Following the establishment of the subdivision, Juan and Fidel, along with their families, moved out of the original home on Garcia Street and constructed new residences

[7] U.S. Census Bureau, Year: 1910; Census Place: Moriarty, Torrance, New Mexico; Roll: T624_919; Page: 2a; Enumeration District: 0275; FHL microfilm: 1374932.
[8] National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards For New Mexico, 10/16/1940-03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: *43.*
[9] New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Subsubseries: *Military Discharges*; Box Number: *16585*; Box Title: *Military Discharges Garcia-Gaskin.*
[10] "Back to Camp," *Santa Fe New Mexican*, April 5, 1943, 6.
[11] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1949* (El Paso: Hudspeth Directory Company, 1949), 112.

behind the family house. Determining who lived in which dwelling is difficult, as the households shared the same address. City directories indicate that by the early 1950s, four separate residences were listed as 537 ½ Garcia Street.

Stella and José Salazar

In 1946, Fidel and his wife Flora's eldest child, Estella, married José Soilo Salazar, a carpenter from Nambé.[12] Estella — commonly known as Stella — would eventually come to possess the subject house, though the means by which she acquired it remain unclear, as no deed has been located.

The 1950 census shows the two families (Fidel and Flora Garcia, and Stella and José Salazar) living side by side in houses sharing the 537 ½ address. This arrangement of households persisted through the 1950s, with an additional fifth house listed under the 537 ½ address.[13]

An aerial photograph from that year shows these homes occupying Lots 2, 3, 5, and 6 of the subdivision. (Fig. 6). This aerial is the first to provide a detailed view of the subject house. It stood on the ground as a roughly 29' x 33' square (Fig. 6). A lower roof structure, representing the portal, capped its southwest corner. The west façade had a slight offset at its northwest corner. The property included a garage. An aerial photograph from 1966 reveals that the rear addition to the house was constructed by that time (Fig. 7).

The Christina Ertner Home

In 1969, the family had the subdivision re-platted (Fig. 8). Before then, the lots had been distributed informally, sometimes without deeds. The re-platting gave an official structure to the subdivision.[14] The new plat shows the area populated with the same homes captured in the 1958 aerial. Lots 4, 7, and 8 had not been developed. Two years later, following the official recording of the re-plat, the lot owners — now including

[12] "Stella J. Garcia Betrothed to Joe S. Salazar," *Santa Fe New Mexican*, May 6, 1946, 3.
[13] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1958* (El Paso: Hudspeth Directory Company, 1958), 549. Juan B. Garcia is indicated to be a tenant and not an owner.
[14] Plat, "Replat of the Subdivision of Land, Formerly the estate of Jose Garcia," recorded May 9, 1971, Book 22/Page 32, Instrument # 332930, Santa Fe County, New Mexico.

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members of the Broome family — sued to quiet the title of the subdivision.[15] Following the lawsuit, deeds show the family and other owners exchanging and selling lots within the subdivision.

In 1975, Stella Salazar, now a widow, sold Lot 2 with the subject house to Robert and Christina Ertner. The Ertners were teachers.[16] Christina was Stella's daughter and taught art at Alameda Junior High. Originally from Illinois, Robert arrived in Santa Fe in the 1960s, where he graduated from the College of Santa Fe in 1967 and instructed at Santa Fe High.

An aerial image taken in 1978, during their early ownership of the property, reveals that the house had maintained the footprint captured in 1966 flyover (Fig. 9).

Christina and Robert divorced in 1984, at which point the property was transferred to Christina through a quitclaim deed.[17] During her ownership, it underwent several alterations, including the addition of a bay window structure on the west side which changed its original character. There were also various modifications made to the west façade. In 2025, the property was transferred to a new owner.

[15] Notice of Lis Pendens [County of Santa Fe Case # 43383], George R. Broome, et al. vs. City of Santa Fe, recorded July 6, 1971, Book 282/Page 384, Instrument # 334244, Santa Fe County, New Mexico.
[16] Warranty Deed, Stella G. Salazar to Robert L. Chistina S. Ertmer, recorded November 25, 1975, Book 328/Page 562, Instrument # 382031, Santa Fe County, New Mexico.
[17] Quitclaim Deed, Robert L. Ertner to Christina S. Ertner, recorded June 15, 1984, Book 492/Page 845, Instrument # 543964, Santa Fe County, New Mexico.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Juan and Simona/ Stella and José Salazar/ Christina Ertner House**	**2. Location:** **539 Garcia Street Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number: Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: May 7, 2025**

Evaluation of Historical Status

Although the house's composite footprint predates 1966, post-1978 alterations to the west façade — its most prominent elevation — have significantly diminished the building's historical integrity and altered the defining characteristics of its original Pueblo Revival design. The bay window introduces a sharp geometric projection that disrupts the compositional rhythm of the façade, while its angular form and inset aluminum framing conflict with the traditional softness and subtle shadowing typical of the style. In contrast, the 1960s ranch-style rear addition is less visually and architecturally disruptive. Given these considerations, the recommendation is to retain its designation as Non-contributing.

While the garage is of age and retains more integrity than the house, it seems inconsistent to consider it for historic status when the primary structure no longer reflects its original character.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

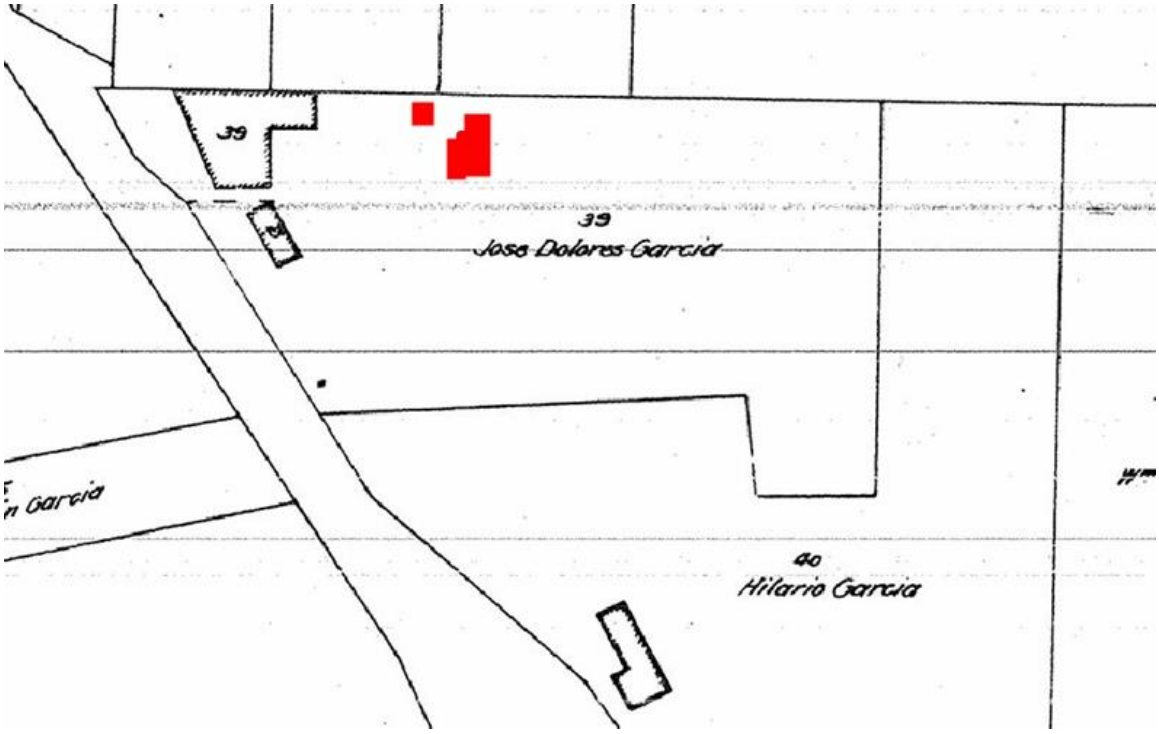

Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.
Red building footprints present approximate location of current structures. They did not exist at the time of the map.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 2: Undated portrait of José Dolores Garcia. Courtesy of the Rembe family.

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

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Figure 3: 1935 Soil Conservation Service aerial photograph, Image # 1009. Arrow indicates no buildings were located on the lot.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 4: Juan B. Garcia, 1943.
Courtesy of the Santa Fe New Mexican.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 5: October 25, 1948, aerial photograph overlaid with 2025 satellite image. The overlay appears to establish the core of the house was in existence signified by the red footprint.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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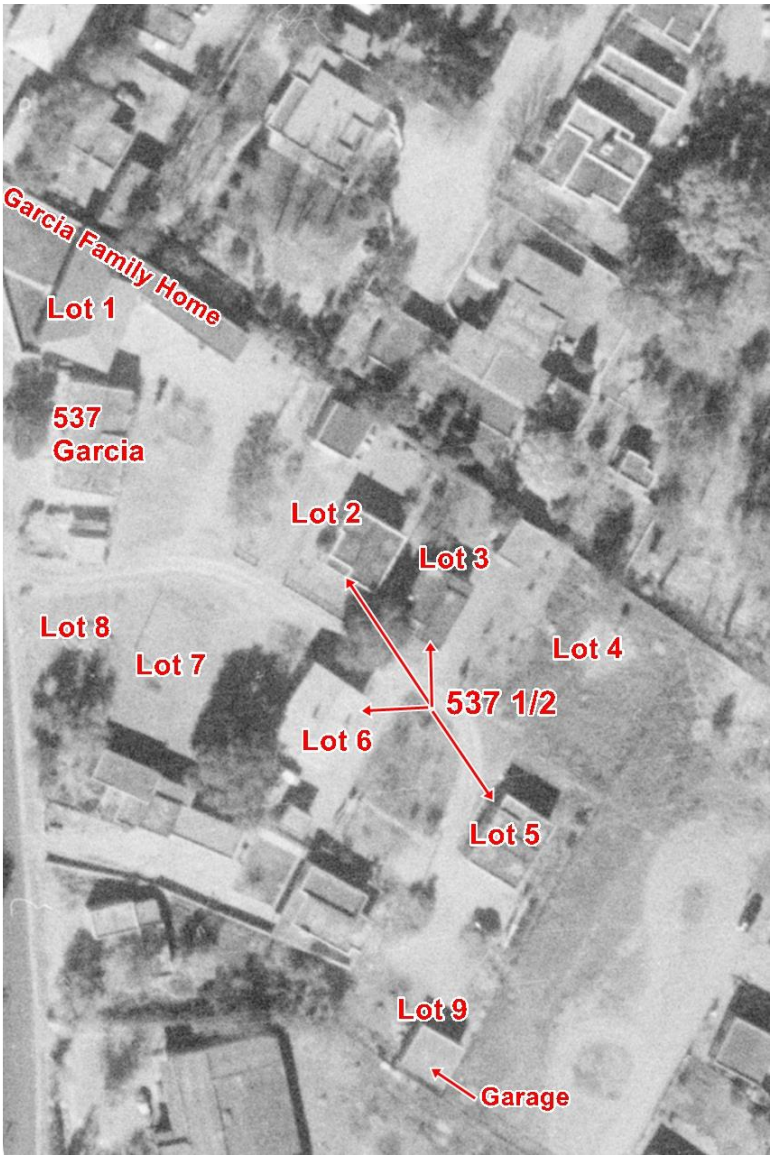

Figure 6: November 10, 1958, aerial photograph. Designation of lots, as per the José Dolores Garcia Estate Subdivision. Lot 2 contains the subject and garage. The house had yet to receive its back addition.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 7: June 6, 1966, aerial photograph.
Arrow indicates presence of rear addition.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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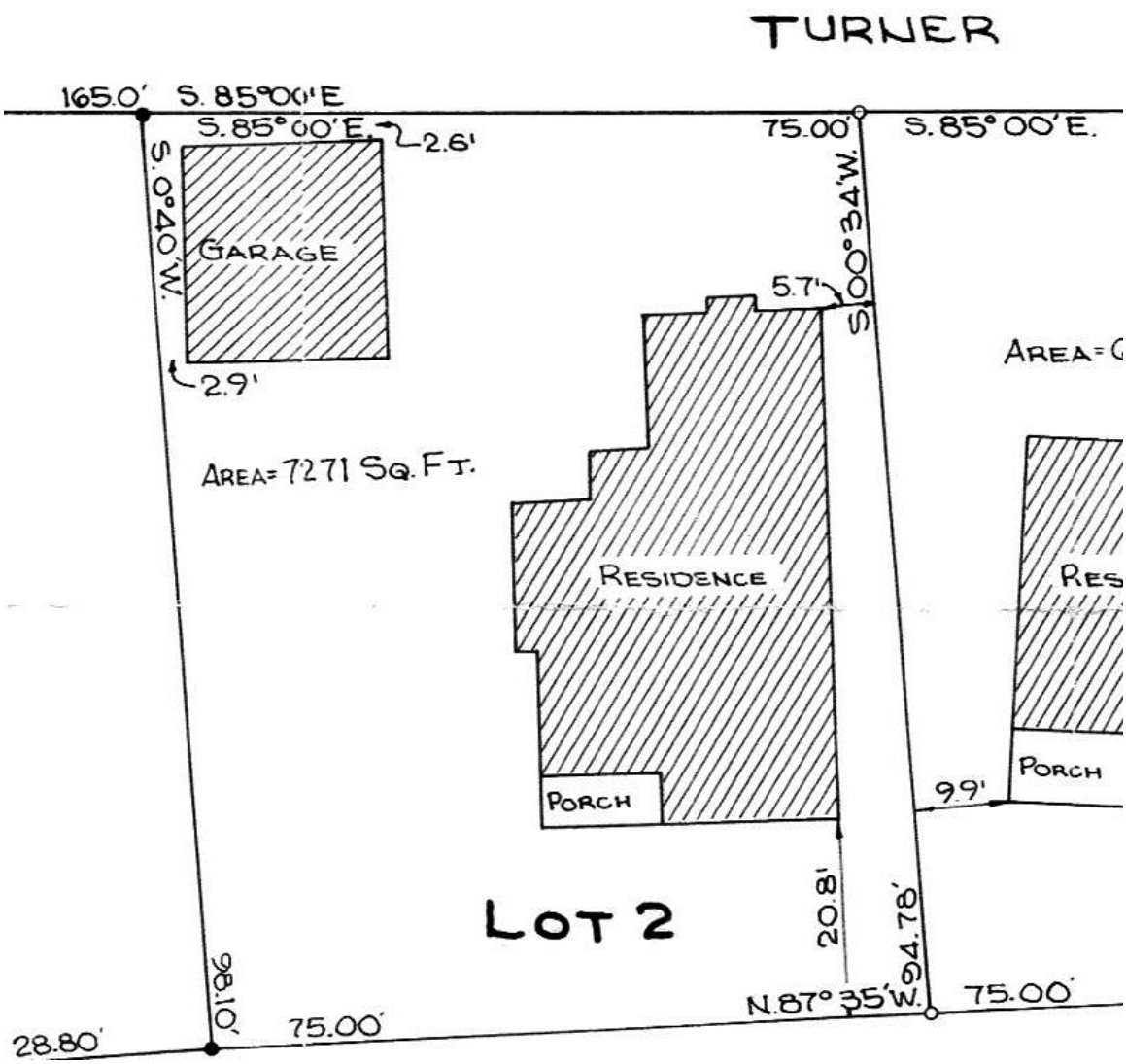

Figure 8: Portion of 1969 replat of the José Dolores Garcia Estate Subdivision showing the subject property. Courtesy of J. Robert Martinez, surveyor.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 9: September 11, 1978, aerial photograph.
Arrow indicates absence of bay window structure.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by Giulia Caporuscio, May 7, 2025, unless otherwise noted)



Photo 2: Entry drive off Garcia Street. Camera facing east. Aviva Baumann, April 23, 2025.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: Setting of property. Camera facing north. Aviva Baumann, April 23, 2025.

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

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Photo 4: South (front) elevation. Camera facing north. Aviva Baumann, April 23, 2025.

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

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Photo 5: South elevation. Portal. Camera facing north. Aviva Baumann, April 23, 2025.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 6: South elevation. Entry door. Camera facing north.

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Photo 7: South elevation. Window at bedroom. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 8: South elevation. Window at bedroom detail. Camera facing north.

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

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Photo 9: West elevation oblique. Camera facing northeast.

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

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Photo 10: Bay projection. Camera facing east.

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Photo 11: West elevation. Altered window at kitchen. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 12: West elevation. Addition. Camera facing southeast.

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

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Photo 13: West elevation. Addition. Detail of entry door. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 14: North elevation. Camera facing south.

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

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Photo 15: East elevation oblique from south end. Camera facing northwest.

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

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Photo 16: East elevation. Window at bedroom. Camera facing up.

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

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Photo 17: East elevation. Window at bathroom. Camera facing west.

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

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Photo 18: East elevation oblique from midpoint. Camera facing northwest.

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

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Photo 19: East elevation. Altered window at bedroom. Camera facing southwest.

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

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Photo 20: East elevation oblique from north end. Addition in foreground. Camera facing southwest.

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

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Photo 21: Garage. South elevation. Camera facing north.

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

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Photo 22: Garage. East elevation. Camera facing west.

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

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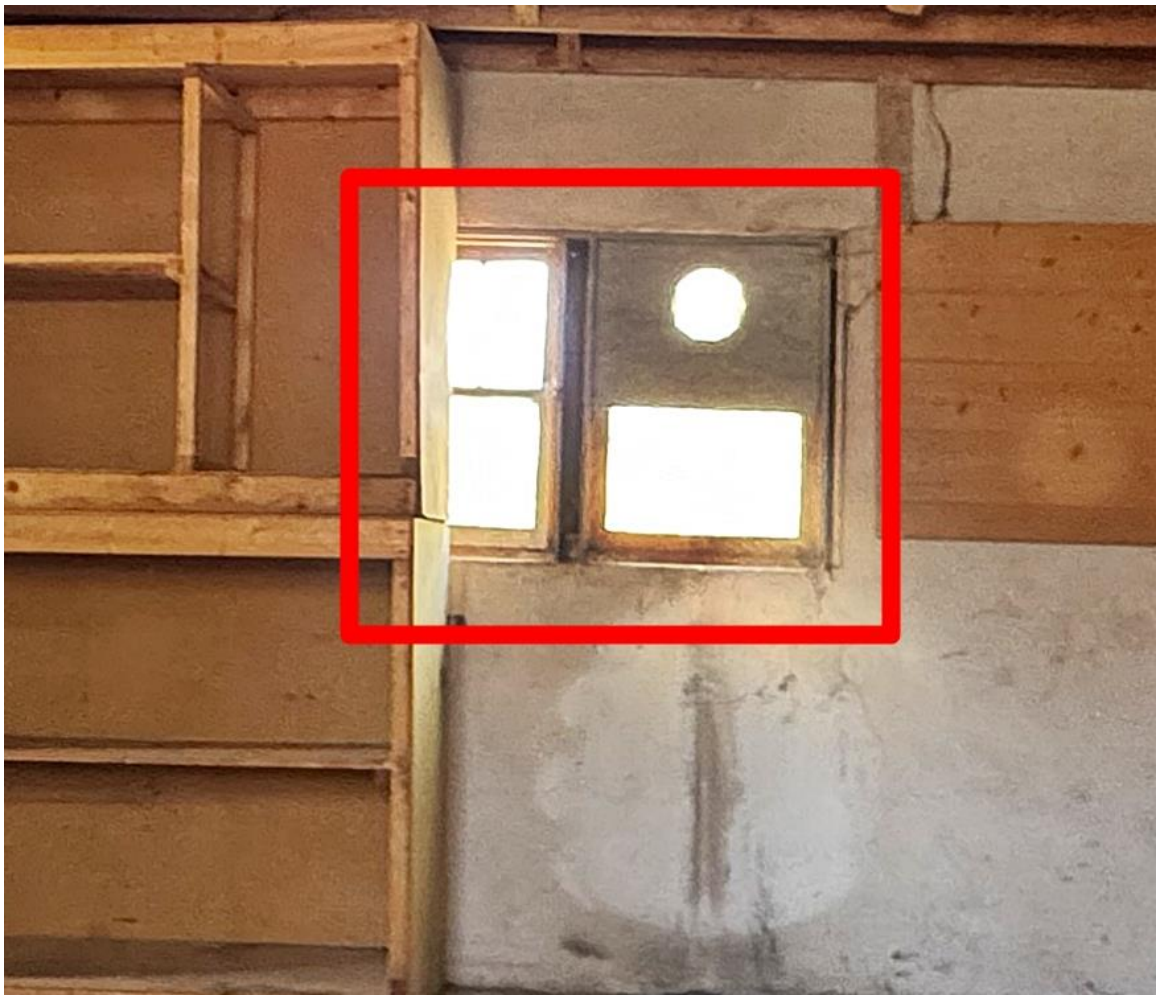

Photo 23: Garage. West elevation. Windows from the interior. Aviva Baumann, April 23, 2025.

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

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Photo 24: Garage. North elevation. Camera facing west.

City of Santa Fe

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

PROJECT DESC: 2025-010489-HDRB, 539 Garcia St., Downtown & Eastside Historic District, contributing, Matthew Rembe, agent for Penny Rembe, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure and an accessory structure.

CASE NUMBER: 2025-010489--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 539 GARCIA ST
Santa Fe, NM 87505

CONTACTS:	Property Owner	Penny Rembe	539 GARCIA ST Santa Fe, NM 87505
	Applicant	Matthew Rembe	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jun 24, 2025. The decision of the Board was to retain the main residence as contributing and designate the south facade as primary and designate the garage as contributing with the south facade as primary excluding the non-historic materials and the garage door material.

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.**

539 Garcia St

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 3 JULY 2025

Property Owner of Record: PENELOPE ELLEN REMBE

Applicant/Agent Name: Evan Geisler

Contact Person Phone Number: (505) 699 - 5463

Site Address: 539 Garcia St Santa Fe New Mexico 87505

Proposed Construction Description: RESIDENTIAL REMODEL

TOTAL ROOF AREA: 2400 SF

Zoning District: RC8, RC8AC Compound 8du/ac

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

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

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

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

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

Terrain: ☐ 30% slopes _____

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

Lot Coverage : 31 %
☐Open Space Required: _____

Setbacks:
Proposed Front: 21'-4" Minimum: 5'-0"
2nd Front? _____
Proposed Rear: Existing Minimum: 5'-0"
Proposed Sides: L 3'-5" R 5' 2" Minimum: 5'-0"

Height: Proposed 13'-8"
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible _____
Minimum: 2

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

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

Evan Geisler [☐OWNER ☐APPLICANT ☑AGENT]
PRINT NAME

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

SIGNATURE

3 July 2025
DATE

To Be Completed By City Staff: 2025-011277-PAR

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

Zoning Approval:
☒ **Preliminary Approval ☐with conditions ☐ Rejected**
Comments/Conditions: Final development must comply with standards set forth in Ch. 14 of SFC Code of Ordinances

REVIEWER: Rachael Hanna DATE: 09/24/2025

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

Revised 20 November 2020

City of Santa Fe

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

PROJECT DESC: 2025-011550-HDRB. 539 Garcia St. Downtown & Eastside Historic District. Contributing. Geisler Projects, agent for Matt and Penelope Rembe, owners, proposes to construct a 108 sq. ft. addition to a height of 10'-6", where the maximum allowable is 10'-10". A 206 sq. ft. portal to a height of 10'-3". Replace windows and doors on the residence, convert the garage to a casita by altering the garage door to a window, and installing a new window, and reroof, and stucco both buildings. An exception is requested to section 14-5.2(D)(2)(d) for constructing an addition within 10'-0" of the primary façade.

CASE NUMBER: 2025-011550--HDRB

PROJECT TYPE: Remodel

LOCATION: 539 GARCIA ST
Santa Fe, NM 87505

CONTACTS:		
Applicant	Evan Geisler	220 Manhattan AVE W Santa Fe, NM 87501
Property Owner	Penny Rembe	539 GARCIA ST Santa Fe, NM 87505
Property Owner	Matthew Rembe	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on May 12, 2026. The decision of the Board was to approve the main residence as submitted and all aspects of the garage except the garage vehicle door which was postponed for a redesign.

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

GEISLER
PROJECTS

Proposal Letter (Garage Revision)

Date: June 1, 2026

Architect/Applicant/Agent: Evan Geisler – 505-699-5463
Owner: Penelope Ellen Rembe – 505-350-0354
Project Address: 539 Garcia Street, Santa Fe, NM
Project Name: 539 Garcia House Renovation Project

Project Narrative

This letter is submitted in response to the Historic Districts Review Board's request for a revised design for the former garage door opening associated with the approved garage-to-studio conversion at 539 Garcia Street.

The revised proposal preserves the full width and height of the existing garage opening while replacing the overhead garage door with a recessed wood bifold door system installed within the existing opening.

The proposed bifold system measures approximately 9'-4" wide by 7'-0" high and maintains the original proportions and visual scale of the garage opening. The doors are designed to fold completely open, allowing the opening to function as a flexible studio entrance while preserving the legibility of the original garage opening.

Key design elements include:

· Retention of the existing garage opening dimensions and proportions

· Full-height operable wood bifold doors installed within the existing opening

· Recessed placement of the doors to preserve shadow lines and depth within the wall plane

· Stained and sealed wood finish compatible with the character of the accessory structure

· Divided panel configuration that reinforces the rhythm and scale of traditional garage door openings

The intent of the revised design is to maintain the historic reading of the garage opening while accommodating the approved adaptive reuse of the structure as a studio. Unlike a fixed window installation, the proposed bifold system preserves the operational character of a large opening and allows the structure to retain its utilitarian appearance and scale.

The garage structure will otherwise remain as previously approved by the Historic Districts Review Board.

Thank you for your consideration.

Sincerely,



Evan Geisler

539 GARCIA ST ALT/REPAIR

539 Garcia Street
Santa Fe, NM 87505

SHEET INDEX

ARCHITECTURAL SHEET LIST		
Sheet Number	Sheet Name	Sheet Sorting
A-000	COVER	
A-050	SITE PLAN	
A-200	GARAGE FLOOR PLAN	
A-300	FLOOR PLAN	
A-301	SOUTH ELEVATIONS	
A-302	WEST ELEVATIONS	
A-304	NORTH ELEVATIONS	
A-305	GARAGE ELEVATIONS	

PERSPECTIVE: VIEW



VICINITY MAP



N

DIRECTIONS TO SITE

PROJECT INFORMATION

Parcel / UPC
- **Parcel Number:** 12382336
- **UPC:** 1054098451406000000 (County Assessor)
- **UPC (Permit Set):** 12382336

Owner
- **Owner Name:** Penelope Ellen Rembe
- **Owner Mailing Address:** 4903 Rio Grande Blvd NW Los Ranchos, NM 87107-5530

Physical / Site Address
- **539 Garcia St, Santa Fe, NM 87505**

Tax / Zoning / Neighborhood
- **Tax Code Area:** CI-R
- **Neighborhood:** Acequia Madre
- **Tax Year:** 2023
- **Tax District:** 11AM
- **Property Class:** SRES

Legal Description
- **County Assessor Legal Description:** T17N R9E S25, JOSE DOLORES GARCIA S/D, LOT 2 (Acres: 0.0000 listed)

Deeds
- **Current Deed:** 2054047 REC 03/05/2025
- **Previous Deed:** 492/845

BUILDING HEIGHT: + 11'-4"

1. OCCUPANCY GROUP

R-2

3. PLUMBING COUNT

3 WC EXISTING
+ 1 WC NEW (MAIN HOUSE)
+ 1 WC NEW (GARAGE)

5 WC TOTAL

NET AREAS – EXISTING

MAIN HOUSE:
- **Heated:** 1,386 sq. ft.
- **Portal:** 72 sq. ft.
- **Total Roofed Area:** 1,458 sq. ft.

GARAGE:
- **Existing Roofed Area:** 458 sq. ft.

TOTAL EXISTING ROOFED AREA ON LOT: 1,916 SF

NET AREAS – PROPOSED

MAIN HOUSE – NEW WORK:
- **Added Portal:** 266 sq. ft.
- **Added Heated Space:** 60 sq. ft.
- **Total Added Roofed Area:** 266 SF portal + 60 SF enclosed = **326 SF**

GARAGE – NEW WORK:
- **Convert garage to studio**
- **Add new bathroom**
- **Replace all windows and door**
- (Roofed area remains same footprint)

TOTAL PROPOSED ROOFED AREA ON LOT: 2,242 SF

HEATED AREA SUMMARY (FOR PERMIT):
- **Existing Heated: 1,386 SF**
- **Added Heated Main House: +60 SF.**
- **Added Heated Garage: +343 SF.**
- **Final Heated: 1,791 SF**

LOT AREA: 6,300 sq. ft.

LOT COVERAGE:
- **Existing:** 30.4%
- **Proposed: 36.2%**

UTILITY DATA:
- **Gas:** Natural Gas
- **Electric:** Underground
- **Sewer:** Municipal
- **Water:** Municipal

SPECIAL DISTRICTS:

Downtown and Eastside

PARKING REQUIREMENTS:

3 spaces required and provided

BUILDING CODES USED

YEAR	CODE DESCRIPTION
2015	NM Residential Building Code
2015	NM Existing Building Code
2021	NM Plumbing Code
2021	NM Mechanical Code
2020	NM Electrical Code

GEISLER PROJECTS
804 CAMINO ACOMA
SANTA FE NM 87505
505 699 5463

REVISIONS

	-	
Revision Date	Revision Number	Revision Description

539 GARCIA

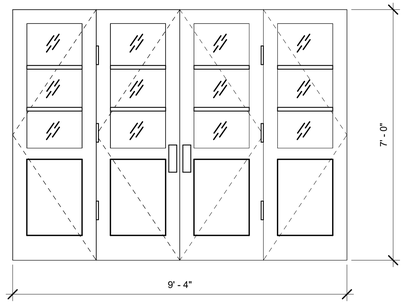
539 GARCIA ST Santa Fe, NM 87505

26-0401

COVER

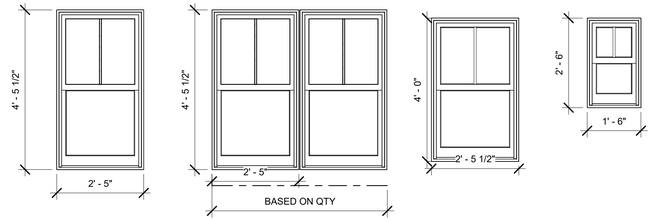
DATE: 28 MAY 2026
SCALE:
DRAWN BY: Checker

A-000



EXTERIOR WOOD BIFOLD
WOOD SPECIES TBD
STAINED AND SEALED

DOOR TYPES
1/2" = 1'-0"

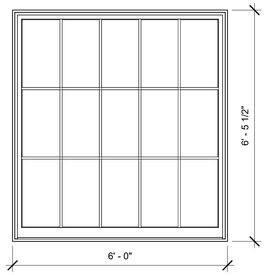


TYPE A1-1
CLAD WINDOW
DOUBLE HUNG
FRENCH VANILLA EXT
UNFINISHED PINE INT
JELD WEN

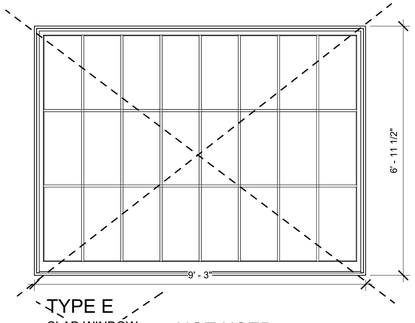
TYPE A2-A
CLAD WINDOW
DOUBLE HUNG MULLED
FRENCH VANILLA EXT
UNFINISHED PINE INT
JELD WEN

TYPE C-A
CLAD WINDOW
DOUBLE HUNG
FRENCH VANILLA EXT
UNFINISHED PINE INT
JELD WEN

TYPE C-B
CLAD WINDOW
DOUBLE HUNG
FRENCH VANILLA EXT
UNFINISHED PINE INT
JELD WEN



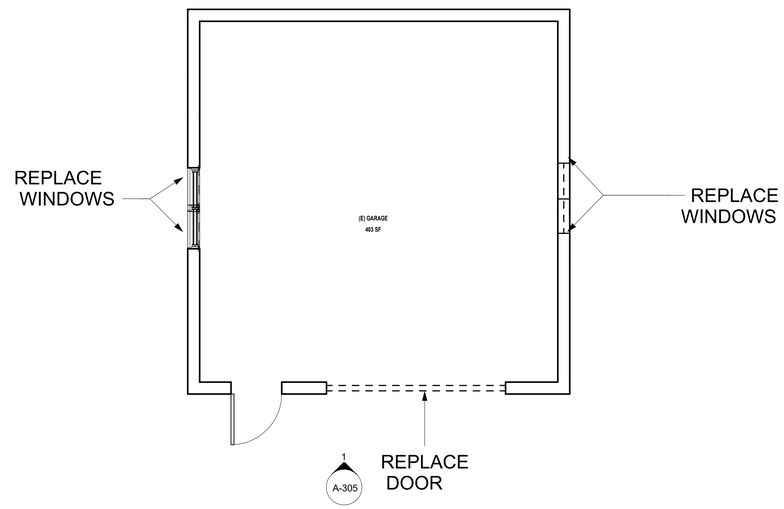
TYPE D
CLAD WINDOW
FIXED
FRENCH VANILLA EXT
UNFINISHED PINE INT



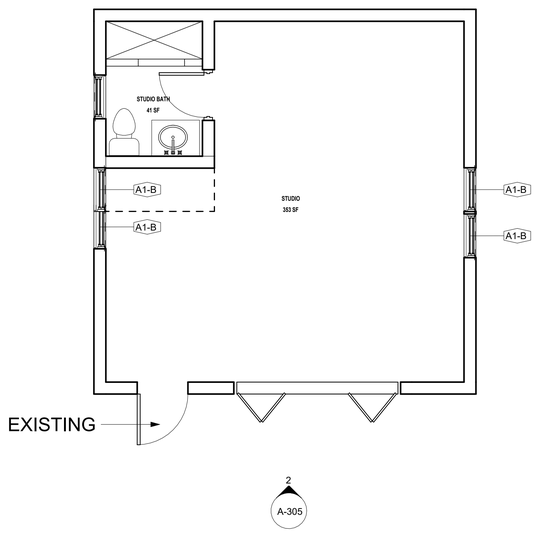
TYPE E
CLAD WINDOW
FIXED
FRENCH VANILLA EXT
UNFINISHED PINE INT

NOT USED

WINDOW TYPES NEW
1/2" = 1'-0"



EXISTING/DEMO FLOOR PLAN GARAGE
1/4" = 1'-0"



PROPOSED FLOOR PLAN STUDIO
1/4" = 1'-0"

GEISLER PROJECTS
804 CAMINO ACOMA
SANTA FE NM 87505
505 699 5463

REVISIONS

Revision Date	Revision Number	Revision Description
	-	

539 GARCIA
539 GARCIA ST Santa Fe, NM 87505
26-0401

GARAGE FLOOR PLAN

DATE
28 MAY 2026
SCALE
As indicated
DRAWN BY
Checker

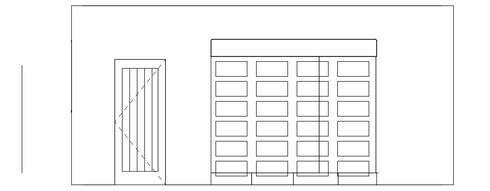
A-200

GEISLER
PROJECTS

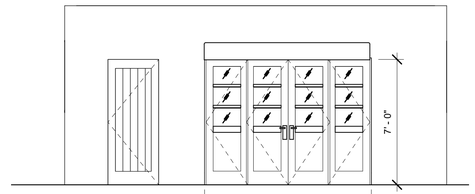
804 CAMINO ACOMA
SANTA FE NM 87505
505 699 5463

△ REVISIONS

	-	
Revision Date	Revision Number	Revision Description



1 Garage Elevation Existing
1/4" = 1'-0"



2 Garage Elevation Proposed
1/4" = 1'-0"

539 GARCIA

539 GARCIA ST Santa Fe, NM 87505

26-0401

GARAGE ELEVATIONS

DATE
28 MAY 2026

SCALE
1/4" = 1'-0"

DRAWN BY
Checker

A-305



American Carriage Door Edit Image



Side Folding and Bi Folding Doors - American Carriage Door bifold carriage garage door

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City of Santa Fe, New Mexico

memo

DATE: May 12, 2026

TO: Historic Districts Review Board Members

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

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

2025-011550-HDRB. 539 Garcia St. Downtown & Eastside Historic District. Contributing. Geisler Projects, agent for Matt and Penelope Rembe, owners, proposes to construct a 108 sq. ft. addition to a height of 10'-6", where the maximum allowable is 10'-10". A 206 sq. ft. portal to a height of 10'-3". Replace windows and doors on the residence, convert the garage to a casita by altering the garage door to a window, and installing a new window, and reroof, and stucco both buildings. An exception is requested to section 14-5.2(D)(2)(d) for constructing an addition within 10'-0" of the primary façade.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [previous case documents]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the exception to section 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade. Staff also recommends approval of the other elements of the application as they comply with 14-5.2(D)

General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Historic District Design Standards.

Sample motions:

a. In case 2025-011550-HDRB, for 539 Garcia Street, approve/deny the exception to 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade, finding that the exception criteria have/have not been met
b. In case 2025-011550-HDRB, for 539 Garcia Street, approve/deny the elements of the project that do not require an exception.

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

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-4.2(D)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:

The property at 539 Garcia Street sits about 115 feet to the east of Garcia Street, behind another residence on a narrow dirt private drive. The private driveway is considered the streetscape for the property since the property does not have street frontage. The private drive accesses nine residences and consists of low yard walls, coyote fencing, and chain link fences on the property lines and dirt driveways to the sides of the buildings. The houses are newer Spanish Pueblo Revival Style buildings that sit within seven feet of the property line. Two of the neighbors have wood trellises for seating areas in the rear and sides of the homes, and two others have covered protruding porches. Each property has a portal over the front door. Five properties' garages are still in use as garages, while the others have been converted into living space. One property is multi-family, while the remaining are all single-family. All the properties have mature trees and vegetation.

Site Description:

The single-family residence at 539 Garcia Street is listed as contributing with the south elevation, including the portal as the primary façade to the Downtown and Eastside Historic District. The accessory structure is designated as contributing to the south elevation as the primary façade, excluding the non-historic materials and the garage door material.



Figure 1: Property setting

The Spanish Pueblo Revival-style home was constructed in the 1940s using adobe as part of the Garcia family compound. A rear addition was constructed sometime between 1958 and 1966 (see aerials provided in 2025 HCPI) in a ranch style at a lower height than the original structure. After 1978, a bay window addition was constructed on the west elevation, along with two window opening changes. According to the 2025 Historic Cultural Properties Inventory (HCPI), the south elevation porch appears to have been reconstructed at an unknown date due to the types of materials used in the construction, including milled plates and precut corbels. The windows are a combination of wood, aluminum, and vinyl. The residence is one of the original homes located in the Jose Dolores Garcia Estate Subdivision (lot 2), which was developed to accommodate Garcia family members from land deeded from the Garcia family ranch.


Figure 2: South Elevation of Residential Structure

In the northwest corner of the lot sits an adobe one-car garage in Pueblo-Revival style consistent with the house style, also dating to the 1940s. The windows are wood sash windows, with one being a three-over-one window and the other a one-over-one window.



Figure 3: South Elevation of Accessory Structure

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for the property.

HDRB:

Under case 2025-010489-HDRB on June 24, 2025, the HDRB retained the main residence as contributing and designated the south facade as primary, and designated the garage as contributing with the south facade as primary, excluding the non-historic materials and the garage door material.

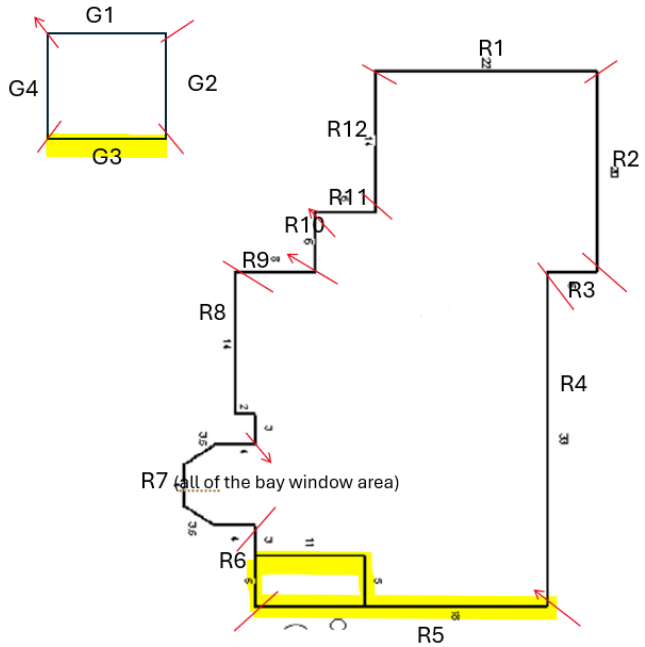


Figure 5: Façade Diagram

ADMINISTRATIVE:
On December 29, 2010, staff approved a re-roof with modified bitumen and replacement of five canales with metal-lined wood canales in the residence.

APPLICANT'S REQUEST:
The applicant requests the following:

Residence:

1) Remove the 1980s addition of the bay window on the west elevation.
2) Construct a 33 sq. ft. addition to a height of 10'-6" where the maximum allowable is 10'-10". Exceptions are requested to section 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade.
3) Construct a 309 sq. ft. portal to a height of 10'-3". The portal will be within 10' of the primary façade. An exception is requested to section 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade.
4) Replace windows and doors on the non-primary facades of the residence. The windows on the north and east elevations will match the existing three-over-one window pattern, except for the smaller windows, which will match the existing smaller windows in a two-over-one pattern. The new window on the south wall will be a two-over-one pattern similar to the existing three-over-one primary façade windows. The primary façade windows are not being replaced. They are being repaired only. Under the requested west elevation portal is a larger 8'-11" wide by 6'-6" high window, which is requested as a seven-over-three pattern. This pattern matches the window requested as part of the garage conversion below. The smaller windows under the west portal are two over one.
5) Repair the window on the primary façade of the residence.
6) Refinish and repair the door on the primary façade of the residence.
7) Repair posts and corbels of the south portal, which is part of the primary façade. The posts and corbels will remain in the same style as exists currently. No replacement is requested at this time.
8) Reroof the residence (approximately 2,305 sq. ft.) using modified bitumen to match the existing roof. There shall be no publicly visible rooftop appurtenances, and no roofing material shall be on the top of the parapets; it shall be flashed on the interior of the parapets. There shall be no changes to existing skylights, canales, solar, mechanical, line sets, or other rooftop appurtenances at this time.
9) Stucco in cementitious La Habra "Kokanee" to match the existing stucco.
10) Paint Benjamin Moore "Simply White" millwork trim and portal details and window trim.
11) Stain the portal posts and corbels to match the existing in "Dark Walnut".

Garage:

12) Alter the garage door to a window. The window will be a larger 8'-11" wide by 6'-6" high window with a seven-over-three pattern to match the window under the west portal of the residence. The garage door is on the primary façade; however, it is excluded from the primary façade.
13) Replace the two existing windows and install a new window on the non-primary façades.

14) Reroof the garage (approximately 403 sq. ft.) using modified bitumen to match the existing roof. There shall be no publicly visible rooftop appurtenances, and no roofing material shall be on the top of the parapets; it shall be flashed on the interior of parapets.
15) Stucco in cementitious La Habra "Kokanee" to match the existing stucco.
16) Paint Benjamin Moor "Simply White" millwork trim and portal details and window trim.

Property:

17) Hardscape by installing a gravel driveway, concrete landings, and steps as necessary.



Figure 6: Rendering of requested remodels

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(d): The applicant requests an exception to *"Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade".*

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

Applicant Response: The proposed addition replaces an existing non-conforming bay window that is already located within close proximity—approximately 1–2 feet—from the primary south façade.

Rather than introducing a new encroachment, the project maintains a similar footprint while replacing an incompatible architectural element with a simplified massing that is consistent with traditional forms found within the district.

This approach improves the architectural integrity of the structure and avoids introducing additional visual impact along the primary façade. The work reinforces, rather than diminishes, the character of the district.

Staff Response: Staff finds that this criterion is met. The non-historic addition of the bay window area is not in keeping with the architectural style of the home. The new addition will

be in keeping with the architectural style of the original home and will not 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: The requested exception is necessary because the existing non-conforming condition occupies a location within 10 feet of the primary façade, and relocation of this portion of the structure is not feasible without a substantial impact on the overall building.

Shifting the addition outside of the 10-foot setback would require:
- Significant reconfiguration of the existing floor plan
- Disruption to the relationship between the south and west façades
- Potential loss of usable interior space and functional layout

The proposed design resolves the existing condition in place, providing a functional and architecturally appropriate solution without introducing greater impacts to the structure.

Staff Response: Staff finds that this criterion is met. The additional 60 sq. ft. of the addition will make the area where the bay window is currently a more livable space for the residence. The space is currently not a livable space.

(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 project replaces an incongruous and stylistically inconsistent bay window with a massing that aligns with the traditional architectural vocabulary of the district. By maintaining the general footprint while improving form and proportion, the design supports the layered and evolving character of the Historic Eastside, where buildings reflect a combination of preservation, adaptation, and compatible reinvestment.

This approach reinforces the district's heterogeneous character by correcting a non-conforming element rather than introducing new inconsistencies.

Staff Response: Staff finds that this criterion is met. The applicant reviewed with staff other design options, which did not improve the flow or use of the residence. The addition in this location minimizes the impact of an addition while improving the usability of the residence long term.

(iv) *Due to special conditions and circumstances which are peculiar to the land or structure*

Applicant Response: The existing bay window condition—constructed by a previous owner—is located unusually close to the primary façade and is not consistent with the historic architectural character of the structure.
The constrained relationship between the south and west façades limits the ability to relocate this portion of the building without a disproportionate impact.
These conditions are specific to this structure and not generally applicable to other properties.

(v) *Are not the result of actions of the applicant*

Applicant Response: The existing non-conforming bay window was constructed before the current ownership and is not the result of actions taken by the applicant.
The current proposal seeks to correct this pre-existing condition through a more historically appropriate design.

(vi) *Provide the least negative impact with respect to the purpose of this section*
Applicant Response: The proposed design represents the least impactful solution by:
- Maintaining a footprint similar to the existing condition
- Avoiding further encroachment toward the primary façade
- Replacing an incompatible element with one that is architecturally appropriate

Relocating or removing the addition entirely would result in greater disruption to the structure and would not achieve the same level of architectural coherence.

Staff Note: Criteria iv, v, and vi are not required. The applicant did respond to them. They are included here for more information from the applicant regarding their exception request.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**
(1) Purpose and Intent
It is intended that:

a. Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken.
b. Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

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

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

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

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

(1) General

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

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

(2) Additions

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

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

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

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

(e) The height of additions:

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

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an

additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

(6) Roofs

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

(8) Archaeological Resources

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

(9) Height, Pitch, Scale, Massing, and Floor Step backs

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

(a) Applicability

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

F. When the proposed *building*, *yard wall*, or fence is located in a *streetscape* that includes no *buildings*, *yard walls*, or fences, the

height of the proposed *building* shall not exceed sixteen (16) feet. *Yard walls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

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

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

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet 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. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

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

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

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Step backs

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

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

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

(1) Old Santa Fe Style

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

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

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

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

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof

structures, but such *structures* other than chimneys, flues, vents, and aerials shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts.

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

GEISLER
PROJECTS

Proposal Letter

Date: April 15, 2026

Architect/Applicant/Agent: Evan Geisler – 505-699-5463
Owner: Penelope Ellen Rembe – 505-350-0354
Project Address: 539 Garcia Street, Santa Fe, NM
Project Name: 539 Garcia House Renovation Project

Project Narrative

We respectfully submit this proposal for the renovation of an existing adobe residence located within the Historic Eastside District of Santa Fe. The project is designed to preserve and reinforce the character-defining elements of the structure while addressing non-conforming conditions introduced by prior alterations.

This renovation focuses on restoring contributing features, removing incompatible elements, and introducing architecturally appropriate modifications that align with the historic character of the district. The design draws from established Pueblo Revival forms while acknowledging the layered and evolving architectural context of the neighborhood.

Scope of Work

South Portal / Primary Façade (Contributing)

The south-facing elevation will remain unchanged in terms of window and door openings, proportions, and overall composition. Work is limited to repair, restoration, and re-stuccoing of existing elements. Existing portal posts, corbels, and architectural details will be retained and repaired as needed.

West Façade Modification (Non-Contributing Condition)

The project removes an existing bay window addition, constructed in the 1980s, which is stylistically inconsistent with the historic structure and located in close proximity to the primary façade.

This condition will be replaced with a simplified massing that aligns with traditional forms and proportions found within the district. The revised geometry maintains a similar footprint with only a modest increase in area, allowing the structure to function more cohesively while improving architectural compatibility.

The new work is designed to align with the height of the existing structure, maintaining interior continuity and avoiding changes in floor or ceiling levels along the south and west façades.

West Portal Addition (Secondary Element)

A new portal is proposed along the west elevation to provide functional outdoor space and reinforce the relationship between interior and exterior living.

Due to the length of the west elevation, the portal is designed as a lighter, secondary architectural element expressed as a wood post-and-beam (Territorial) porch. This approach reduces visual mass and ensures the addition remains subordinate to the contributing south-facing façade.

The design reflects an established pattern within the Historic Eastside, where Pueblo Revival massing is often paired with lighter porch elements, particularly on secondary elevations. This layered condition contributes to the character of the neighborhood and informs the proposed approach.

Garage Conversion

The existing garage will be converted into a studio space while maintaining the original footprint, scale, and overall massing of the structure.

The south-facing garage elevation will remain consistent in height and composition. Existing openings will be preserved in proportion, and the garage door will be replaced with a divided-light window system designed to be compatible with the surrounding architectural context.

Materials

All materials are selected to align with traditional construction within the district, including:

- Stucco finishes (La Habra Stucco #108 Kokanee or similar)

- Painted wood window systems with appropriate divided lite proportions

- Wood headers and lintels to match existing conditions

- Repair and retention of existing architectural elements where present

Fencing and Site Elements

Existing fencing, including chain link and coyote fence elements, will remain.

Project Approach

The design approach prioritizes preservation of contributing elements while correcting non-conforming conditions and ensuring that new work remains clearly subordinate to the historic structure.

The proposal maintains the architectural hierarchy of the property, reinforces compatibility with the surrounding district, and reflects the heterogeneous character of the Historic Eastside, where multiple vernacular influences coexist.

Summary

This project represents a careful and considered renovation that:

- Preserves the primary contributing south façade

- Replaces an incompatible existing condition with a more appropriate architectural solution

- Introduces a secondary portal that remains visually subordinate

- Reflects established neighborhood patterns and architectural layering

- Supports the long-term viability and integrity of the structure

The intent is to improve architectural coherence while maintaining the historic character of both the property and the surrounding district.

Sincerely,

Evan Geisler



1. Section 14-5.2(D)(2)(d) – Addition within 10 feet of a contributing façade

(i) Do not damage the character of the district

The proposed addition replaces an existing non-conforming bay window that is already located within close proximity—approximately 1–2 feet—from the primary south façade.

Rather than introducing a new encroachment, the project maintains a similar footprint while replacing an incompatible architectural element with a simplified massing that is consistent with traditional forms found within the district.

This approach improves the architectural integrity of the structure and avoids introducing additional visual impact along the primary façade. The work reinforces, rather than diminishes, the character of the district.

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

The requested exception is necessary because the existing non-conforming condition occupies a location within 10 feet of the primary façade, and relocation of this portion of the structure is not feasible without substantial impact to the overall building.

Shifting the addition outside of the 10-foot setback would require:

- Significant reconfiguration of the existing floor plan
- Disruption to the relationship between the south and west façades
- Potential loss of usable interior space and functional layout

The proposed design resolves the existing condition in place, providing a functional and architecturally appropriate solution without introducing greater impacts to the structure.

(iii) Strengthen the unique heterogeneous character of the City

The project replaces an incongruous and stylistically inconsistent bay window with a massing that aligns with the traditional architectural vocabulary of the district.

By maintaining the general footprint while improving form and proportion, the design supports the layered and evolving character of the Historic Eastside, where buildings reflect a combination of preservation, adaptation, and compatible reinvestment.

This approach reinforces the district's heterogeneous character by correcting a non-conforming element rather than introducing new inconsistencies.

(iv) Due to special conditions and circumstances which are peculiar to the land or structure

The existing bay window condition—constructed by a previous owner—is located unusually close to the primary façade and is not consistent with the historic architectural character of the structure.

The constrained relationship between the south and west façades limits the ability to relocate this portion of the building without disproportionate impact.

These conditions are specific to this structure and not generally applicable to other properties.

(v) Are not the result of actions of the applicant

The existing non-conforming bay window was constructed prior to the current ownership and is not the result of actions taken by the applicant.

The current proposal seeks to correct this pre-existing condition through a more historically appropriate design.

(vi) Provide the least negative impact with respect to the purpose of this section

The proposed design represents the least impactful solution by:

- Maintaining a footprint similar to the existing condition
- Avoiding further encroachment toward the primary façade
- Replacing an incompatible element with one that is architecturally appropriate

Relocating or removing the addition entirely would result in greater disruption to the structure and would not achieve the same level of architectural coherence

539 GARCIA ST ALT/REPAIR

539 Garcia Street
Santa Fe, NM 87505

SHEET INDEX

ARCHITECTURAL SHEET LIST		
Sheet Number	Sheet Name	Sheet Sorting
A-000	COVER	
A-050	SITE PLAN	
A-200	GARAGE FLOOR PLAN	
A-300	FLOOR PLAN	
A-301	SOUTH ELEVATIONS	
A-302	WEST ELEVATIONS	
A-304	NORTH ELEVATIONS	
A-305	GARAGE ELEVATIONS	

PERSPECTIVE: VIEW



VICINITY MAP



N

DIRECTIONS TO SITE

PROJECT INFORMATION

Parcel / UPC
- **Parcel Number:** 12382336
- **UPC:** 1054098451406000000 (County Assessor)
- **UPC (Permit Set):** 12382336

Owner
- **Owner Name:** Penelope Ellen Rembe
- **Owner Mailing Address:** 4903 Rio Grande Blvd NW Los Ranchos, NM 87107-5530

Physical / Site Address
- **539 Garcia St, Santa Fe, NM 87505**

Tax / Zoning / Neighborhood
- **Tax Code Area:** CI-R
- **Neighborhood:** Acequia Madre
- **Tax Year:** 2023
- **Tax District:** 11AM
- **Property Class:** SRES

Legal Description
- **County Assessor Legal Description:** T17N R9E S25, JOSE DOLORES GARCIA S/D, LOT 2 (Acres: 0.0000 listed)

Deeds
- **Current Deed:** 2054047 REC 03/05/2025
- **Previous Deed:** 492/845

BUILDING HEIGHT: + 11'-4"

1. OCCUPANCY GROUP

R-2

3. PLUMBING COUNT

3 WC EXISTING
+ 1 WC NEW (MAIN HOUSE)
+ 1 WC NEW (GARAGE)

5 WC TOTAL

NET AREAS – EXISTING

MAIN HOUSE:
- **Heated:** 1,386 sq. ft.
- **Portal:** 72 sq. ft.
- **Total Roofed Area:** 1,458 sq. ft.

GARAGE:
- **Existing Roofed Area:** 458 sq. ft.

TOTAL EXISTING ROOFED AREA ON LOT: 1,916 SF

NET AREAS – PROPOSED

MAIN HOUSE – NEW WORK:
- **Added Portal:** 266 sq. ft.
- **Added Heated Space:** 60 sq. ft.
- **Total Added Roofed Area:** 266 SF portal + 60 SF enclosed = **326 SF**

GARAGE – NEW WORK:
- **Convert garage to studio**
- **Add new bathroom**
- **Replace all windows and door**
- (Roofed area remains same footprint)

TOTAL PROPOSED ROOFED AREA ON LOT: 2,242 SF

HEATED AREA SUMMARY (FOR PERMIT):
- **Existing Heated: 1,386 SF**
- **Added Heated Main House: +60 SF.**
- **Added Heated Garage: +343 SF.**
- **Final Heated: 1,791 SF**

LOT AREA: 6,300 sq. ft.

LOT COVERAGE:
- **Existing:** 30.4%
- **Proposed: 36.2%**

UTILITY DATA:
- **Gas:** Natural Gas
- **Electric:** Underground
- **Sewer:** Municipal
- **Water:** Municipal

SPECIAL DISTRICTS:

Downtown and Eastside

PARKING REQUIREMENTS:

3 spaces required and provided

BUILDING CODES USED

YEAR	CODE DESCRIPTION
2015	NM Residential Building Code
2015	NM Existing Building Code
2021	NM Plumbing Code
2021	NM Mechanical Code
2020	NM Electrical Code

GEISLER PROJECTS
804 CAMINO ACOMA
SANTA FE NM 87505
505 699 5463

REVISIONS

	-	
Revision Date	Revision Number	Revision Description

539 GARCIA

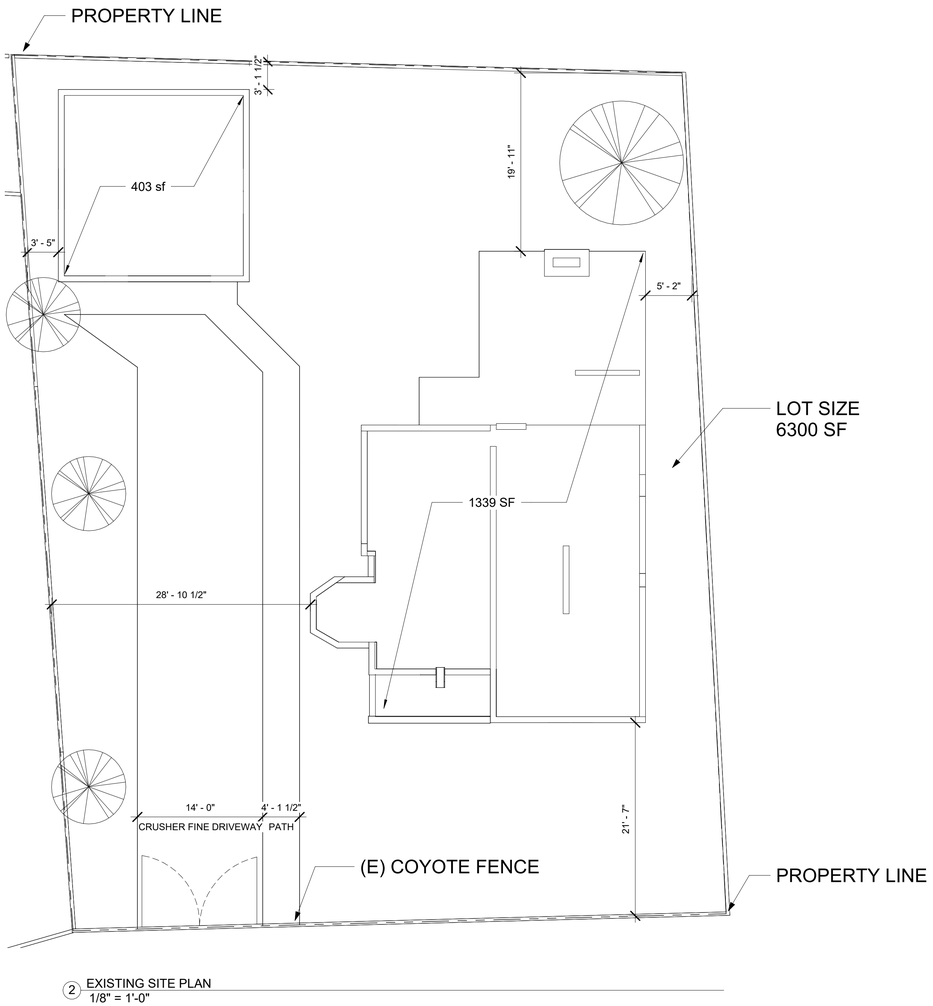
539 GARCIA ST Santa Fe, NM 87505

26-0401

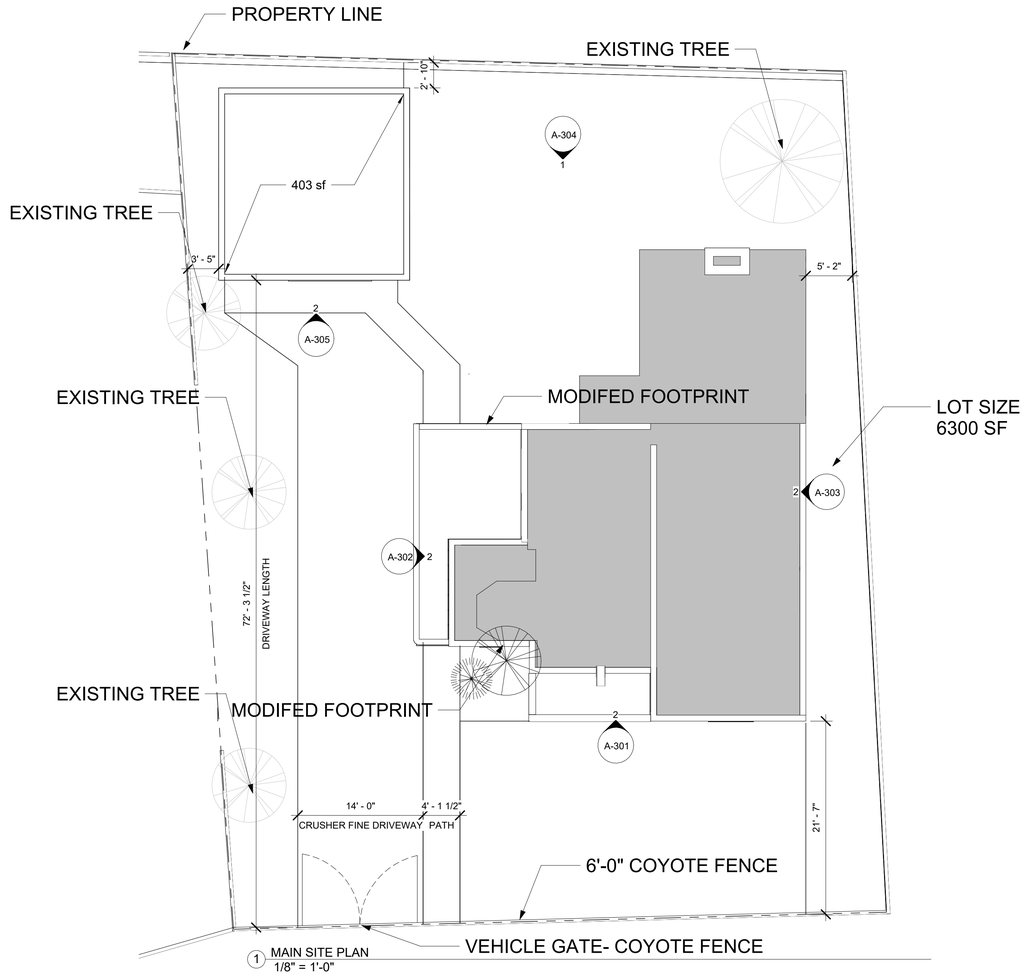
COVER

DATE: 17 APR 2026
SCALE:
DRAWN BY: Checker

A-000



2 EXISTING SITE PLAN
1/8" = 1'-0"



1 MAIN SITE PLAN
1/8" = 1'-0"

N

GEISLER PROJECTS
804 CAMINO ACOMA
SANTA FE NM 87505
505 699 5463

REVISIONS

Revision Date	Revision Number	Revision Description
	-	

539 GARCIA

539 GARCIA ST Santa Fe, NM 87505

26-0401

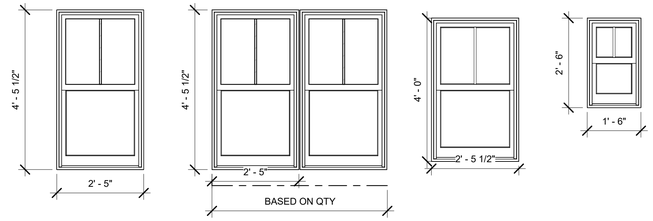
SITE PLAN

DATE
17 APR 2026

SCALE
1/8" = 1'-0"

DRAWN BY
EG

A-050



TYPE A1-1
CLAD WINDOW

DOUBLE HUNG
WHITE EXT
CLEAR COAT PINE INT

TYPE A2-A
CLAD WINDOW

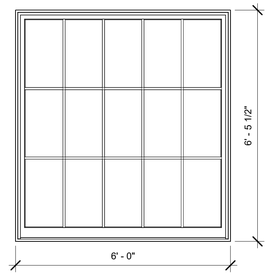
DOUBLE HUNG MULLED
WHITE EXT
CLEAR COAT PINE INT

TYPE C-A
CLAD WINDOW

DOUBLE HUNG
WHITE EXT
CLEAR COAT PINE INT

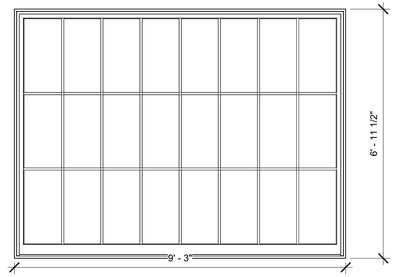
TYPE C-B
CLAD WINDOW

DOUBLE HUNG
WHITE EXT
CLEAR COAT PINE INT



TYPE D
CLAD WINDOW

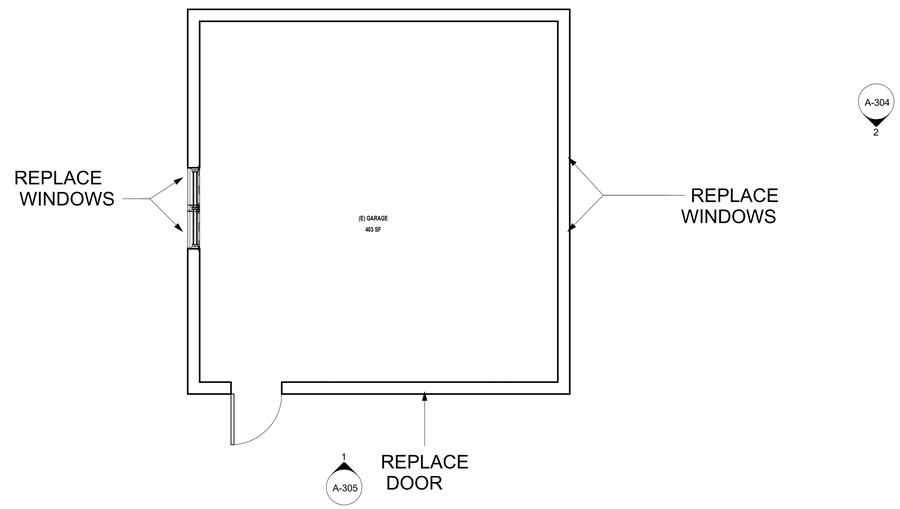
FIXED
WHITE EXT
CLEAR COAT PINE INT



TYPE E
CLAD WINDOW

FIXED
WHITE EXT
CLEAR COAT PINE INT

WINDOW TYPES NEW
1/2" = 1'-0"



EXISTING/DEMO FLOOR PLAN GARAGE
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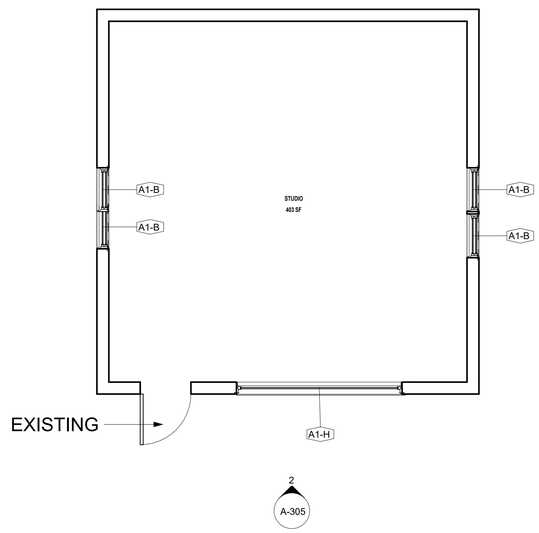


PROPOSED FLOOR PLAN STUDIO
1/4" = 1'-0"

GEISLER PROJECTS
804 CAMINO ACOMA
SANTA FE NM 87505
505 699 5463

REVISIONS

	-	
Revision Date	Revision Number	Revision Description

539 GARCIA

539 GARCIA ST Santa Fe, NM 87505

26-0401

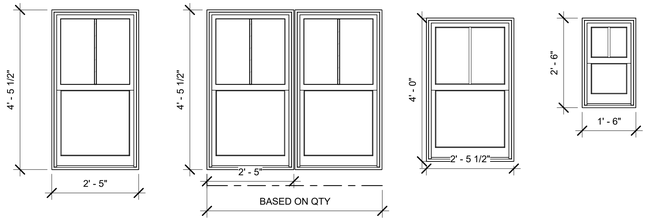
GARAGE FLOOR PLAN

DATE
17 APR 2026

SCALE
As indicated

DRAWN BY
Checker

A-200



A-304
2

TYPE A1-1
CLAD WINDOW

DOUBLE HUNG
WHITE EXT
CLEAR COAT PINE INT

TYPE A2-A
CLAD WINDOW

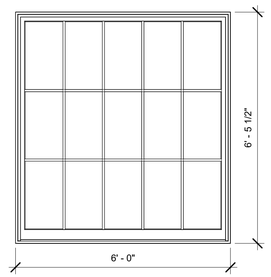
DOUBLE HUNG MULLED
WHITE EXT
CLEAR COAT PINE INT

TYPE C-A
CLAD WINDOW

DOUBLE HUNG
WHITE EXT
CLEAR COAT PINE INT

TYPE C-B
CLAD WINDOW

DOUBLE HUNG
WHITE EXT
CLEAR COAT PINE INT



TYPE D
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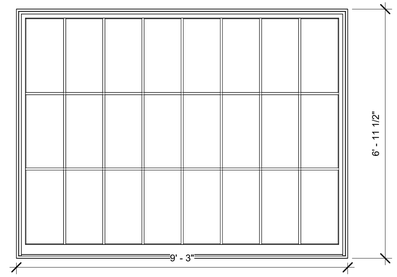
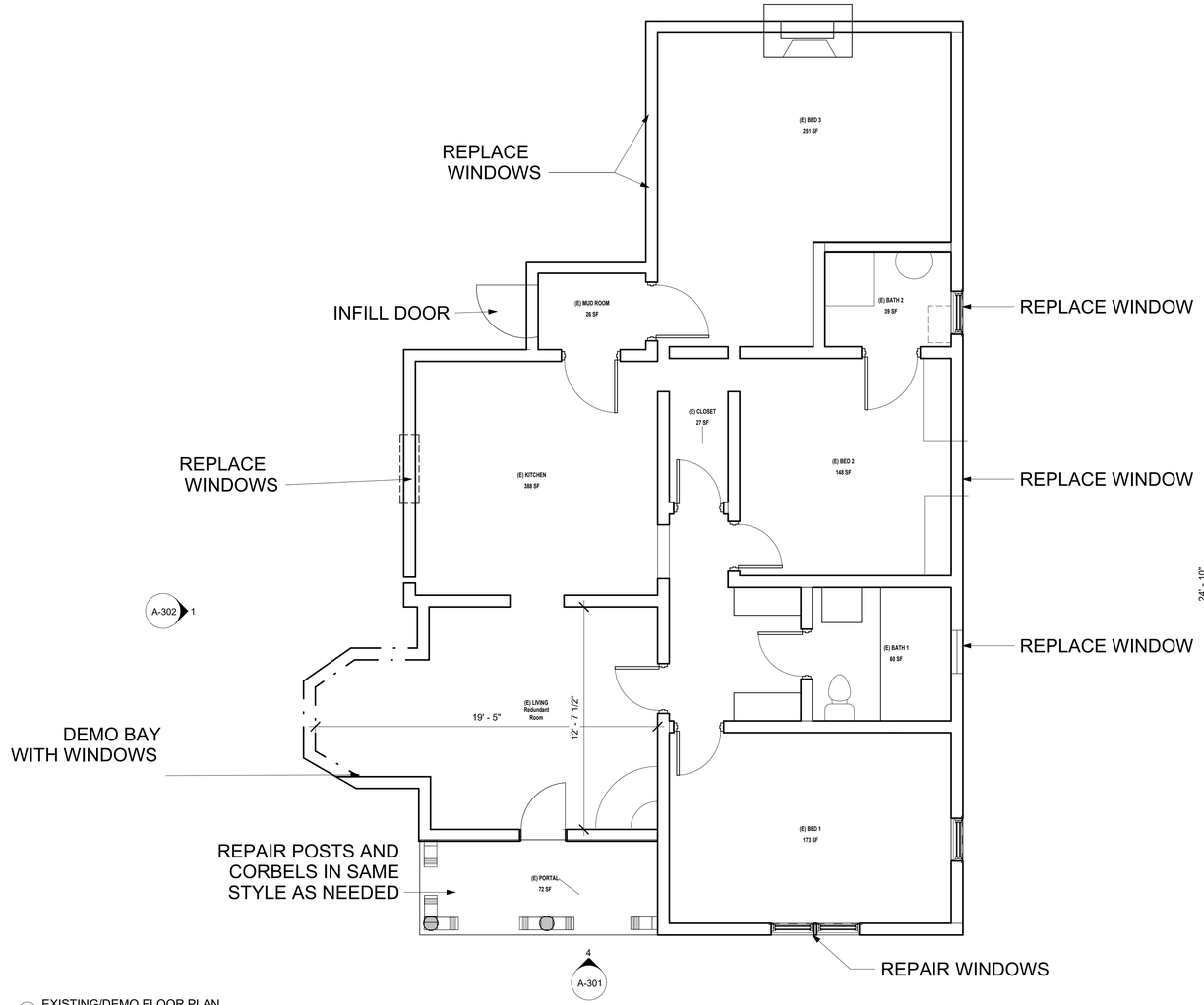
WHITE EXT
CLEAR COAT PINE INT



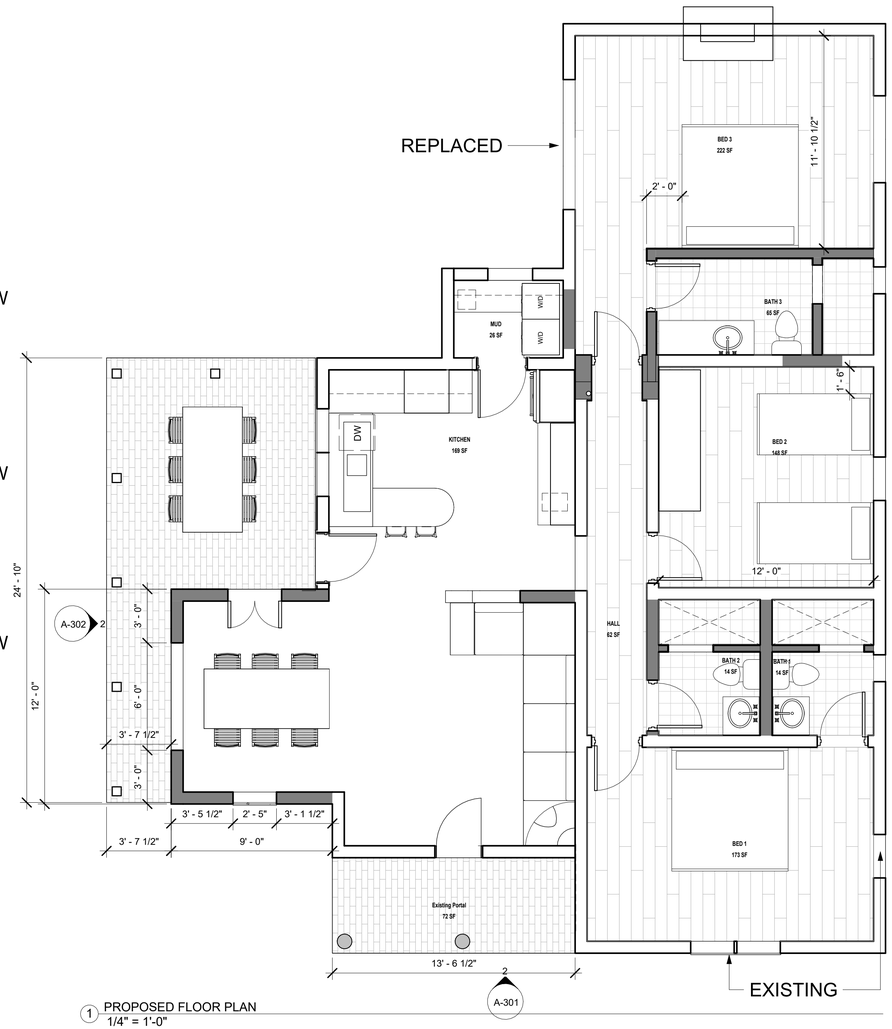
TYPE E
CLAD WINDOW

FIXED
WHITE EXT
CLEAR COAT PINE INT

WINDOW TYPES NEW
1/2" = 1'-0"



2 EXISTING/DEMO FLOOR PLAN
1/4" = 1'-0"



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

GEISLER PROJECTS
804 CAMINO ACOMA
SANTA FE NM 87505
505 699 5463

REVISIONS

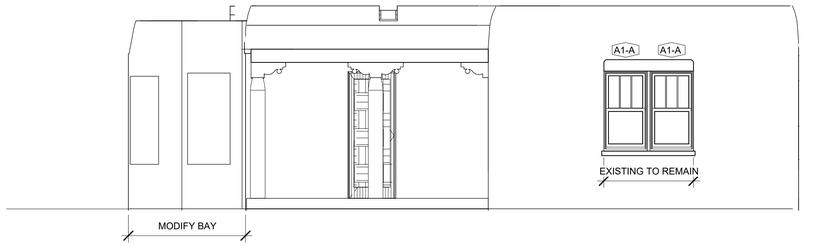
Revision Date	Revision Number	Revision Description
	-	

539 GARCIA
539 GARCIA ST Santa Fe, NM 87505
26-0401

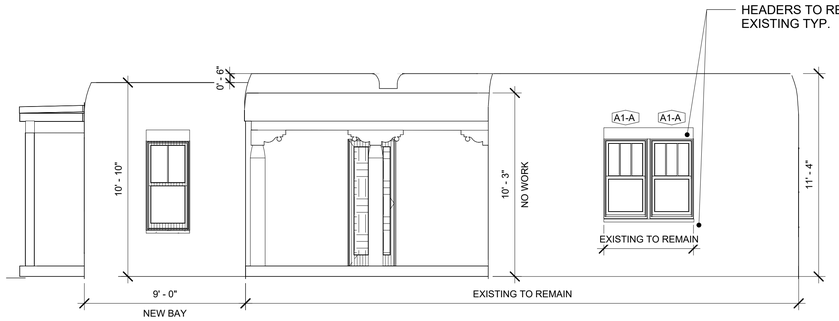
FLOOR PLAN

DATE
17 APR 2026
SCALE
As indicated
DRAWN BY
Checker

A-300



4 Existing South Elevation-House
1/4" = 1'-0"



2 Proposed South Elevation-House
1/4" = 1'-0"

GEISLER PROJECTS
804 CAMINO ACOMA
SANTA FE NM 87505
505 699 5463

REVISIONS

	-	
Revision Date	Revision Number	Revision Description

539 GARCIA

539 GARCIA ST Santa Fe, NM 87505

26-0401

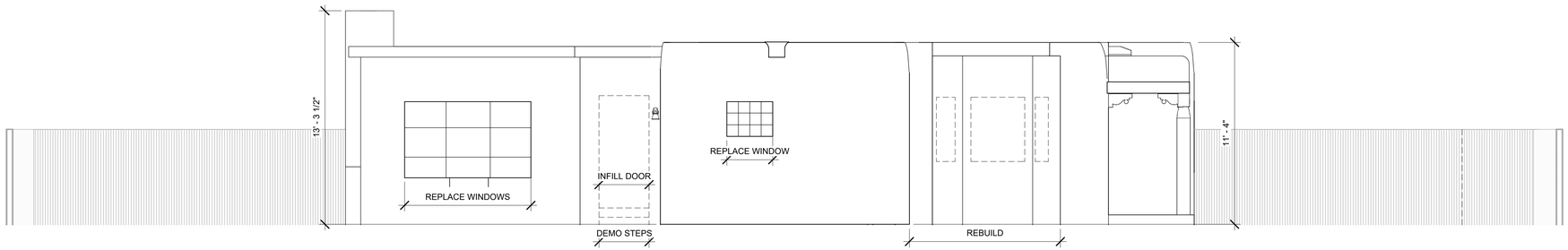
SOUTH ELEVATIONS

DATE
17 APR 2026

SCALE
1/4" = 1'-0"

DRAWN BY
Checker

A-301



1 Existing West Elevation Main House
1/4" = 1'-0"



2 Proposed West Elevation Main House
1/4" = 1'-0"

GEISLER PROJECTS
804 CAMINO ACOMA
SANTA FE NM 87505
505 699 5463

REVISIONS

	-	
Revision Date	Revision Number	Revision Description

539 GARCIA

539 GARCIA ST Santa Fe, NM 87505

26-0401

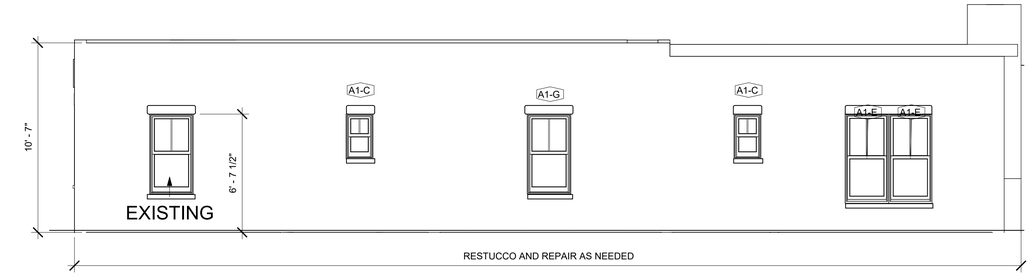
WEST ELEVATIONS

DATE
17 APR 2026

SCALE
1/4" = 1'-0"

DRAWN BY
Checker

A-302



2 Existing East Elevation - No Major Change - Repair Only
1/4" = 1'-0"

GEISLER PROJECTS
804 CAMINO ACOMA
SANTA FE NM 87505
505 699 5463

REVISIONS

	-	
Revision Date	Revision Number	Revision Description

539 GARCIA

539 GARCIA ST Santa Fe, NM 87505

26-0401

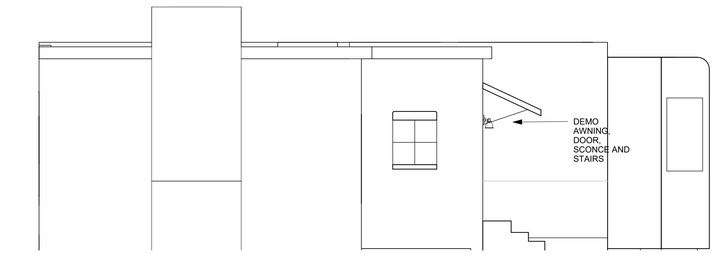
EAST ELEVATION

DATE
17 APR 2026

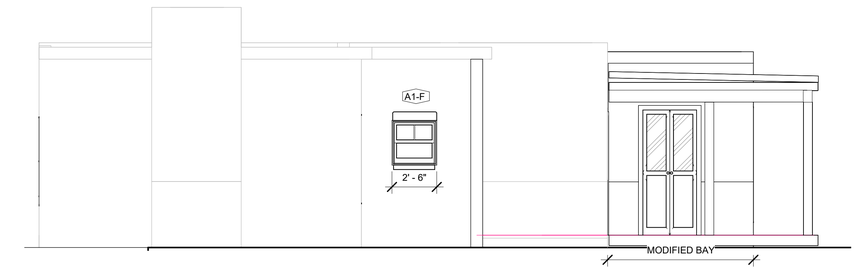
SCALE
1/4" = 1'-0"

DRAWN BY
Checker

A-303



2 Existing North Elevation
1/4" = 1'-0"



1 Proposed North Elevation
1/4" = 1'-0"

GEISLER
PROJECTS

804 CAMINO ACOMA
SANTA FE NM 87505
505 699 5463

REVISIONS

	-	
Revision Date	Revision Number	Revision Description

539 GARCIA

539 GARCIA ST Santa Fe, NM 87505

26-0401

NORTH ELEVATIONS

DATE
17 APR 2026

SCALE
1/4" = 1'-0"

DRAWN BY
Checker

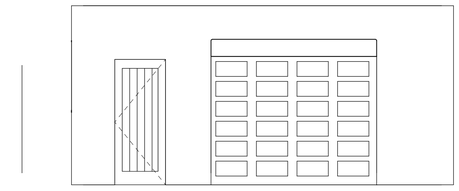
A-304

GEISLER
PROJECTS

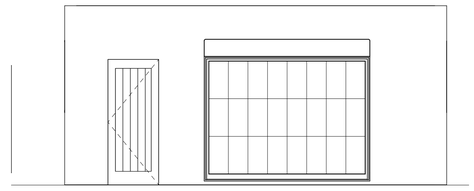
804 CAMINO ACOMA
SANTA FE NM 87505
505 699 5463

△ REVISIONS

	-	
Revision Date	Revision Number	Revision Description



1 Garage Elevation Existing
1/4" = 1'-0"



2 Garage Elevation Proposed
1/4" = 1'-0"

539 GARCIA

539 GARCIA ST Santa Fe, NM 87505

26-0401

GARAGE ELEVATIONS

DATE
17 APR 2026

SCALE
1/4" = 1'-0"

DRAWN BY
Checker

A-305

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

Case # 2025-10489-HDRB
Address – 539 Garcia St.
Agent's Name – Aviva Baumann, Wildflower Construction, LLC
Owner/Applicant's Name – Penny Rembe

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 24, 2025.

BACKGROUND

The Spanish-Pueblo Revival Style single-family residence at 539 Garcia St. is listed as contributing to the Downtown and Eastside Historic District. It was constructed of adobe in the 1940s as part of the José Dolores Garcia family compound. A rear addition was constructed sometime between 1958 and 1966 in a ranch style at a lower height than the original structure. After 1978, a bay window addition was added on the west elevation and two window openings changed. According to the 2025 Historic Cultural Properties Inventory (HCPI), the south elevation porch appears to have been reconstructed at an unknown date due to the types of materials used in the construction, including milled plates and precut corbels. The residence is one of the original homes located in the Garcia Estate Subdivision, which was developed to accommodate Garcia family members with land deeded from the Garcia family ranch. No primary facades have been designated on the residence.

A garage which may date back to the original construction of the house sits on the northwest corner of the lot, but it has not been assigned a historic status. It is an adobe one-car garage in Pueblo-Revival style consistent with the house style. The windows are wood sash windows, with one being a three-over-one window and the other a one-over-one window.

The Applicant requests the following:

1) Status review with primary façade designation, if applicable, for the residential structure, and
2) Status review with primary façade designation, if applicable, for the accessory structure.

The residential structure retains its original footprint, except for the bay window and rear addition. The residence contributes to the historic associations and architectural design qualities that are significant for the Downtown and Eastside Historic District and specifically to the José Dolores Garcia Estate Subdivision. The Staff believes the south façade holds the most historic integrity of the residence, even with the changes and/or reconstruction of the portal. The garage's east elevation retains the most historic integrity of the garage, with the three-over-one wood window, which is most likely original to the structure. The Staff has concluded that the residence and the associated garage are contributing to the district.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended that the historic status of the residential structure be maintained as contributing, with the south façade designated as the primary façade; and that the accessory structure be assigned contributing status, with the east facade designated as primary, per SFCC Section 14-5.2(C)(2), 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 the exhibits, testimony and evidence presented at the hearing, the Board finds that the residential structure meets the definition of a "contributing structure," as recommended by Staff.
11. The Board finds that the south façade is the primary elevation of the residential structure with the features that define the character of the structure's architecture.
12. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the garage structure meets the definition of a "contributing structure," as recommended by Staff.

13. The Board finds that the south façade is the primary elevation of the garage with the features that define the character of the structure's architecture.
14. 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 residential structure's contributing status.
4. The Board designates the accessory (garage) structure as a contributing structure.
5. The Board designates the following elevation of the residence as the primary façade: south.
6. The Board designates the following elevation of the accessory structure as the primary façade: south.

IT IS SO ORDERED ON THIS 28th DAY of April, 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

Regular Meeting of the Historic Districts Review Board
June 24, 2025, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
https://www.youtube.com/watch?v=T3ayHp9933M

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

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

Members Present
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Amanda Mather
Ms. Mary Ellen Degnan
Mr. Scott Cherry

Members Absent
Ms. Cecilia Rios, Chair (Excused)
Ms. Madelein Aguilar Medrano (Excused)

Others Present
Ms. Heather Lamboy, Planning and Land Use Director
Ms. Maggie Moore, Planning and Land Use Assistant Director
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Amanda Romero, Senior Planner
Mr. Paul Duran, Senior Planner

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

Acting Chair Bienvenu stated the concern is that by making a decision, the board is sacrificing its control so that this potentially never comes before them again, since many red tags never turn into a case. The board would prefer to address it now, and they do have the authority from a code provision for restoration os status if a property owner makes changes in a structure without proper city approval, which results in the lowering of the status of a structure, or the board may require the property owner to restore the structure. Therefore, the board could, based on a record that is before it, rule that there are unauthorized changes made resulting in an alteration of the status and order it to be restored, separate from the city's process.

Attorney Ruybalid stated that the concern is that it is not on the agenda tonight, so that decision could not be made tonight.

Acting Chair Bienvenu stated that this was why the discussion was about postponing the case.

Attorney Ruybalid reiterated that code enforcement needs to investigate this, and he discouraged the board from deciding on that issue without the investigation and without it being on the agenda.

Board Action:
Member Biedscheid moved that because the application appears to be incomplete in that the drawings do not represent all changes made to the structure to date and because this is a contributing structure the changes requested tonight affect the primary façade which seems to be altered that this case be postponed to a date certain and request that the applicant come back with a full application for the changes that have been made and any further action required to address the gap in the materials reviewed tonight and the on-site conditions observed today. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

Staff asked for clarification if this would be two separate cases, one being the postponed case because the agenda has been posted and the case cannot be altered, and the other for the other items requested as another case number so that this can be posted correctly, and that the date certain was to be July 22, 2025.

It was determined that it all needed to be heard together so staff could determine when the case should come forward with all of the required information.

c. **2025-010489-HDRB, 539 Garcia St.,** Downtown & Eastside Historic District, contributing, Matthew Rembe, agent for Penny Rembe, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure and an accessory structure.

Mr. Gary Moquino presented the case and staff recommendation. Staff recommended that the historic status of the residential structure be maintained as contributing with the south façade, which holds the greatest historic integrity, as the primary facade, and that the accessory structure be designated as contributing with the east facade as primary, per section 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Penny Rembe, 533 Garcia Street, Santa Fe, was sworn in. Ms. Rembe stated this was their second process in Santa Fe, the first was at 533 Garcia, the old Pete Don Jose Garcia's house. They also have resided in a historic house in Albuquerque. They were friends with Tina, who lived at 539 Garcia and when Tina moved out, they purchased the home to have a place for their four children and families when they come for the holidays. She stated that they love the house, the Garcias and that street.

Aviva Bowman, 47 Old Road, Lamey, was sworn in. Ms. Bowman agreed with the façade recommended for the residence; however, she disagreed that the garage should be contributing, but more so that the east façade should not be primary because it is very deteriorated.

Member Biedscheid asked for clarification that the property was already designated contributing and that the primary facades were the request for tonight.

Mr. Moquino stated that the main residence is already contributing, it only needs primary façade designation. The garage has no status, so it needs a status review.

Member Biedscheid stated in regards to the garage that if it is to be contributing that the south façade that faces the street consistent with the main house would be the more appropriate primary facade and the reason to designate that would be to preserve the position of a garage as a garage and have it read as a garage that sort of deep set driveway is unique to the streetscape the south would be the better designation rather than the east on the garage.

Public Comment:
Ms. Beninato appreciated Member Cherry catching the changes in the prior case and the board taking the appropriate action to find out what happened. Regarding this case, she stated that the main residence should remain contributing and that the façade that faces the street with the portal should be primary. She agreed with Member Biedsheid's suggestion that the garage, the one façade facing the street, should be primary.

Member Cherry asked Member Biedscheid the reason why both of the recommended facades, east and south, would not be considered as primaries.

Member Biedscheid explained that the south facade is sufficient to recognize that as a garage, and her philosophy is to designate the minimal number of facades, especially on a very small building, that preserve the characteristics that are important about that structure. In this case, the south façade has both the pedestrian and vehicle doors with headers, though the garage door material should be excluded.

Board Action:
Member Biedscheid moved to retain the residence as contributing and designate the south facade as primary, and to designate the garage as contributing with the south facade as primary, excluding the non-historic materials and the garage door material. Member Mather seconded. The motion passed with the Board voting unanimously (4-0).

10. **Discussion Items**
There were no discussion items.

11. **Matters from the Board**
There were no matters from the Board.

12. **Next Meeting**
July 8, 2025

13. **Adjournment**

Acting Chair Bienvenu asked if there were any objections to adjournment. There were none. The meeting was adjourned at 9:37 p.m.

Lani J McCulley
Lani McCulley, Transcription

_____ _____
Cecilia Rios, Historic District Review Board Chair Date

City of Santa Fe

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

PROJECT DESC: 2025-010489-HDRB, 539 Garcia St., Downtown & Eastside Historic District, contributing, Matthew Rembe, agent for Penny Rembe, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure and an accessory structure.

CASE NUMBER: 2025-010489--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 539 GARCIA ST
Santa Fe, NM 87505

CONTACTS:	Property Owner	Penny Rembe	539 GARCIA ST Santa Fe, NM 87505
	Applicant	Matthew Rembe	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jun 24, 2025. The decision of the Board was to retain the main residence as contributing and designate the south facade as primary and designate the garage as contributing with the south facade as primary excluding the non-historic materials and the garage door material.

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: June 10, 2025

TO: Historic Districts Review Board

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

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2025-010489-HDRB, 539 Garcia St., Downtown & Eastside Historic District, contributing, Matthew Rembe, agent for Penny Rembe, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure and an accessory structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
____ Zoning Review Sheet	__x__ Elevations
____ Other:	__x__ Photographs
	__x__ Other: [2025 HCPI]

STAFF RECOMMENDATION:

Staff recommends that the historic status of the residential structure be maintained as contributing with the south façade, which holds the greatest historic integrity, as the primary facade, and that the accessory structure be designated as contributing with the east facade as primary, per section 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. In case 2025-010489-HDRB, for 539 Garcia Street, retain the residential structure as

contributing with the south façade as primary, and designate the accessory structure as contributing with the east façade as primary per staff's recommendation.

b. In case 2025-010489-HDRB, for 539 Garcia Street, retain the residential structure as contributing with the south façade as primary, and designate the accessory structure as non-contributing.

c. In case 2025-010489-HDRB, for 539 Garcia Street, downgrade the residential structure to non-contributing and designate the accessory structure as contributing with the east façade as primary.

d. In case 2025-010489-HDRB, for 539 Garcia Street, downgrade the residential structure to non-contributing, and designate the accessory structure as non-contributing.

BACKGROUND & SUMMARY:

The single-family residence at 539 Garcia Street is listed as contributing to the Downtown and Eastside Historic District. No primary facades have been designated on the residential structure. The accessory structure has not been assigned a historic status.



Figure 1: Property setting

The Spanish Pueblo Revival-style home was constructed in the 1940s using adobe as part of the Garcia family compound. A rear addition was constructed sometime between 1958 and 1966 (see aerials provided in 2025 HCPI) in a ranch style at a lower height than the original structure. After 1978, a bay window addition was constructed on the west elevation along with two window opening changes. According to the 2025 Historic Cultural Properties Inventory (HCPI), the south elevation porch appears to have been reconstructed at an unknown date due to the types of materials used in the construction, including milled plates and precut corbels. The windows are a combination of wood, aluminum, and vinyl. The residence is one of the original homes located in the Jose Dolores Garcia Estate Subdivision (lot 2), which was developed to accommodate Garcia family members from land deeded from the Garcia family ranch.



Figure 2: South Elevation of Residential Structure

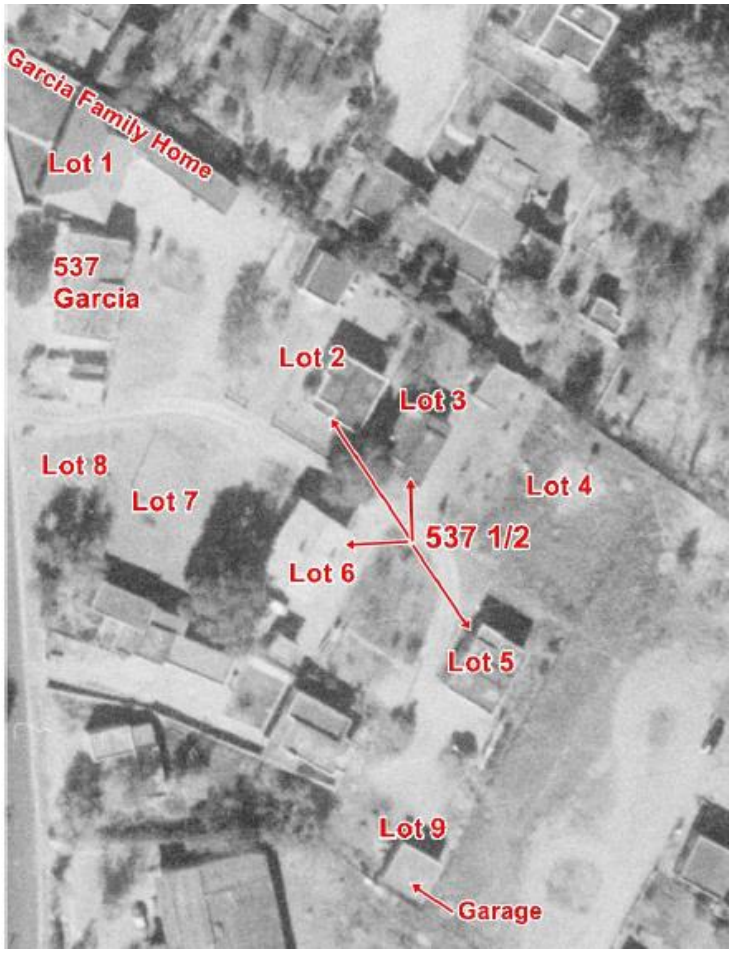


Figure 3: November 10, 1958, aerial photograph. Lot 2 is the subject property.

In the northwest corner of the lot sits an adobe one-car garage in Pueblo-Revival style consistent with the house style, also dating to the 1940s. The windows are wood sash windows, with one being a three-over-one window and the other a one-over-one window.


Figure 4: South Elevation of Accessory Structure

APPLICANT'S REQUEST:

The applicant requests the following:

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

The residence and accessory structure combination were constructed at the same time in matching styles. The lot is one of the first to be developed in the Jose Dolores Garcia Estate Subdivision, which is indicative of family compound development in Santa Fe, where the homes are built for the family and divided from the original family tract after the residences are constructed. The residential structure retains its original footprint and shows its development over time. Except for the bay window and rear addition, the entire structure has not been altered from its original historic condition. The residence contributes to the historic associations and architectural design qualities that are significant for the Downtown and Eastside Historic District and specifically to the Jose Dolores Garcia Estate Subdivision. The south façade holds the most historic integrity, even with the possibility of changes and/or reconstruction of the portal. The garage's east elevation retains the most historic integrity with the three-over-one wood window, which is most likely original to the structure. Therefore, staff find that the residence and the associated garage are contributing to the district.

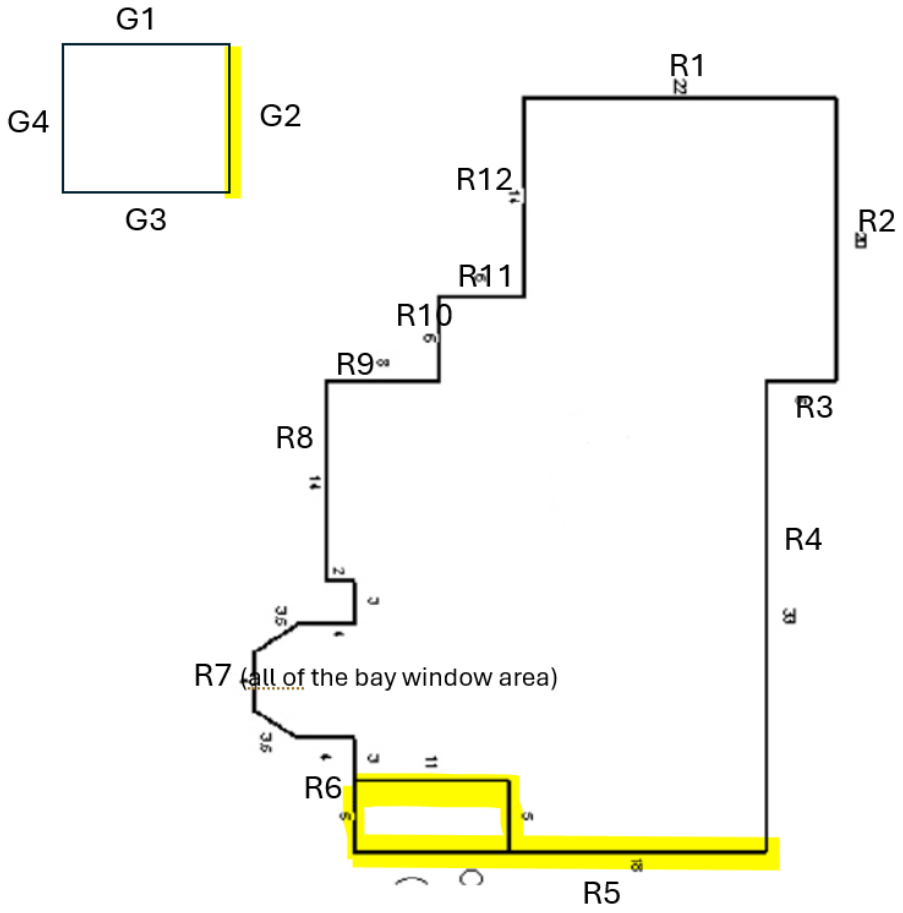


Figure 5: Façade Diagram

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

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

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

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

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national, or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

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

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

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

IDENTIFICATION

ADDRESS: 537½ GARCIA ST.

ID NUMBER: 05160275

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ■ RANGE 9 E ■ SEC 25 NE 1/4 SE 1/4

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

DATE OF CONSTRUCTION:

1940 ESTIMATE _____ ACTUAL

SOURCE(S) Neighbor + Relative

BUILDING DATA

ARCHITECTURAL STYLE:

PUEBLO REVIVAL

USE:

HISTORIC: residential

OTHER _____

PRESENT: residential

OTHER _____

SURROUNDINGS:

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? GARAGE detached

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR

EXPLAIN: GREEN HOUSE WINDOW - W Side - Room N.

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

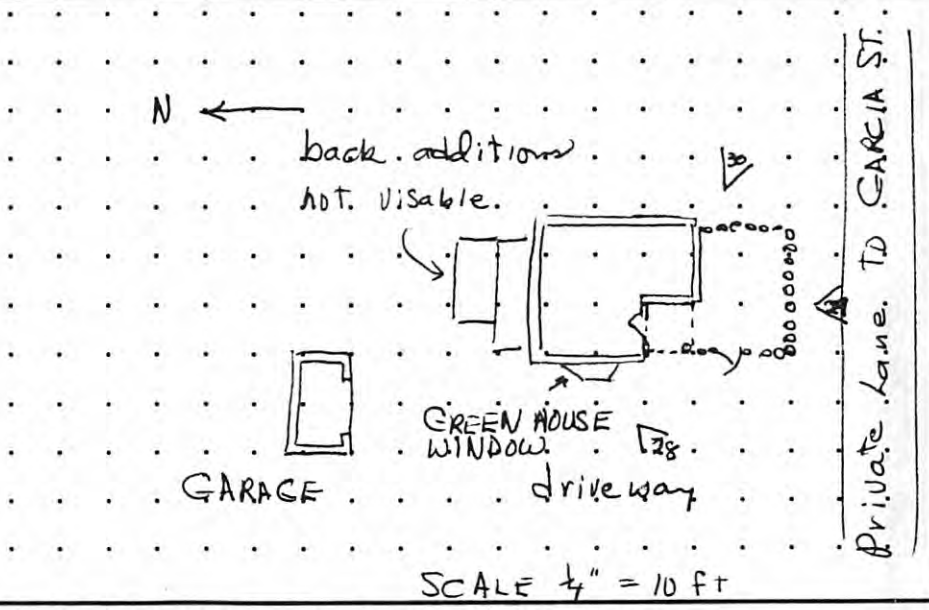
___ YES X NO

PHOTO



#28 WEST SIDE

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES X NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES X NO ___ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 7-2-91 BY AC

NEGATIVES WITH NMHPD ROLL # 1 NEG # 28 TO 30

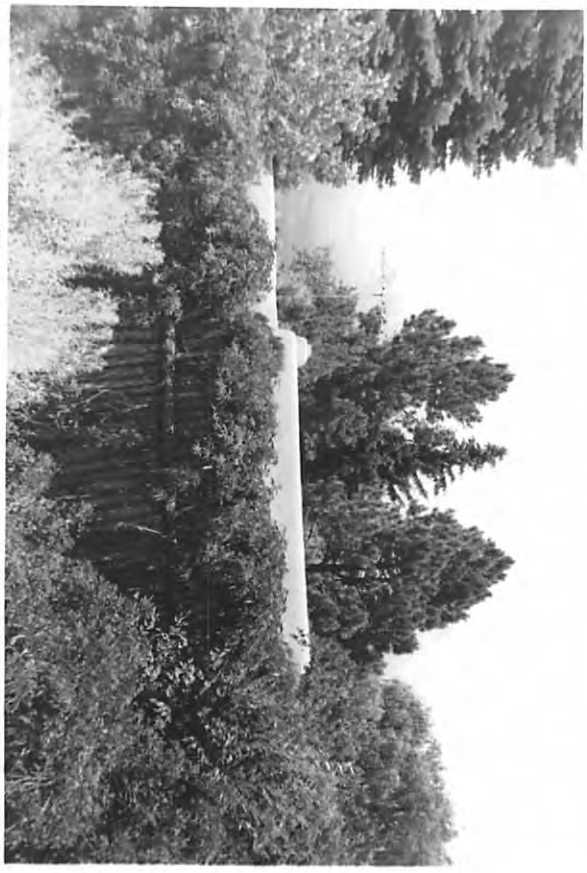
ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	STUCCO	GOOD
FOUNDATIONS	NOT VISABLE	
DOORS	NOT VISABLE	
WINDOWS	WOOD FRAME DBL HUNG 3/ GREEN HOUSE WINDOW ON WEST	
PORTALES	INSET SW CORNER	
CANALES	3 ON EAST SIDE	
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	COYOTE AROUND FRONT	
ARCH. DETAILS		
OTHER	DENSE GROWTH AROUND HOUSE	

COMMENTS ONE OF 4 HOUSE BUILT BY JOSE DOLORE GARCIA FOR HIS HEIRS - SAME PLAN AS #276 & 277

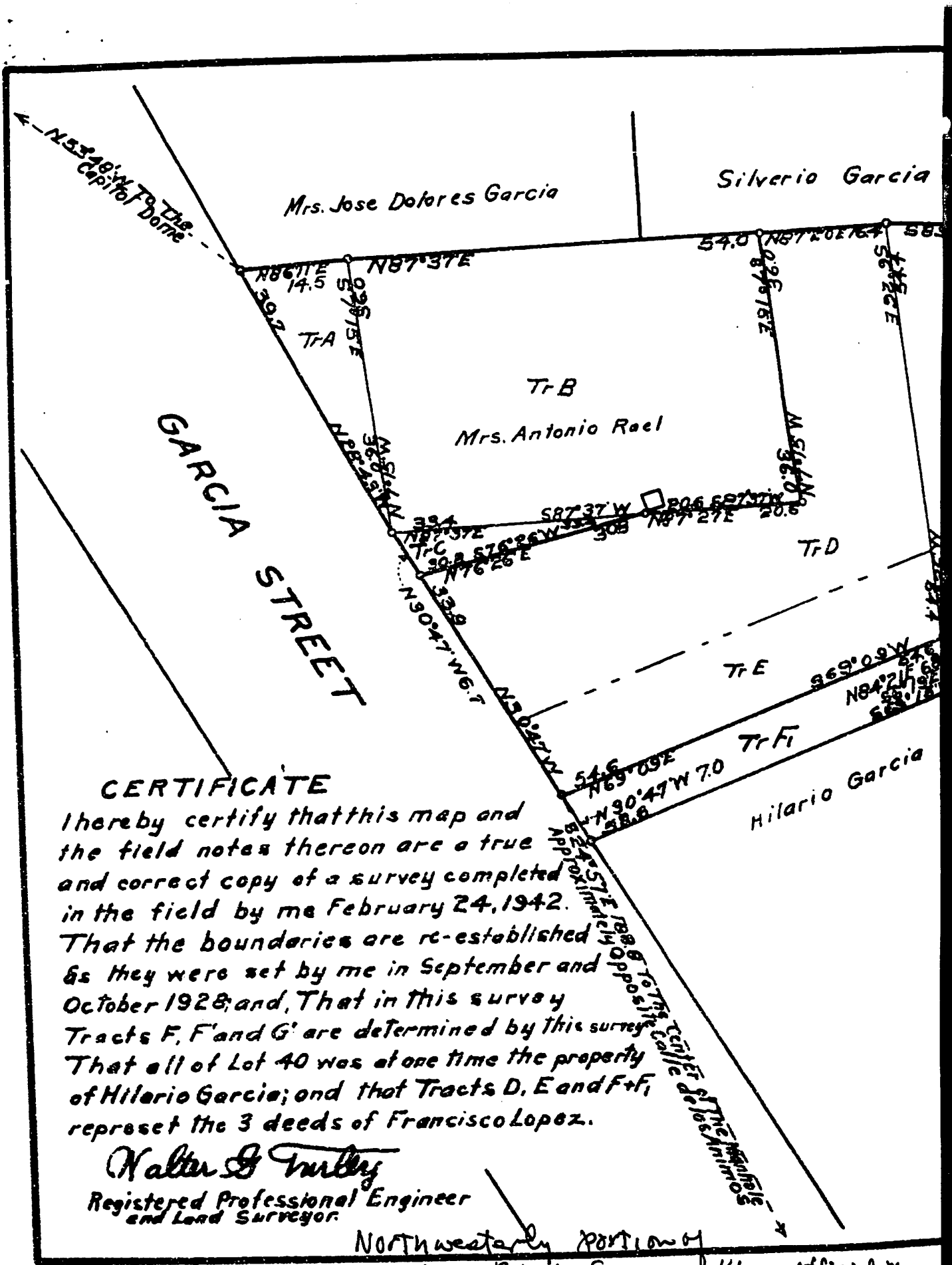
ADDITIONAL PHOTOGRAPHS

#29 SOUTH SIDE



#30 EAST SIDE



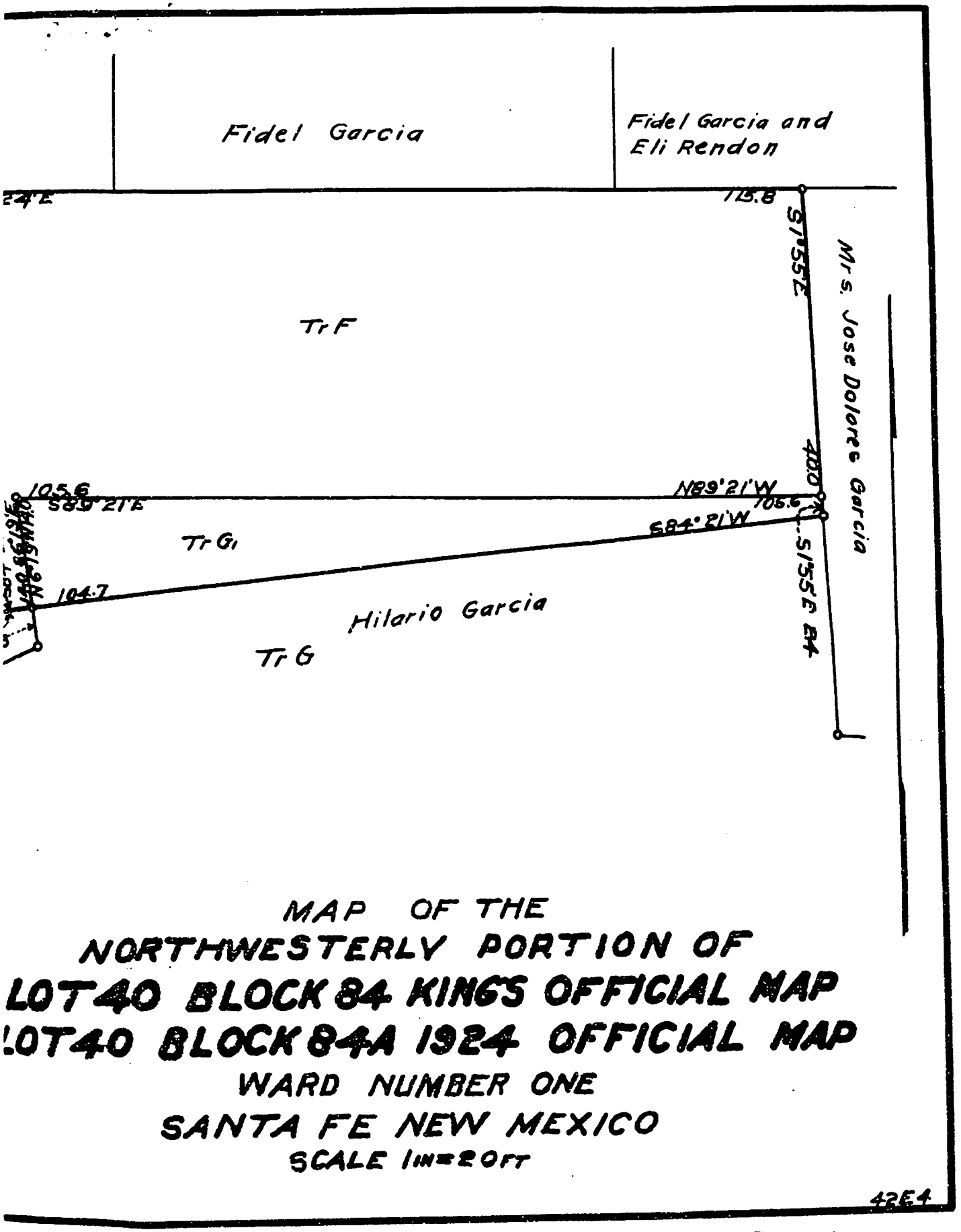


CERTIFICATE

I hereby certify that this map and the field notes thereon are a true and correct copy of a survey completed in the field by me February 24, 1942. That the boundaries are re-established as they were set by me in September and October 1928; and, That in this survey Tracts F, F' and G' are determined by this survey. That all of Lot 40 was at one time the property of Hilario Garcia; and that Tracts D, E and F+F1 represet the 3 deeds of Francisco Lopez.

Walter G Turley
Registered Professional Engineer and Land Surveyor.

Northwesterly portion of
Lot 40 Block 84 - Kings official Map
1942 Lot 40 Block 84 A - 1924 official Map



MAP OF THE NORTHWESTERLY PORTION OF LOT 40 BLOCK 84 KINGS OFFICIAL MAP LOT 40 BLOCK 84A 1924 OFFICIAL MAP

WARD NUMBER ONE

SANTA FE NEW MEXICO

SCALE 1IN=20FT

42E4

S16 31

1942

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 2-6-83 by mb	county Santa Fe	ID no. 051600275
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13 easting	northing

location description: 537½ Garcia

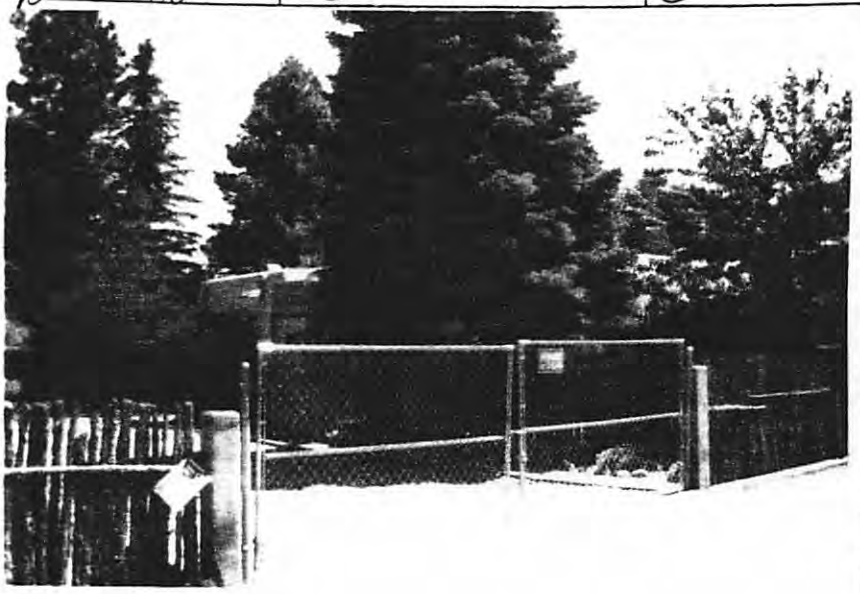
city/town: Santa Fe

land grant/reservation: ~~land grant/reservation~~

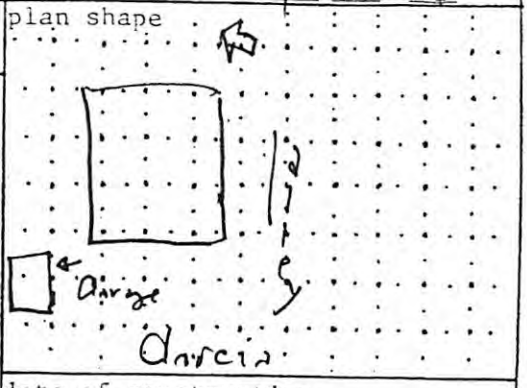
building name:

legal description: tnsp 17 N ☒ range 9 E ☒ sec 29 NE ¼ NE ¼

film roll by mb no. 16 | negative nos. 25 | loc. of neg. (HPB)



plan shape



date of construction: Pre 1945 estimate ____ actual
source

use
present ~~residential~~
other
historic residential
other

condition
___excellent X good
___fair ___deteriorating

degree of remodeling
___minor X moderate ___major
describe: Bay window – lintel covering

surroundings: Res

relationship to surroundings
X similar ___not similar

district potential
___yes X no

significance
___eligible ___of ___interest X none
if eligible, why?

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

see back? ___yes

style: Pueblo Revival

foundation material: Not vis

wall material/surface: Stucco

architectural features: Much of house not visibly
Windows 3/1 wood dbl hung – some lintels exposed
Masonry Chimney

adzed lintel over overhead garage door

comments
Wall
hedge
wire fence
~~wood fence~~
~~landscape~~ coyote
street trees
stone curb
0 setback
acequia

Streetscape

To the Santa Fe Historical Board,

We would like to request a status review for the property at 539 Garcia St. Santa Fe, NM 87505. Please see the documents prepared by John Murphy.

Please contact Aviva Baumann of Wildflower Construction LLC with any questions.

Thank you very much,

Aviva Baumann
Wildflower Construction LLC
323-449-9443

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: May 11, 2025

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: N/A
Juan and Simona/ Stella and José Salazar/ Christina Ertner House	539 Garcia Street Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe Parcel # 12382336

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

6. Date of Survey:
May 7, 2025

7. Previous Survey Date(s):
__Yes:
_x_No: per communication with SFe HPD and NMCRIS

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6787977,-105.9345982



10. Photo Information: Giulia Caporuscio, photographer, May 7, 2025. Photo 1: View of west elevation. Camera facing east.

11. Brief Description of the Property:

Constructed in the late 1940s following the subdivision of Don José Dolores Garcia's estate, the house features an original Pueblo Revival front volume, typical of the postwar regional style. A rear ranch-style addition was built between 1958 and 1966, reflecting the evolving residential development patterns of midcentury Santa Fe. The west elevation was modified after 1978 with the addition of a projecting bay window and a raised window surround — both characteristic of 1980s remodeling trends and visually distinct from the earlier construction. The property also includes a one-car garage and workshop in a simplified Pueblo Revival mode, consistent with the architectural vocabulary of the main house. Both buildings are designated Non-contributing to the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: Before 1958
__Known _x_ Estimated Source: aerial photographs and city directories

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

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

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



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

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

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

For: Mathew Rembe

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

Current owner: Penelope Ellen Rembe

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: house _x_ No Status: garage
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
Juan and Simona/ Stella and José Salazar/ Christina Ertner House	539 Garcia Street Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 7, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: House and Garage

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types: House and Garage

Operation	Material	Glazing	Number
Hung Sash	Wood	1/1	4
Hung Sash	Wood	3/1	4
Casement	Aluminum	1	3
Casement	Vinyl (?)	2-6	1
Sliding	Aluminum	1-1	2
Fixed	Aluminum	1	1
Fixed	Aluminum	9	1

11. Door Types: House and Garage

Type	Style	Material	Number
Single-Leaf	Decorative	Wood	1
Single-Leaf	½-light,	Wood	1
Single-Leaf	T&G w/ 3 vision lights	Wood	1
Overhead	Paneled	Mfg.	1

12. Chimneys __ N/A
Stuccoed exterior with short brick chimney stack, north elevation

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 1958-1966; rear addition; aerial photographs
#2 Date: Post-1978; addition bay window and replacement and alteration of openings of two windows; aerial photographs and visual and material evidence
#3 Date: Unclear; probable reconstruction of front porch; visual and material evidence

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: 1980s

17. Documents Available and Their Locations

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

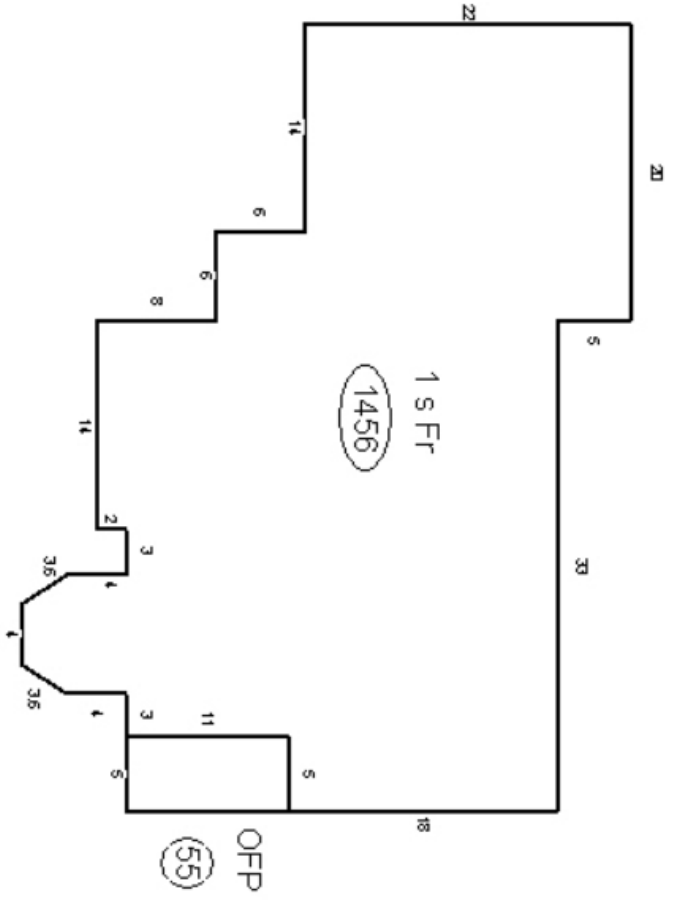
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Current plat not available. Santa Fe County footprint sketch of house.



For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Juan and Simona/ Stella and José Salazar/ Christina Ertner House	2. Location: 539 Garcia Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe 5. Date of Survey: May 7, 2025

Architectural Description Continued

Setting

The house sits along the north side of a gravel driveway behind several older homes on Garcia Street. The driveway starts at the street as an entry private compound marked by ten identical black mailboxes and a sign warning “Dead End” (Photo 2). The house sits in the center of its lot, behind a low coyote fence with chamisas (Photo 3). The landscape is gravel and railroad ties with overgrown shrubs and trees. The garage occupies an area at the end of the driveway near the northwest property line.

South (Front)

The south façade represents one of the original elevations of the presumed 1940s structure (Photo 4). It has a simple arrangement of a plain stucco façade, penetrated by an entry door and an opening holding two windows.

A shallow *portal* protects the entry, which is fitted with a decorative wood door (Photos 5 & 6). While the structure appears in a 1958 aerial photograph, its components, including milled plates and precut corbels, suggest a reconstruction. Its floor is scored concrete made to look like flagstone.

To the east of the entrance, there is an opening fitted with paired wood sash windows, which have a 3/1 configuration and may date back to the original construction (Photos 7 & 8). The windows are covered by a brown-painted screen, and the sill is protected by galvanized metal flashing.

West

Looking over the driveway, the west elevation also shows alteration, but more dramatically (Photo 9). The change begins at the south end (the original building), with a post-1978 projecting bay window (Photo 10). The three-sided structure pushes out 4’ from the wall and holds three vertical aluminum windows. The structure and its windows are not characteristic of the Pueblo Revival mode of the older portion of the house.

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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The original portion continues north of the bay window across a projection that historically served to articulate the building's massing. Centered on this wall is a window opening fitted with non-original casement windows (Photo 11). Its raised surround indicates alteration of an earlier opening. The absence of a sill reinforces the evidence of change.

The addition, which houses the primary bedroom, is set back from the original volume through a series of offsets that differentiate it from the earlier construction (Photo 12). Built between 1958 and 1966, it is lower in height and characterized by a low-pitched roof with a plywood overhang and applied fascia — features indicative of midcentury ranch-style design. It sits over a crawl space.

While it shares the stucco finish of the original structure, it makes no attempt to replicate the Pueblo Revival style, instead presenting a distinctly ranch house aesthetic with its aluminum sliding units and window wall. Entry is through a nine-light wood door accessed via two concrete steps (Photo 13).

North

The north side has no fenestration (Photo 14). A boxy stuccoed chimney, breaks through the overhang, rising above the roof with a short, brick chimney stack.

East

The east side of the building faces what was historically the original owner's brother's home. It begins at the south end with the earlier volume, penetrated with two openings with older 1/1 wood sash windows (Photo 15). The older window package has a slanted apron that rests on a precast concrete sill (Photos 16 & 17). The headers have been replaced with concrete blocks, and the wood members are in poor condition. The last window of the original volume has been replaced with a vertical aluminum casement (Photo 19). The 1960s addition takes up the rest of the elevation (Photos 18 & 20.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Juan and Simona/ Stella and José Salazar/ Christina Ertner House	2. Location: 539 Garcia Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe 5. Date of Survey: May 7, 2025

Interior

The interior comprises three bedrooms, including the primary suite located in the rear addition. Overall, the interior reflects 1980s-era updates, including textured plaster ceilings and the absence of traditional features such as exposed vigas.

Garage

Made of adobe and sharing similar windows, the garage may date to the construction of the original portion of the house.

The front façade includes a pedestrian door that provides access to a small workshop area, while the vehicle bay is fitted with a modern retractable overhead door (Photo 21).

Windows are present on both side elevations. The east elevation contains a pair of 3/1 wood sash windows (Photo 22), framed by a board header shaped to resemble a lintel and set above a cast-in-place concrete sill. A similar arrangement of 1/1 sash windows is found on the west elevation (Photo 23).

The north elevation is unfenestrated and has an overhanging eave fitted with a gutter (Photo 24).

The interior includes a concrete floor, hard-plastered walls, and exposed ceiling beams.

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Historical Overview

Dangling from a porch corbel, a chain holds three welded letters: "J.B.G." It's more than decoration; it's a subtle but critical clue in a tangled story of missing wills, unrecorded land deals, and four houses that all shared the same address.

A Road Named Garcia

The house, along with the subdivision it belongs to, emerged only after a lengthy probate process following the death of José Dolores Garcia, a prosperous sheep rancher. The Garcia family — colonial-era settlers for whom the street is named — once owned this property and much of the surrounding land. Their strong presence in the area earned it the nickname "El barrio de los Garcias." A 19th-century map suggests that José Dolores acquired the land later disputed in his estate through his marriage to Josefita Sena.

José Dolores Garcia's Land

According to the 1912 King's map (Fig. 1), Lot 39, which includes the subject house, belonged to José Dolores Garcia. His home, a territorial-era adobe with a hipped roof, was located at the northwest corner of the property, now addressed as 533 East Garcia Street. His younger brother, Hilario, owned Lot 40, a larger parcel to the south. Hilario's house, designed in an L-shaped plan with a flat roof, later became the Garcia Street Club School. Both homes faced Garcia Street, while the remainder of the property was used for agriculture.

José Dolores Garcia was born on January 1, 1861, at the brink of the Civil War when several Southern states began their secession from the Union (Fig. 2). He died in Santa Fe on May 8, 1928. His estate, including the house and property on Garcia Street, was divided between his widow and twelve children. The estate went into probate court in June of 1928 as Case No. 941, and took nearly two years to process.[1] An aerial photograph from 1935 shows the land behind the family home undeveloped in the 1930s (Fig. 3).

[1] "Case No. 941, Hearing on Final Account of Report of Administratrix [legal notice]," *Santa Fe New Mexican*, April 16, 1930, 5.

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Fifteen years after probate was concluded, the remaining land north, east, and south of the family home was divided through a quitclaim deed executed on May 15, 1945.[2] By then, one of the heirs had died, and several of the children had sold their shares to siblings without accompanying deeds.[3] The quitclaim followed a survey conducted a month earlier, which laid out a subdivision where several of José and Josefita's children would go on to build homes.

The houses first appeared in the Santa Fe city directory in the late 1940s, all curiously listed under the same address: 537 ½ Garcia Street. This shared designation complicates research into the specific house in question. The directory recorded three distinct households at this "½" address.[4] Two of them belonged to Juan and Fidel Garcia, sons of José and Josefita.[5] Josefita remained at the original family home at 533 Garcia Street, which also became part of the subdivision.

What is believed to be Juan's house — the subject property — appears to correspond to a structure visible in a 1948 aerial photograph (Fig. 5). However, anomalies in the blurry image do not correspond with the current house.

Juan and Simona Garcia

Born on October 29, 1909, Juan was the third youngest of José and Josefita's twelve children. He attended local schools and, like his older brothers, probably worked alongside his father on the family farm.

On November 24, 1937, he married Simona Baros in a high nuptial Mass at Our Lady of Guadalupe Church.[6] Simona had been born in Moriarty on September 9, 1909, where

[2] Quitclaim Deed, Guadalupita Garcia et al. to Jose Onecimo Garcia, recorded August 8, 1945, Book 28/Page 348, Instrument # 77352, Santa Fe County, New Mexico
[3] This is noted in above deed and verified by the recorded deeds before 1945.
[4] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1947* (El Paso: Hudspeth Directory Company, 1947), 339. The address first appears in the 1947 directory. It did not appear in the 1945 directory; the 1946 directory is not available.
[5] Later real estate records suggest that the Garcia children each held title to multiple lots in the subdivision.
[6] "Baros-Garcia Nuptials Today," *Santa Fe New Mexican*, November 24, 1937, 2.

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her father, Eugenio, worked as a shoemaker.[7] The Baros family relocated to Santa Fe in the 1920s, and Simona found employment at the Santa Fe Electric Laundry. This was the city's main commercial laundry, and it employed dozens of young workers to operate its washers, dryers, and presses.

The couple initially lived in the family home at 533 Garcia Street, where Juan worked for one of the well-known White Sisters, Amelia, at their *El Delirio* estate down the street.[8] But Juan and Simona's early life together was soon disrupted by the war overseas. On November 11, 1942, Juan enlisted in the Army and completed basic training at Fort Bliss, where he attended the Dehydrated Foods School.[9] He was assigned to the advanced flying school at Eagle Pass Army Air Field in Eagle Pass, Texas. There, he worked as a cook and wrote a column for the base newspaper (Fig.4). He was later transferred to Stewart Army Air Field in Newburgh, New York.

Although Juan did not serve overseas, he played a vital support role as an Army cook. As a Corporal, he likely oversaw kitchen operations and managed food preparation for hundreds of service members. He was honorably discharged on September 30, 1945. Reflecting on his experience, Juan told the *New Mexican*, "Army life has done wonders for me."[10]

After returning to civilian life, Juan took a job as a delivery driver for the Broome Furniture Company on West Palace Avenue — a position also held by his older brother, Fidel.[11] Court records from a later lawsuit indicate that the company's owners held several lots in the subdivision.

Following the establishment of the subdivision, Juan and Fidel, along with their families, moved out of the original home on Garcia Street and constructed new residences

[7] U.S. Census Bureau, Year: 1910; Census Place: Moriarty, Torrance, New Mexico; Roll: T624_919; Page: 2a; Enumeration District: 0275; FHL microfilm: 1374932.
[8] National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards For New Mexico, 10/16/1940-03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: *43.*
[9] New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Subsubseries: *Military Discharges*; Box Number: *16585*; Box Title: *Military Discharges Garcia-Gaskin.*
[10] "Back to Camp," *Santa Fe New Mexican*, April 5, 1943, 6.
[11] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1949* (El Paso: Hudspeth Directory Company, 1949), 112.

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behind the family house. Determining who lived in which dwelling is difficult, as the households shared the same address. City directories indicate that by the early 1950s, four separate residences were listed as 537 ½ Garcia Street.

Stella and José Salazar

In 1946, Fidel and his wife Flora's eldest child, Estella, married José Soilo Salazar, a carpenter from Nambé.[12] Estella — commonly known as Stella — would eventually come to possess the subject house, though the means by which she acquired it remain unclear, as no deed has been located.

The 1950 census shows the two families (Fidel and Flora Garcia, and Stella and José Salazar) living side by side in houses sharing the 537 ½ address. This arrangement of households persisted through the 1950s, with an additional fifth house listed under the 537 ½ address.[13]

An aerial photograph from that year shows these homes occupying Lots 2, 3, 5, and 6 of the subdivision. (Fig. 6). This aerial is the first to provide a detailed view of the subject house. It stood on the ground as a roughly 29' x 33' square (Fig. 6). A lower roof structure, representing the portal, capped its southwest corner. The west façade had a slight offset at its northwest corner. The property included a garage. An aerial photograph from 1966 reveals that the rear addition to the house was constructed by that time (Fig. 7).

The Christina Ertner Home

In 1969, the family had the subdivision re-platted (Fig. 8). Before then, the lots had been distributed informally, sometimes without deeds. The re-platting gave an official structure to the subdivision.[14] The new plat shows the area populated with the same homes captured in the 1958 aerial. Lots 4, 7, and 8 had not been developed. Two years later, following the official recording of the re-plat, the lot owners — now including

[12] "Stella J. Garcia Betrothed to Joe S. Salazar," *Santa Fe New Mexican*, May 6, 1946, 3.
[13] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1958* (El Paso: Hudspeth Directory Company, 1958), 549. Juan B. Garcia is indicated to be a tenant and not an owner.
[14] Plat, "Replat of the Subdivision of Land, Formerly the estate of Jose Garcia," recorded May 9, 1971, Book 22/Page 32, Instrument # 332930, Santa Fe County, New Mexico.

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members of the Broome family — sued to quiet the title of the subdivision.[15] Following the lawsuit, deeds show the family and other owners exchanging and selling lots within the subdivision.

In 1975, Stella Salazar, now a widow, sold Lot 2 with the subject house to Robert and Christina Ertner. The Ertners were teachers.[16] Christina was Stella's daughter and taught art at Alameda Junior High. Originally from Illinois, Robert arrived in Santa Fe in the 1960s, where he graduated from the College of Santa Fe in 1967 and instructed at Santa Fe High.

An aerial image taken in 1978, during their early ownership of the property, reveals that the house had maintained the footprint captured in 1966 flyover (Fig. 9).

Christina and Robert divorced in 1984, at which point the property was transferred to Christina through a quitclaim deed.[17] During her ownership, it underwent several alterations, including the addition of a bay window structure on the west side which changed its original character. There were also various modifications made to the west façade. In 2025, the property was transferred to a new owner.

[15] Notice of Lis Pendens [County of Santa Fe Case # 43383], George R. Broome, et al. vs. City of Santa Fe, recorded July 6, 1971, Book 282/Page 384, Instrument # 334244, Santa Fe County, New Mexico.
[16] Warranty Deed, Stella G. Salazar to Robert L. Chistina S. Ertmer, recorded November 25, 1975, Book 328/Page 562, Instrument # 382031, Santa Fe County, New Mexico.
[17] Quitclaim Deed, Robert L. Ertner to Christina S. Ertner, recorded June 15, 1984, Book 492/Page 845, Instrument # 543964, Santa Fe County, New Mexico.

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Evaluation of Historical Status

Although the house's composite footprint predates 1966, post-1978 alterations to the west façade — its most prominent elevation — have significantly diminished the building's historical integrity and altered the defining characteristics of its original Pueblo Revival design. The bay window introduces a sharp geometric projection that disrupts the compositional rhythm of the façade, while its angular form and inset aluminum framing conflict with the traditional softness and subtle shadowing typical of the style. In contrast, the 1960s ranch-style rear addition is less visually and architecturally disruptive. Given these considerations, the recommendation is to retain its designation as Non-contributing.

While the garage is of age and retains more integrity than the house, it seems inconsistent to consider it for historic status when the primary structure no longer reflects its original character.

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Illustrations

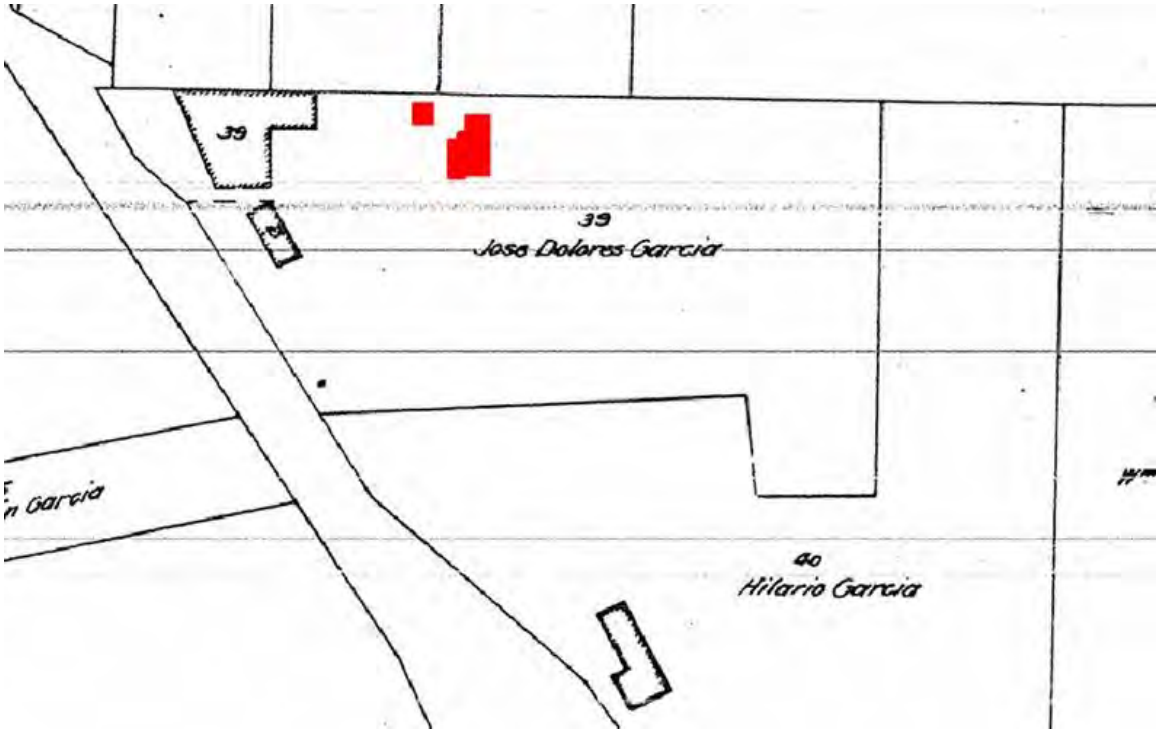

Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.
Red building footprints present approximate location of current structures. They did not exist at the time of the map.

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Figure 2: Undated portrait of José Dolores Garcia.
Courtesy of the Rembe family.

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Figure 3: 1935 Soil Conservation Service aerial photograph, Image # 1009. Arrow indicates no buildings were located on the lot.

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Figure 4: Juan B. Garcia, 1943.
Courtesy of the Santa Fe New Mexican.

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Figure 5: October 25, 1948, aerial photograph overlaid with 2025 satellite image. The overlay appears to establish the core of the house was in existence signified by the red footprint.

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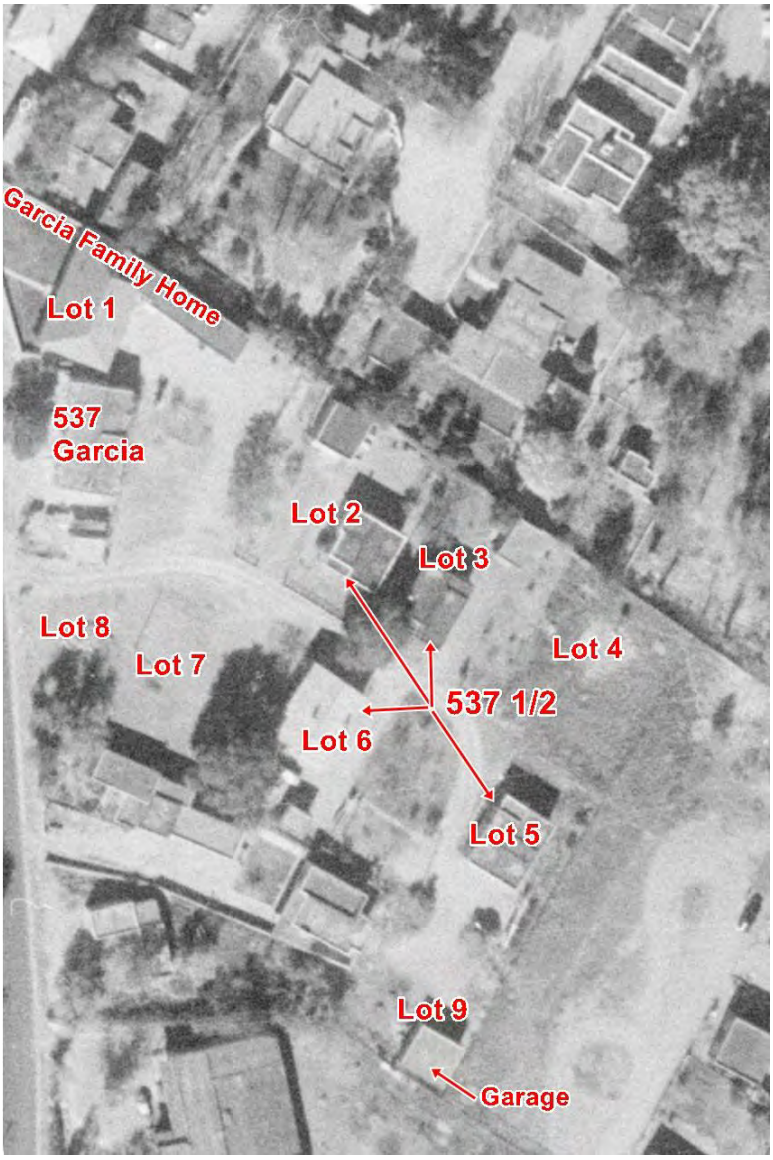

Figure 6: November 10, 1958, aerial photograph. Designation of lots, as per the José Dolores Garcia Estate Subdivision. Lot 2 contains the subject and garage. The house had yet to receive its back addition.

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Figure 7: June 6, 1966, aerial photograph.
Arrow indicates presence of rear addition.

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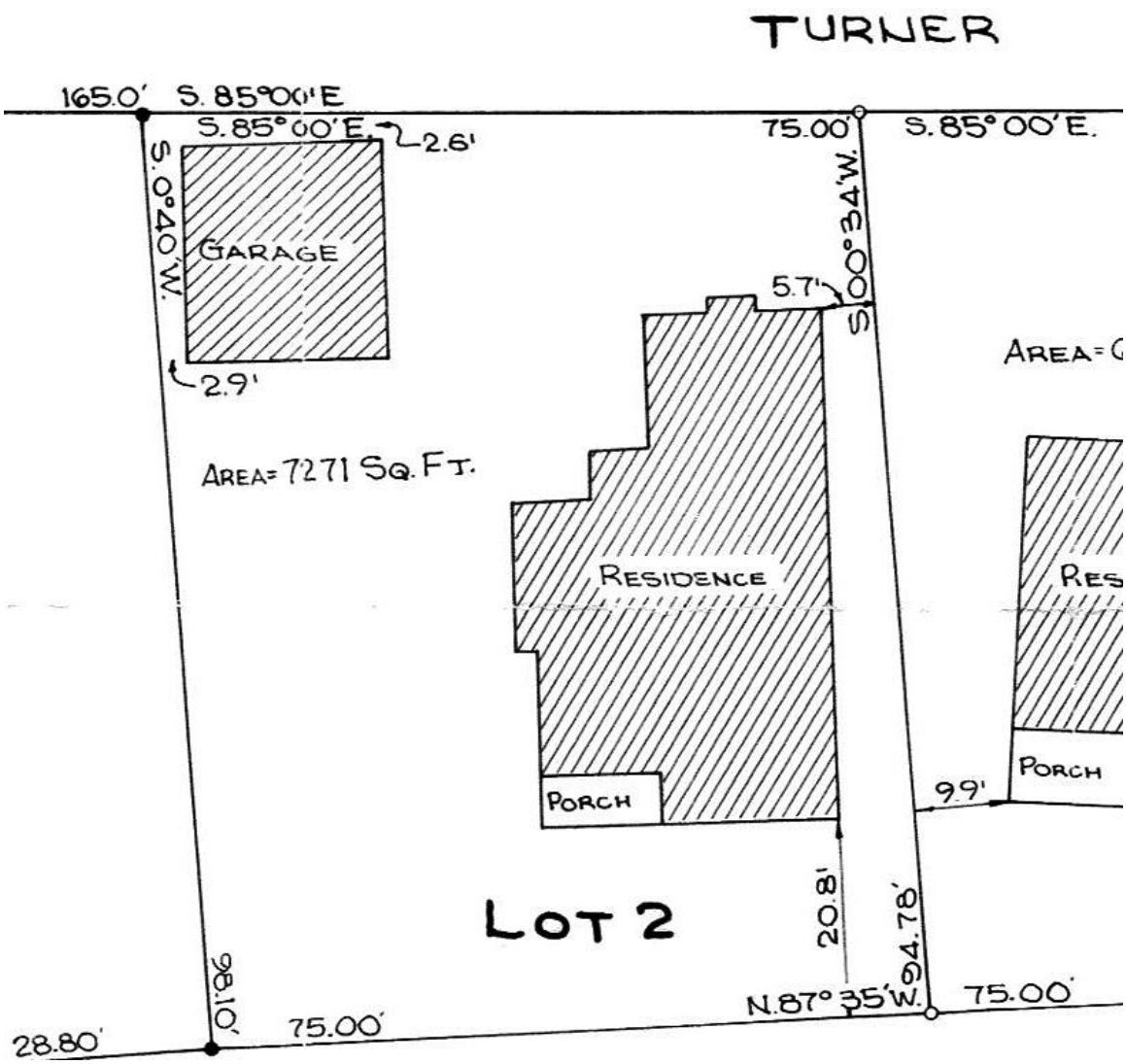

Figure 8: Portion of 1969 replat of the José Dolores Garcia Estate Subdivision showing the subject property. Courtesy of J. Robert Martinez, surveyor.

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Figure 9: September 11, 1978, aerial photograph.
Arrow indicates absence of bay window structure.

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Survey Photographs

(All images taken by Giulia Caporuscio, May 7, 2025, unless otherwise noted)



Photo 2: Entry drive off Garcia Street. Camera facing east. Aviva Baumann, April 23, 2025.

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Photo 3: Setting of property. Camera facing north. Aviva Baumann, April 23, 2025.

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Photo 4: South (front) elevation. Camera facing north. Aviva Baumann, April 23, 2025.

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Photo 5: South elevation. Portal. Camera facing north. Aviva Baumann, April 23, 2025.

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Photo 6: South elevation. Entry door. Camera facing north.

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Photo 7: South elevation. Window at bedroom. Camera facing north.

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Photo 8: South elevation. Window at bedroom detail. Camera facing north.

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Photo 9: West elevation oblique. Camera facing northeast.

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Photo 10: Bay projection. Camera facing east.

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Photo 11: West elevation. Altered window at kitchen. Camera facing east.

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Photo 12: West elevation. Addition. Camera facing southeast.

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Photo 13: West elevation. Addition. Detail of entry door. Camera facing east.

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Photo 14: North elevation. Camera facing south.

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Photo 15: East elevation oblique from south end. Camera facing northwest.

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Photo 16: East elevation. Window at bedroom. Camera facing up.

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For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Photo 17: East elevation. Window at bathroom. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Juan and Simona/ Stella and José Salazar/ Christina Ertner House	2. Location: 539 Garcia Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe 5. Date of Survey: May 7, 2025



Photo 18: East elevation oblique from midpoint. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Juan and Simona/ Stella and José Salazar/ Christina Ertner House	2. Location: 539 Garcia Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe 5. Date of Survey: May 7, 2025



Photo 19: East elevation. Altered window at bedroom. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Juan and Simona/ Stella and José Salazar/ Christina Ertner House	2. Location: 539 Garcia Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe 5. Date of Survey: May 7, 2025



Photo 20: East elevation oblique from north end. Addition in foreground. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Juan and Simona/ Stella and José Salazar/ Christina Ertner House	2. Location: 539 Garcia Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe 5. Date of Survey: May 7, 2025



Photo 21: Garage. South elevation. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Juan and Simona/ Stella and José Salazar/ Christina Ertner House	2. Location: 539 Garcia Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe 5. Date of Survey: May 7, 2025



Photo 22: Garage. East elevation. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Juan and Simona/ Stella and José Salazar/ Christina Ertner House	2. Location: 539 Garcia Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe 5. Date of Survey: May 7, 2025

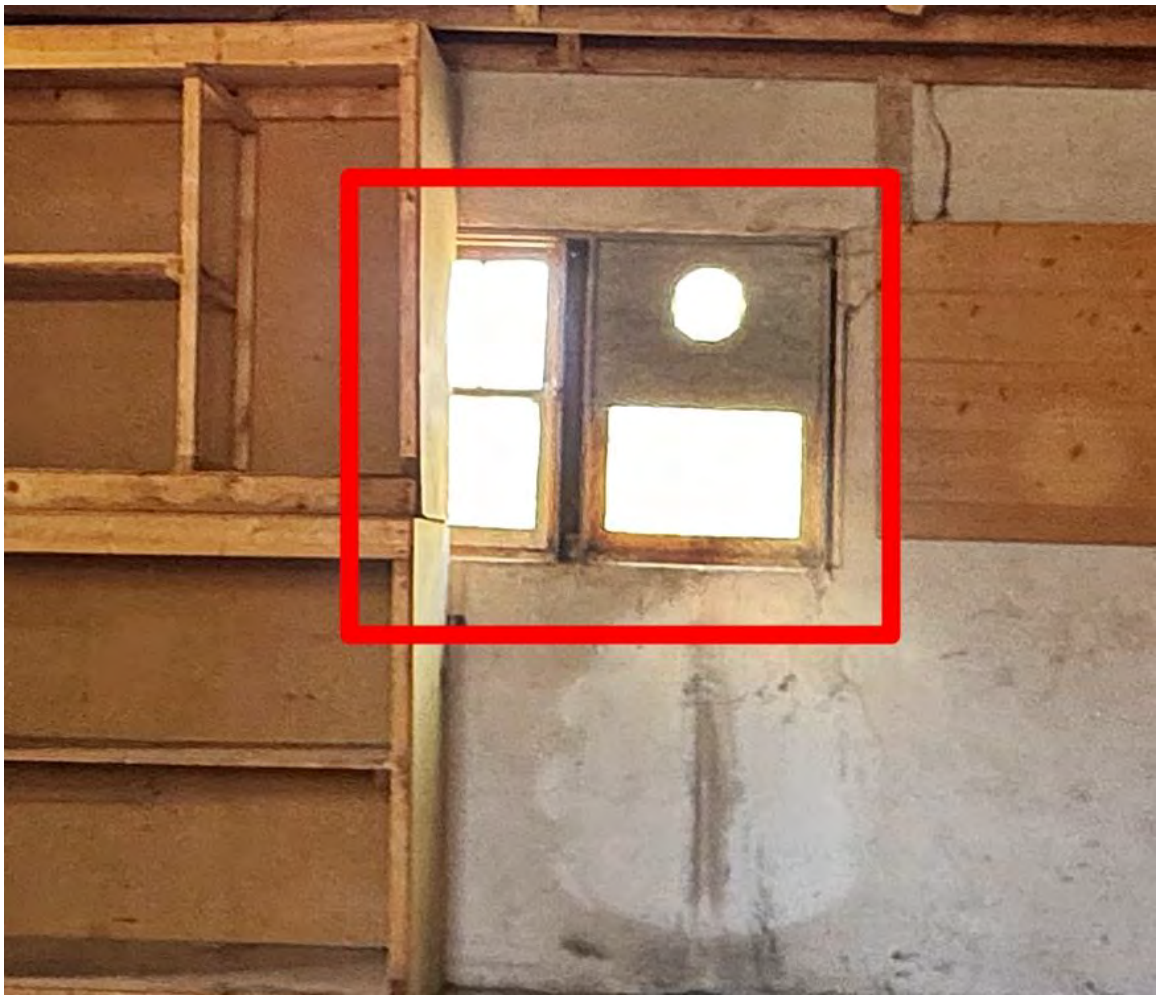


Photo 23: Garage. West elevation. Windows from the interior. Aviva Baumann, April 23, 2025.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Juan and Simona/ Stella and José Salazar/ Christina Ertner House	2. Location: 539 Garcia Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe 5. Date of Survey: May 7, 2025



Photo 24: Garage. North elevation. Camera facing west.

City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

DR do not route to HPD

DR schedule final historic inspection

To: Building Permit Office

From: David A. Rasch, Acting Division Director DR
Marissa C. Barrett, Senior Planner
Gary S. Moquino, Compliance Officer

Date: 12.29.10

The work proposed at 539 Garcia Street **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:

reroof as submitted with the following conditions

1. no roofing material on top of parapet

2. no change to parapet height or exterior profile.

Thank You.

3. replace canales to match existing

homewise

your partner in homeownership

Ertmer, Christina
539 Garcia Street
November 17, 2010

WORK WRITE-UP AND SPECIFICATIONS

1. All construction work shall be inspected and approved by the Department of Building inspection of the city, NM State Construction Industries Division, property owner and the Homewise Construction Specialist.

2. The awarded Contractor shall be responsible for completion of each item specified in this Work Write-Up. Any changes shall be authorized by a written CHANGE ORDER, which must be approved by the Homewise Construction Specialist and the property owner.

3. The Contractor shall be responsible for verifying, all quantities, measurements, dimensions, and conditions on the job site. The Contractor shall notify the Homewise Construction Specialist of any differences or discrepancies on the Work Write-Up and Specifications, plans or working drawings.

4. The Contractor shall install all necessary bracing to support and maintain the existing Structure in a safe and undamaged condition throughout all phases of demolition, construction and/or reconstruction.

5. The Contractor shall take any and all precautions necessary to ensure that fixtures and materials, which are temporarily removed during any phase of construction, are protected from damage, vandalism and/or theft. Damage to property caused by the Contractor shall be repaired or replaced by the Contractor at his/her own expense.

6. There have been no soil tests taken on this site and, therefore, the Homewise is not warranting or guaranteeing any responsibility regarding the bearing capacity of the soil and whether or not it is sufficient to support the structure and design.

7. The Contractor shall be fully responsible for obtaining all necessary permits and licenses as required by the City Department of Building Inspection or the NM State Construction Industries Division.

8. Color, type, model, style, finish and manufacturer of all fixtures, appliances, hardware, and all other products used in the work shall be approved and/or selected by the property owner, and shall be standard not custom items.

9. The discarded floor covering, old doors, lumber, plumbing fixtures, roofing, debris, and other construction debris shall be removed from the job site. The property shall be left in a clean and safe condition at all times. The Contractor is responsible for the cost of proper disposal of all materials and debris.

10. All work completed on job site to be per manufacturer's specifications and instructions, standard trade practices, and shall be neatly done in a professional workmanlike manner.

11. All plumbing fixtures shall comply with all water saving codes.

12. The Contractor is responsible for following EPA's Renovation, Repair and Painting rule (40 CFR 745) for all houses built before 1978.

13. Special attention shall be given to the incorporation of cost effective energy standards and rules of the 2006 New Mexico Energy Conservation Code.

14. Exterior concrete, cement plaster, synthetic stucco, paint work etc. shall be installed when the outside temperature is above 55 degrees F, or temperature specified by the manufacturer.

15. The property WILL be occupied during the improvements.

16. The CONTINGENCY FUND, which is the difference between the contract amount and the loan amount, is ONLY to be used for unforeseen items such as those the City or State Building Inspector may require and/or problems that may be uncovered by the Contractor. Any funds remaining toward the end of the job may be used for Homewise Approved items ONLY or may be applied to reducing the loan amount.
A written CHANGE ORDER is used for all contingency items.

17. ALL CHANGES TO THE SPECIFICATIONS WILL BE DONE IN WRITING BY THE HOMEWISE OFFICE ONLY.

NO WORK SHALL COMMENCE UNTIL A COPY OF THE BUILDING PERMIT IS RECEIVED AND A NOTICE TO PROCEED IS EXECUTED

SPECIFICATIONS

Energy Conservation Qualified
ROOF, FLAT - TEAR-OFF
1. Remove and dispose of all roofing material from the existing roof. Contractor will notify Homewise when tear-off is to begin and to set up meeting to determine if any damaged roof structure will need to be replaced. Remove debris from site.
Approx. sq. ft. of roof: 1,650
NOTE: Replacement of rotted decking shall not be included in bid total. Replacement of rotted decking will be assessed at tear-off and dealt with as a change order. Homewise allows a max. of $1.75 per sq. ft. for the replacement of decking.

$_____

Energy Conservation Qualified
ROOF, FLAT - CANALE (ROOF DRAIN) - REPLACE
2. Remove defective canale(s) and install new metal lined wood canale(s) securely anchored to parapet wall and roof deck with 1/4' per foot slope for positive drainage. Canale(s) will be long enough to assure that roof drainage water will not contact building wall on a windless day. Installation will be complete and code compliant.
Total number of canales to replace: (5)

$_____

Energy Conservation Qualified
ROOF, FLAT - INSULATION - TAPERED (POLYSTYRENE)

3. Install polystyrene tapered insulation board to create slope for roof to drain. Install recovery board to cover tapered insulation and fasten to existing roof. Slope will be a minimum of 1/4 inch per foot to canales. If the interior ceiling is exposed rafters or vigas, fasten insulation to rafters/vigas (do not nail through deck boards).

Approx. sq. ft.: 1,600

NOTE: Install 30 lbs. perforated vapor barrier below insulation if existing roofing was removed down to deck.

NOTE: Rippers & Decking may be substituted at Entry Portal.

$_____

Energy Conservation Qualified
ROOF, INSULATION 4" (POLYISO)

4. Install 4" rigid polyurethane insulation over vapor barrier. If the interior ceiling is exposed rafters or vigas, fasten insulation to rafters/vigas (do not nail through deck boards).

Approx: sq. ft.: 1,500

$_____

Energy Conservation Qualified
ROOF, FLAT - MODIFIED BITUMEN "TORCH-DOWN"

5. Install "torch-down" modified bitumen, single-ply roofing membrane over existing roof. Membrane manufacturer will be: Carlisle Syntec; GAF Ruberoid; Johns Manville or Homewise approved other. Install properly fastened base sheet to substrate. Installation will be complete, code compliant, and all installation details will be per manufacturer's instructions. Provide manufacturer's warranty and 12 year contractor warranty. Color of membrane on the roof will be **TAN** and color at parapet flashing will be **TAN**.

Approx. sq. ft. of roof: 1,700

Brand of membrane Manufacturer: _____ Mil thickness: _____

SPEC. SHEET ON MODIFIED MUST BE SUBMITTED WITH BID.

$_____

VENT CAPS, REPLACE

6. Replace damaged and rusted vent termination for furnace. Use existing vent pipe if pipe is code compliant.

$_____

492845

QUITCLAIM DEED

ROBERT L. ERTMER, a single man, recently divorced, for consideration paid, quitclaim to CHRISTINA S. ERTMER, a single woman, recently divorced

whose address is 537 1/2 E. Garcia, Santa Fe, New Mexico

the following described real estate in Santa Fe County, New Mexico:

Lot Two (2) on a certain plat of survey prepared by Robert C. Martinez, New Mexico Licensed Surveyor Number 4076 on January 4, 1969 entitled "Replat of Subdivision of Land, Formerly of the Estate of Jose Dolores Garcia, Lot 39, Block 84-King's Map, Santa Fe, New Mexico" and recorded in the Santa Fe County records at Plat Book 22, page 31.

WITNESS my hand and seal this 28th day of May, 19 84

(Seal) Robert L. Ertmer (Seal)
ROBERT L. ERTMER

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

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

The foregoing instrument was acknowledged before me this 28th day of May, 19 84,
by Robert L. Ertmer
(Name or Names of Person or Persons Acknowledging)

My commission expires: August 27, 1984
(Seal)

Patricia C. Manzanares
Notary Public

543,964

FOR RECORDER'S USE ONLY

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 15 day of May A.D. 84 at 7015 o'clock AM and was duly recorded in book 292 page 245 of the records of Santa Fe County
Witness my Hand and Seal of Office
ANGIE VIGIL PEREZ
County Clerk, Santa Fe County, N.M.
By: Deputy

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO)
ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this
day of, 19,
by
(Name of Officer)
(Title of Officer) of (Name of Corporation Acknowledging)
a (State of Incorporation) corporation, on behalf of said corporation.

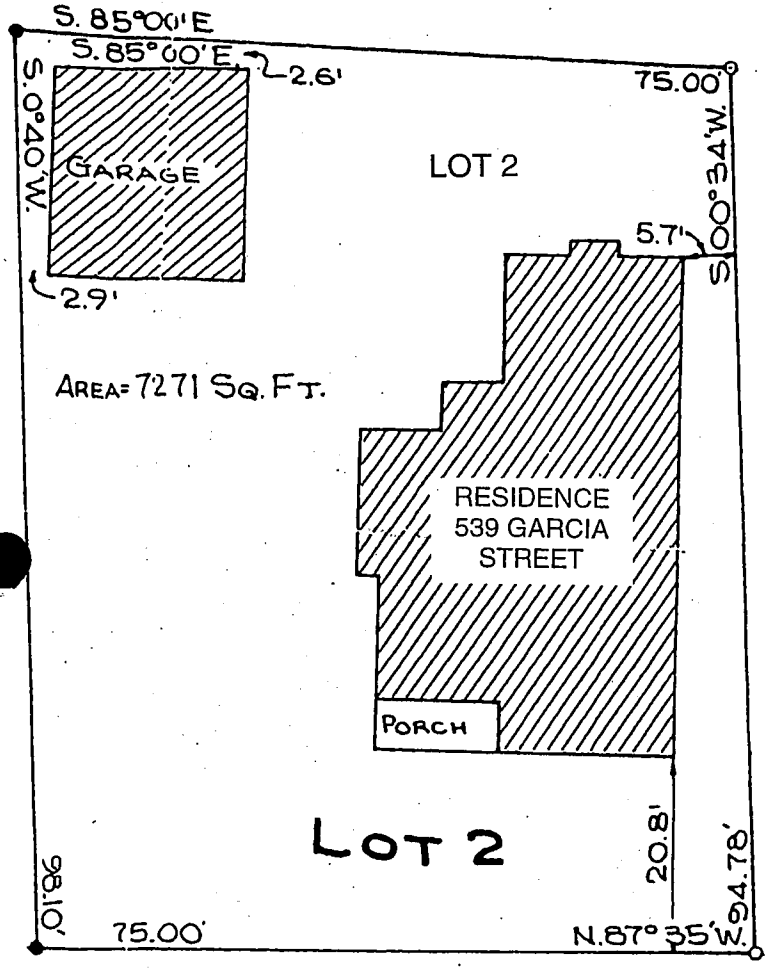
My commission expires:

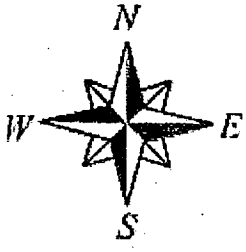
(Seal)
Notary Public

THE VALLIANT CO. ALBUQUERQUE, N. M.

ERTMER RESIDENCE
539 GARCIA STREET

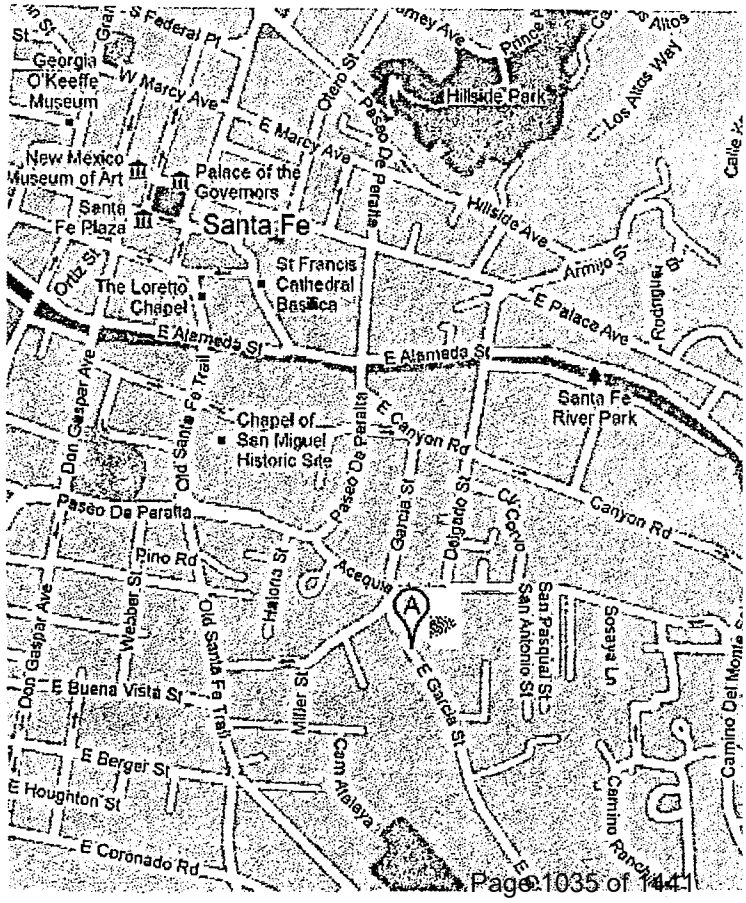
SITE PLAN





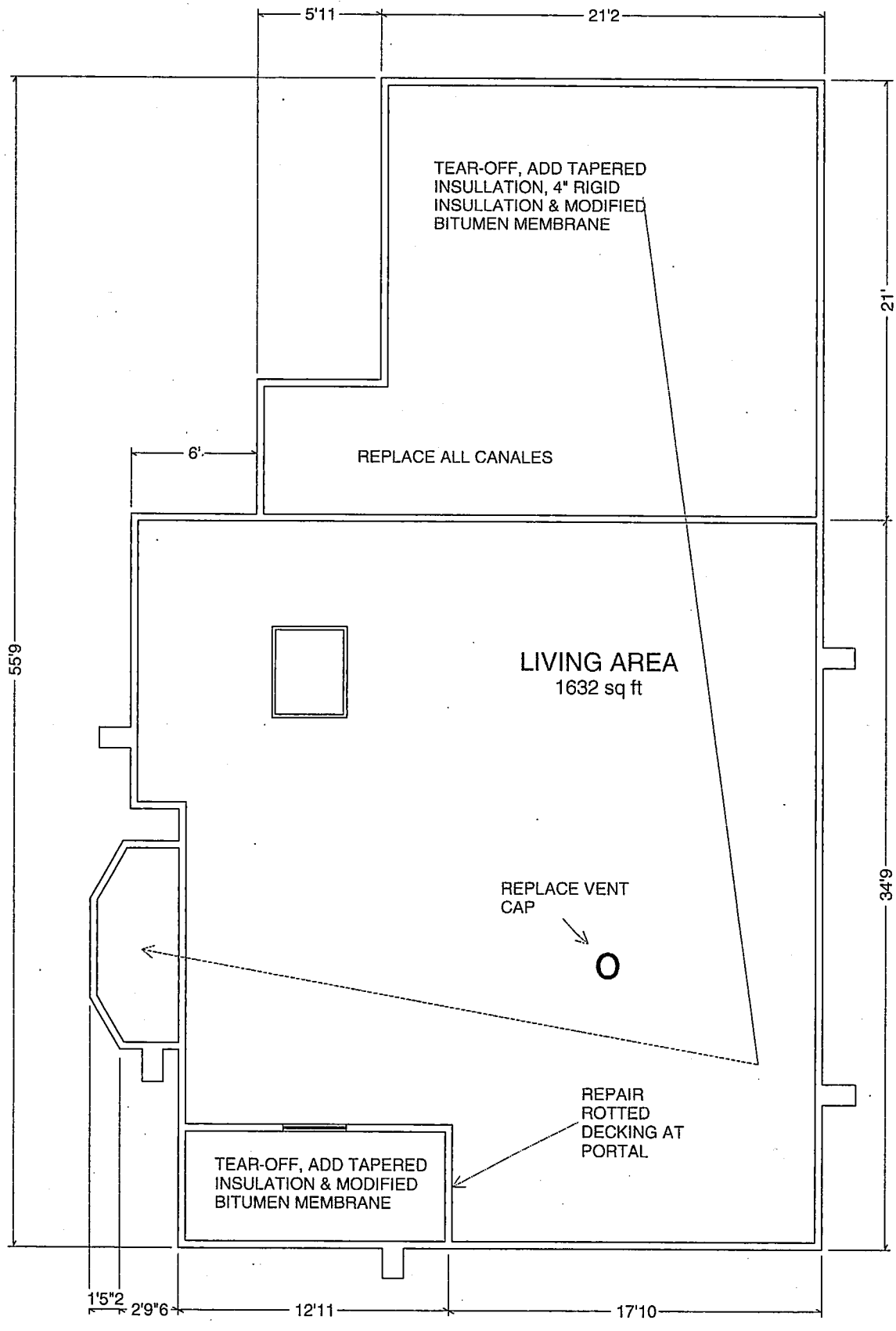
SCALE 1" = 20'

VICINITY MAP



ROOF PLAN

11/5/2010



ERTMER RESIDENCE

539 Garcia Street

SAMOZA REHDON RUSSELL TURNER CURTIN

GARCIA

EAST GARCIA STREET

DRIVEWAY

DAGGETT

RAEL

LOPEZ

ALIRE

GARCIA STREET CLUB

LOT 1 — AREA = 15,692 SQ. FT.

LOT 2 — AREA = 7271 SQ. FT.

LOT 3 — AREA = 6983 SQ. FT.

LOT 4 — AREA = 6769 SQ. FT.

LOT 5 — AREA = 8177 SQ. FT.

LOT 6 — AREA = 5740 SQ. FT.

LOT 7 — AREA = 4698 SQ. FT.

LOT 8

LOT 9 — AREA = 13,198 SQ. FT. (LOTS 5 & 9)

RESIDENCE

GARAGE

PORCH

SHED

SANITARY MANHOLE

SCALE: 1" = 20'

NOTE:
THE BEARING BASIS FOR THE SURVEY DELINEATED ABOVE IS BASED ON THE BEARING FOR THE LINE COINCIDENT TO THE PROPERTY AND EAST GARCIA STREET, TAKEN FROM THE SURVEY MADE BY J.D. SENA, N.M.L.S. 262 OF LOT 39 BLOCK 84, KINGS OFFICIAL MAP.

LEGEND

O INDICATES SURVEY MONUMENT FOUND

● INDICATES SURVEY MONUMENT SET (1" GALV. PIPE)

SURVEYORS CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF LINES ESTABLISHED AND RE-ESTABLISHED BY SURVEY MADE BY ME UPON THE GROUND, TOGETHER WITH IMPROVEMENTS THEREIN, UNDER THE DATE JANUARY 4, 1969. THAT THE LINES SHOWN ABOVE ARE COINCIDENT WITH THOSE OF THE ADJOINING LOTS AND STREET TO THE BEST OF MY KNOWLEDGE.

J. ROBERT MARTINEZ
N.M.L.S. 4076

COUNTY OF SANTA FE SS
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 19 day of May A.D. 1970 at 2:30 o'clock PM. and was duly recorded in book 22 page 21 of the records of Santa Fe County.
Witness my Hand and Seal of Office
CAROLINA R. GONZALES
County Clerk, Santa Fe County, N.M.
Deputy

REPLAT OF SUBDIVISION OF LAND

FOMERLY OF THE ESTATE OF

JOSE DOLORES GARCIA

LOT 39, BLK. 84 - KINGS MAP SANTA FE, N.MEX.

Map Bk 22, p3

City of Santa Fe, New Mexico

memo

DATE: June 23, 2026

TO: Historic Districts Review Board Members

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

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

2026-012569-HDRB. 301 Camino Militar. Downtown & Eastside Historic District. non-contributing. Santa Fe Permits, agent for Andrea Tuch, owner, proposes to construct a freestanding 754 sq. ft. garage to a height of 12'-0", where the maximum allowable is 14'-6".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed 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 motion:

a. In case 2026-012569-HDRB, for 301 Camino Militar, approve or deny the application as submitted.

The property lies within the Suburban 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.

BACKGROUND & SUMMARY:

Streetscape:

Camino Militar runs south from Canyon Road just to the west of Apodaca Hill. The area homes are in Spanish Pueblo Revival and sit back from the road. Most structures are obscured by heavy vegetation.

Site Description:

301 Camino Militar consists of three existing structures on 1.38 acres. According to the County Assessor's website, the 5,109 sq. ft. main residence was constructed in 1950, and the 575 sq. ft. guest house was constructed in 1920 and is most likely the original residence on the lot. There is no information regarding the existing shed located on the west of the property. The residence is constructed in a Spanish Pueblo Revival style and is two stories on the west side and single story on the east. The shed and guest house are also Spanish Pueblo Revival in style. The main residence is currently listed as non-contributing to the Downtown and Eastside Historic District. The shed and guest house are not statused. There is no Historic Cultural Properties Inventory for the property. Staff generally request new HCPI where one does not exist to status a property prior to work on existing buildings. This request is for a new structure; therefore, staff did not request a status review for the existing buildings.

PREVIOUS CASE SUMMARIES:

ARC:

There is no archaeological clearance issued for this property.

HDRB:

There are no Historic District Review Board cases on file for this property.

ADMINISTRATIVE:

There are no administrative approvals on file for this property.

APPLICANT'S REQUEST:

The applicant proposes to:

1) Construct a freestanding 754 sq. ft. garage to a height of 12'-0", where the maximum allowable is 14'-6". The garage is designed in a simple Spanish Pueblo style.
    a. There will be two 10' wide by 9' tall automatic doors on the west elevation. The doors are metal roll up in style.
    b. A solid wood pedestrian door will be on the north elevation.
    c. Windows will include three windows on the east elevation, and two windows on the south elevation. All windows are wood-clad, single-lite and will not be publicly visible.

d. The garage will be stuccoed in cement stucco in La Luz to match the residence.
e. The roof will be a foam system.
f. A mini split condenser will be located on the east elevation on the ground and will not be publicly visible.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

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

I. Continue the existence and preservation of historic areas and buildings;
II. Continued construction of buildings in Santa Fe's historic styles; and
III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

C. Buildings with Significant or Contributing Historic Status

1. Purpose

Historic designation is intended to address the following:

I. Recognizing each structure as a physical record of its time, place, and use.
II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;
III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;
IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and
V. Avoiding making new additions and related or adjacent new construction in such a manner that, if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

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

II. HDRB Authority to Review Status Designation
   a. The HDRB may change the status of a structure or designate a status for a structure that has no status designated.
   b. A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."
   c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

V. Restoration of Status

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

3. Review by Historic Districts Review Board Required

I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.

II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.

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 is prohibited.

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

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

2. Building Additions

I. Design

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

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

II. Size and Location

a. Building additions are not permitted on primary facades.

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

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

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

III. Height

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

b. Building additions to contributing structures shall be no more than one additional story higher than the existing structure. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the structure. When an additional story is to be placed upon an

existing contributing structure, that footprint may be no greater than fifty percent of the footprint of the existing structure, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional story shall not exceed twelve (12) feet from the existing rooftop to the highest point of that story.

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

V. Rooftop Equipment

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

3. Porches and Portals

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

4. Windows, Doors, and Other Architectural Features

I. For all facades of significant and landmark structures and for the primary facades of contributing structures:
   a. Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double-pane glass may be used. No window opening shall be widened or narrowed.
   b. Window depth and other characteristics of window and door fenestration shall be preserved.
   c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
   d. No historic opening shall be closed.

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

5. Roofs

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

6. Surface Cleaning

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

7. Archaeological Resources

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

8. Signs
9. Murals
10. Pedestrian-Oriented Areas

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.

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 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 Step backs

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.



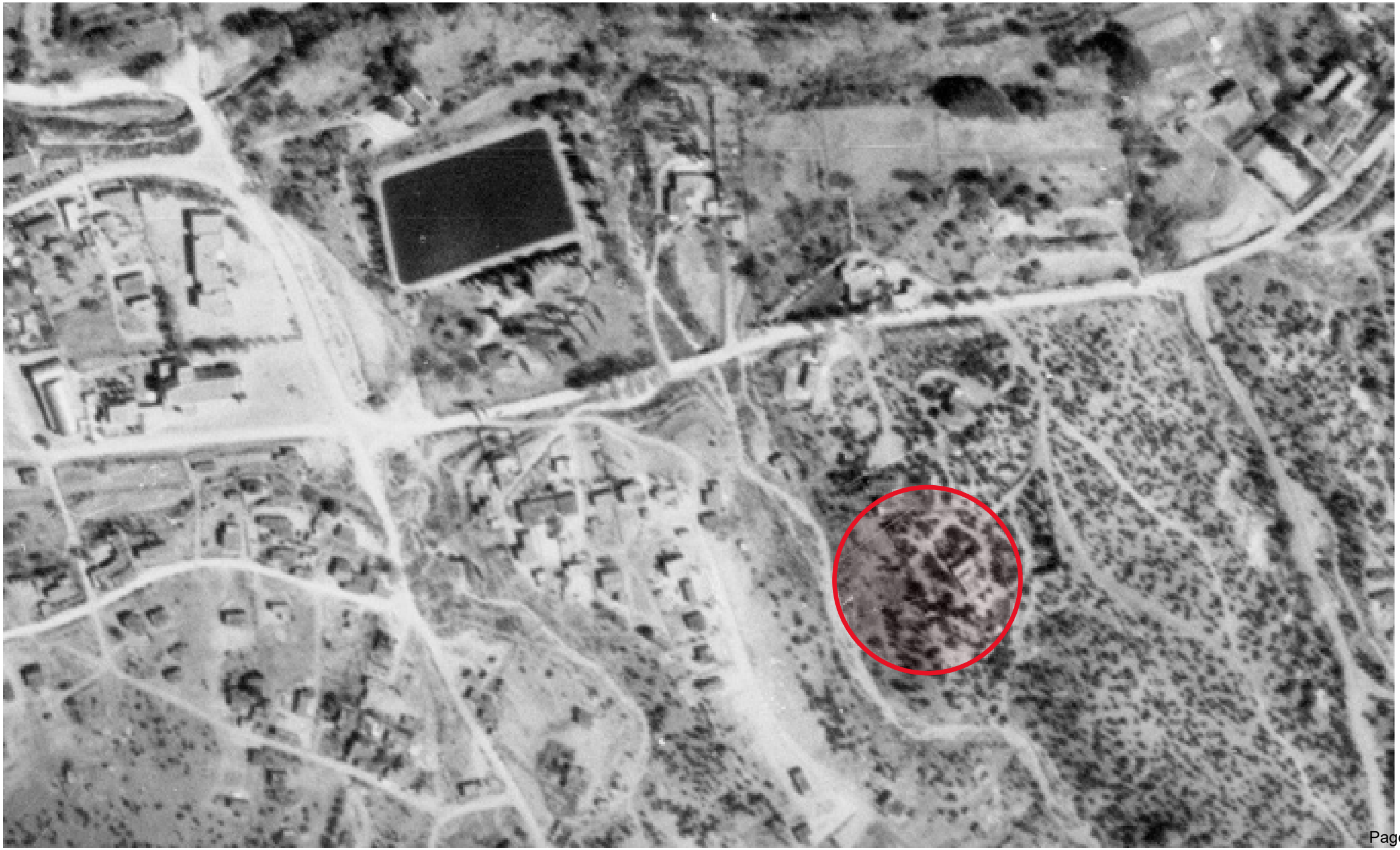
1985 Aerial



Aerial 1960



1957 Scanlon Map



Aerial
5.26.1951



1935
Aerial

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 5/11/2026	Property Owner of Record Andrea Tuch		
Applicant/Agent Contact Jennifer Salimbene, Santa Fe Permits			
Site Address 301 Camino Militar Santa Fe, NM 87501			
Suite or Space #	Subdivision Name		
Lot #	Block #	Total Roof Area (square feet) 754 sf	
Lot Coverage %	Lot Size (square feet) 60,112.8 sf (1.38 acres)		
Proposed Construction Description	New Accessory Structure (Garage)		
The following documents are required for review as applicable:	✓ Legal Lot of Record ✓ Building Plans ✓ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations ☐ Development Plan		
Zoning District R1	Overlay Districts ☐ Escarpment ☐ Flood Plain ☐ Other		
Proposed Setbacks	Front 20	Rear 10	Left Side 5	Right Side 5
Required Setbacks	Front 20	Rear 10	Left Side 5	Right Side 5
Proposed Height 12	Max Height	Parking Required	Provided	Bike Parking	Provided

Historic Planning Case Manager Lani McCulley

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

ADDITIONAL SUBMITALS (IF APPLICABLE)

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

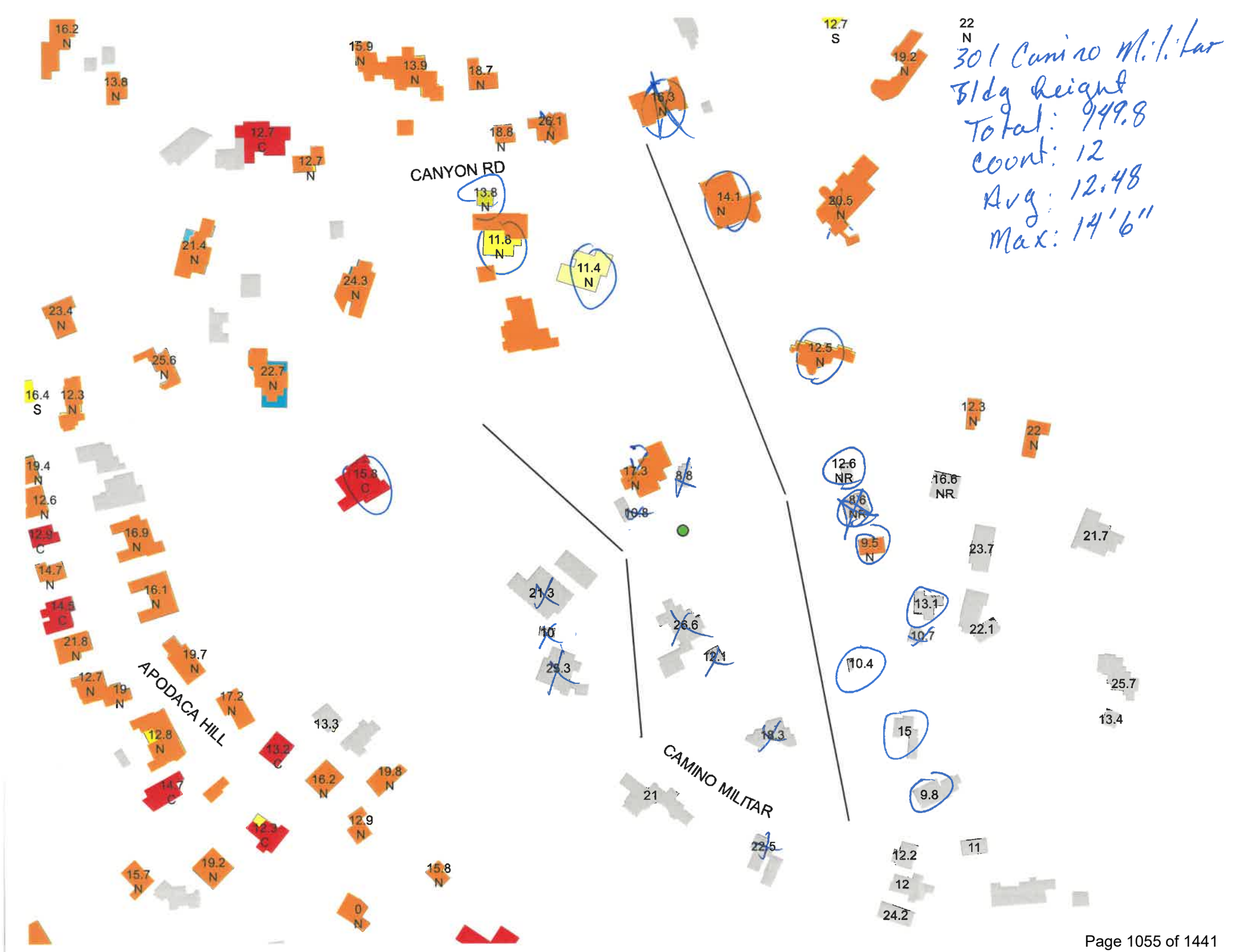
This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Jennifer Salimbene ☐ Owner ☐ Applicant ✓ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

✓ Preliminarily Reviewed	☐ Reviewed w/ conditions	☐ Denied
Comments/Conditions	The above site address is not in an escarpment overlay district, I've removed the checked box.	
Preliminary Zoning Review completed by Benjamin Pfeifer		Date 05/28/2026
Preliminary Zoning Review # 2026-012542		


CANYON RD
APODACA HILL
CAMINO MILITAR
301 Camino Militar
Bldg Height
Total: 949.8
count: 12
Avg: 12.48
Max: 14'6"

SANTA FE
PERMITS

May 27, 2026

Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: 301 Camino Militar - Administrative Approval for Garage Accessory Structure

This letter is submitted on behalf of Andrea Tuch, owner of 301 Camino Militar, requesting approval for new construction of a 754sf accessory structure. The property is located within the Downtown Eastside Historic District and is non-contributing.

This addition is intended to remain in harmony with the property while ensuring materials and finishes match the existing residence.

Your consideration of this request is greatly appreciated. Please do not hesitate to contact us if you have any questions or require additional information.

Encl: Site Plan, Elevations and Floor Plan

Sincerely,

Jennifer Salimbene
Principal
Santa Fe Permits, LLC

301 Camino Militar Aerial



4/21/2026, 7:28:36 PM

Tax Parcels

Roads

City of Santa Fe Address Points

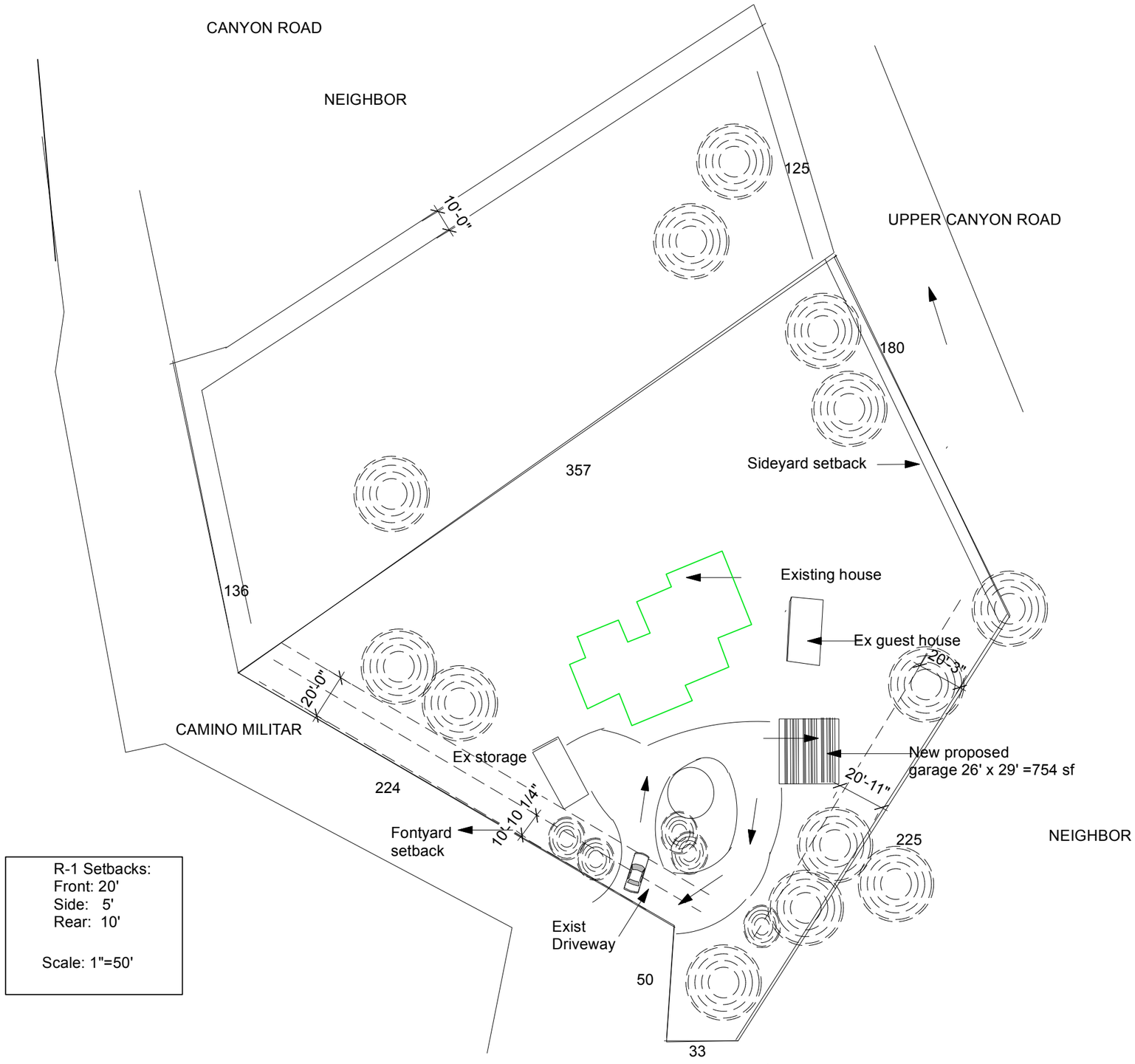
Santa Fe County Boundary

1:1,128

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

2024/25 EagleView Pictometry - Santa Fe County

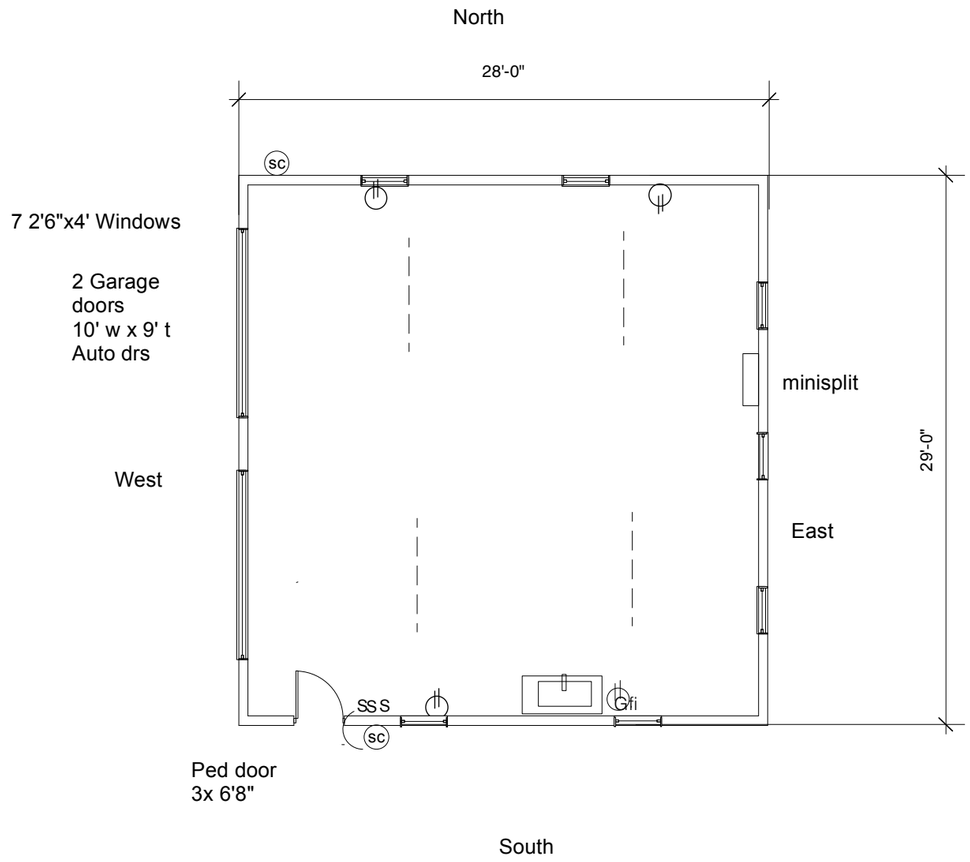


R-1 Setbacks:
Front: 20'
Side: 5'
Rear: 10'

Scale: 1"=50'

KRISTIN BONKEMEYER *ARCHITECT* kbonke@gmail.com	137 West Berger St Santa Fe NM 87505. 505-660-9145	Owner: Andrea Tuch Lannan ATL@Andytuch.org	Project: NEW GARAGE	Project Address 301 Camino Militar Santa Fe NM 87501	SITE PLAN	MAY 19 2026 SCALE: 1/8"=1'-0"

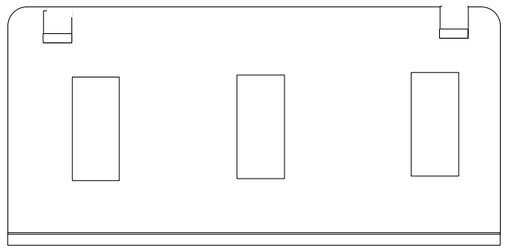
STATE OF NEW MEXICO KRISTIN BONKEMEYER No. 004091 REGISTERED ARCHITECT



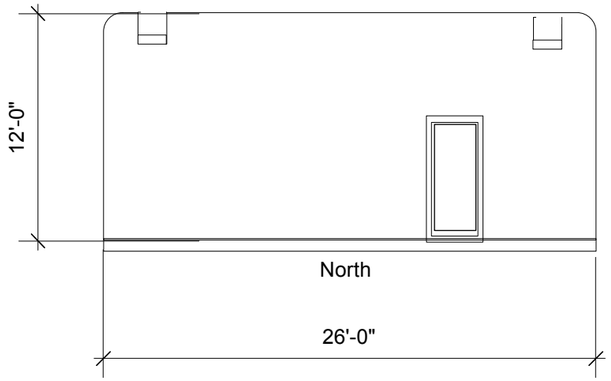
KRISTIN BONKEMEYER *ARCHITECT* 137 West Berger St Santa Fe NM 87505.	Andrea Tuch Lannan Owner: ATL@Andytuch.org	301 Camino Militar Santa Fe NM 875011	Project: NEW GARAGE	Floor Plan	MAY 24 2026 SCALE: 1/8"=1'-0"	2

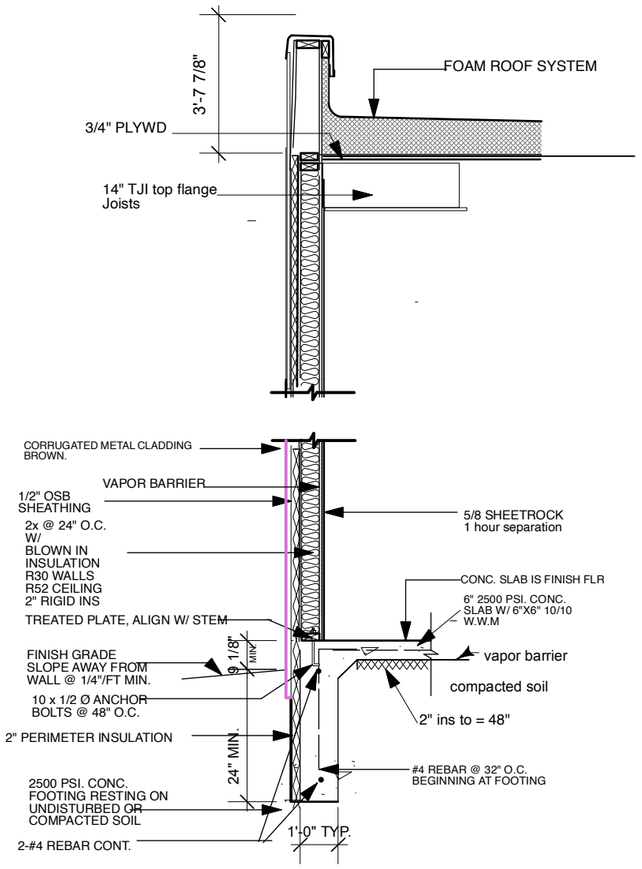
STATE OF NEW MEXICO
KRISTIN BONKEMEYER
No. 004091
REGISTERED ARCHITECT

New Garage: 754sf
26' long x 29' wide
Stucco to match existing house.
Minisplit
1 washout sink

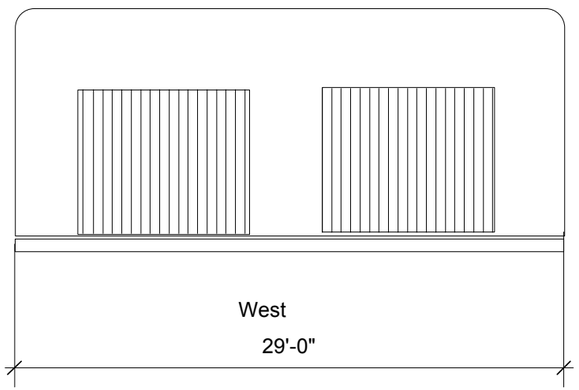


East

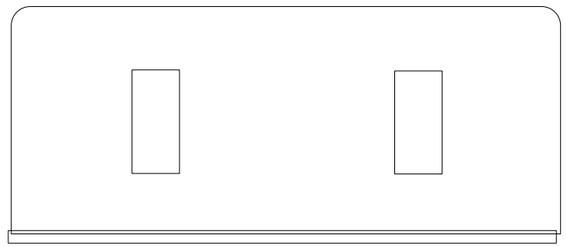




TYPICAL WALL SECTION
SCALE: 1/4"=1'-0"



West
29'-0"



South

KRISTIN BONKEMEYER *ARCHITECT* 137 West Berger St Santa Fe NM 87505.	Andrea Tuch Lannan Owner: ATL@Andytuch.org	301 Camino Militar Santa Fe NM 87501h	Project: NEW GARAGE	Elevations	MAY 24 2026 SCALE: 1/8"=1'-0"	3



City of Santa Fe, New Mexico

memo

DATE: June 23, 2026

TO: Historic Districts Review Board Members

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

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

2026-012572-HDRB. 1563 Delora Estates. Historic Review District. Infinity Builders, agent for John De Lora, owner, proposes to construct a 4,173 sq. ft. residence to a height of 22'-7", where the maximum allowable is 26'-0" on a vacant lot. An exception is requested to section 14-4.6(F)(2)(IV) for a pitched roof where one is not allowed.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: height/pitch calculation parameter

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(F)(2)(IV) for a pitched roof where one is not allowed have not been met and recommends denial of the pitched roof. Staff recommends denial of the other elements of the application as they do not comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(3) Historic Review Historic District Design Standards.

Sample motions:

a. In case 2026-012572-HDRB, for 1563 Delora Estates, approve/deny the exception to 14-4.6(F)(2)(IV) to construct a pitched roof, finding that the exception criteria have/have not been met
b. In case 2026-012572-HDRB, for 1563 Delora Estates, 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 Suburban 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.

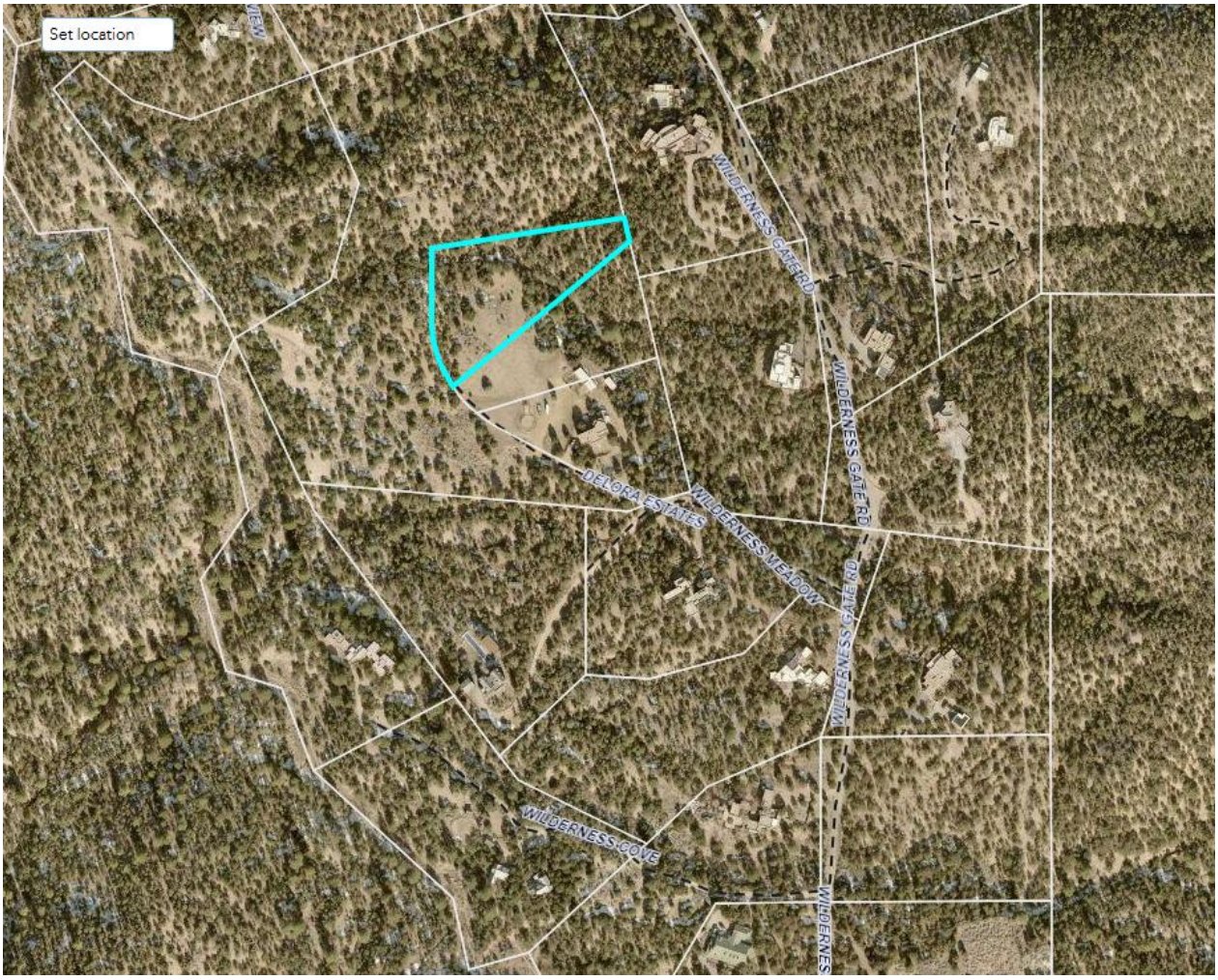


Figure 1: 1563 Delora Estates Location

BACKGROUND & SUMMARY:

Streetscape:

Delora Estates is a small subdivision located southeast of St John's College and near the intersection of Wilderness Meadow and Wilderness Gate Road. It is located in the Historic Review Historic District and consists of a total of four properties, only two are currently addressed. These include 1563 and 1571 Delora Estates. The property at 1571 Delora Estates is the only developed property at Delora Estates and was developed in 2002. The other neighboring lots are on Wilderness Gate Road to the west and south of the Estates. The developed neighboring lots were constructed in 1989, 1993, 2003, and 2011. The property to the northeast of the Delora Estates properties is undeveloped. The neighboring structures are all flat roofed, Spanish Pueblo Style homes except for one pitched ranch style home.

Site Description:

1563 Delora Estates is a 2.26-acre vacant lot that is mostly covered in vegetation. It is the second property on Delora Estates to request development. Due to the location of the property it is not under the jurisdiction of the height calculation of section 14-4.6(F). Therefore, the maximum allowable height for buildings on the property is 26'-0" which is the maximum allowable zoning height for the R1 zoning district. Per section 14-4.6(F)(2)(IV) no pitch is allowed because there are no residences with which to do a pitch calculation.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for the property.

HDRB:

No Historic Districts Review Board cases are on file for the property.

ADMINISTRATIVE:

No administrative approvals are on file for the property.

APPLICANT'S REQUEST:

The applicant proposes to:

1) Construct a 4,173 sq. ft. residence with garage and portals in a Northern New Mexico style. The residence is planned at 22'-7" where the maximum allowable height is 26'-0".
    a. The heated living area of the residence is 2,470 sq. ft. The garage is 618 sq. ft. and the portals total 1,085 sq. ft. with the rear at 780 sq. ft. and the front at 305 sq. ft.
    b. The roof is a pitched roof with an overall rise of six over twelve (please see figure 2 below). An exception to section 14-4.6(F)(2)(IV) is requested for the roof.
    c. The roof is pro-panel metal but in burnished slate.
    d. The windows are single-lite throughout the residence. The windows are wood-clad in black.
    e. Window openings have 2" x 6" stuccoed exterior sills.
    f. The doors are ¾ lite with wood panels.
    g. The garage door is a metal roll up door.
    h. The front and rear portals are pitched roofs with beamed gable ends, boxed stone columns with wood posts.
    i. The residence houses a single chimney.
    j. The residence is designed with sharp corners and no inset windows as is typical of this design.
    k. The residence will be stuccoed in synthetic stucco in "Buckskin".

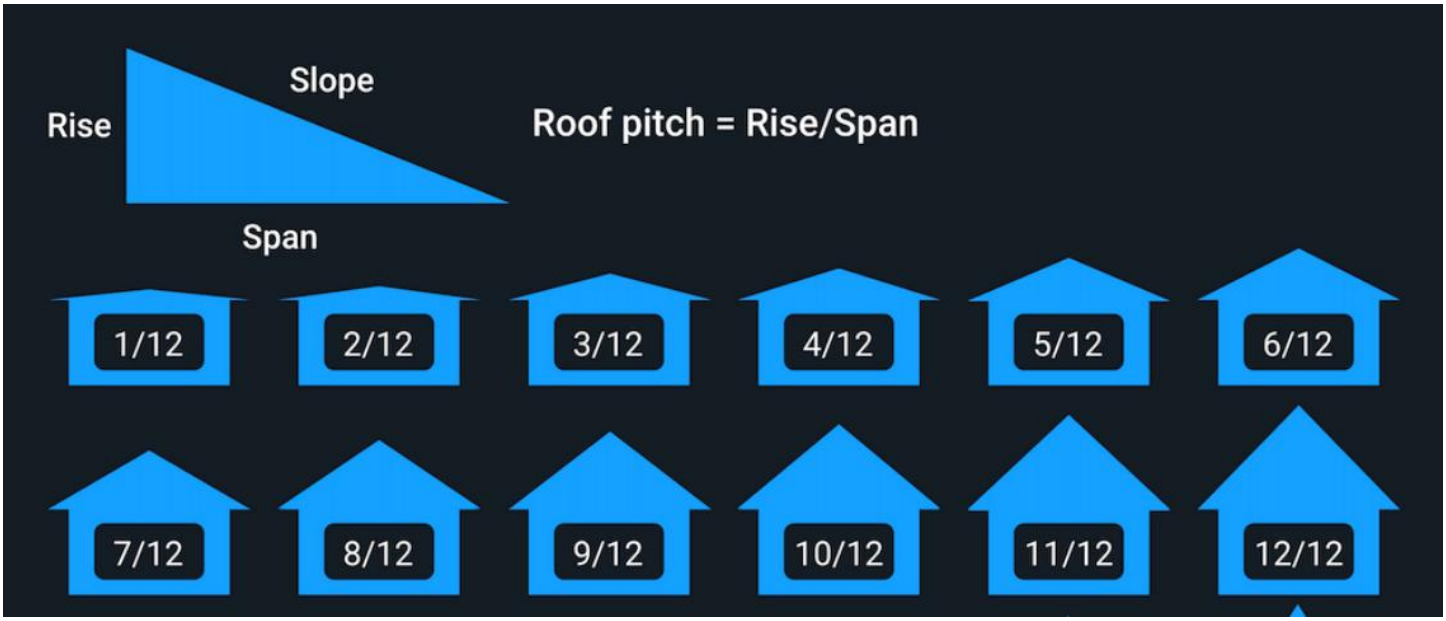


Figure 2: Explanation of Roof Pitch by Rise over Span

The residence is typical for Northern New Mexico but not for Santa Fe and not in the Historic Districts. While not in an area where a pitch roof calculation can be done, the neighboring area is all flat roofed with a single exception. This residence is not in keeping with Santa Fe, the Historic Districts, or this area.

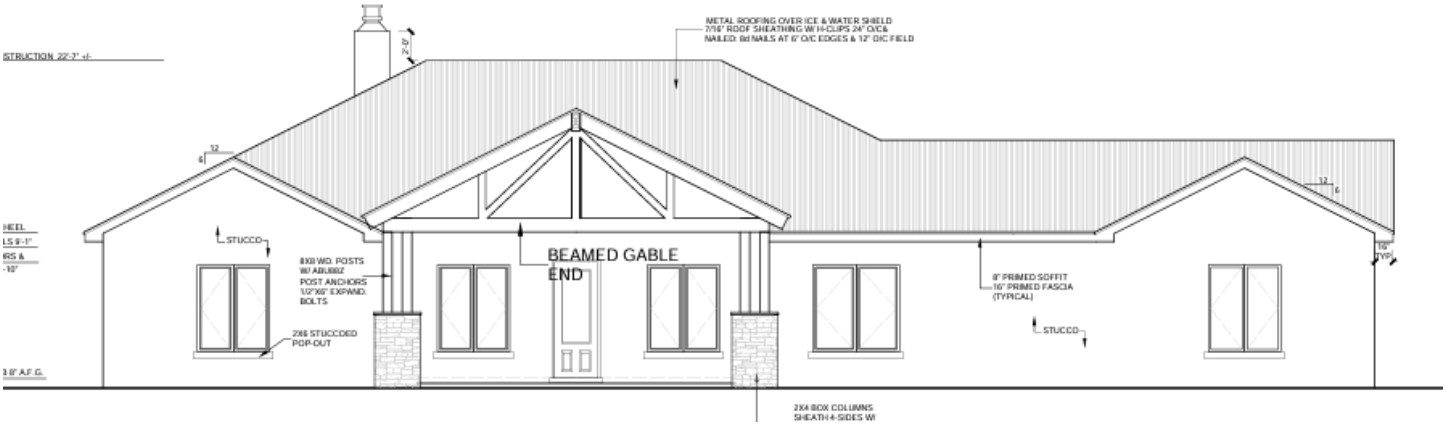


Figure 3: Front West Elevation

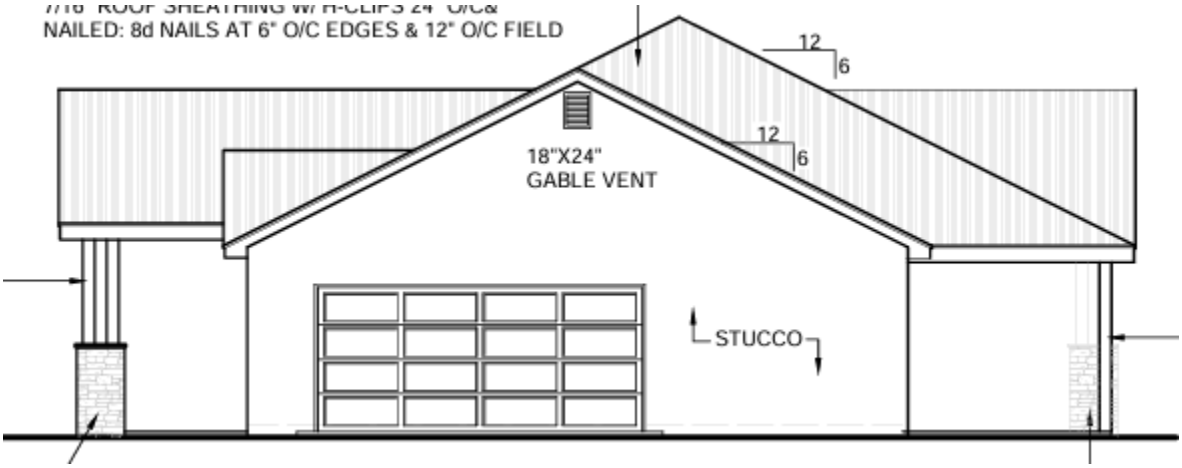


Figure 4: North Elevation

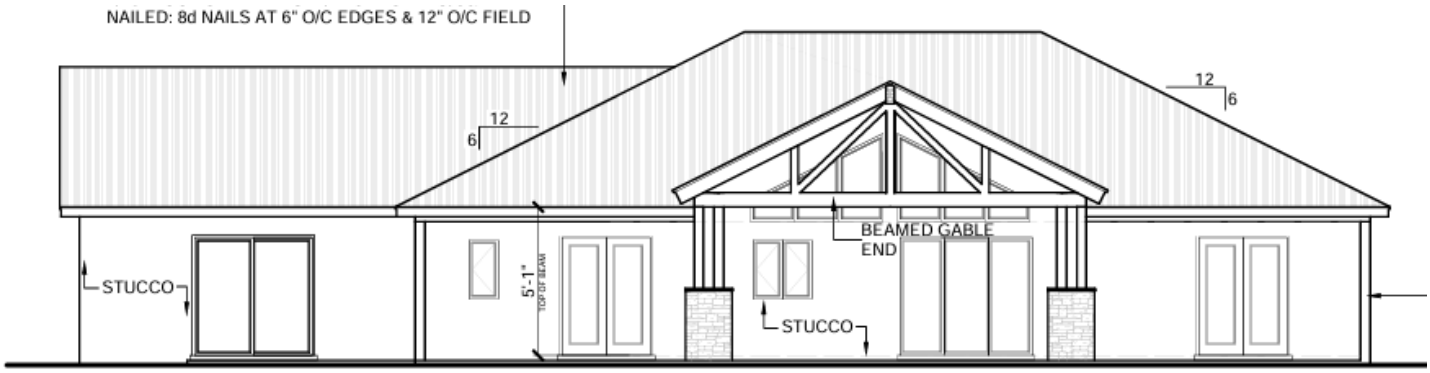


Figure 5: East Elevation

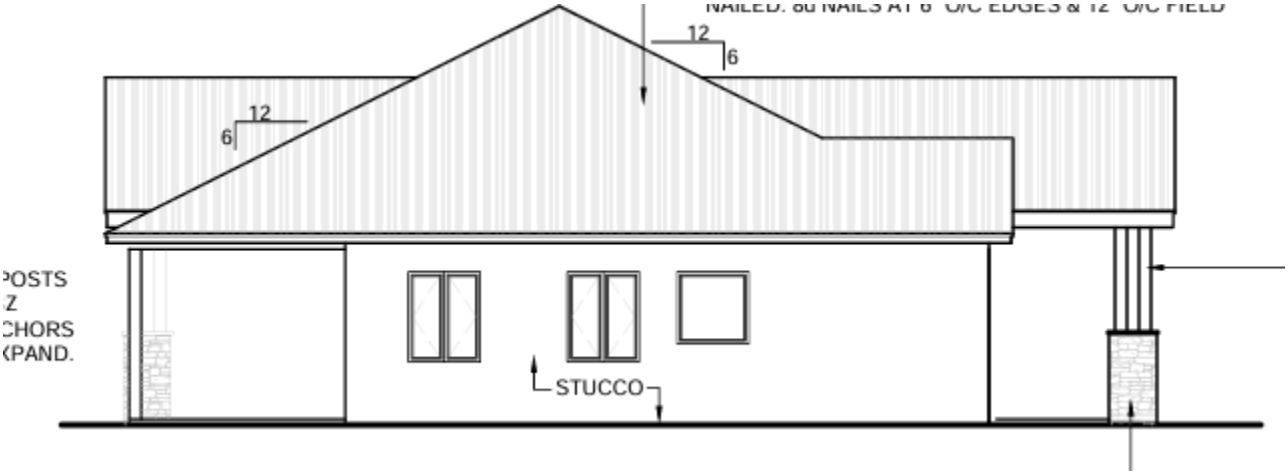


Figure 6: South Elevation

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-4.6(F)(2)(IV): The applicant requests an exception to have a pitched roof where one is not allowed.

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

Applicant Response: The proposed pitched roof will not damage or detract from the character of the streetscape. Numerous homes within the surrounding neighborhood already incorporate pitched roof forms, making the proposed design consistent with existing development patterns. The roof pitch, scale, and massing have been designed to complement neighboring properties and maintain visual harmony within the district.

Staff Response: Staff find that this criterion is not met. Starting at the intersection of Wilderness View and Wilderness Gate Road and going south one-half of a mile to the intersection of Wilderness Cove and Wilderness Gate there are 20 developed properties. Of those 20 properties only two have a pitched roof. With only ten percent of the structures in a half mile of strip of road, a pitch is not standard in this development area.

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

Applicant Response: The requested exception will allow construction of a durable and functional roof system that provides improved drainage and long-term performance. Denial of the request would create unnecessary design constraints without providing a corresponding public benefit. Approval of the exception will not create any injury to the public welfare and will allow the project to proceed in a practical and efficient manner.

Staff Response: Staff find that this criterion is not met. Flat roofed houses are constructed durably and with functional roof systems and have survived for hundreds of years as is indicative of our historic districts. It is a feasible design standard for Santa Fe and our historic districts.

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

Applicant Response: Santa Fe's historic districts contain a variety of architectural styles and roof forms. The proposed pitched roof contributes to that diversity while remaining compatible with the surrounding neighborhood. Approval of this request supports thoughtful residential development and allows property owners reasonable flexibility in designing homes that meet modern needs while respecting historic context.

Staff Response: Staff find that this criterion is not met. Starting at the intersection of Wilderness View and Wilderness Gate Road and going south one-half of a mile to the intersection of Wilderness Cove and Wilderness Gate there are 20 developed properties. Of those 20 properties only two have a pitched roof. With only ten percent of the structures in a half mile of strip of road, a pitch is not standard in this development area. Please see Figure 7 below.

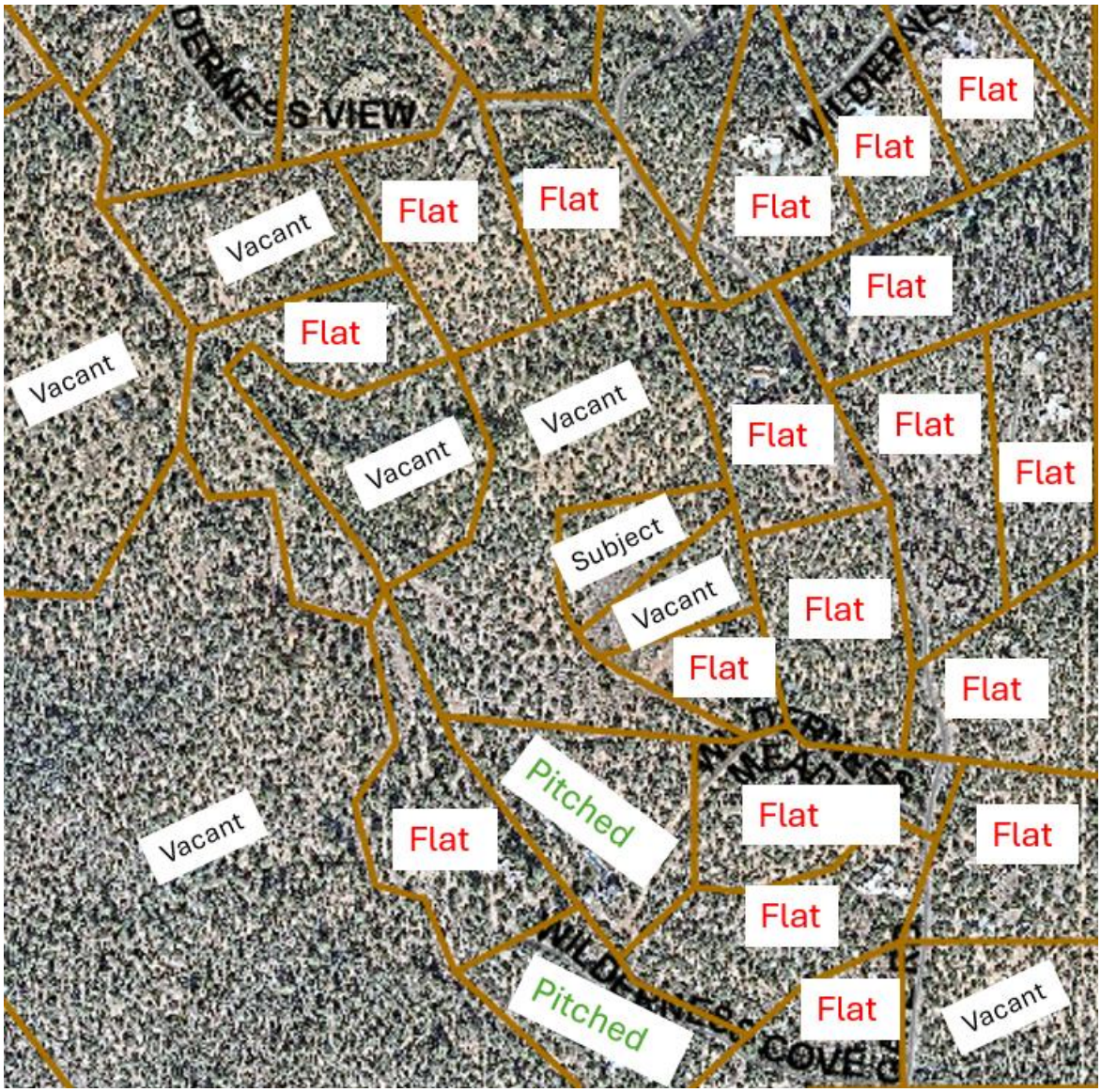


Figure 7: Pitch Roofs in the development area

These criterion were responded to but are not required for this exception request:

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

Applicant Response: The subject property is surrounded by a mixture of roof forms and architectural styles. The proposed pitched roof has been specifically designed to respond to the site's context, scale, and surrounding development. The request is based on the unique characteristics of this property and its immediate surroundings rather than a generalized request applicable throughout the district.

Staff Response: Staff find that this criterion is not met. Starting at the intersection of Wilderness View and Wilderness Gate Road and going south one-half of a mile to the intersection of Wilderness Cove and Wilderness Gate there are 20 developed properties. Of those 20 properties only two have a pitched roof. With only two percent of the structures in a half mile of strip of road, a pitch is not standard in this development area.

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

Applicant Response: The conditions supporting this request are based upon the existing character of the neighborhood and the established development patterns surrounding the property. These circumstances predate the applicant's involvement and are not the result of any action taken by the applicant.

Staff Response: Staff find that this criterion is not met. Starting at the intersection of Wilderness View and Wilderness Gate Road and going south one-half of a mile to the intersection of Wilderness Cove and Wilderness Gate there are 20 developed properties. Of those 20 properties only two have a pitched roof. With only two percent of the structures in a half mile of strip of road, a pitch is not standard in this development area.

(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 proposed pitched roof represents the least impactful design solution while maintaining compatibility with the surrounding neighborhood. Because similar roof forms already exist throughout the area, approval of this request will have minimal visual impact and will not undermine the intent of the Historic Preservation Ordinance. The project remains respectful of the district while allowing a practical and context-sensitive architectural solution.

Staff Response: Staff find that this criterion is not met. While the area is not entirely developed, what is developed predominantly has flat roofs. This does have an impact on the district.

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 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

I. Purpose

Historic designation is intended to address the following:

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

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

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

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

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

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

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

II. HDRB Authority to Review Status Designation

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

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

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

V. Restoration of Status

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

3. Review by Historic Districts Review Board Required

I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.

II. The historic board shall judge any proposed alteration or new structure for harmony

with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.

III. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.
   a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.
   b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.

IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

4. Compliance with General and Specific Design Standards Required

All development located within the historic districts and subject to this section shall comply with all applicable general development standards set forth in Section 14-4.6E), *General Design Standards for All Historic Districts,* as well as any applicable specific development standards set forth in Section 14-4.6G), *Additional District-Specific Design Standards.*

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

III. Height
   a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.
   b. Building additions to contributing structures shall be no more than one additional story higher than the existing structure. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the structure. When an additional story is to be placed upon an existing contributing structure, that footprint may be no greater than fifty percent of the footprint of the existing structure, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional story shall not exceed twelve (12) feet from the existing rooftop to the highest point of that story.

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

V. Rooftop Equipment

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

3. Porches and Portals

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

4. Windows, Doors, and Other Architectural Features

I. For all facades of significant and landmark structures and for the primary facades of contributing structures:
   a. Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double-pane glass may be used. No

window opening shall be widened or narrowed.

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

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

a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.
b. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities.
c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

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

6. Surface Cleaning

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

7. Archaeological Resources

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

8. Signs
9. Murals
10. Pedestrian-Oriented Areas

F. Height, Pitch, Scale, Massing, and Floor Step backs.

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

I. Applicability

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

I. Specific Areas

The height limitations in this subsection F apply:

a. Within the following historic districts:
    1. Downtown and Eastside;
    2. Don Gaspar Area;
    3. Historic Transition; and
    4. Westside-Guadalupe.
b. In the Historic Review district, as specified herein.

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 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 Step backs

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)

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.

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 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 the 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 is 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.

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 4/1/26 egg	Property Owner of Record John De Lora		
Applicant/Agent Contact Giles Good			
Site Address 1563 Delora Estates			
Suite or Space #	Subdivision Name		
Lot # 3	Block #	Total Roof Area (square feet) 4173	
Lot Coverage % 4.2%	Lot Size (square feet) 98445		
Proposed Construction Description	New single family residence		
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	Overlay Districts; Escarpment; Flood Plain; Other		
Proposed Setbacks	Front 57	Rear 15	Left Side 460 / Right Side 15
Required Setbacks	Front	Rear	Left Side / Right Side
Proposed Height 22'7"	Max Height 22'7"	Parking Required / Provided	Bike Parking / Provided

Historic Planning Case Manager Lani McCulley

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

ADDITIONAL SUBMITALS (IF APPLICABLE)

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

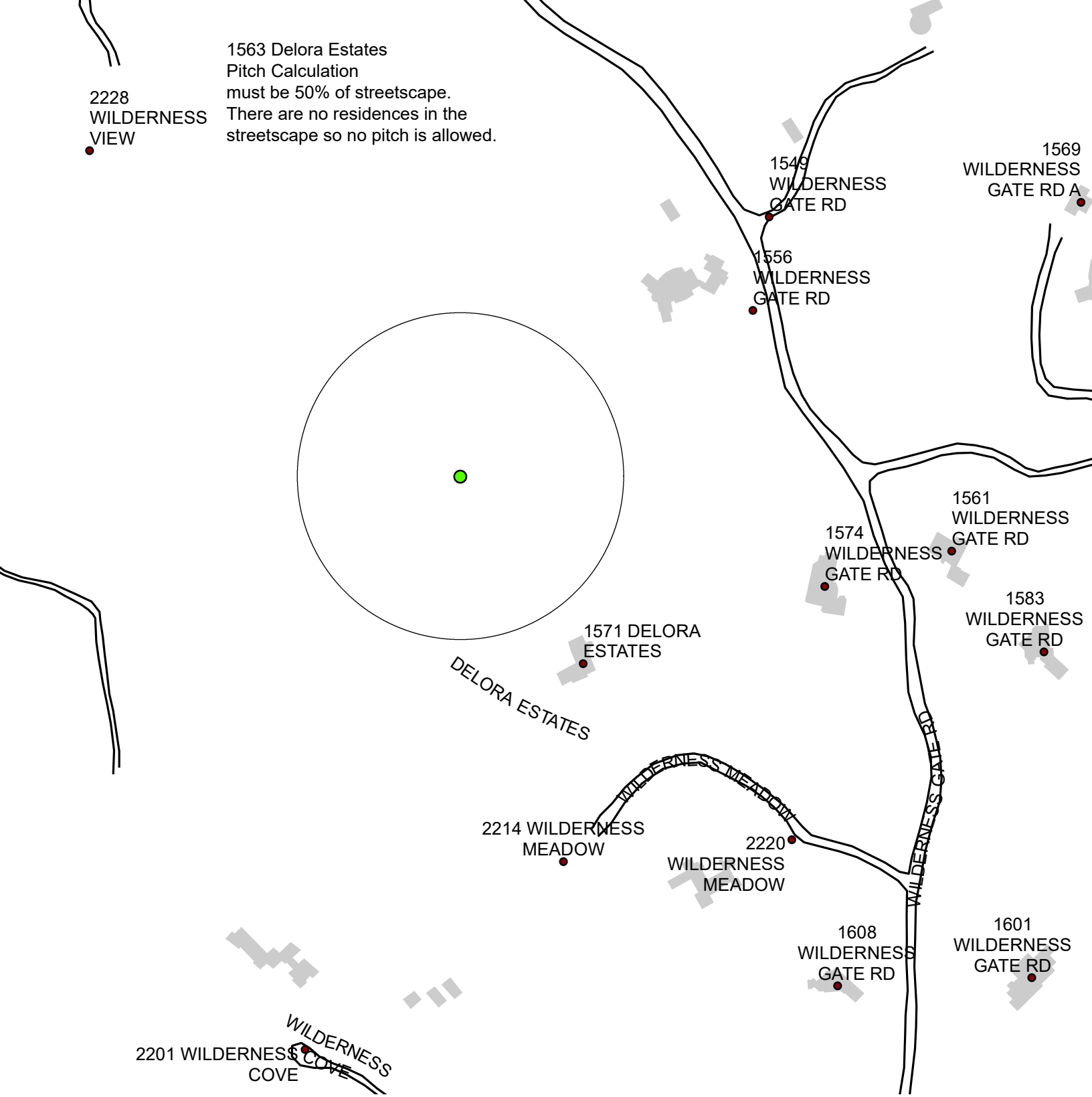
This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Owner Applicant Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

✓ Preliminarily Reviewed	Reviewed w/ conditions	Denied
Comments/Conditions		
Preliminary Zoning Review completed by Stephanie Perea		Date 6.1.26
Preliminary Zoning Review # 2026-012555-PAR		


1563 Delora Estates
Pitch Calculation
must be 50% of streetscape.
There are no residences in the
streetscape so no pitch is allowed.
2228
WILDERNESS
VIEW
1549
WILDERNESS
GATE RD
1569
WILDERNESS
GATE RD A
1556
WILDERNESS
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1571 DELORA
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1608
WILDERNESS
GATE RD
1601
WILDERNESS
GATE RD
WILDERNESS
COVE
2201 WILDERNESS
COVE

City of Santa Fe

Historic Preservation Division

200 Lincoln Avenue

Santa Fe, NM 87501

RE: Historic District Preliminary Application Request (HPD PAR) – Proposal Letter

Dear Historic Preservation Division,

We are submitting this proposal letter in support of a Historic District Preliminary Application Request for new residential construction on a privately owned parcel within the City of Santa Fe.

The property has been held by the current owner's family for many years, and this project represents a continuation of that long-standing connection to the area. The intent of the proposed construction is to respectfully develop the site with a high-quality residence that is consistent with the architectural character, materials, and cultural context of Santa Fe's historic environment.

The proposed residence includes approximately 2,470 square feet of heated living space, with a total building footprint of approximately 4,173 square feet including garage and covered porches. The design has been thoughtfully developed to ensure compatibility with surrounding properties in both scale and appearance.

The construction will consist of a concrete foundation and conventional wood stud framing, finished with traditional stucco exterior surfaces and a metal roof system. The overall architectural style reflects established New Mexican and Santa Fe design principles, incorporating appropriate massing, proportions, and materials to maintain visual continuity with the surrounding area. Special consideration has been given to rooflines, wall planes, and exterior finishes to ensure the home blends naturally into the existing neighborhood context.

In addition to meeting functional and modern living needs, the project has been designed with an emphasis on preserving the aesthetic integrity of the district. The intent is not to introduce elements that are out of character, but rather to contribute a well-designed home that reinforces the identity and appeal of the area.

We believe this project will be a positive addition to the neighborhood by:

- Maintaining and respecting the traditional architectural language of Santa Fe
- Utilizing appropriate materials and finishes consistent with the surrounding area
- Enhancing the overall quality and long-term value of the property and adjacent properties
- Continuing the legacy of family ownership and stewardship of the land

All required drawings, site plans, and supporting documentation have been prepared and are being submitted in accordance with the HPD PAR submittal requirements.

We appreciate your time and consideration of this request and look forward to working collaboratively through the review process. Please feel free to contact us if any additional information or clarification is needed.

Sincerely,

Giles Good

Infinity Builders

Albuquerque, NM

505-990-9049

De Lora Custom Home - Roof Pitch Exception Request

Roof Pitch Exception Request

As part of this application, the owner respectfully requests approval for a pitched roof design. While flat roofs are common within portions of the district, the surrounding neighborhood also contains numerous residences with pitched roof forms that contribute positively to the area's architectural diversity and character. The proposed roof pitch has been carefully designed to remain compatible with the scale, massing, and visual character of adjacent properties. The roof will not create an imposing presence within the streetscape, nor will it detract from the historic qualities of the neighborhood. Rather, it reflects roof forms that already exist within the immediate vicinity and will integrate naturally into the established residential context. The requested exception allows the home to achieve improved drainage performance, long-term durability, and architectural consistency while maintaining compatibility with neighboring structures.

i. Do not damage the character of the streetscape

The proposed pitched roof will not damage or detract from the character of the streetscape. Numerous homes within the surrounding neighborhood already incorporate pitched roof forms, making the proposed design consistent with existing development patterns. The roof pitch, scale, and massing have been designed to complement neighboring properties and maintain visual harmony within the district.

ii. Prevent a hardship to the applicant or an injury to the public welfare

The requested exception will allow construction of a durable and functional roof system that provides improved drainage and long-term performance. Denial of the request would create unnecessary design constraints without providing a corresponding public benefit. Approval of the exception will not create any injury to the public welfare and will allow the project to proceed in a practical and efficient manner.

iii. Strengthen the unique heterogeneous character of the city

Santa Fe's historic districts contain a variety of architectural styles and roof forms. The proposed pitched roof contributes to that diversity while remaining compatible with the surrounding neighborhood. Approval of this request supports thoughtful residential development and allows property owners reasonable flexibility in designing homes that meet modern needs while respecting historic context.

iv. Special conditions and circumstances peculiar to the property

The subject property is surrounded by a mixture of roof forms and architectural styles. The proposed pitched roof has been specifically designed to respond to the site's context, scale, and surrounding development. The request is based on the unique characteristics of this property and its immediate surroundings rather than a generalized request applicable throughout the district.

v. Conditions not resulting from the actions of the applicant

The conditions supporting this request are based upon the existing character of the neighborhood and the established development patterns surrounding the property. These circumstances predate the applicant's involvement and are not the result of any action taken by the applicant.

vi. Least negative impact

The proposed pitched roof represents the least impactful design solution while maintaining compatibility with the surrounding neighborhood. Because similar roof forms already exist throughout the area, approval of this request will have minimal visual impact and will not undermine the intent of the Historic Preservation Ordinance. The project remains respectful of the district while allowing a practical and context-sensitive architectural solution.

Proposal - Detailed

Pella Window and Door Showroom of Albuquerque
3901 Singer Blvd NE Suite A
Albuquerque, NM 87109

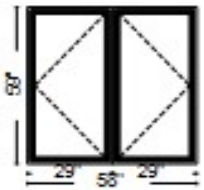
Sales Rep Name: Dyche, Bryan
Sales Rep Phone: 505-315-1686
Sales Rep E-Mail: dycheb@pellasw.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
Infinity Builders LLC 6601 Brezza Dolce Ave NW Albuquerque, NM 87114-1462 **Primary Phone:** (505) 9909049 **Mobile Phone:** **Fax Number:** **E-Mail:** infinitybuildersabq@gmail.com **Contact Name:** **Great Plains #:** 1005545182 **Customer Number:** 1009431882 **Customer Account:** 1005545182	**Infinity Del Tora Residence** 6601 Brezza Dolce Ave NW **Lot #** Albuquerque, NM 87114-1462 **County:** **Owner Name:** **Owner Phone:**	**Quote Name:** Infinity Del Tora Residence Lifestyle Rev 1-3 **Order Number:** 243 **Quote Number:** **20256159** **Order Type:** Non-Installed Sales **Wall Depth:** **Payment Terms:** Deposit/C.O.D. **Tax Code:** **Cust Delivery Date:** None **Quoted Date:** 11/25/2025 **Contracted Date:** **Booked Date:** **Customer PO #:**

Accessories Managed / Delivery Date

Door Handles	11/25/2025	Window Screens	11/25/2025	Window Hardware	11/25/2025

Line #	Location:	Attributes
10	Entry	



Viewed From Exterior

Rough Opening: 58 - 3/4" X 59 - 3/4"

PK #
2223

Lifestyle, 2-Wide Casement, 58 X 59, Without HGP, Black

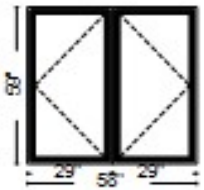
Item Price	Qty	Ext'd Price
$1,295.89	1	$1,295.89

1: 2959 Left Casement
Frame Size: 29 X 59
Unit Type: Lifestyle Pro
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Black, InView™
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,

2: 2959 Right Casement
Frame Size: 29 X 59
Unit Type: Lifestyle Pro
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Black, InView™
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,

Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Wrapping Information: Foldout Fins, Factory Applied, No Head Drip Cap, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 234".

Line #	Location:	Attributes
15	Closet	



Viewed From Exterior

Rough Opening: 58 - 3/4" X 59 - 3/4"

PK #
2223

Lifestyle, 2-Wide Casement, 58 X 59, Without HGP, Black

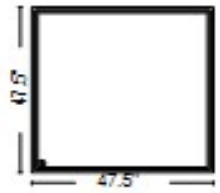
Item Price	Qty	Ext'd Price
$1,295.89	1	$1,295.89

1: 2959 Left Casement
Frame Size: 29 X 59
Unit Type: Lifestyle Pro
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Black, InView™
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,

2: 2959 Right Casement
Frame Size: 29 X 59
Unit Type: Lifestyle Pro
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Black, InView™
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,

Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Wrapping Information: Foldout Fins, Factory Applied, No Head Drip Cap, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 234".

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
20	Master Tub	**Lifestyle, Direct Set, Fixed Frame, 47.5 X 47.5, Without HGP, Black**	$864.21	1	$864.21



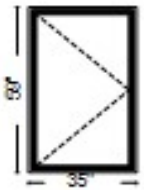
Viewed From Exterior

Rough Opening: 48 - 1/4" X 48 - 1/4"

PK # 2223

1: Non-Standard SizeNon-Standard Size Fixed Frame Direct Set
Frame Size: 47 1/2 X 47 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.28, SHGC 0.32, VLT 0.61, CPD PEL-N-18-04216-00001, Performance Class AW, PG 90, Calculated Positive DP Rating 90, Calculated Negative DP Rating 90, FPA FL10354, STC 28, OITC 24
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 190".

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
25	Master Suite	**Lifestyle, Casement Right, 35 X 59, Without HGP, Black**	$744.52	1	$744.52



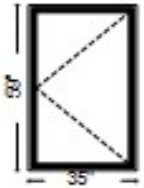
Viewed From Exterior

Rough Opening: 35 - 3/4" X 59 - 3/4"

PK # 2226

1: 3559 Right Casement
Frame Size: 35 X 59
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Champagne, InView™
Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00685-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Clear Opening Width 25.25, Clear Opening Height 54.875, Clear Opening Area 9.622179, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 188".

Line #	Location:	Attributes
27	Master Suite	



Viewed From Exterior

Rough Opening: 35 - 3/4" X 59 - 3/4"

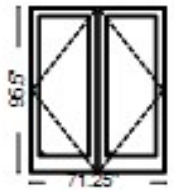
Lifestyle, Casement Left, 35 X 59, Without HGP, Black

Item Price	Qty	Ext'd Price
$744.52	1	$744.52

PK #
2226

1: 3559 Left Casement
Frame Size: 35 X 59
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Champagne, InView™
Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00685-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Clear Opening Width 25.25, Clear Opening Height 54.875, Clear Opening Area 9.622179, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 188".

Line #	Location:	Attributes
30	Master Suite	



Viewed From Exterior

Rough Opening: 72" X 96"

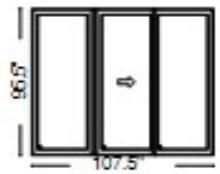
Lifestyle, Double Inswing Door, Active / Inactive, 71.25 X 95.5, Without HGP, Black

Item Price	Qty	Ext'd Price
$3,931.47	1	$3,931.47

PK #
2226

1: 7296 Active / Inactive Double Inswing Door
Frame Size: 71 1/4 X 95 1/2
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 7 7/8", 6 9/16", Standard Sill, Black Finish Sill
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Matte Black, Random, Matte Black, Multipoint Lock, No Integrated Sensor, Order Handle Set, Order Handle Set
Screen: No Screen
Performance Information: U-Factor 0.27, SHGC 0.23, VLT 0.43, CPD PEL-N-221-00473-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL10346, STC 30, OITC 24
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6-9/16", 7 7/8", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 334".

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
35	Living Area	**Lifestyle, Triple Sliding Door, Contemporary,, Fixed / Vent Right / Fixed, 107.5 X 95.5, Without HGP, Black**	$6,678.47	1	$6,678.47



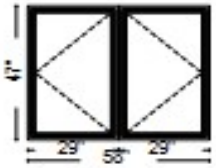
Viewed From Exterior

PK # 2226

Rough Opening: 108 - 1/4" X 96"

1: Non-Standard Size Fixed / Vent Right / Fixed Triple Sliding Door
Frame Size: 107 1/2 X 95 1/2
General Information: No Package, Without Hinged Glass Panel, Knock Down, Standard, Clad, Pine, 5 7/8", 4 9/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Sash / Panel: Square, Square
Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Frame Selection: Wood Trim Cover, Field Applied
Hardware Options: No Vent Lock, Keylock Included, Standard, Handle Included, Handle Included, Matte Black, Black, Random, Chrome, No Integrated Sensor
Screen: No Screen, Black
Performance Information: U-Factor 0.30, SHGC 0.28, VLT 0.51, CPD PEL-N-304-00155-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPA FL47325
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6-9/16", 7 7/8", Factory Supplied, Shipped Separately, Manufacturer Recommended Clearance, Perimeter Length = 406".

Line #	Location:	Attributes
40	Kitchen	



Viewed From Exterior

Rough Opening: 58 - 3/4" X 47 - 3/4"

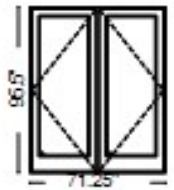
PK #
2223

Lifestyle, 2-Wide Casement, 58 X 47, Without HGP, Black

Item Price	Qty	Ext'd Price
$1,124.97	1	$1,124.97

1: 2947 Left Casement
Frame Size: 29 X 47
Unit Type: Lifestyle Pro
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,
2: 2947 Right Casement
Frame Size: 29 X 47
Unit Type: Lifestyle Pro
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Wrapping Information: Foldout Fins, Factory Applied, No Head Drip Cap, No Exterior Trim, 6-9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 210".

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
45	Bedroom 2	**Lifestyle, Double Inswing Door, Active / Inactive, 71.25 X 95.5, Without HGP, Black**	$3,931.47	1	$3,931.47



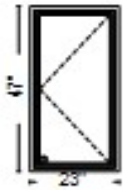
Viewed From Exterior

Rough Opening: 72" X 96"

PK #
2223

1: 7296 Active / Inactive Double Inswing Door
Frame Size: 71 1/4 X 95 1/2
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 7 7/8", 6 9/16", Standard Sill, Black Finish Sill
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Matte Black, Random, Matte Black, Multipoint Lock, No Integrated Sensor, Order Handle Set, Order Handle Set
Screen: No Screen
Performance Information: U-Factor 0.27, SHGC 0.23, VLT 0.43, CPD PEL-N-221-00473-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL10346, STC 30, OITC 24
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6-9/16", 7 7/8", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 334".

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
50	Bathroom 2	**Lifestyle, Casement Left, 23 X 47, Without HGP, Black**	$593.27	1	$593.27



Viewed From Exterior

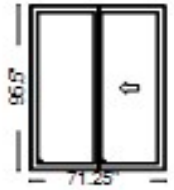
Rough Opening: 23 - 3/4" X 47 - 3/4"

PK #
2223

1: 2347 Left Casement
Frame Size: 23 X 47
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00685-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Clear Opening Width 13.25, Clear Opening Height 42.875, Clear Opening Area 3.945096, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6-9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 140".

Line #	Location:	Attributes

55 Excercise Room



Viewed From Exterior

Rough Opening: 72" X 96"

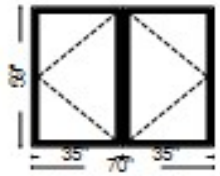
PK #
2223

Lifestyle, Double Sliding Door, Contemporary,, Fixed / Vent Left, 71.25 X 95.5, Without HGP, Black

Item Price	Qty	Ext'd Price
$2,991.71	1	$2,991.71

1: 7296 Fixed / Vent Left Double Sliding Door
Frame Size: 71 1/4 X 95 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Factory Assembled, Standard, Clad, Pine, 5 7/8", 4 9/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Sash / Panel: Square, Square
Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Frame Selection: Wood Trim Cover, Factory Applied
Hardware Options: No Vent Lock, Keylock Included, Standard, Handle Included, Handle Included, Matte Black, Black, Random, Chrome, No Integrated Sensor
Screen: No Screen, Black
Performance Information: U-Factor 0.30, SHGC 0.28, VLT 0.51, CPD PEL-N-304-00155-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPA FL47325, STC 28, OITC 24
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6-9/16", 7 7/8", Factory Supplied, Shipped Separately, Manufacturer Recommended Clearance, Perimeter Length = 334".

Line #	Location:	Attributes
60	Garage	



Viewed From Exterior

Rough Opening: 70 - 3/4" X 59 - 3/4"

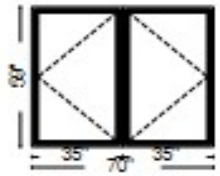
Lifestyle, 2-Wide Casement, 70 X 59, Without HGP, Black

Item Price	Qty	Ext'd Price
$1,553.47	1	$1,553.47

PK # 2223

1: 3559 Left Casement
Frame Size: 35 X 59
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00685-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Clear Opening Width 25.25, Clear Opening Height 54.875, Clear Opening Area 9.622179, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,
2: 3559 Right Casement
Frame Size: 35 X 59
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00685-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Clear Opening Width 25.25, Clear Opening Height 54.875, Clear Opening Area 9.622179, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Wrapping Information: Foldout Fins, Factory Applied, No Head Drip Cap, No Exterior Trim, 6-9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 258".

Line #	Location:	Attributes
65	Bedroom 3	



Viewed From Exterior

Rough Opening: 70 - 3/4" X 59 - 3/4"

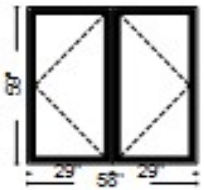
PK #
2223

Lifestyle, 2-Wide Casement, 70 X 59, Without HGP, Black

Item Price	Qty	Ext'd Price
$1,553.47	1	$1,553.47

1: 3559 Left Casement
Frame Size: 35 X 59
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00685-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,
2: 3559 Right Casement
Frame Size: 35 X 59
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00685-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Wrapping Information: Foldout Fins, Factory Applied, No Head Drip Cap, No Exterior Trim, 6-9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 258".

Line #	Location:	Attributes
70	Study	



Viewed From Exterior

Rough Opening: 58 - 3/4" X 59 - 3/4"

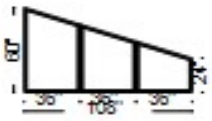
PK #
2223

Lifestyle, 2-Wide Casement, 58 X 59, Without HGP, Black

Item Price	Qty	Ext'd Price
$1,295.89	1	$1,295.89

1: 2959 Left Casement
Frame Size: 29 X 59
Unit Type: Lifestyle Pro
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Black, InView™
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,
2: 2959 Right Casement
Frame Size: 29 X 59
Unit Type: Lifestyle Pro
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Black, InView™
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Wrapping Information: Foldout Fins, Factory Applied, No Head Drip Cap, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 234".

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
75	None Assigned	**Lifestyle, Direct Set, Lifestyle, Direct Set, Lifestyle, Direct Set, 108 X 60, Without HGP, Black**	$3,098.30	2	$6,196.60



PK # 2226

Viewed From Exterior

Rough Opening: 108 - 3/4" X 60 - 7/8

1: 3660 Fixed Frame Direct Set Trapezoid, Facing: Right
Frame Size: 36 X 60 X 48
General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.28, SHGC 0.32, VLT 0.62, CPD PEL-N-18-04208-00001, Performance Class AW, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 55, FPA FL10354
2: 3648 Fixed Frame Direct Set Trapezoid, Facing: Right
Frame Size: 36 X 48 X 36
General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.28, SHGC 0.32, VLT 0.62, CPD PEL-N-18-04208-00001, Performance Class AW, PG 70, Calculated Positive DP Rating 70, Calculated Negative DP Rating 70, FPA FL10354
3: 3636 Fixed Frame Direct Set Trapezoid, Facing: Right
Frame Size: 36 X 36 X 24
General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.28, SHGC 0.32, VLT 0.62, CPD PEL-N-18-04208-00001, Performance Class AW, PG 90, Calculated Positive DP Rating 90, Calculated Negative DP Rating 90, FPA FL10354
Vertical Mull 1: FactoryMull, Reinforcing Plate, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Vertical Mull 2: FactoryMull, Reinforcing Plate, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6-9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 306".

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link https://www.pella.com/california-rights-policy/ at pella.com.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com , with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

BRANCH WARRANTY:

EXCEPT FOR THOSE LIMITED WARRANTIES PROVIDED FOR HEREIN, YOU ACKNOWLEDGE THAT SELLER EXCLUDES ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. EXCEPT FOR THOSE LIMITED WARRANTIES PROVIDED HEREIN, THIS SALE IS "AS IS."

TERMS & CONDITIONS:

**** We cannot be held responsible for unexpected manufacturing delays. We will do our best to give you an accurate date of Delivery/Installation, however these dates may change and are out of our control.*****

This Proposal is price protected and valid for a period of 30 days except for the instance of a forced manufacturer price increase

Special Provision for homes, child care facilities and schools built prior to 1978

This quote is contingent upon a determination that the home, child care facility, or school in which the work will be performed does not contain lead. United States Environmental Protection Agency rules the use of lead-safe practices and other actions aimed at preventing lead poisoning in areas of certain types of home improvements and renovations, including installation of windows and doors. Under Federal Rule 40 CFR Part 745, contractors performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities, and schools containing lead must be certified and must follow specific work practices to prevent lead contamination. These additional requirements imposed on MMS Enterprises LLC dba Pella Windows and Doors ("Pella") by the Environmental Protection Agency increase the cost of performing work on structures that contain lead. Should the home, child care facility, or school for which this quote was provided be determined to contain lead, Pella will provide a new quote based on this information and the quote provided prior to this determination shall be null and void. Pella will have no obligation to perform the work for the previously quoted price.

Delivery of all windows, and doors, excluding accessories must be accepted within 90 days of the Customer Need Date provided in the Contract. If the order has not been delivered In-Full by that date, storage fees of $350.00 per month will be charged.

Report any damage or discrepancies in product within 48 hours after delivery

All Product for this Order has been Custom Manufactured at the Purchaser’s Request and is Not Returnable

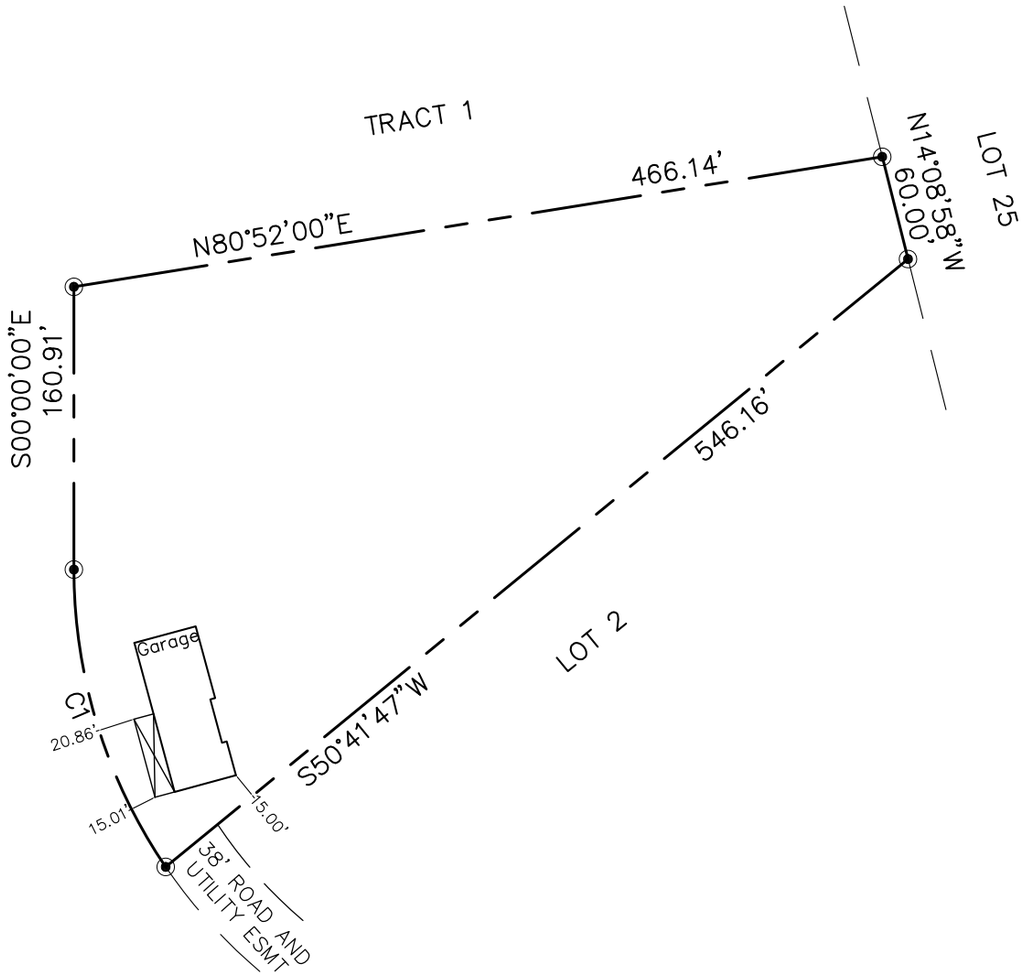
NOTICE: Neither the Contractor's License Bond nor the license issued under 60-13-19 of the Construction Industries Licensing Act protects the customer if the contractor defaults on the contract. Contractor License #374497

Payment must be made within 45 days of receiving product or a lien will be placed on the property, unlees prior written authorization has been made by Pella Management.

On Credit Card Purchases a 3% Processing fee will be charged.

Note: These totals DO NOT include tax

Order Totals	
Taxable Subtotal	$34,795.82
Sales Tax @ 0%	$0.00
Non-taxable Subtotal	$0.00
Total	$34,795.82
Deposit Received	$0.00
Amount Due	**$34,795.82**



C1
R=300.00'
L=179.80'
C=177.12'
CB=N17°10'00"W
Δ= 34°20'23"

2.2590 ac.
98403 sf.

N

SCALE: 1"=100'

PLOT PLAN

LOT 3
CESARIO DE LORA
ADDRESS

NOTE:

1. BUILDER AND CONTRACTORS ARE TO VERIFY THE SIZE AND LOCATION OF SIDEWALKS AND WALLS BASED ON THE APPROVED CIVIL DRAWINGS.
2. CONSULT APPROVED ARCHITECTURAL PLAN SET FOR HOUSE CONSTRUCTION.

Community Sciences Corporation
Land Surveying
(505) 897.0000

INFINITY BUILDERS

02/19/26,SLN, REV. 02/26/26,SLN

0362045

DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAS CAUSED TO BE SUBDIVIDED THE LANDS SHOWN HEREON LYING AND BEING SITUATE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE THAT THIS DIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S).

SAID OWNER DOES HEREBY GRANT EASEMENTS AS SHOWN HEREON AND FOR EXISTING UTILITIES.

CESARIO DE LORA — 4/30/97 DATE

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE ABOVE WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF APRIL 1996

MY COMMISSION EXPIRES: 11-03-97

NOTARY PUBLIC

APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF 12-5-96

CHAIRPERSON 5-7-97 SECRETARY 5-5-97

SUBDIVISION ENGINEER DATE 5-20-97

CITY PLANNER DATE 5/12/97

UTILITY SIGNATURES

PUBLIC SERVICE COMPANY OF N.M. 5-5-97 DATE

GAS COMPANY OF NEW MEXICO 5-1-97 DATE

U S WEST 5-1-97 DATE

SANGRE DE CRISTO WATER COMPANY 5-20-97 DATE

THESE LOTS LIE WITHIN ZONE C AREAS OF MINIMAL FLOODING AS SCALED OFF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 350070 0009 B

THIS SUBDIVISION HAS BEEN APPROVED PURSUANT TO THE INHERITANCE AND FAMILY TRANSFER PROVISION OF THE SANTA FE CITY CODE. STANDARDS FOR LOTS CREATED BY THIS PROCEDURE ARE SIGNIFICATLY LOWER THAN FOR OTHER TYPES OF SUBDIVISIONS/DIVISIONS.

NO SALE OR LEASE OF ANY LOT DESIGNED ON THIS SUBDIVISION PLAT SHALL OCCUR WITHIN THREE YEARS OF THE DATE THIS TRANSFER IS LEGALLY MADE ANY PERSON INTENDING TO PURCHASE A LOT WITHIN THIS SUBDIVISION SHOULD CONTACT CITY HALL STAFF. REQUESTS FOR BUILDING PERMITS ON ILLEGALLY SOLD LOTS SHALL BE DENIED.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES AND THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD.

THE REQUIREMENTS OF THE TERRAIN MANAGEMENT REGULATIONS (SEC.14-8.8.) OF THE SANTA FE CITY CODE) MUST BE COMPLIED WITH PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOTS SHOWN HEREON.

PURSUANT TO SECTION 14-9.5 OF THE SANTA FE CITY CODE, AN IMPACT FEE HAS BEEN ASSESSED ON THESE LOTS. ANY PERSON INTENDING TO BUILD ON SAID LOTS SHOULD CONTACT STAFF AT CITY HALL.

APPROVAL OF THIS PLAT DOES NOT CONSTITUTE APPROVAL OF ANY ENCHROACHMENT SHOWN HEREON.

SEPTIC TANKS SHALL BE APPROVED AND PERMITTED BY THE NMED.

LOTS SHALL BE SERVED BY SEPARATE WATER SERVICE AT TIME OF DEVELOPMENT

MAINTENANCE OF 38' WIDE ACCESS AND UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO

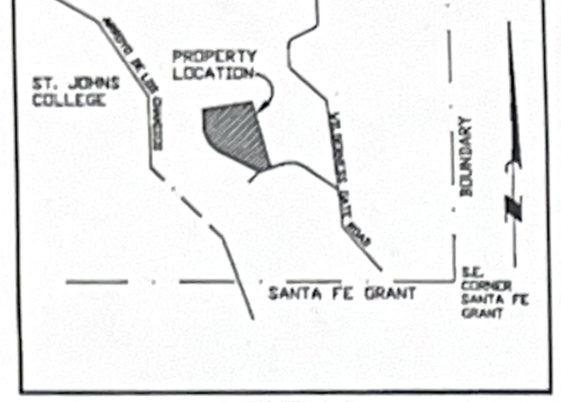
984-242

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED ON THE 21 DAY OF May A.D. 1997 AT 3:02 O'CLOCK P.M. AND WAS RECORDED IN BOOK 312 PAGE 042 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
REBECCA BUSTAMANTE
COUNTY CLERK, SANTA FE COUNTY, N.M.

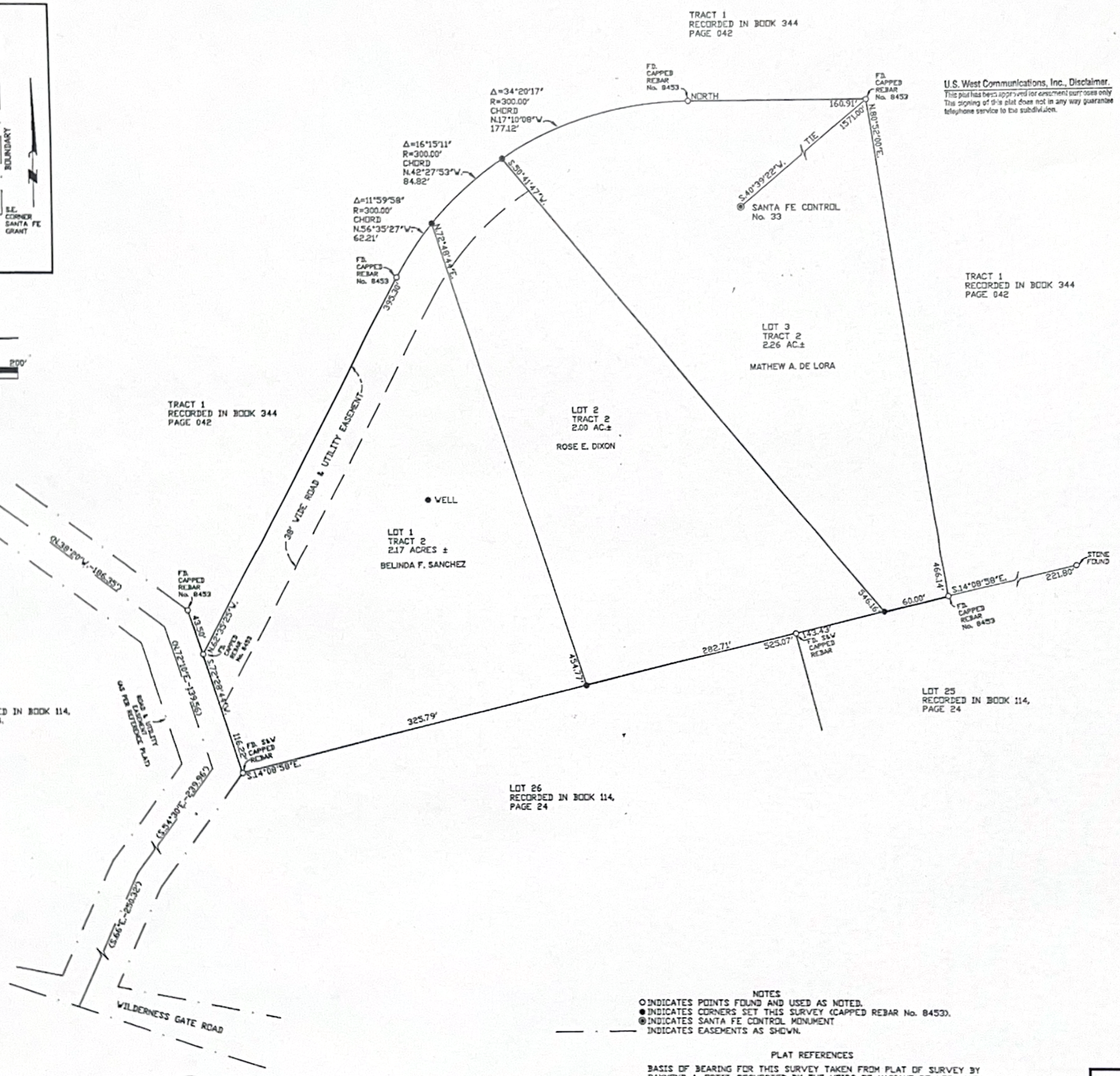
DEPUTY

INDEXING INFORMATION FOR COUNTY CLERK



VICINITY MAP
(NOT TO SCALED)

SCALE: 1"=50'
0' 50' 100' 150' 200'



U.S. West Communications, Inc., Disclaimer
This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone service to this subdivision.

NOTES
- ○ INDICATES POINTS FOUND AND USED AS NOTED.
- ● INDICATES CORNERS SET THIS SURVEY (CAPPED REBAR No. 8453).
- ◉ INDICATES SANTA FE CONTROL MONUMENT
- — · — · — INDICATES EASEMENTS AS SHOWN.

PLAT REFERENCES

BASIS OF BEARING FOR THIS SURVEY TAKEN FROM PLAT OF SURVEY BY RAYMOND A. ORTIZ, REQUESTED BY THE HEIRS OF MARIANO DE LORA AND RECORDED IN BOOK 344, PAGE 042 AS DOCUMENT No. 458,661 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.

SURVEY BY GEORGE VEDELER REFILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON MAY 4, 1982, AS RECEPTION No. 496,074 IN BOOK 114, PAGE 24.

CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON ARE AN ACCURATE DELINEATION OF A SURVEY COMPLETED BY ME OR UNDER MY SUPERVISION ON OCT. 1996 AND THAT THIS SURVEY MEETS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

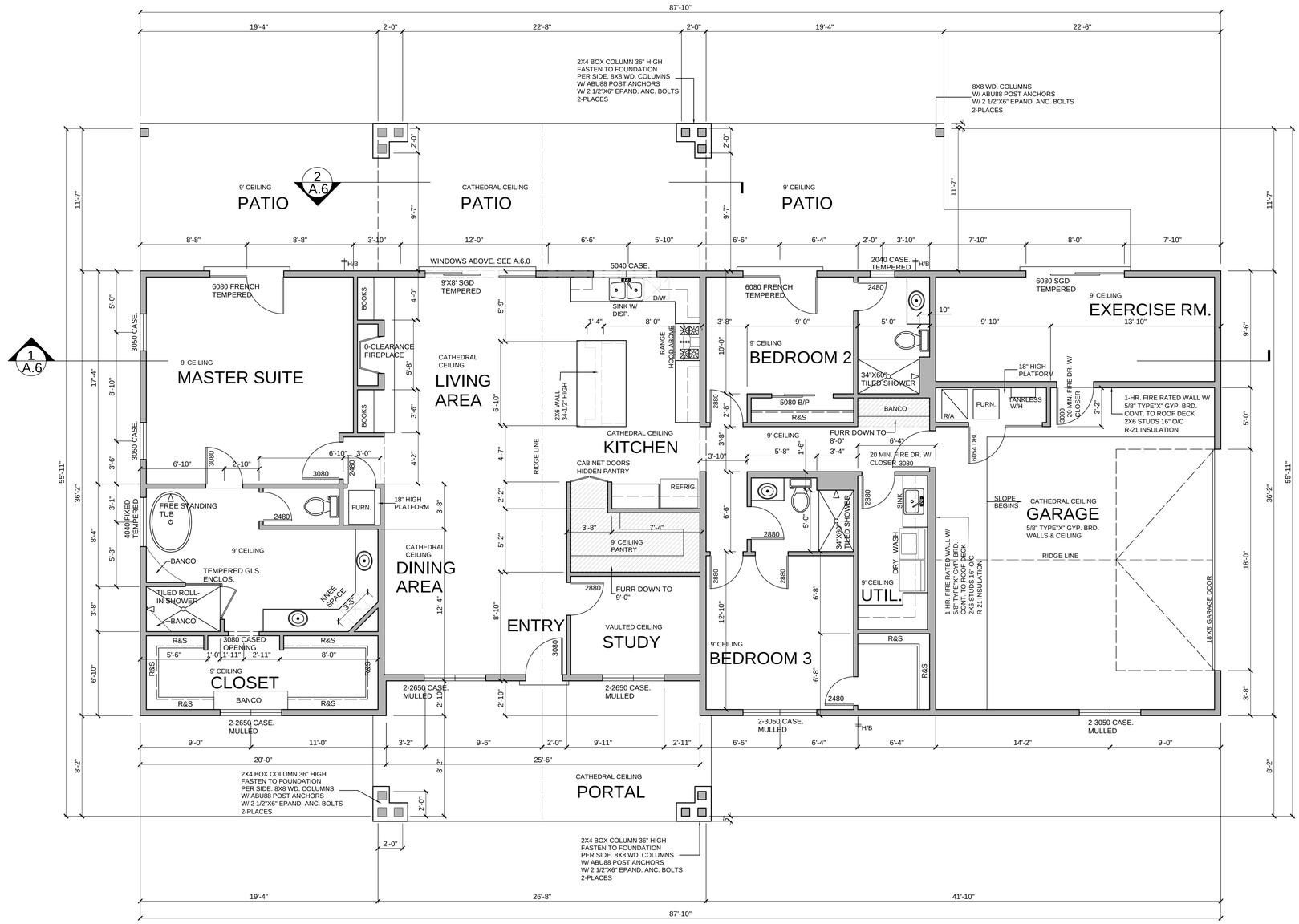
RAYMOND A. ORTIZ — N.M.P.L.S. No. 8453

RAYMOND A. ORTIZ NEW MEXICO 8453 LAND SURVEYOR

PREPARED BY:
SURVEYS DE SANTA FE
2401 CALLE CALMO
SANTA FE, NEW MEXICO, 87505
(505) 473-1341 FAX 473-5798

FAMILY TRANSFER PLAT
REQUESTED BY
CESARIO DE LORA
WITHIN THE SANTA FE GRANT
SEC. 32, T.17N., R.10E., N.M.P.M. (PROJECTED)
SANTA FE COUNTY, NEW MEXICO

SCALE	DATE	DRAWN BY	CHECKED BY	PROJECT No.
1"=50'	OCT., 1996	J.R.P.	R.A.O.	96-201



FLOOR PLAN

1/4"=1'-0"

GENERAL NOTES:

ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSIONS OF THE FOLLOWING CODES:

INTERNATIONAL RESIDENTIAL CODE (I.R.C)2021
INTERNATIONAL MECHANICAL CODE (U.M.C)2021
UNIFORM PLUMBING CODE (U.P.C)2021
INTERNATIONAL ENERGY CONSERVATION CODE(2018
NATIONAL ELECTRIC CODE (N.E.C.)2020

THE CLIENT AND/OR CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.

SPECIFIC MANUFACTURES AND MATERIALS DEPICTED ON THESE PLANS ARE AN INDICATION OF QUALITY AND STRENGTH. VERIFY ALL CONSTRUCTION SUBSTITUTIONS WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL BUILDING OFFICIALS PRIOR TO INSTALLATION /SUBSTITUTION.

2X6 STUDS 24" O/C FOR EXTERIOR WALLS WITH 7/16" OSB SHEATHING. 1" RIGID INSULATION, R-5.

2X4 STUDS 16" O/C FOR INTERIOR WALLS.

ROOF LIVE LOAD	30 PSF
ROOF DEAD LOAD	20 PSF

AREAS:

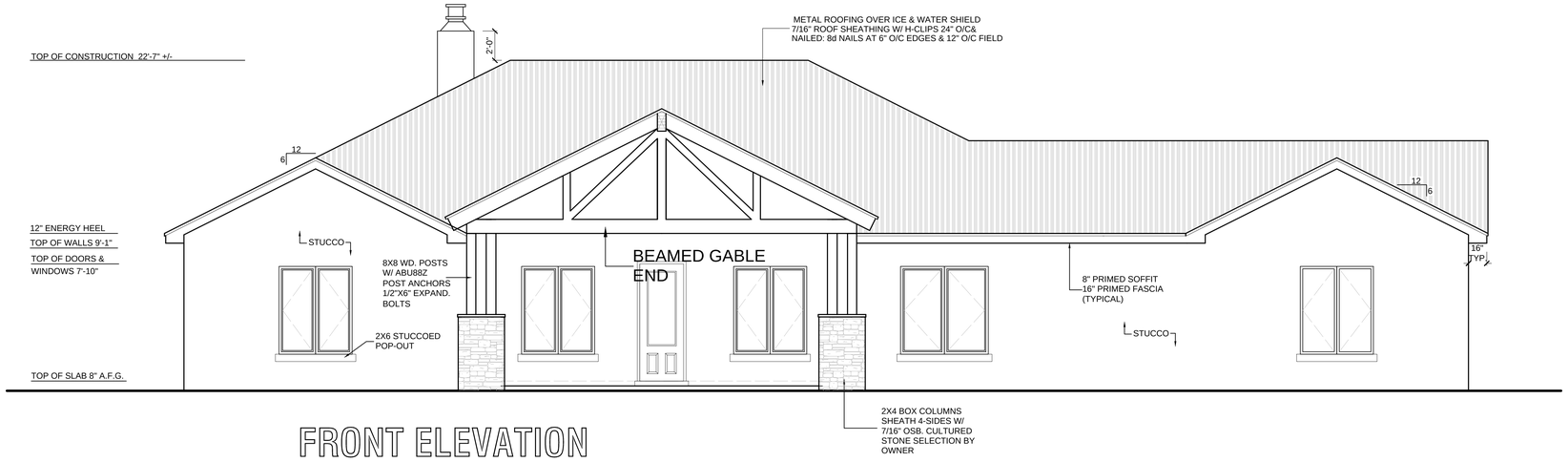
HEATED LIVING SPACE	2250 SQ. FT.
EXERCISE ROOM	220 SQ. FT.
TOTAL HEATED	2470 SQ. FT.
GARAGE	618 SQ. FT.
REAR PATIO	780 SQ. FT.
PORTAL	305 SQ. FT.
TOTAL	4173SQ. FT.

DE LORA RESIDENCE

1563 DE LORA ESTATES RD.
SANTA FE, NEW MEXICO

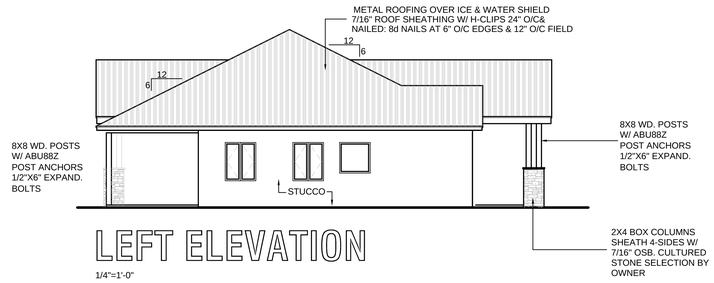
Perfecto Garcia
Residential Drafting and Custom Design
Serving New Mexico's Home Builders and Remodelers since 1977
Phone: 861-1321 Cell: 252-0073
E-mail: perfectodesigns@mcctl.net

A.1.0



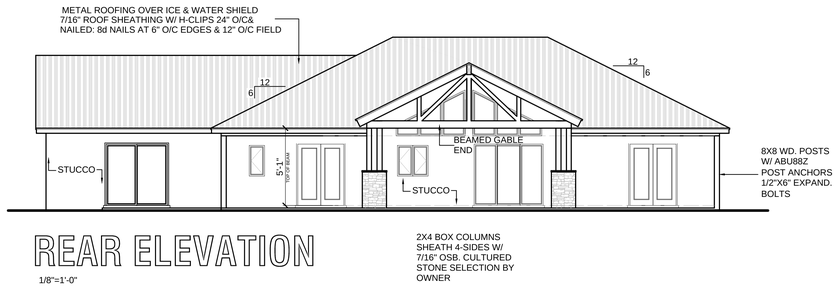
FRONT ELEVATION

1/4"=1'-0"



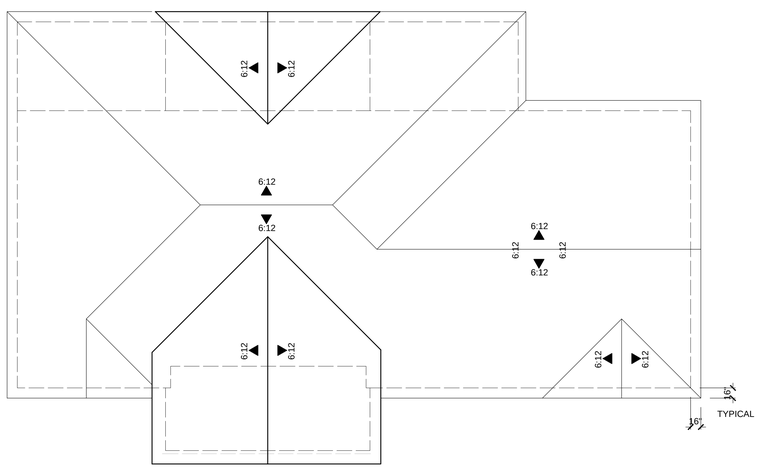
LEFT ELEVATION

1/4"=1'-0"



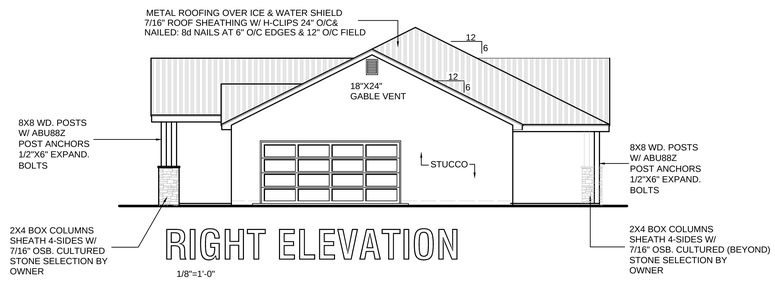
REAR ELEVATION

1/8"=1'-0"



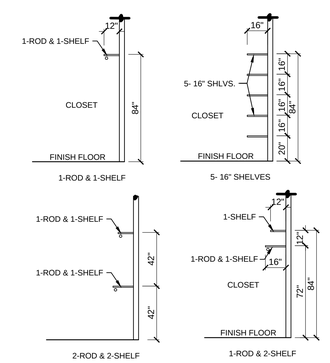
ROOF PLAN

1/8"=1'-0"



RIGHT ELEVATION

1/8"=1'-0"



SHELVING DETAILS

1/4"=1'-0"

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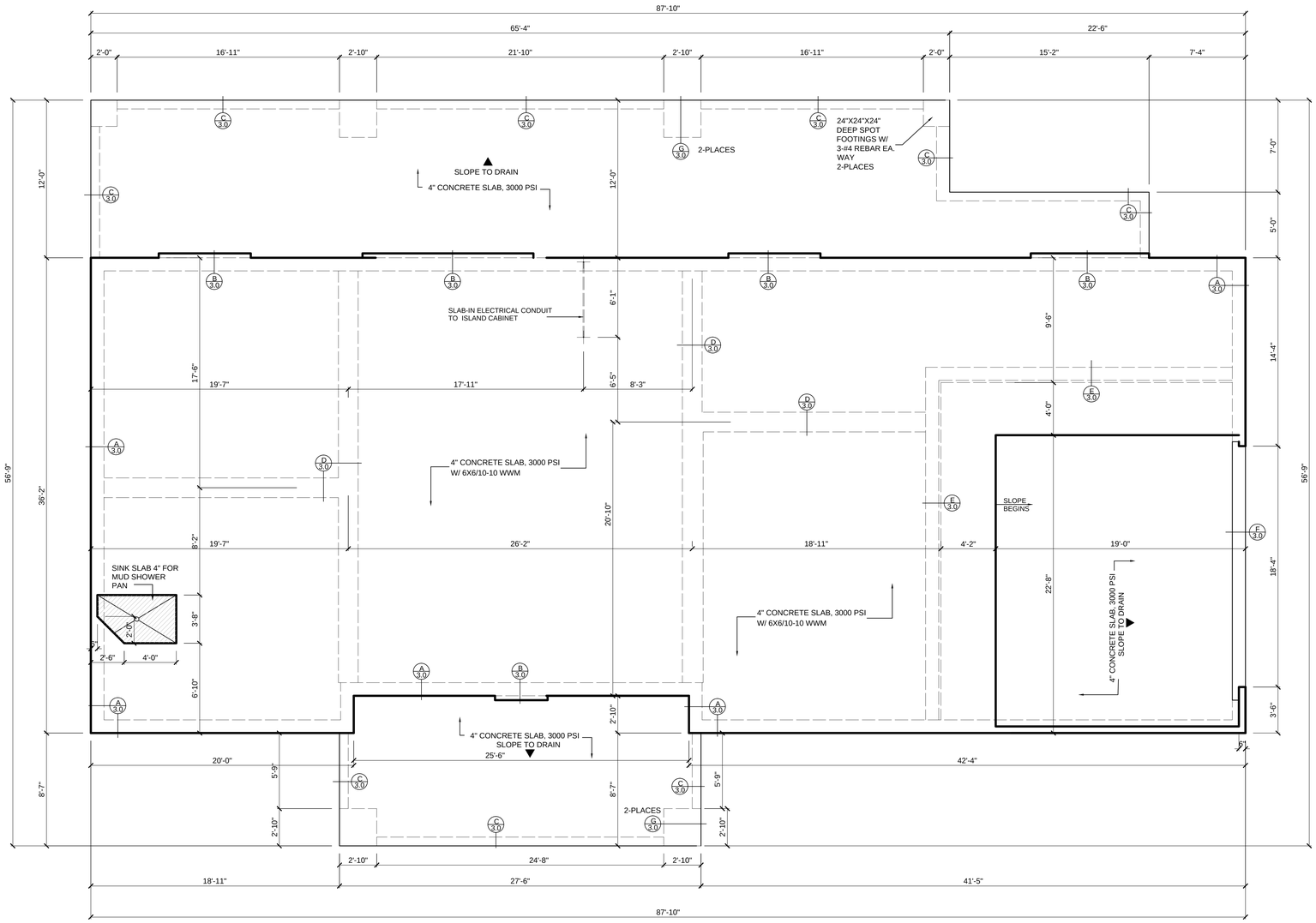
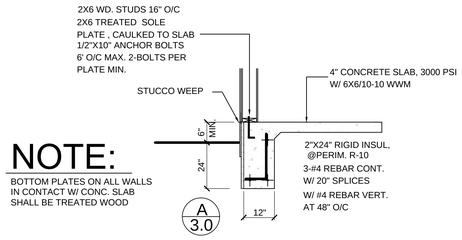


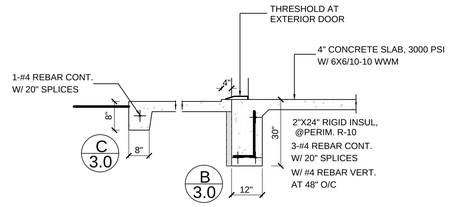
FOUNDATION PLAN

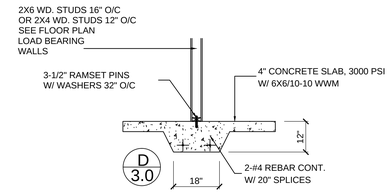
1/4"=1'-0"

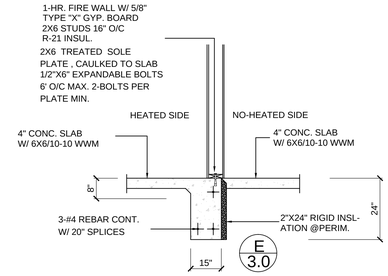


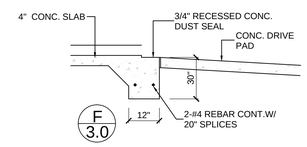
NOTE:

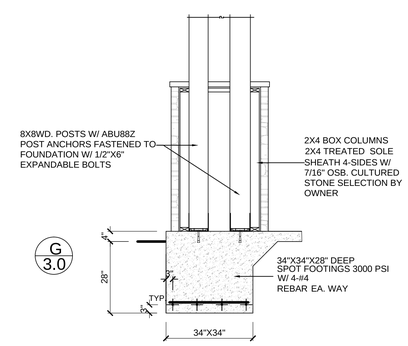
BOTTOM PLATES ON ALL WALLS IN CONTACT W/ CONC. SLAB SHALL BE TREATED WOOD













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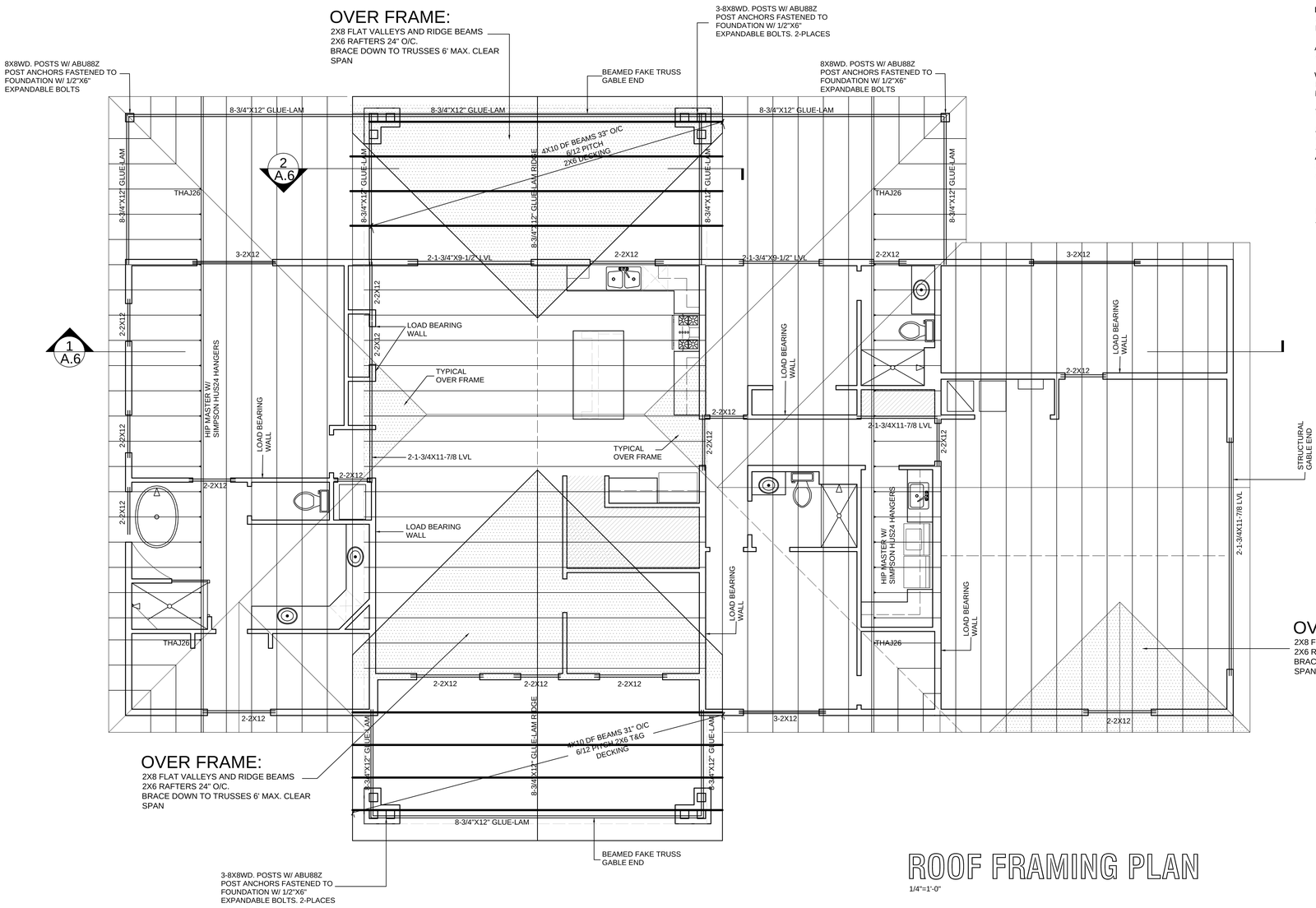

ROOF FRAMING PLAN

1/4"=1'-0"

FIRE BLOCKING REQUIRED

AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.

AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS DROPPED CEILINGS, AND COVE CEILINGS.

IN OPENINGS AROUND VENTS, PIERS, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, USE NON-COMBSTIBLE MATERIALS.

AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL, SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER, OR OTHER APPROVED NON-RIGID MATERIALS.

THE INTEGRITY OF ALL FIRE BLOCKING, AND DRAFTS STOPS, SHALL BE MAINTAINED.

ALL METAL CONNECTORS TO BE "SIMPSON" OR EQUAL U.N.O. JOISTS HUNG ON FLUSH BEAMS TO BE ATTACHED WITH U210 OR EQUIVALENT. MULTIPLE JOISTS USE U210-2/U210-3 AS REQUIRED. USE OF 100X1-1/2" NAILS ARE ALLOWED WITH THESE TYPE OF HANGERS UNLESS NOTED ON THE PLANS. SEE NAIL CONVERSION CHART FROM CURRENT SIMPSON CATALOG FOR OTHER NOTES AND RESTRICTIONS THAT MAY APPLY.

PROVIDE FIRE BLOCKING, DRAFTING, DRAFT STOPS, & FIRE STOPS AS PER THE I.R.C. SECTION R602.8. TOE NAIL WITH (3) 16D FOR EACH 24" LENGTH TO WALL TOP PLATES OR BEAMS UNLESS NOTED OTHERWISE ON PLANS. ALL FLOOR AND ROOF SHEATHING TO BE NAILED TO BLOCKING.

INSTALL H2.5A HURRICANE STRAPS AT ENDS OF ALL TRUSSES & JOISTS CONFECTING TO EXTERIOR WALLS

NOTE:

1. ALL LOAD BEARING HEADERS SHALL BE #2 HEM FIR fb 750 UNLESS NOTED OTHERWISE.
2. PROVIDE A MIN. OF 1/4" PLF POSITIVE DRAINAGE ON ALL FLAT ROOFS.
3. TRUSS MANUF. SHALL PROVIDE ALL ENGINEERING FOR TRUSSES.
4. INSTALL SIMPSON H2.5A HURRICANE TIES AT ALL TRUSS TO EXTERIOR WALL CONNECTIONS. FOR UPLIFT.
5. SHEATH ALL EXTERIOR WALLS W/ 7/16 " OSB W/ 16 GAUGEx1-3/4" LONG STAPLES OR 8d NAILS @ 4" O.C. EDGES & 12" O.C. FIELD UNLESS NOTED OTHERWISE BY SHEAR WALL SCHEDULE

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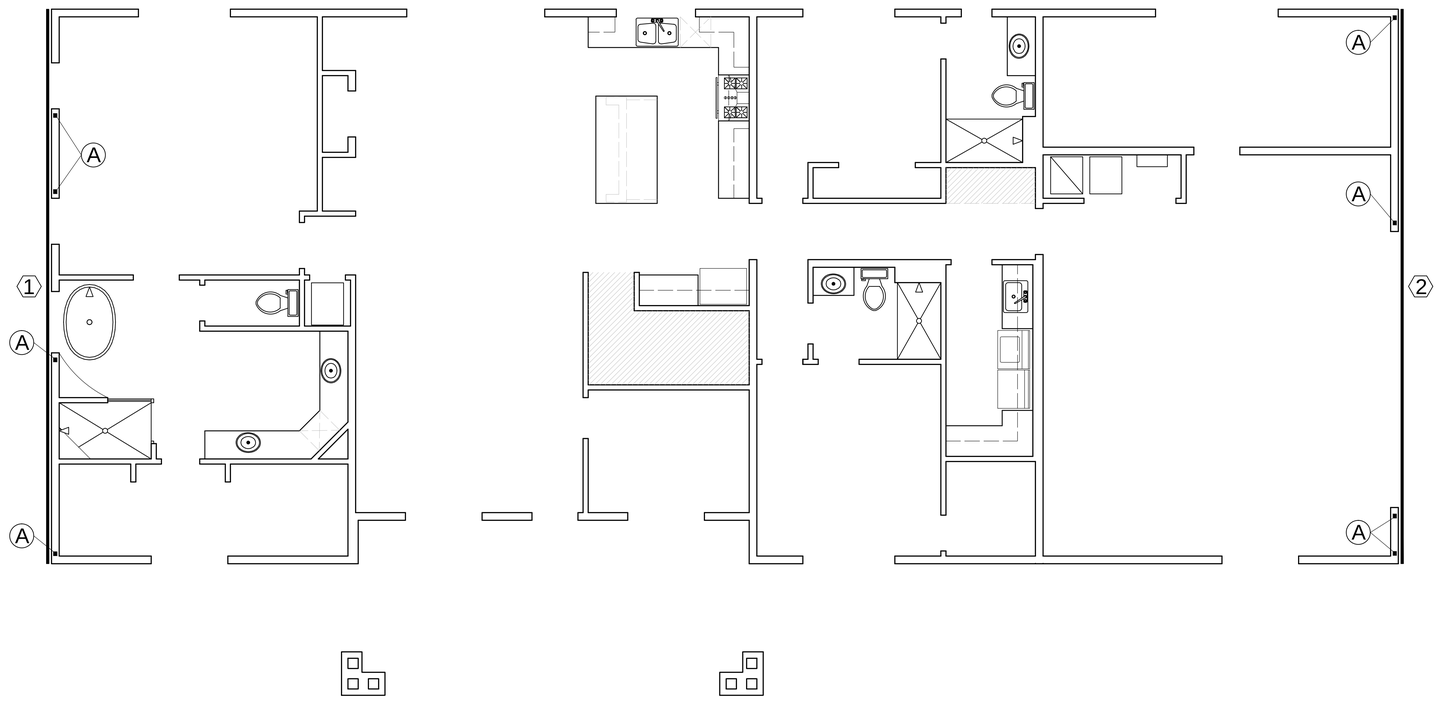
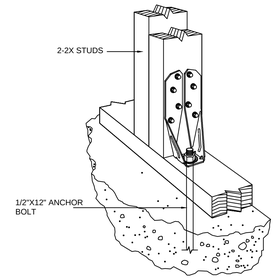


WALL BRACING PLAN

1/4"=1'-0"



A DTT2Z HOLD-DOWN
SIMPSON Strong-Tie®

SIMPSON DTT2Z HOLD-DOWN W/ DOUBLE STUD & (1) 1/2" DIA. X 12" LONG ANCHOR BOLT OR (1) 1/2" DIA. X 6"EMBEDDED EXPOY BOLTS TYPICAL 8 PLACES

SHEAR WALL SCHEDULE

1. 7/16" THICK OSB W/ 8d NAILS AT 3" O/C EDGES AND 12" O/C FIELD. ATTACH SILL PLATE W/ 1/2" DIA. X 10" ANCHOR BOLTS 24" O/C.
2. 7/16" THICK OSB W/ 8d NAILS AT 2" O/C EDGES AND 12" O/C FIELD. ATTACH SILL PLATE W/ 1/2" DIA. X 10" ANCHOR BOLTS 18" O/C. USE DOUBLE STUDS AT PANEL ENDS.

SHEATH ALL EXTERIOR WALLS W/ 7/16" THICK OSB OR PLYWOOD ATTACHED W/ 8d NAILS AT 6" O/C EDGES AND 12" ON CENTER FIELD OR 16 ga. C 1-3/4" LONG STAPLES AT 3" O/C EDGES AND 6" O/C FIELD UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE.



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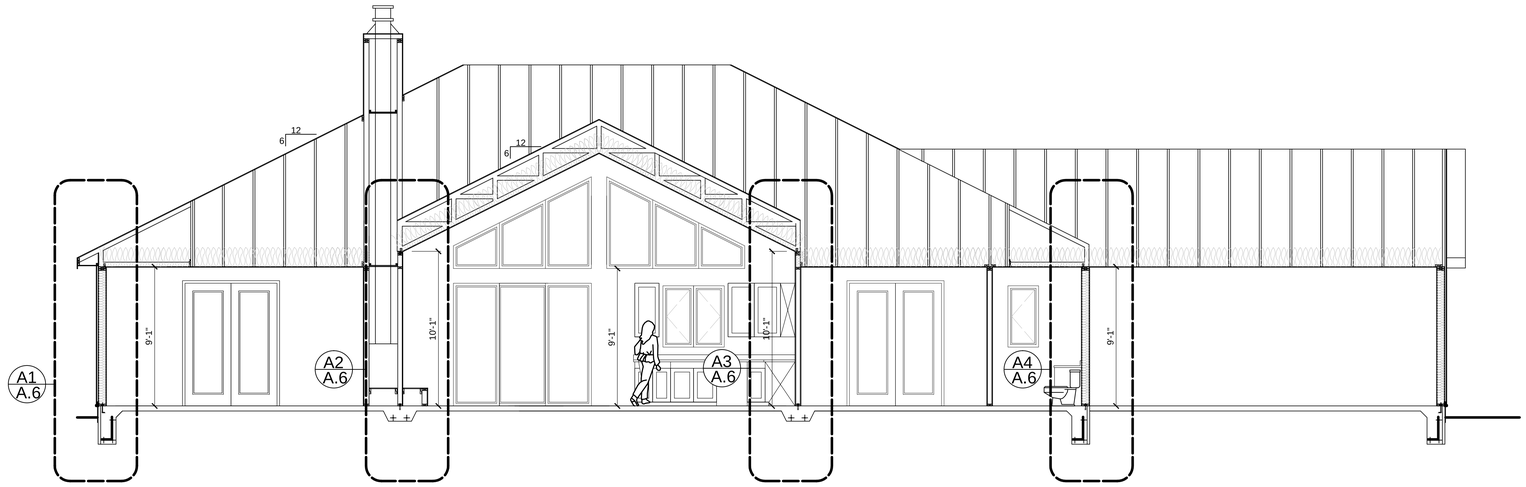
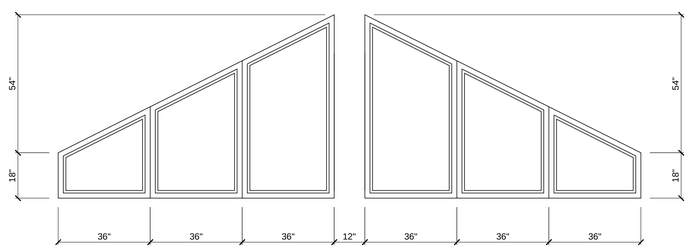


1/A.6 BUILDING SECTION

1/4"=1'-0"

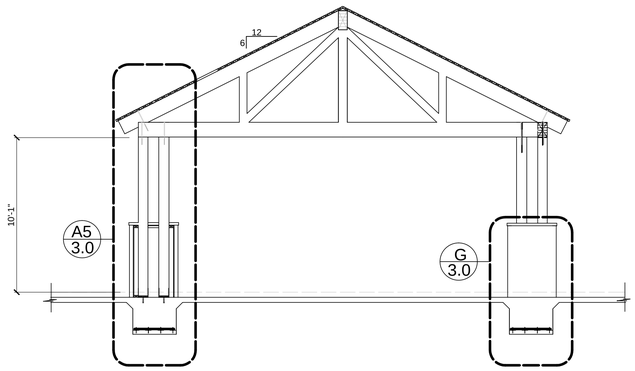
○ KEYED NOTES:

1. METAL ROOFING OVER ICE & WATER SHIELD
2. 7/16" ROOF SHEATHING W/ H-CLIPS 24" O/C& 8d NAILS AT 6" O/C EDGES & 12" O/C FIELD.
3. ROOF TRUSSES W/ 12" ENERGY HEEL
4. SIMPSON H2.5A HURRICANE TIES AT EA. TRUSS TO EXT. WALL CONNECTION
5. 2-2X6 PLATES
6. 2X BLOCKING OR BACKING
7. R-49 INSULATION
8. 1/2" GYP. BRD.
9. 8" PRIMED HRD. BRD. FASCIA OVER 2X6 SUB FASCIA
10. PRIMED HRD. BRD. SOFFIT W/ 8X16 SOFFIT VENTS
11. 8X8 FIR POSTS W/ ABU88Z POSTANCHORS & 1/2"X6" EXPANDABLE BOLTS
12. 1" RIGID INSULATION R-5
13. 1/2" STUCCO OVER 20 ga. WM OVER 2-PLY MOISTURE BARRIER OVER $\frac{7}{16}$" OSB
14. R-21 INSULATION
15. METAL DRIP EDGE
16. 2X2 LEDGER
17. GLUE-LAM BEAM
18. 2X4 BOX COLUMN. SHEATH W/ $\frac{7}{16}$" OSB
19. 1/2"X LAGSCREW
20. 4X10 DF BEAM TRUSSES 33" O/C
21. 2X6 T&G DECKING



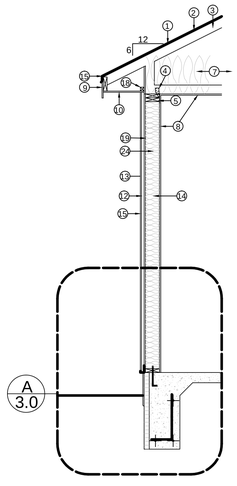
CLEARSTORY WINDOWS

1/2"=1'-0"



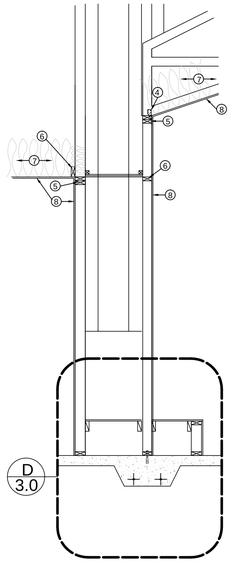
2/A.6 BUILDING SECTION

1/4"=1'-0"



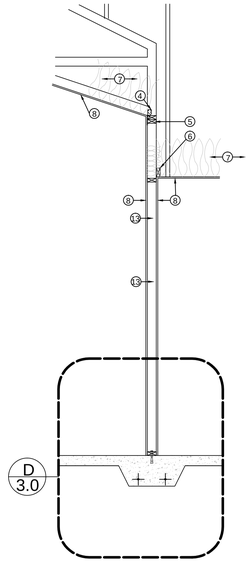
A1/A.6 SECTION

1/2"=1'-0"



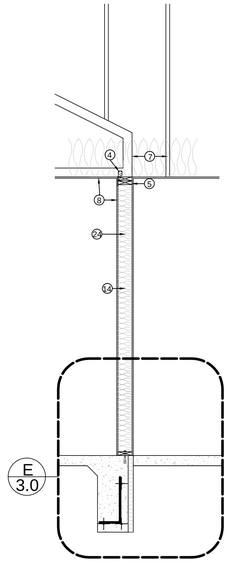
A2/A.6 SECTION

1/2"=1'-0"



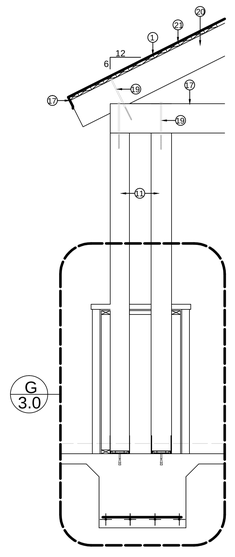
A3/A.6 SECTION

1/2"=1'-0"



A4/A.6 SECTION

1/2"=1'-0"



A5/A.6 SECTION

1/2"=1'-0"

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APPLIANCE OUTLETS)

PROVIDE "BUBBLE" COVERS TO EXTERIOR OUTLETS.

ELECTRICIAN TO PROVIDE SERVICE TO HVAC EQUIP. AND PROVIDE SERVICE DISCONNECT AT EACH UNIT.

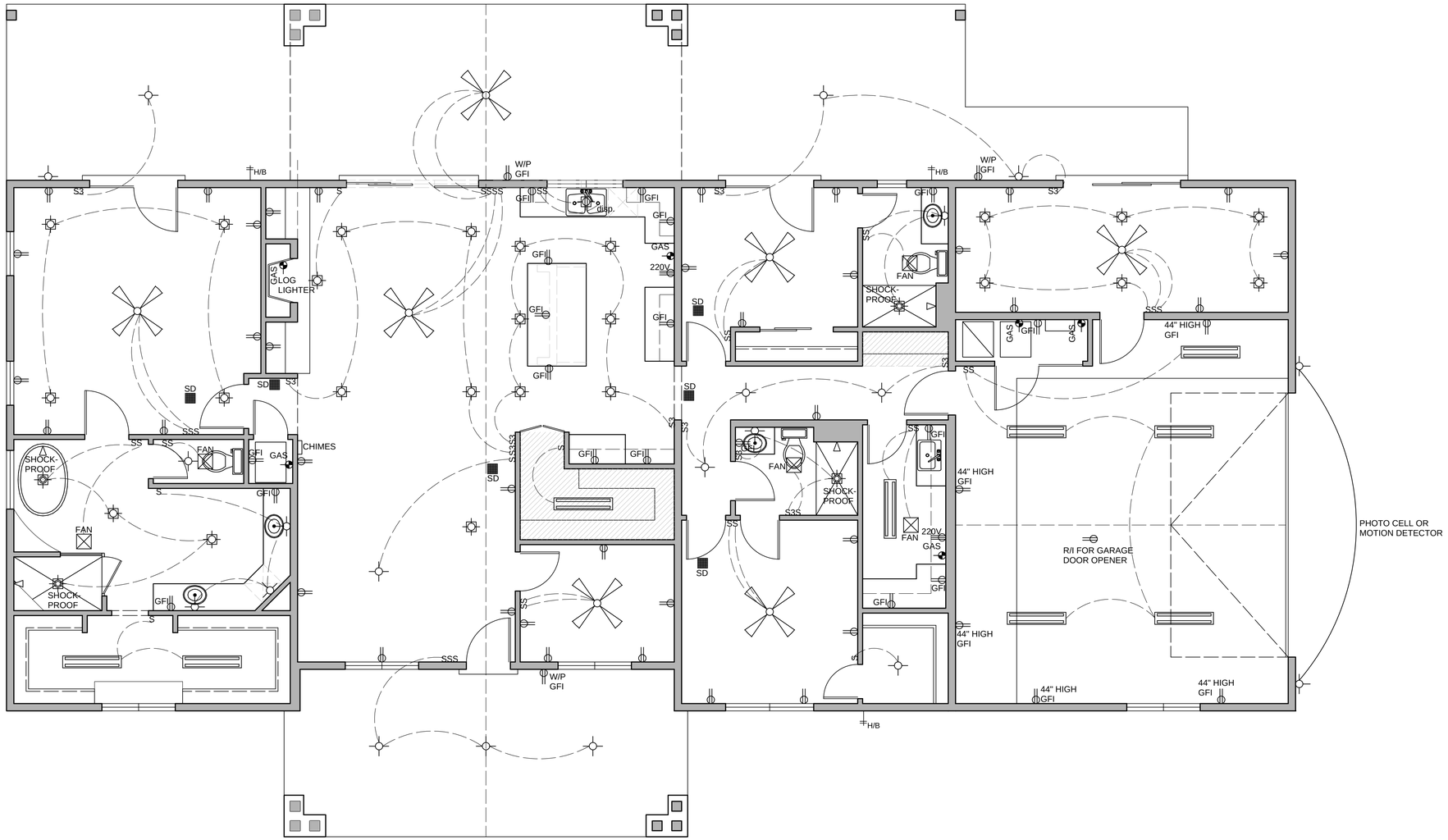
PROVIDE ARC-FAULT INTERRUPTED PROTECTION FOR ALL OUTLETS IN DWELLING, EXCLUDING GARAGE AND BATHS.

AN ELECTRODE ENCASED BY 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE FOUNDATION,THAT IS IN DIRECT CONTACT WITH THE EARTH. CONSISTING OF ONE 1/2" DIA. REBAR AT LEAST 20 FT. IN LENGTH.

INSTALL PHONE JACKS, COMPUTER JACKS, AND TV JACKS AS PER LOCATIONS PROVIDED BY HOMEOWNERS,

LEGEND

- RECESSED LIGHT
- CEILING LIGHT
- WALL LIGHT
- WALL RECEPTACLE
- 220V RECEPT.
- FLUORESCENT LIGHT
- GAS
- FAN — EXHAUST FAN
- SMOKE & C/M DETECTOR
- CHIMES
- S — SWITCH
- CEILING FAN W/LIGHT



ELECTRICAL PLAN

1/4"=1'-0"

City of Santa Fe, New Mexico

memo

DATE: June 23, 2026

TO: Historic Districts Review Board Members

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LGM

2026-012578-HDRB. 426 Delgado Ln., Downtown & Eastside Historic District, contributing, Gayla Bectol, agent for Paige Cochran and Kareem Abu-Zeid, owners, proposes to replace windows and construct 570 sq. ft. of additions to the main residence, construct an 800 sq. ft. garage addition to the guesthouse to a height of 12'-6", where the maximum allowable height is 13'-11". Remove a section of the contributing wall and install a 6'-0" high vehicle gate. An exception is requested to section 14-4.6(E)(4)(II) to remove historic material.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [previous case documents]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the exception to 14-4.6(E)(4)(II) to remove a section of a contributing yard wall. 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 2026-012578-HDRB, for 426 Delgado Lane, approve/deny the exception to 14-4.6(E)(4)(II) to remove a section of a contributing yard wall, finding that the exception criteria have/have not been met
b. In case 2026-012578-HDRB, for 426 Delgado Lane, 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 14-14-4.2(D). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

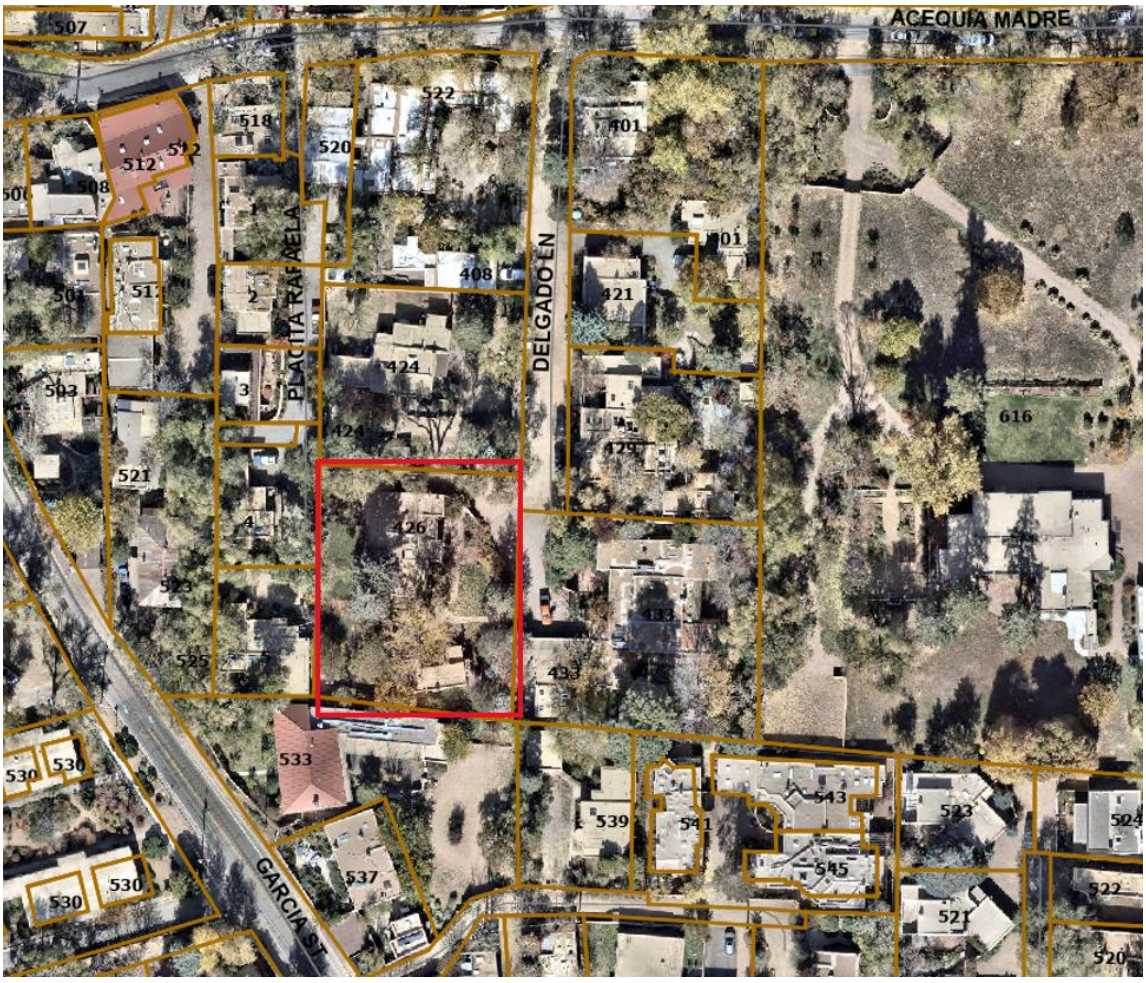


Figure 1: Property Location



Figure 2: Streetview of Property

BACKGROUND & SUMMARY:

Main Residence:
The single-family residence at 426 Delgado Lane is known as the Russell House and was constructed of adobe in late 1928, likely by Rose Parker Curtis. The residence is listed as contributing to the Downtown and Eastside Historic District, with the east designated as the primary facade. The guesthouse is listed as non-contributing due to its age. The tool shed is designated as contributing, with the east as the primary facade, and the east yard wall is designated as contributing.

The residence sits on 0.38 acres and is defined by a walled yard. The primary residence faces east. The original portion of the house is on the north end and is constructed of adobe. It was first plastered in 1933, and an open porch was added to the east entry in 1936. The east elevation once held vigas that were cut off and covered in 1946. The east enclosed porch entrance was constructed in 1954. The portal and French doors were added to the west elevation in 1958, and the wood, double-hung, single-pane windows were installed in 1964.

The building has expressive, undulating parapets. The east elevation incorporates a recessed entry porch. The windows are wide openings fitted with combination fixed-over-awning wood windows with insulated glazing. A 1993 addition is located on the south end of the residence; its eastern elevation steps back about ten feet from the original structure. The west elevation houses the newer addition and a transition to the original structure, which creates a narrow passageway. The western portal features flared stuccoed columns and a simple wood plate, beam, and decking, which do not appear to be historic. At the north end of the portal is a storage closet. To the north of the portal is a lower section, which was originally the garage that was converted to livable space and extended. The original garage and replacement garage are constructed of structural clay tile. The north elevation consists of the 1936 garage and the original house. Neither the windows nor the openings appear to be original to the residence. The 1936 garage attaches at a right angle to the north elevation and once held a wood door that has since been changed to a window.

Guest House:

The guesthouse is located on the south end of the property, with the main entrance facing the north. It is a Pueblo Revival style of approximately 744 sq. ft. It contains a recessed entry similar to the main residence. However, it has level parapets and divided lite windows.

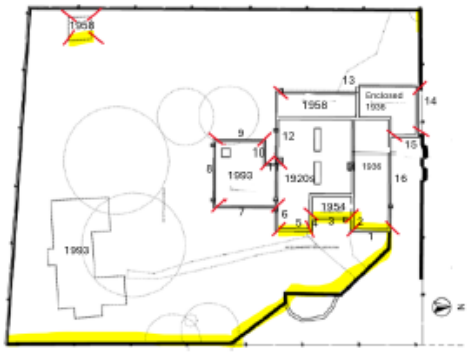
Shed:
The shed structure is present in the 1958 aerial. The form, materials, and fenestration are consistent with the historic period of the property's development. According to the 2026 HCPI, "Despite its minor scale, the shed contributes to the historic feeling and association of the site and is therefore considered a contributing resource within the district."

Yard walls:
The east perimeter wall is well documented as having been constructed in 1947 by the Eubank Construction Company. This includes the front gate. This eastern wall is designated as contributing, The west wall was constructed in 1949 by Lineberry Contractors. Additional work from 1949 included the fireplace and banco at the northwest corner. The south property wall is constructed of pumice block and was constructed in 1962 by John Gianardi, but was reconstructed in 1965. The other walls are listed as non-contributing and the planters on the east of the east wall are non-historic as they are not in the 1978 aerial.


Figure 3: East Yard wall: planter on left is approximate location of proposed opening

PREVIOUS CASE SUMMARIES:
ARC:
No Archaeological clearance has been issued for this property.

HDRB:
The property came before the Historic Districts Review Board on May 26, 2026, for status and primary façade designation. The Board decided to retain the status of the main residence as contributing with the east facades (1-5) excluding the non-historic windows and designate the shed as contributing with the east as the primary facade, the east yard wall as contributing, and the guest house and south and west yard walls as non-contributing.



The property came to the Historic Districts Review Board in 1992 under case H-92-067 for a second-floor addition, which was denied, and the guest house, which was approved.

ADMINISTRATIVE:
No administrative approval cases are on file.

APPLICANT'S REQUEST:
The applicant proposes to:

Main Residence:

1) Construct a total of 570 sq ft of additions on the Main Residence.
    a. Construct a 93 sq. ft. addition on the north side of the residence to extend the kitchen.
        i. This addition is to the adobe structure and will be constructed of new 10" adobe walls with 2" Polystyrene and Plaster on both sides of the new wall.
        ii. This addition will not have undulating parapets to differentiate it from the historic residence.
    b. Construct a 392 sq. ft. addition on the south side of the residence to create a closet and bathroom.
        i. This addition is the framed portion of the residence and will be of frame construction.
        ii. This addition will not have undulating parapets to differentiate it from the historic residence.
        iii. The windows will be same style as the proposed replacement windows for the rest of the residence
    c. Construct a 12 sq. ft. addition to the mechanical room on the west elevation creating a single line at the 1990s addition.
    d. Extend the existing 230 sq. ft. portal by an additional 85 sq. ft. for a total of 315 sq. ft. on the west elevation.
2) Raise the roof of the garage enclosure on the northwest corner by about 2 feet and undulate the new parapets to blend with the main portion of the residence and create a bedroom.
3) Replace non-historic windows throughout the residence with aluminum clad double hung windows in Mediterranean.
4) Repair the historic windows in the residence which include windows 1 on the south of the east entry door, 9 on the northwest, 13 on the north elevation, and 15 on the north of the east entry door.
5) Stucco in cementitious Buckskin.

Guest house:

6) Construct an 800 sq. ft. garage addition on the east elevation.
    a. The guest house is on the zero-lot line, and the neighbor has provided an affidavit allowing the

lack of setback as required.

b. Due to the zero-lot line on the east there are no fenestrations on the east elevation.
c. Due to the proximity of the garage to the neighboring lot on the south, there are no fenestrations on the south elevation.
d. The west elevation will have a pedestrian door and window.
e. The garage door will be on the north and will be a metal rollup style.
f. Stucco in cementitious Buckskin.

Property:

7) Create an opening in the contributing east yard wall in order to create a driveway access to the new garage structure. An exception is requested to section 14-4.6(E)(4)(II) to remove a section of the contributing wall.
8) Install a vehicle gate in the new opening of the east yard wall. The gate will be metal frame with wood.
9) Install a wall with pedestrian gate at the north end of the residence between the end of the east yardwall and the north yard wall. The pedestrian gate will mimic the existing gates in the east yard wall.

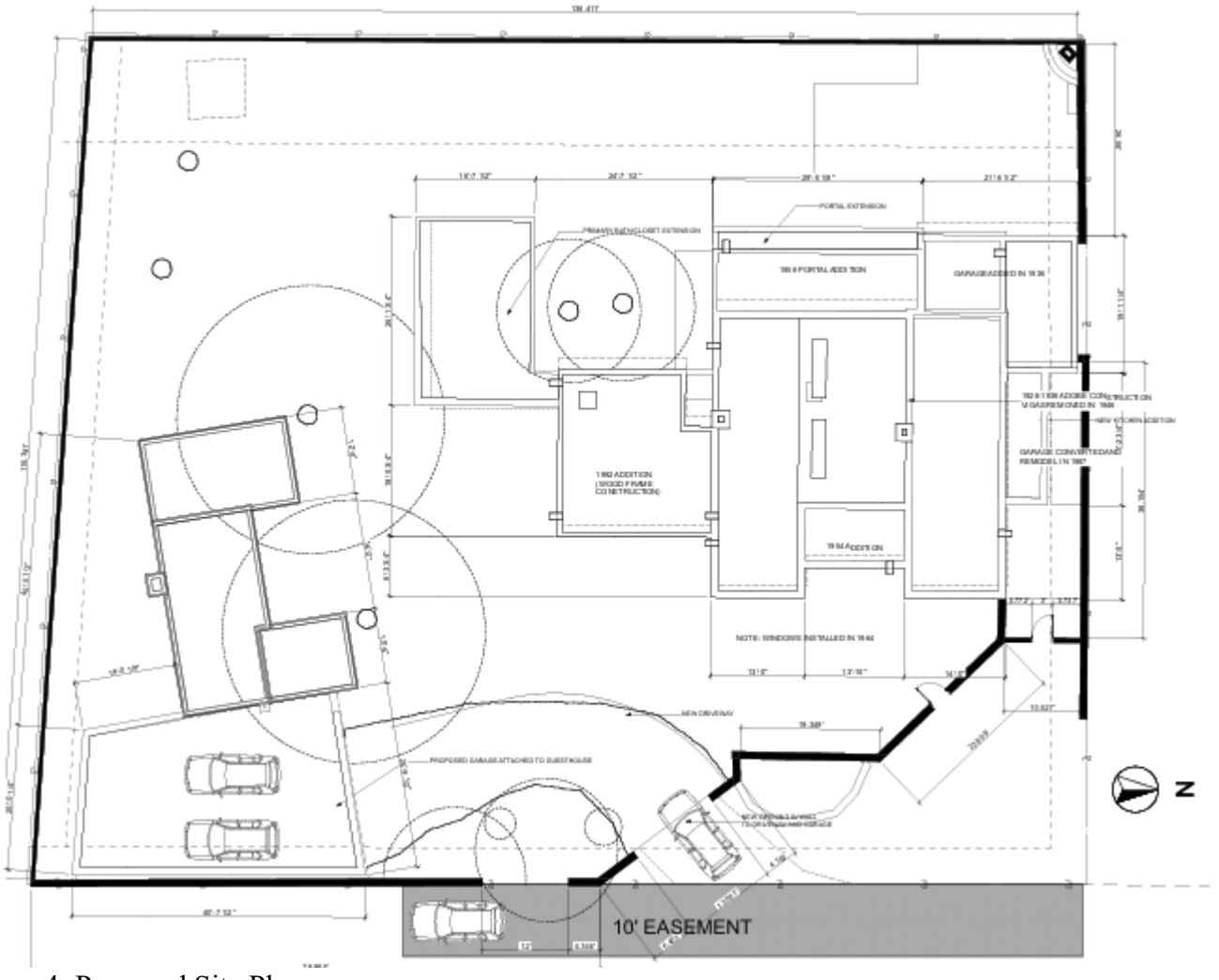


Figure 4: Proposed Site Plan

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-4.6(E)(4)(II): The applicant requests an exception to create an opening and install a vehicle gate in the contributing east yard wall.

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

Applicant Response: The new opening is the minimum change necessary in order to access the new garage easily from the extension of Delgado Lane. Similar to most of the openings along the lane it will give access to the house for the automobile and provide parking off the street.

Staff Response: Staff finds that this criterion is met. This streetscape contains off street parking for most residences. This residence is an exception with no vehicle access to the property. The current parking space for the property is due to a parking easement with the western neighbor. All other parking is on-street parking. By providing a garage and off-street parking, the property will be in keeping with the district and current parking requirements.

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

Applicant Response: The owners would like to make the garage access as convenient as possible. If the opening is not provided in this location the applicant will have to continue to use the existing opening off of the easement/extension and make a hard at least three point turn into the garage. With two adults and a young child getting in and out of the driveway at right angles to the garage that will eventually leave the garage unused most of the time. Either option doesn't injure the public welfare.

Staff Response: Staff finds that this criterion is met. The hardship is that there is an existing parking agreement/easement with the neighbor. The lot is not accessible with a vehicle which is a standard piece of equipment in modern times. Creating a way to park vehicles on the lot will make the property more livable. So, creating a means to access that parking is required. The current access in the yard wall would create a need to make a sharp ninety-degree turn to park the vehicle in the garage. This opening is not wide enough to allow this type of turn into the garage.

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

Applicant Response: In order to stay in this house, the owners would like to make the garage access as convenient as possible. The garage addition is allowed to the guesthouse and the most logical place for the garage is next to the yard wall leaving as much of the historic open space around the house as possible.

Staff Response: Staff finds that this criterion is met. The existing opening in the wall is directly in front of the planned garage which will cause hardship for entering and using the garage in the planned location. The planned location of the garage is meant to keep the property with an estate feeling, by keeping more open space. Relocating the garage would not be feasible without massive loss of open space and significant trees, plus a redesign of the house which is taking those trees into consideration. The location of the opening minimizes the impact on the yard wall by fitting into a turn in the wall. The design as it is, is the least damaging to the property as a whole and will retain the continued use of the property.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

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

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

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

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

C. Buildings with Significant or Contributing Historic Status

1. Purpose

Historic designation is intended to address the following:

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

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

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

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

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

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

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

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 Step backs

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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: February 7, 2026

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

1. Name of property: **Russel Family Property**	**2. Location:** **426 Delgado Lane —** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-1657** **4. County: Santa Fe** **Parcel # 12357248**

5. Property Type:
_x Buildings: primary house, guesthouse, and tool shed
_x_ Structures: walls
__ Site __ Object

6. Date of Survey:
January 14, 2026

7. Previous Survey Date(s):
_x_Yes: June 6, 1983, Michael Belshaw; August 29, 1991, Ann Clark
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6792632,-105.9349781



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

11. Brief Description of the Property:

Located at the end of what functions as a private cul-de-sac, 426 Delgado Lane occupies the west side of the road behind a continuous privacy wall (Photos 1 & 2). The property contains two dwellings. The primary residence is an older house constructed in the late 1920s, likely by Rose Parker Curtis, an artist and occasional homebuilder. Curtis worked contemporaneously with—and was overshadowed by—Kate Chapman, who once owned the property. A secondary dwelling (guesthouse) was erected in the early 1990s. The primary residence, commonly known as the Russel House, is a Contributing resource within the Downtown and Eastside Historic District. The guesthouse, a tool shed, and the site walls have no assigned historic status.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: c.1928 (possibly earlier) with additions, primary house; 1992-93, guesthouse
_x _Known _x_ Estimated Source: newspaper accounts and legal documents

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: Current owner, via Gayla Bechtol, AIA

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

Current owner: Kareem J. Abu-Zeid & Paige A. Cochran
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: primary house __ Non-contributing _x_ No Status; guesthouse, tool shed, and 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-1657
Russel Family Property	426 Delgado Lane — Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe
		5. Date of Survey: January 14, 2026

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types – Primary House Ony

Operation	Material	Glazing	Number
Awning	Wood	3	1
Awning	Wood	6	1
Casement	Wood	6	1
Double-Hung	Wood	1/1	3
Double-Hung	Wood	3/3	2
Fixed-Awning	Wood	1/1	9
Double-Hung	**Wood**	**6/6**	**4**
Casement	**Wood**	**6**	**3**

Bold indicates historic windows

11. Door Types – Primary House Ony

Type	Style	Material	Number
Single-Leaf	Decorative Panel	Wood	1
Single-Leaf	6-Panel	Metal	2
Single-Leaf	18-light w/sidelights	Wood	1

12. Chimneys _x_ multiple

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

14. Other Significant Features N/A

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

15. Modifications: x __ No known modifications

#1 Date: 1936; converted garage into bedroom; created new garage; added front portal; owner's list of home projects.
#2 Date: 1954; enclosed front portal; owner's list of home projects.
#3 Date: 1958; constructed west portal with assumed demolition of original sunroom; owner's list of home projects.
#4 Date: 1992-93; construct bedroom addition, removed doors and windows; altered fenestration on north façade; HDRB records and project plans.

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 Location

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

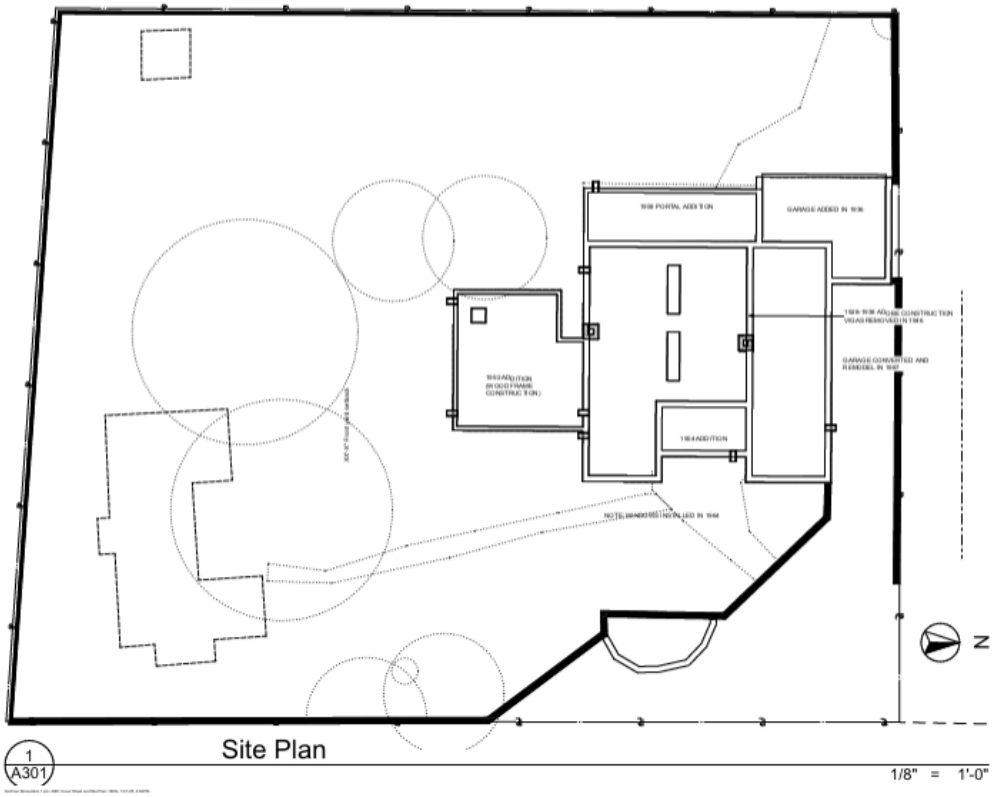
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: 2026, Courtesy of Gayla Bechtol, AIA



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Architectural Description Continued

Setting

Though only 0.39 acres in size, the property has an estate-like character, defined by its walled yard, broad panels of lawn, flagstone paving, and mature plantings, including tall spruce trees (Photos 2 & 9).

Primary House

The primary house faces east, presenting a long elevation that historically functioned as its principal façade (Photo 1). The historic portion of the house occupies the northern half of this elevation and is constructed of adobe with a stucco finish. The southern section is a 1992–93 addition that is set back from the plane of the original façade but nonetheless overwhelms the scale of the original two-bedroom house.

East Elevation

The original portion of the house clearly signals its period of construction and architectural inspiration, although its once-exposed vigas have long since been removed.

At the roofline, the building is defined by a sloping parapet terminated by upswept “bat wing” forms (Photo 1). Parapets of this type emerged in Santa Fe during the 1920s, coinciding with a transitional period between Mission Revival and Pueblo Revival influences. Rather than adhering to the more rigidly codified approach that later accompanied the Pueblo Revival style, earlier parapets were often more expressive, reflecting individualized interpretations of regional forms and materials and resulting in irregular or highly personalized profiles.

The historic façade employs a common elevation treatment of the period incorporating a recessed entry porch. In this instance, however, the porch is roofed and shows no evidence of a viga-supported portal (Photo 3). According to the list of improvements

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maintained by the longtime owner, Wolcott Russel, an open portal was added in July 1936.[1] This portal was enclosed in 1954, creating an interior entrance hall (Photo 4). Entry to the hall is provided by a modern paneled wood door.

Flanking the door is a pair of historic six-over-six wood, double-hung sash windows, likely dating to the 1936 improvement (Photo 3). The windows are set slightly back from the wall surface and consist of divided-light sash separated by a narrow mullion, fitted into wood frames without applied casings. They are painted blue, like all the windows around the house.

To the north and south of the recessed entry are shallow wall projections corresponding to the original footprint of the house (Photo 5). The north projection contains a wide opening fitted with combination fixed-over-awning (fixed/awning) wood windows with insulated glazing. This window type is used consistently throughout the house, resulting in a strong horizontal emphasis that was not originally intended for the home. At the opposite end of the historic façade, the south projection—formerly marking the southern termination of the original building—contains a similar wide opening with fixed/awning window units (Photo 6).

Addition

The wall plane steps back approximately eight feet to accommodate the 1992–93 addition (Photo 7). The addition adopts a parapet form that echoes the earlier bat-wing profile, though at a larger and more robust scale. The east and south elevations of the addition incorporate wood fixed/awning window units similar in proportion and material to those found on the historic portion of the house (Photo 8).

West Elevation

The west elevation is the longest side of the building and incorporates the 1992–93 addition, portions of the original house with later alterations, and an attached garage (Photo 9). The elevation begins at the south end with the addition, which presents a

[1] Wolcott Russel (assumed), "Cost of Property Improvements and Additions, 426 Delgado Place, Santa Fe, New Mexico," unpublished property improvement and household inventory, compiled 1967; privately held by the current property owner, 1.

largely blank stuccoed wall. A single high-set privacy window is located near the north end of this addition (Photo 9).

Addition

Moving northward, the elevation reaches an awkward junction between the original house and the later addition (Photo 10). This transition is marked by a narrow passageway leading to an entry door. Both the door and the adjacent window opening in the wall of the original house are modern.

Portal

The next section represents the original house but incorporates a portal and fenestration dating to the 1950s (Photo 11) (Figs. 4 & 5). The portal features flared stuccoed supports and a simple wood plate, beam, and decking assembly, none of which appear to be historic (Photo 12). According to the former owner's inventory of improvements, the portal was erected by local contractor John Gianardi and included the installation of French doors opening into the living room.[2] The design of the earlier west façade is unclear. A 1933 real estate advertisement references a "glassed-in porch" (Fig. 2). This space is later described as a sunroom arranged at the southwest corner. This feature is no longer extant.

The portal's fenestration begins at the south with a fixed/awning window unit, followed by a glazed door with sidelights providing access to the living room. The door and sidelights are modern and appear to have replaced an earlier opening that existed prior to construction of the 1990s addition (Fig. 8). At the north end of the portal is a furred-out volume containing a storage closet. This is an intrusive element that further disrupts the visual coherence of the façade.

Original Garage and Conversion

North of the portal is a lower-volume section representing a historic converted garage and an extension (Photo 13). According to the former owner's inventory, this volume was constructed in 1936, contemporaneous with the front porch. It replaced the original

[2] Ibid., 2.

garage, which was converted into a bedroom.[3] Unlike the house and the original garage, the replacement garage is constructed of structural clay tile. Wolcott Russel's list of home improvements documents that construction was carried out by E. L. Boyd, a Santa Fe building contractor, while Elbert E. "Ted" Peabody—another local contractor who later built what would become Georgia O'Keeffe's Ghost Ranch home and studio—installed the cabinetry in the new bedroom and storage area.[4]

The converted garage is fenestrated on the west elevation with paired historic wood casement windows. The remaining section of the elevation, measuring approximately ten feet, appears to be a later extension. Its origin is unclear.

North Elevation

The north elevation incorporates portions of the original house and the 1936 garage, with fenestration altered in both sections over time.

At the east end of the elevation are two window openings fitted with six-over-six wood double-hung sash windows (Photo 14). Neither the windows nor their current openings appear to be original. Drawings prepared in 1992 by architect Garrett Smith indicate that, at that time, the windows were positioned closer to grade and were topped by a continuous wood beam (Fig. 8). The drawings further suggest that the earlier windows were six-light wood casements, a window type consistent with the house's original period of construction. These earlier windows were located nearer to a glazed entry door, which has since been replaced with a wood-paneled door.

Moving west, the next opening contains a six-light wood awning window (Photo 15). In Smith's drawings, this opening is shown as containing two four-light wood casement windows, indicating a further alteration to the fenestration pattern along this elevation.

1936 Garage

Attached at a right angle to the north elevation is the 1936 garage. Smith's existing-condition drawings show that the east wall of the garage originally contained a wood garage door (Fig. 8). This opening has since been filled in and now contains a small six-light wood casement window (Photo 16).

[3] Ibid., 1.

[4] Ibid.; John W. Murphey, "Georgia O'Keeffe Ghost Ranch House," National Register of Historic Places nomination (2019), 31.

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Guesthouse

Located near the south end of the property and oriented to face north, the guesthouse is a Pueblo Revival–styled building with an approximate gross floor area of 744 square feet (Photos 17 & 18). The building incorporates a recessed entry area that visually echoes the entry treatment of the primary house; batwings were not employed. The guesthouse was reviewed under Case H-92-067, which places its construction in the early 1990s.

Tool Shed

A small tool shed is located in the southwest corner of the property (Photo 19). Its origin is unclear, but it appears to be present in a 1958 aerial photograph (Fig. 5).

Walls

Three primary walls encompass the property, with the structure along the east side being the most historic and significant. Unlike the typical conjectural approach to wall dating—often reliant on aerial photographs or forensic examination of conditions behind the stucco—these walls are well documented in Wolcott Russel's inventory of home improvements.

The east property wall, laid out on an angled alignment (Photo 2), is noted by Russel as having been constructed in 1947 by the Eubank Construction Company and painted by J. C. Biggs.[5] This work also included the front gate and its stuccoed enframement (Photo 20). Russel further documented the west property wall, which, according to the inventory, was erected in 1949 by Lineberry Contractors; associated work included the fireplace and banco at the northwest corner of the property.[6] The south property wall, a stuccoed pumice block wall, was installed by John Gianardi in 1962. Gianardi also undertook other work at the house. The wall was reconstructed three years later.[7]

[5] Russel, "Cost of Property Improvements and Additions," 1.
[6] Ibid, 3.
[7] Ibid., 4.

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While the walls have experienced minor changes, including the addition of non-historic attached planters and decorative elements, they retain their overall historic design and character.

Historical Overview

A Private Cul-de-Sac

The extension of Delgado Street in the early 1920s, from Canyon Road to Acequia Madre (then East Manhattan Avenue), opened a large swath of formerly irrigated farmland to development. Much of this land was held by investors, including Levi H. Hughes, a Michigan-born lawyer and banker, and Mary Persis Maltby Victory, the widow of politician and attorney John Patrick Victory.[8] Mary Victory's departure from Santa Fe in 1921, and the subsequent sale of her Santa Fe holdings, facilitated the creation of Delgado Street between Acequia Madre and Canyon Road.

Katherine "Kate" Chapman and Rose Parker Curtis were early woman builders active in Santa Fe (see Appendix). Rose Parker Curtis is noted in historic records and deeds under several names, including Rosa. Each acquired large sections along the newly extended street and developed private artistic compounds on their respective sides. South of Acequia Madre, the land along Delgado Street (now Delgado Lane) contained limited acreage and, as a result, developed as a small cul-de-sac of adobe homes.

Women Trading Land

The earliest documented association of Kate Chapman along Delgado Lane occurs on land shown as Block 81, Lot 4 on the 1912 King's map, historically associated with the Garcia family. Catherine Colby notes that Chapman acquired this property in 1920 from Garcia descendants, who had occupied the land since at least 1848.[9]

[8] John W. Murphey, "1 Plaza Fatima, Tract A, Parker-Curtis/Meador/Otero-Warren/Bergere/Herdman Property, Santa Fe, Santa Fe County, New Mexico," New Mexico Historic Properties Inventory, September 9, 2024, 8.

[9] Catherine Colby, *Kate Chapman: Adobe Builder in the 1930s* (Santa Fe. Santa Fe: Sunstone Press, 2012), 32.

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Although a deed confirming a 1920 transfer has not been located,[10] Chapman is documented as remodeling the Garcia residence near the Acequia Madre for her client, playwright Philip E. Stevenson, and his wife, Janet. This residence is generally recognized as the Garcia–Stevenson House, located north of the subject property at 522 Acequia Madre. It remains unclear whether Chapman undertook any design or construction work on the subject parcel at that time.[11]

Between 1921 and 1930, Chapman pursued a series of legal actions to consolidate ownership of a larger tract along Delgado Street and Acequia Madre, including the subject property. These efforts included a February 1930 quitclaim deed from multiple Garcia family heirs conveying their interests in the tract, followed by district court actions to quiet title.

Final court decrees entered in 1925 and 1930 extinguished remaining potential claims by Garcia heirs and confirmed Chapman's fee-simple ownership of the parent tract.[12] The land was later subdivided under the Extension of Delgado Street and Adjacent Properties plat into Lots 5 and 6. The subject property corresponds to Lot 6, which was deeded to Rose Parker Curtis by Chapman.[13]

[10] This deed corresponds to the property but made a decade later: Quitclaim Deed, Miguel Garcia et al. to Katherine A. Chapman, recorded March 29, 1930, Book V, Page 491, Instrument # 39391, Santa Fe County, New Mexico.

[11] Colby, *Kate Chapman*, 32.

[12] Final Decree, Katherin A. Chapman to Antonio Archuleta et. al (including Garcia family), recorded May 29, 1930, Book V, Page 548, Instrument # 39768, Santa Fe County, New Mexico and Final Decree, Katherin A. Chapman to Antonio Archuleta et. al (including Garcia family), recorded September 15, 1930, Book X, Page 123, Instrument # 40465, Santa Fe County, New Mexico.

[13] During the late 1920s and early 1930s, Chapman briefly conveyed interests in the property to fellow Santa Fe builder Rose Parker Curtis, who subsequently reconveyed her interest to Chapman prior to the completion of quiet-title proceedings. Following consolidation of title and assumption of an existing mortgage, Chapman again conveyed Lots 5 and 6 to Parker Curtis in 1930; Warranty Deed, Katherine A. Chapman and K. M. Chapman to R. M. Parker Curtis, recorded June 3, 1930, Book 10, Page 63, Instrument No. 39791, Santa Fe County, New Mexico. Reconstruction of the lot lineage was complicated and required examination of nearly twenty recorded land records.

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426 Delgado Lane

A 1928 rental advertisement offering a furnished house at 426 Delgado Street by Rose Parker Curtis confirms that the dwelling existed by that date.[14] Taken together, the deed record and contemporaneous newspaper evidence indicate that the house on the subject parcel was constructed prior to 1928 and is closely associated with Curtis's ownership and operation.

The subject property appears to represent an early example of Curtis's income-producing residential development, a model later more fully realized in her artist compound at Plaza Fatima. This pattern operated alongside—but was distinct from—Chapman's designer-driven work.

The house constructed at 426 Delgado Lane bears no close resemblance to Chapman's residence, her work at Plaza Balentine, or her documented remodeling projects, further supporting its attribution to Curtis rather than Chapman.

Wolcott and Madge Russel

On April 3, 1933, Rose Margaret Curtis conveyed Lot 6 to Wolcott L. Russel. The sale appears to have resulted from financial distress, as suggested by a contemporaneous real estate advertisement (Fig. 2). Russel acquired the $2,800 property with a $100 down payment.[15]

Wolcott Lord Russel was born in Providence, Rhode Island, in 1893 and traced his lineage to an ancestor who served in the American Revolutionary War.[16] During his childhood, the family moved west to Kansas, where his father, Joseph Russel, a Presbyterian minister, received a new posting. They later settled in the homesteading community of Roy, New Mexico, where Reverend Russel established the town's first Presbyterian church.[17]

[14] "Houses for Rent," [advertisement], *Santa Fe New Mexican*, November 16, 1928, 7. Newspaper accounts suggest that a house may have occupied the site at an earlier date, but no address or other identifying information is provided to confirm this conclusion.
[15] Russel, "Cost of Property Improvements and Additions," 1.
[16] Ancestry.com. *U.S., Sons of the American Revolution Membership Applications, 1889-1970* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.
[17] "New Presbyterian Church to be Built Soon," *The Spanish-American*, April 11, 1908, 1.

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As a teenager, Wolcott Russel entered the workforce as a clerk for Solomon Floersheim, proprietor of Roy's principal mercantile, and later advanced to serve as the town's auditor. During World War I, he enlisted U.S. Army at Fort Bliss in June 1917 and initially served with the Medical Detachment of the Eighth Cavalry before transferring to the Quartermaster Corps, where he worked in finance and accounting. He attended officers' training in late 1917 and was commissioned as a second lieutenant in January 1918. During the war he served primarily as an instructor, including in Puerto Rico. He was discharged in April 1919.[18]

In 1921, Russel married Madge Nix of nearby Rosebud. Nix, originally from Arkansas, had come to New Mexico with her family during the early-twentieth-century homesteading wave.[19] The couple relocated to Santa Fe in 1923. City directories and newspaper accounts indicate that by the late 1920s they were renting a house on lower Delgado Street.

Russel was initially employed by the State Comptroller's Office, later by the New Mexico Highway Department, and subsequently by the Indian Detours Transportation Company. He later transitioned into banking, beginning as a cashier with the First National Bank of Santa Fe and retiring in 1958 as vice president of the Santa Fe National Bank.[20]

Home Improvement and Family Life

Upon acquiring the house, Wolcott Russel undertook an immediate program of renovation. Early work included routine upgrades such as replacement of the water heater and installation of 220-volt electrical service to accommodate a range oven.[21] The house was plastered for the first time in 1933 using adobe; Russel later applied a cementitious stucco finish.

According to his own accounting, by June 1, 1966, the family had expended $27,447.54 on home improvements.[22] Much of this work involved interior alterations and additions undertaken to accommodate an expanding family.

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[18] "Wolcott Lord Russel," *Service Reports*; Series Number: *18.1.6*; Box Number: *10899*; Collection Name: *New Mexico Adjutant General Records*; Collection Number: *1973-019.*

[19] "Russel-Nix," *The Spanish-American*, May 28, 1921, 1.

[20] "Wolcott Russel Retires from Position in Bank," *Santa Fe New Mexican*, August 1, 1958, 3.

[21] Russel, "Cost of Property Improvements and Additions," 1.

[22] Ibid., 4.

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Wolcott and Madge Russel raised three sons in the house—Mark, Joseph, and Robert (known as Dan)—each of whom served in the military. The eldest, Mark, enlisted in the U.S. Army and trained as a B-24 Liberator bomber pilot; he died tragically during flight training in California during World War II.[23] Joseph attended the U.S. Naval Academy at Annapolis, served during World War II, and later in the Pacific submarine fleet; his naval career culminated in his promotion to Rear Admiral. The youngest son, Robert ("Dan"), was educated at the University of Notre Dame and later joined *The New Mexican* as a reporter before being called to military service during the Korean War; he was stationed in Germany as a corporal.

Aside from raising three sons, Madge maintained an active social life, and newspaper accounts indicate that she frequently used the home to host gatherings, including meetings of the St. Francis Altar Society and the Santa Fe Little Flower Reading Circle, of which she was a founding member. These events likely took place in the capacious, sala-like living room, which was hung with art by local painters Hans Paap and Henry Balink.[24] During World War II, she volunteered for the American Red Cross.[25]

In the 1980s, Delgado Street was renamed Delgado Lane. Ownership of the property during this period transferred from Joseph Russel and his wife, Margaret, to his younger brother, Dan Russel, and Dan's wife, Flora, a Santa Fe native. Following a reassignment of the mortgage, the property was placed in a family trust, which would later include grandchildren.

Madge Nix Russel died in Washington State in April 1985 at the age of 84. Her husband, Wolcott Lord Russel, died in Denver the following year at age 93. As both brothers were living out of state, the house appears to have been rented during this period.

[23] "Santa Fe Pilot Dies in Crash," *Santa Fe New Mexican*, January 24, 1944, 4.
[24] Wolcott Russel (assumed), "Inventory of Furniture and Household Furnishings, 426 Delgado Place, Santa Fe, New Mexico," March 15, 1967, unpublished household inventory (exclusive of cooking utensils, electric appliances, china, silverware, paintings, pictures, drapes, and bedding); privately held by the current property owner, 3.
[25] "Russel, Madge Nix 84" [obituary], *Santa Fe New Mexican*, April 10, 1985, C-3.

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Changes

In the early 1990s, Dan and Flores Russel embarked on a major home improvement project. They hired Albuquerque architect Garrett Smith to design a second-story addition to the main house. The project went through a series of conceptual drawings and reviews and was ultimately reduced to the one-story addition that was constructed. This addition, along with the guesthouse and several alterations to the older house, was reviewed by the Historic Design Review Board in 1992 under Case H-92-067. Smith's existing-condition drawings provide important clues regarding the older house's fenestration prior to renovation.

In early 2025, the property—having remained in Russel family ownership for more than ninety years—was sold to the current owner.

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Evaluation of Historical Status

Primary House

By age alone, the primary house qualifies to retain Contributing status. That threshold, however, is somewhat strained by the cumulative impact of substantial alterations undertaken during and after the Wolcott and Madge Russel period of occupancy. Chief among these are the large emulative primary addition constructed in 1992–93 and the alterations to the north and west elevations.

While features exceeding fifty years in age are often characterized as "historic," age does not mitigate changes that materially compromise original design intent and architectural character. The house was originally conceived as a whimsical two-bedroom rental of a highly specific—and nearly singular—design. Later modifications, even where historic in age, have measurably diminished that character and the property's capacity to convey its historic associations.

As a result, only the original façade(s) of the east elevation retain sufficient historic integrity to warrant recognition. Accordingly, this portion of the building—including the entry and adjoining volumes—is recommended as the primary façade. Later windows, doors, and associated alterations are expressly excluded from the recommendation.

Guesthouse

As a post–period of significance resource, the guesthouse is noncontributing to the Downtown and Eastside Historic District and does not possess independent historic significance.

Tool Shed

The origin of this small structure is undocumented; however, its form, materials, and fenestration are consistent with the historic period of development. Despite its minor scale, the shed contributes to the historic feeling and association of the site and is therefore considered a contributing resource within the district.

Walls

The three perimeter walls are well documented and, by virtue of their age, materials, and design, contribute to the historic character of the site and the broader district.

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Appendix

Who Was Rose Margaret Parker?

Rosa Margaret Parker Curtis (1893–1960) remains one of the more elusive figures in Santa Fe's interwar cultural and development history. She was one of several women described in their own time as homebuilders who developed small, artist-oriented residential compounds. Her relative obscurity appears to stem in part from the fact that she worked under multiple names and left little overtly self-authored documentation. As a result, Parker Curtis has remained far less visible than contemporaries such as Kate Chapman, despite having played a demonstrable role in shaping the residential landscape along Delgado Street.

Born in Auckland, New Zealand, in 1893 to a peripatetic British army officer, Parker spent much of her childhood in England, where she attended school and later studied art, reportedly at South Kensington and possibly the Slade School. She arrived in the United States in 1916 and settled in Santa Fe with her father and sisters. By the early 1920s, she was active within local cultural institutions, joining the Santa Fe Woman's Club and exhibiting paintings at the Museum of New Mexico. Her work—primarily oils depicting New Mexico subjects—was regularly included in group exhibitions through the 1930s and later.

Parker returned to Santa Fe in 1925 under the name Daisy Parker and soon thereafter acquired a large tract on the west side of the newly opened Delgado Street from the estate of Mary Persis Maltby Victory. Newspaper accounts from the mid-1920s describe her as the owner of "two or three houses" off Delgado Street, and rental advertisements confirm that she built and marketed modest adobe dwellings. Some of these were located along what is now Delgado Lane, while others formed part of a larger development later known as Plaza Fatima—a private cluster of Pueblo Revival houses.

Her approach to development—rental-first, incrementally formalized, and lightly documented—contrasts with the more client-driven and architecturally legible work of Chapman nearby, even as both women contributed to a broader pattern of women-led, artist-oriented residential enclaves in Santa Fe during the 1920s and 1930s.

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Parker's personal life was marked by instability. Her brief marriage in 1926 to Fayette S. Curtis Jr., headmaster of the Los Alamos Ranch School, ended with his sudden death only months later.

She subsequently inherited his estate and continued to work under the Curtis name, a circumstance that may help explain her ability to acquire and develop property along Delgado Street. In 1939, she experienced a severe psychological crisis and was committed to the New Mexico State Insane Asylum, later receiving treatment in Colorado. She returned to Santa Fe by the early 1940s and resumed painting, exhibiting intermittently into the late 1950s.

Rose Parker Curtis died in 1960 in Española, largely unnoticed by the local press. She was buried alone at Rosario Cemetery beneath a small marker noting only her birthplace.

###

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Illustrations

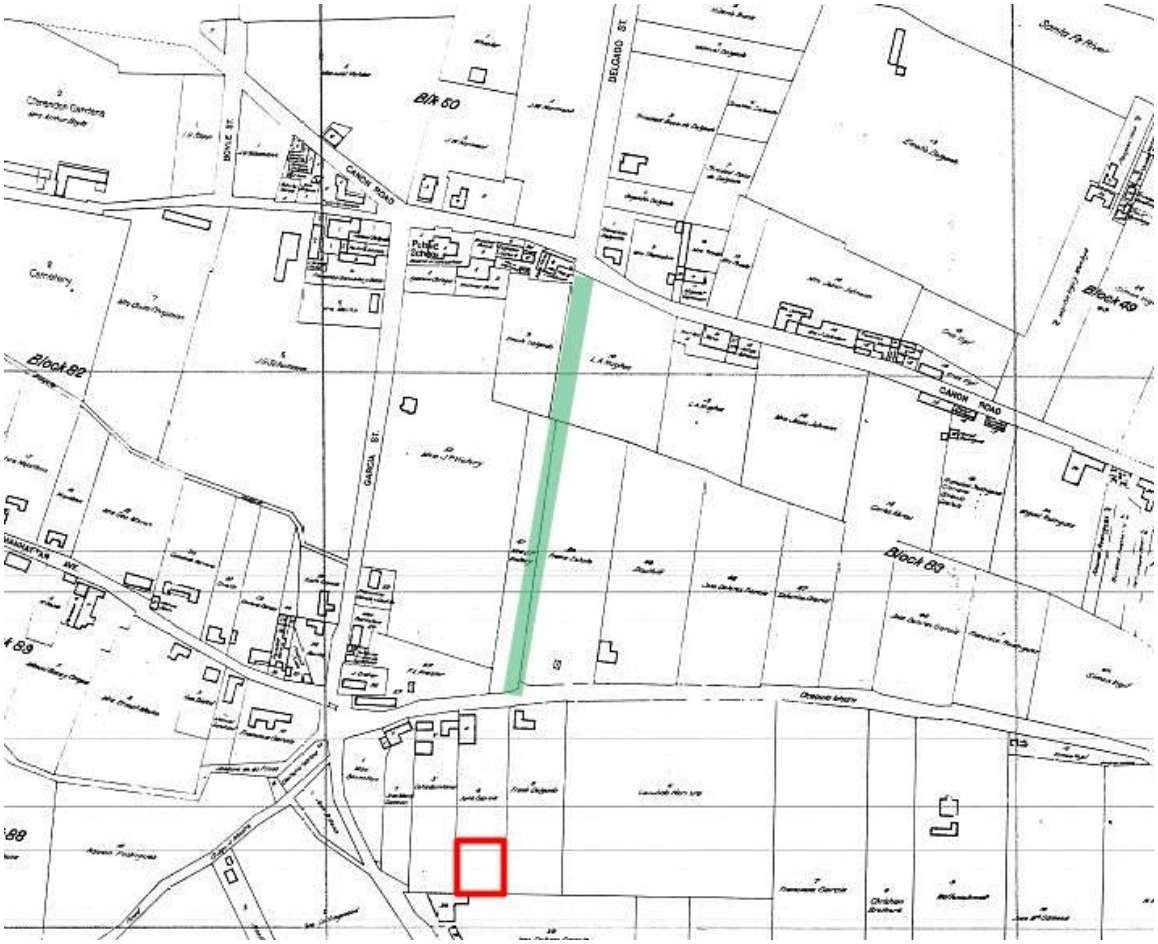

Figure 1: N. L. King, "Official Map of the City of Santa Fe," 1912.
Green represents the extension of Delgado Street; red the relative boundary of the subject parcel.

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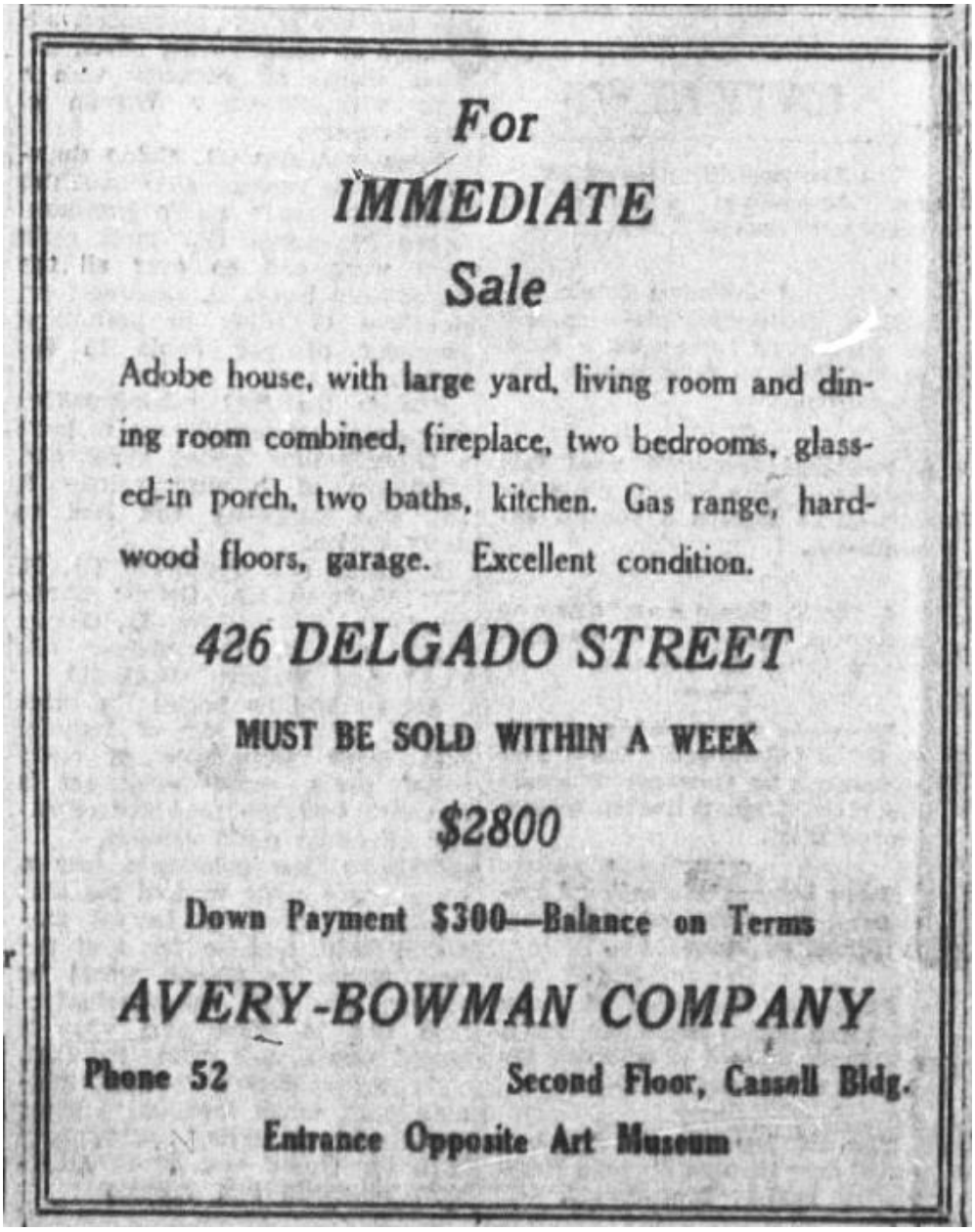
1. Name of property: **Russel Family Property**	**2. Location:** **426 Delgado Lane —** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-1657** **4. County: Santa Fe** **5. Date of Survey: January 14, 2026**



For
IMMEDIATE
Sale

Adobe house, with large yard, living room and dining room combined, fireplace, two bedrooms, glassed-in porch, two baths, kitchen. Gas range, hardwood floors, garage. Excellent condition.

426 DELGADO STREET

MUST BE SOLD WITHIN A WEEK

$2800

Down Payment $300—Balance on Terms

AVERY-BOWMAN COMPANY

Phone 52 Second Floor, Cassell Bldg.

Entrance Opposite Art Museum

Figure 2: Distressed property advertisement, April 1, 1933.
Source: The Santa Fe New Mexican.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 3: Wolcott Lord Russel, World War I photograph, c.1917

Source: New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Series Title: Service Reports; Series Number: 18.1.6; Box Number: 10899; Collection Name: New Mexico Adjutant General Records; Collection Number: 1973-019.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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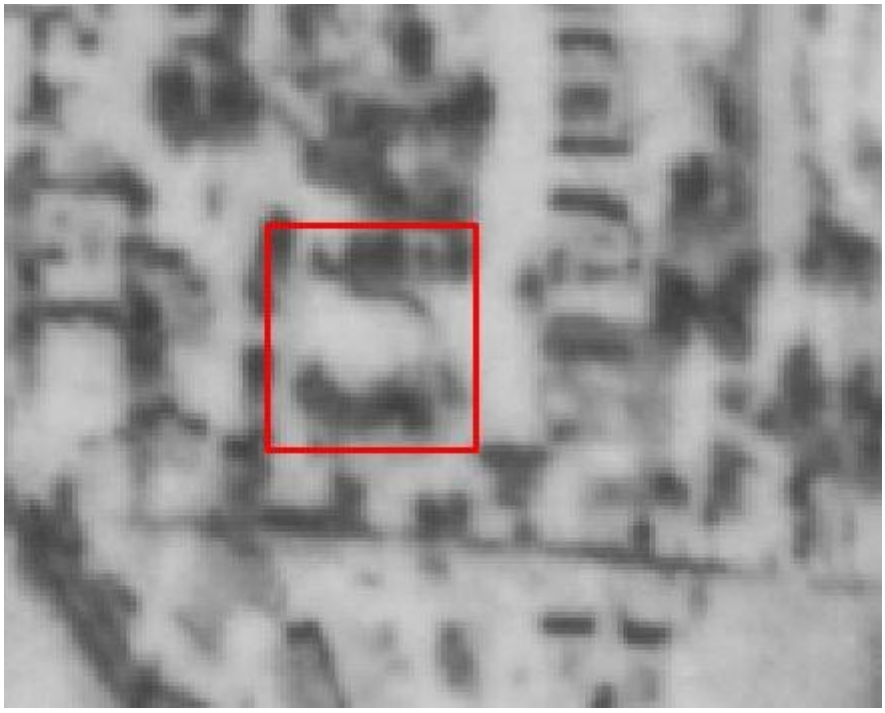

Figure 4: October 25, 1948, aerial photograph.
Note that house does not have a west elevation portal.

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

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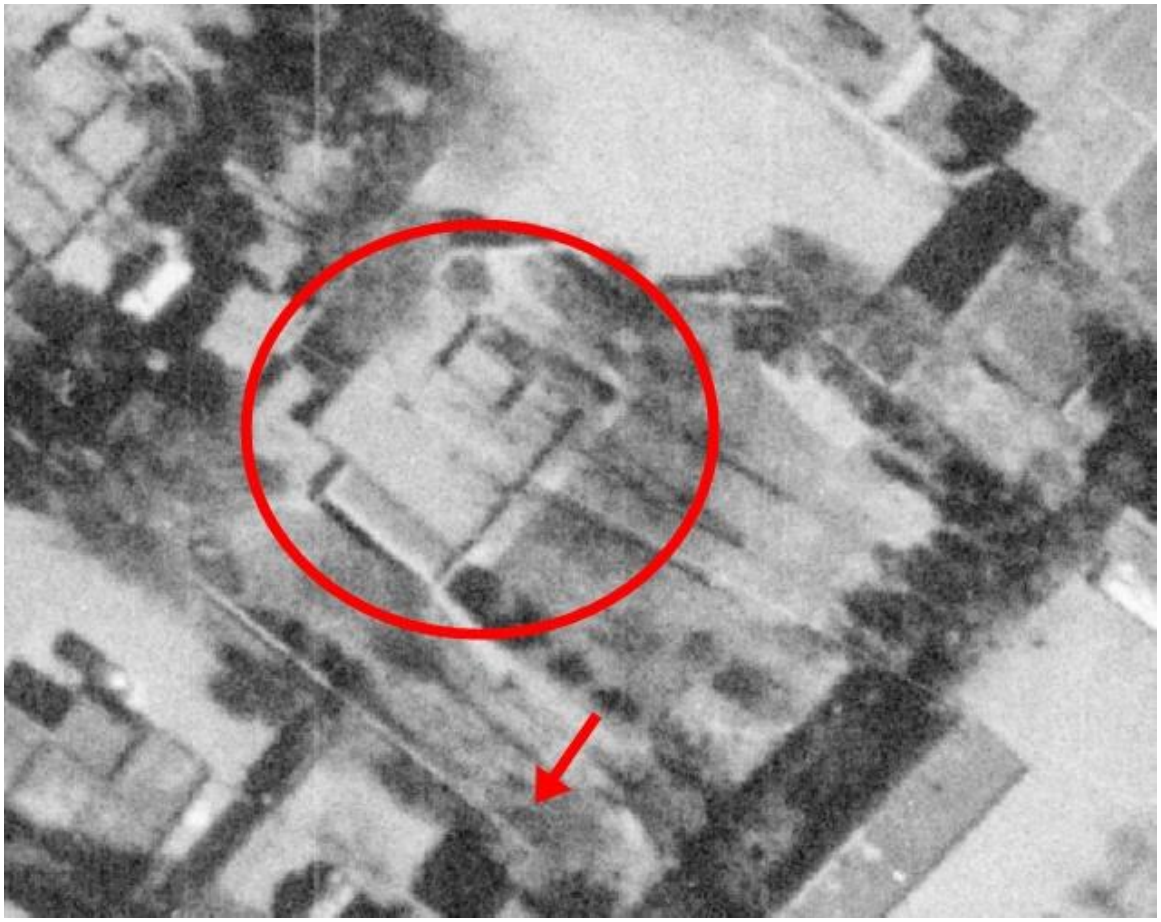

Figure 5: November 10, 1958, aerial photograph.
House now has west portal; tool shed may be present (arrow).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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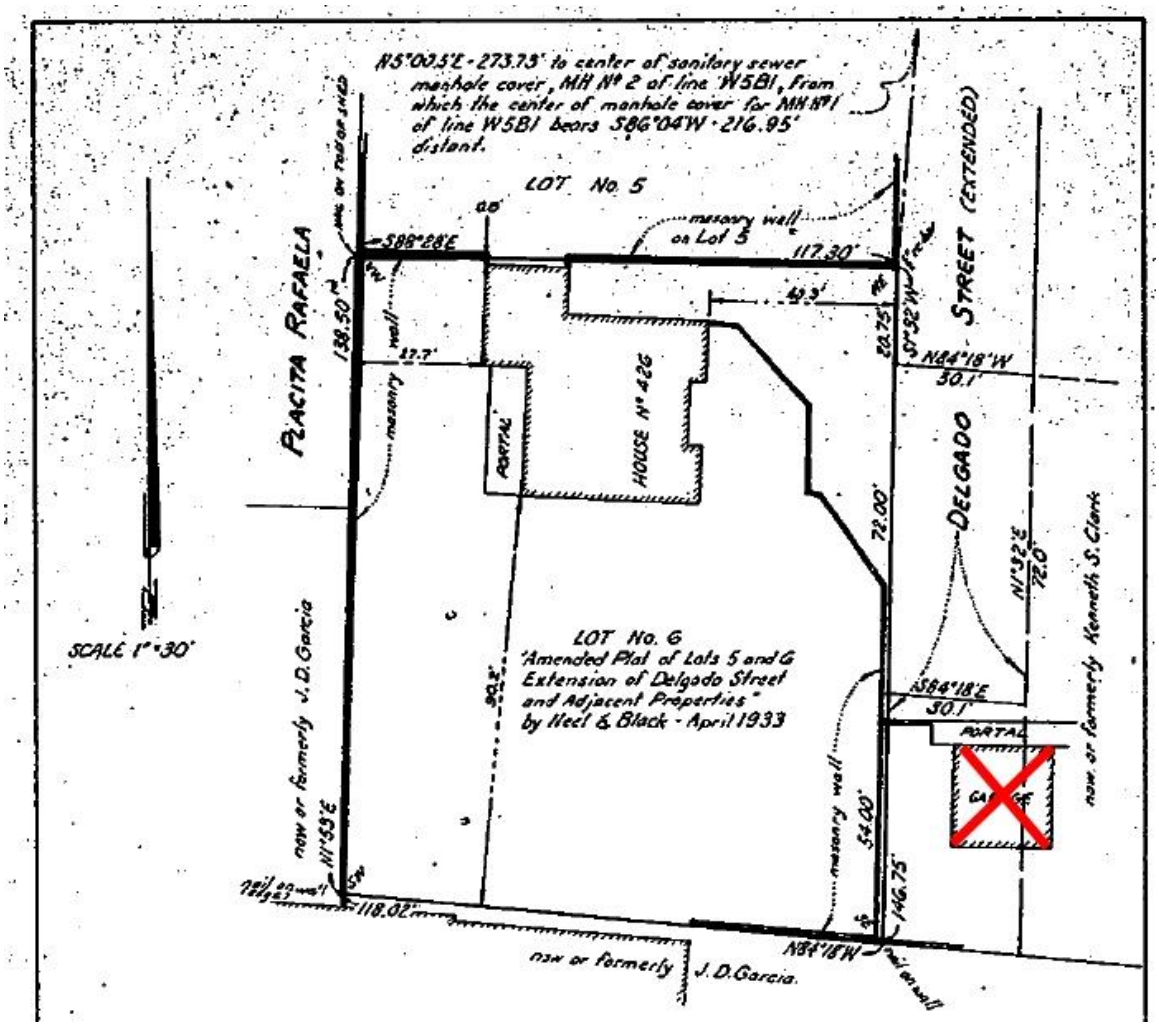

Figure 6: 1966 survey plat, G.D. Hayden. Note crossed-out garage is not associated with the property.

Source: Santa Fe County Clerk, Instrument # 290432.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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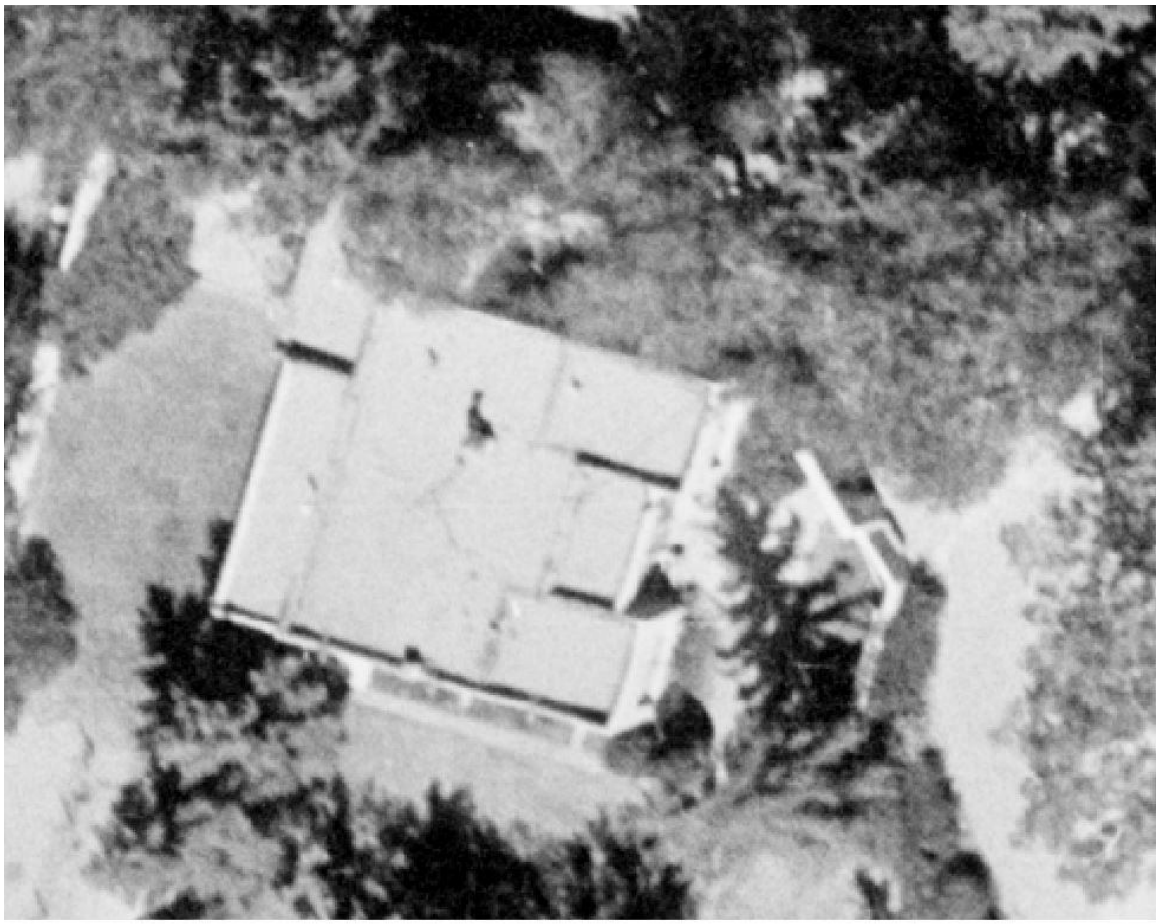

Figure 7: September 11, 1978, aerial photograph.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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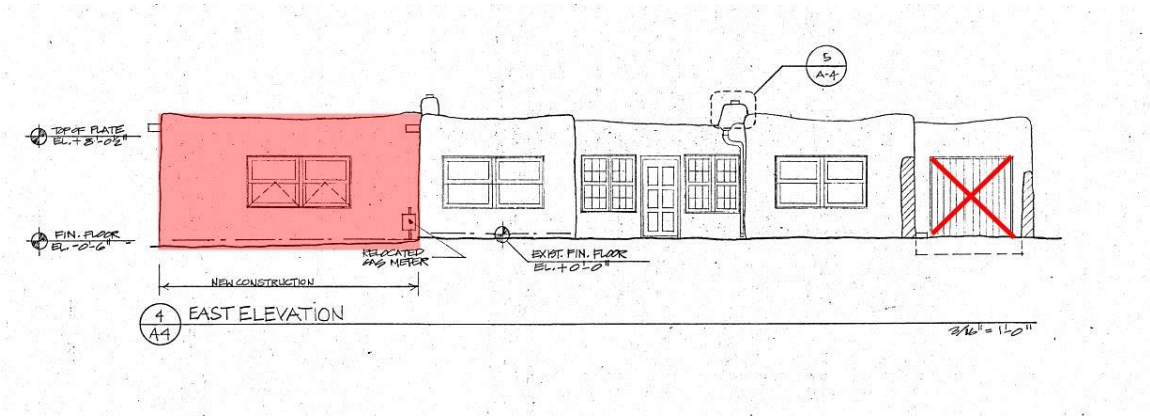
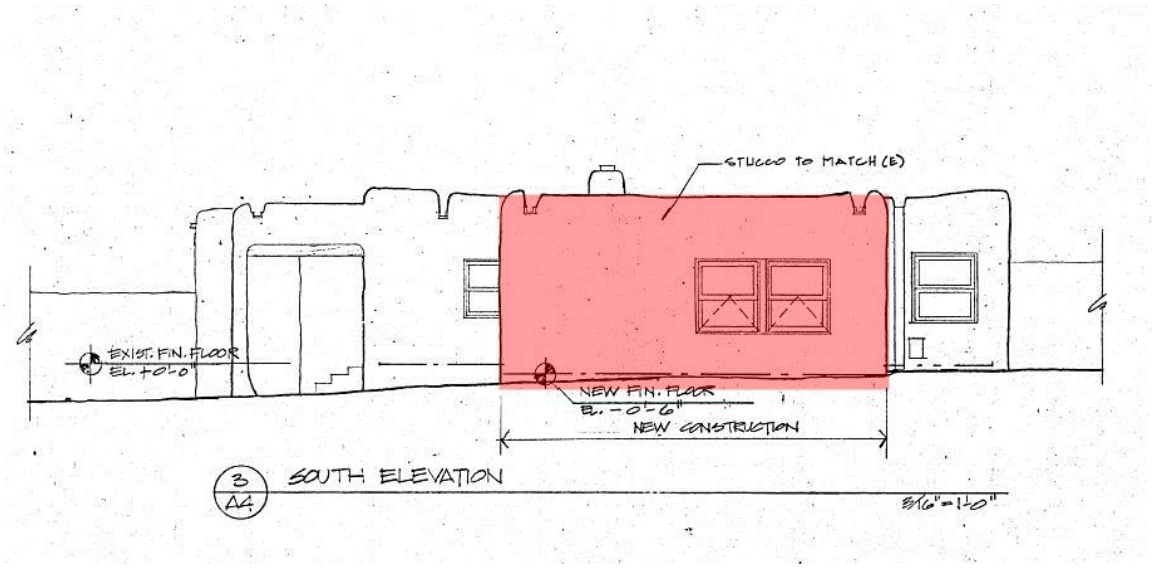


East



South

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

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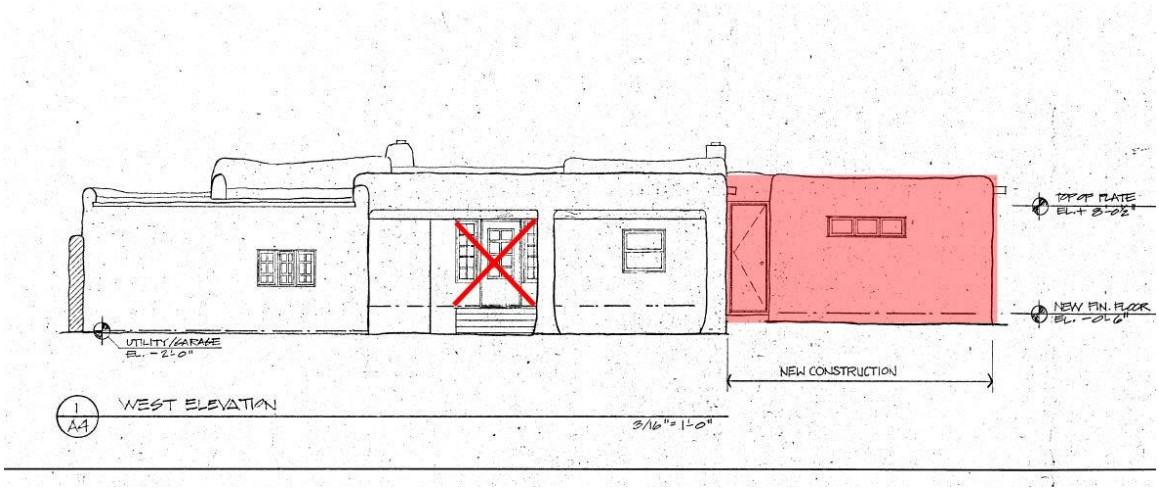
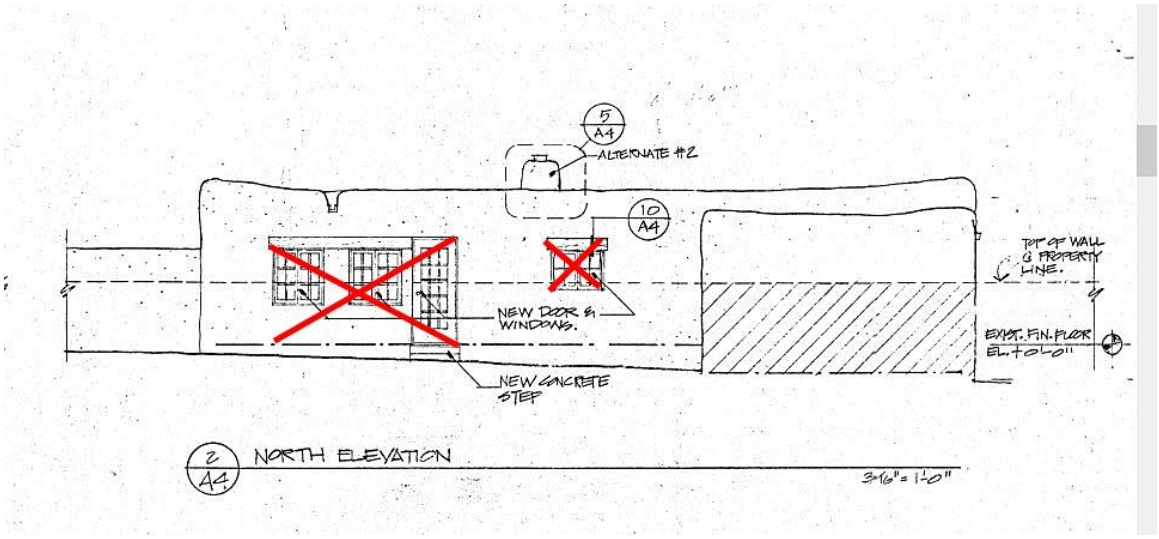
		4. County: Santa Fe
		5. Date of Survey: January 14, 2026



West



North

Figure 8: 1992 combined existing and proposed drawings, Garrett Smith. Red blocking indicates new construction; red "x" indicates fenestration that has changed since the drawings were made.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by Giulia Caporuscio on January 14, 2026, unless otherwise noted)

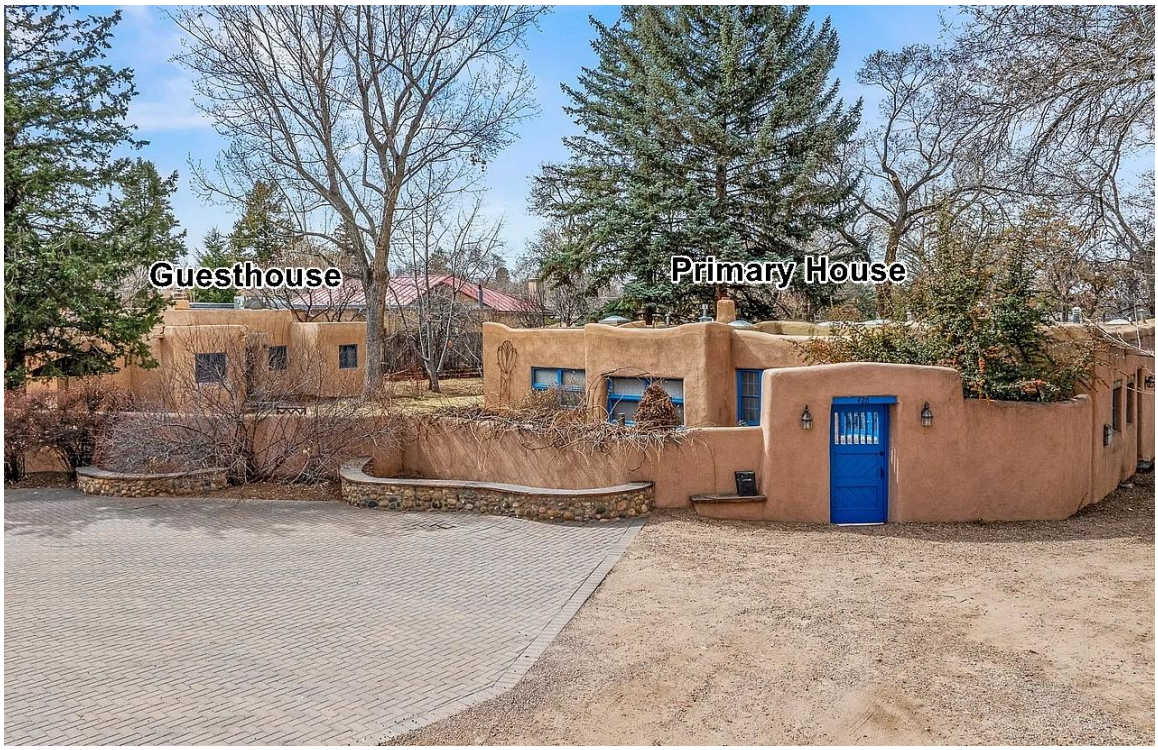

Photo 2: Setting. Undated real estate photograph taken from an elevated position and free of vehicles.

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

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Photo 3: East Elevation. Entry. Enclosed entry hall was constructed in 1954. Camera facing west.

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Photo 4: East Elevation. Interior of east entry hall. Camera facing west.

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Photo 5: East elevation. Camera facing southwest.

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Photo 6: East elevation. South end of original building in foreground. Camera facing west.

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Photo 7: East elevation. 1992-93 addition. Camera facing west.

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

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Photo 8: South elevation. 1992-93 addition. Camera facing northeast.

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

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Photo 9: West elevation. 1992-93 addition at right. Camera facing northeast.

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

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Photo 10: West elevation. Passageway between original building and 1992-93 addition. Camera facing east.

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

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Photo 11: West elevation. Portal erected in 1958. Camera facing east.

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

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		4. County: Santa Fe
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Photo 12: West elevation. Portal decking. Camera facing up.

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

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Photo 13: West elevation. Original garage at left. Camera facing east.

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

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Photo 14: North elevation. Change of fenestration after 1992. Camera facing south.

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

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Photo 15: North elevation. Change of fenestration after 1992. Camera facing south.

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

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Photo 16: East elevation. 1936 replacement garage with door opening infilled after 1992. Camera facing northeast.

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

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Photo 17: 1992-93 Guesthouse. North elevation. Camera facing southwest.

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

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Photo 18: 1992-93 Guesthouse. North elevation. Camera facing south.

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

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Photo 19: Shed. Camera facing southwest.

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

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Photo 20: South property wall and gate entry. Camera facing west.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

H1657 L

IDENTIFICATION

ADDRESS: 426 DELGADO ST.
CAMINO DEL MONTE SOL NAT. HIST. DIST.

ID NUMBER: 051600014

BUILDING NAME:

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 1938 ACTUAL
SOURCE(S) CITY DIRECTORY

BUILDING DATA

ARCHITECTURAL STYLE:
PUEBLO REVIVAL

USE:
HISTORIC: (residential)
OTHER ____
PRESENT: (residential)
OTHER ____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:
X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:
X YES ____ NO
WHAT TYPE? ATTATCHED 1 CAR GARAGE
IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:
____ MINOR X MODERATE
____ MAJOR
EXPLAIN: NEW WINDOWS OLD PARAPET VISABLE FRONT

OVERALL CONDITION:
____ EXCELLENT X GOOD
____ FAIR ____ DETERIORATED

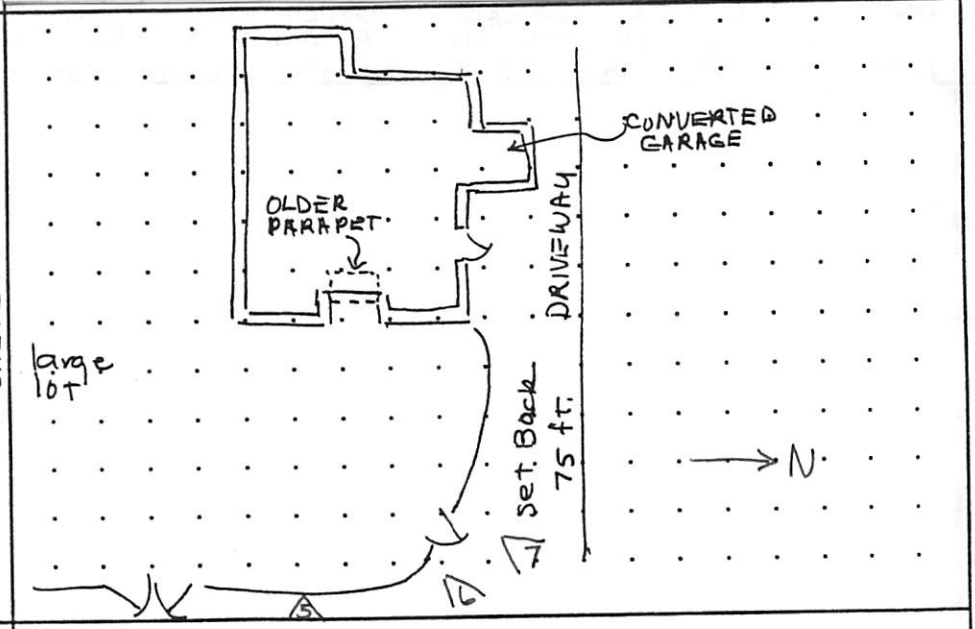
BUILDING THREATENED?
____ YES X NO

PHOTO



#5 EAST SIDE

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
____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES ____ NO

SURVEYED 8-29-91 BY AC

NEGATIVES WITH NMHPD ROLL # ____ NEG # ____ TO ____

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	STUCCO	
FOUNDATIONS	NOT VISABLE	
DOORS	FRONT DOOR PANELED & CARVED	
WINDOWS	N. SIDE - WOOD FRAME AWNING - E&N DBH 6/6	PROBABLY NEW AWNING WINDOWS DBH WINDOWS WOOD FRAME
PORTALES		
CANALES		
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS	OLD PARA PETS BEHIND FRONT ENTRANCE
COURTYARDS		
FENCES/WALLS	5 ft STUCCO WALL	
ARCH. DETAILS	PARAPETS COME TO A PEAK AT CORNERS	
OTHER	100 FT SET BACK	

COMMENTS ONE CAR GARAGE CONVERTED TO LIVING SPACE
1987 PETTIS MONTGOMERY LISTED AS OWNER APPLIED FOR PERMISSION TO REMODEL.
1928-9 DIRECTORY LISTING 1992 - HDRB approved MBR suite + detached guesthouse

ADDITIONAL PHOTOGRAPHS





Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 6-6-83 by mb	county Santa Fe	ID no. 05160014
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13	easting northing

location description: 426 Delgado

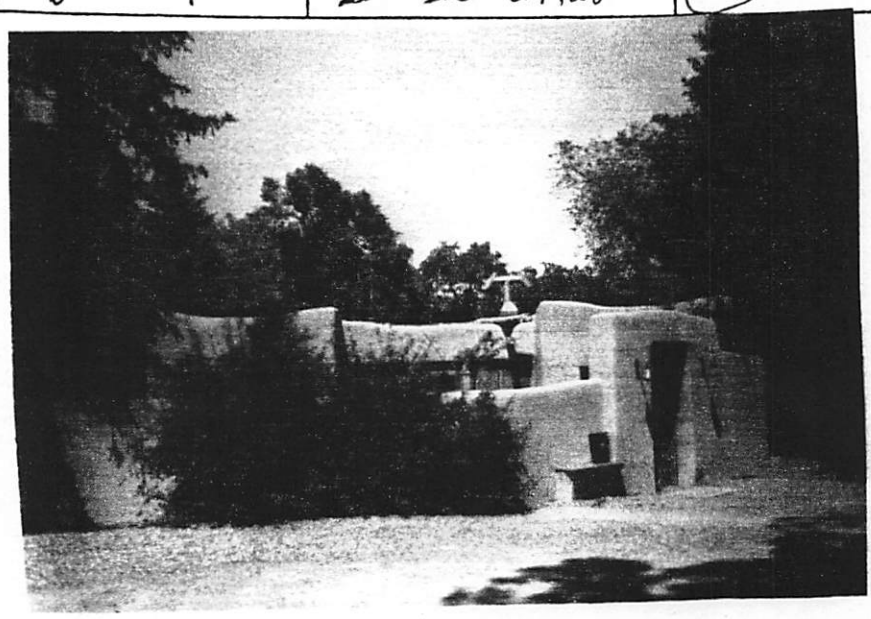
city/town: Santa Fe

land grant/reservation: ~~land grant/reservation~~

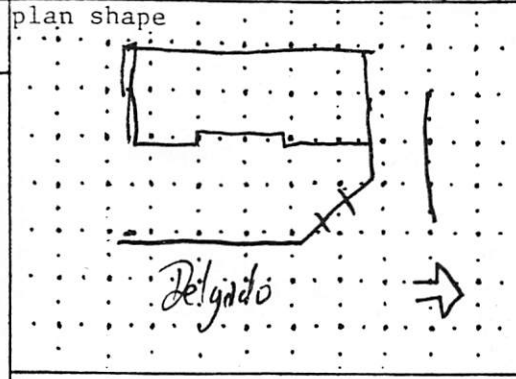
building name:

legal description: tnsp 17 N E range 9 E W sec 25 NE ¼ NE ¼

film roll by mb no. 1	negative nos. ~~27~~ & ~~28~~ 27,28	loc. of neg. HPB



plan shape



date of construction: Pre 1932 estimate _____ actual

source: 1932 City Directory

use
present: residential
other: _____
historic: residential
other: _____

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style	foundation material
Pueblo revival	UK
	wall material/surface: Stucco

architectural features
Windows 6/6 double hung and 3×3 awning. Wood. Brown trim. Lintels concealed. Windows deep set. Metal canal fed into metal downspout. Front door 4 lites top - solid below - light; contemporary constr. Parapets depressed in middle & porch at entrance. Outside wall of stucco.

surroundings: Res

relationship to surroundings
___ similar ___ not similar

district potential
___ yes ___ no

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

comments
Wall
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
acequia

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

Streetscape

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 6-6-83 by mb	county Santa Fe	ID no. 051600014
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13 easting	northing

location description: 426 Delgado

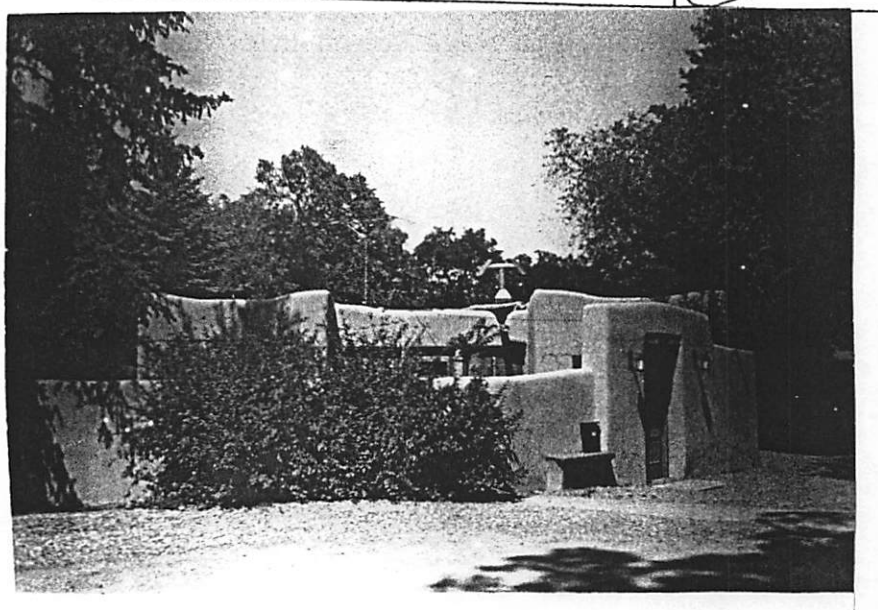
city/town: Santa Fe

land grant/reservation: ~~land grant/reservation~~

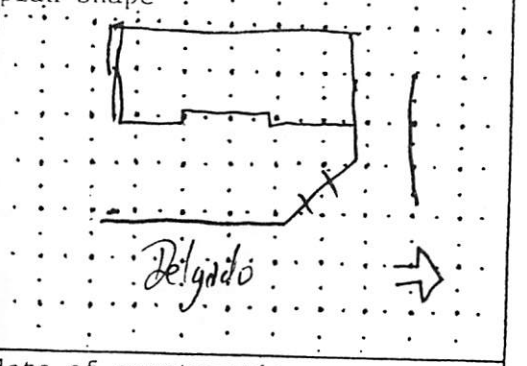
building name:

legal description: tnsp 17 N E range 9 E W sec 25 NE ¼ NE ¼

film roll by mb no. 1	negative nos. ~~27~~ 27,28	~~loc.~~ of neg. HPB



plan shape



date of construction: Pre 1932 estimate ____ actual

source: 1932 City Directory

use
present: residential
other: ____
historic: residential
other: ____

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
___ minor X moderate ___ major
describe:

style: Pueblo revival

foundation material: UK

wall material/surface: Stucco

architectural features
Windows 6/6 double hung and 3×3 awning. Wood Brown trim. Lintels concealed. Windows deep set. Metal canal fed into metal downspout. Front door 4 lites top - solid below - light; contemporary couch. Parapets depressed in middle & peak at corners. Outside wall of stucco.

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

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

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

Streetscape

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

ADDRESS: 426 Delgado **HIST. SURVEY #:** 014

(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: 426 Delgado **HIST. SURVEY #:** 014

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

NAME:

CITY SURVEY

Area #: 8 Signif. Status: S

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Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other:

Bibliography:

Comments:

City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909 984-6700

CORE HISTORIC DISTRICT
(RECENT SANTA FE STYLE)

DISTRICT DESIGN STANDARDS
SECTION 3-29D-3, SFCC 1981

CASE SYNOPSIS

CASE NO. 92-687 PROJECT LOCATION 426 Delgado Lane

PUBLICLY VISIBLE: N (✓) S ( ) E (✓) W ( )

1. MASSING: Applicable (✓) Not Applicable ( )

   a. Building Height 19'5"

   b. Roof Type flat w/ parapet

   c. Facade Features multi lite windows, portal,

Complies (X) Does Not Comply ( )

Staff Comments:

2. OPENINGS: Applicable (X) Not Applicable ( )

   a. Percentage of Opening per Facade OK (N) OK (S) OK (E) OK (W)

   b. May Exceed 40%-Under Portal OK

   c. 30" Maximum Glass Size (larger under portal) OK

   d. 3 ft. Minimum Distance from Corners OK

Complies (X) Does Not Comply ( )

Staff Comments:

3. CANTILEVERS/OVERHANGS: Applicable ( ) Not Applicable (X)

   a. Cantilevered Elements

   b. 30" Maximum Roof Overhang

Complies ( ) Does Not Comply ( )

Staff Comments:

GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

April 15, 1992

Mary Grzeskowiak
Urban Design Review Specialist
City of Santa Fe
PO Box 909, 200 Lincoln Avenue
Santa Fe, NM 87504-0909

Historic Design Review Board Proposal Letter

Regarding 426 Delgado Lane, Santa Fe

Construction Project: The owner proposes to construct a second floor bedroom suite addition to an existing residence. Within the existing residence, a new kitchen, powder room, and staircase will be built. Some existing windows and exterior doors will be removed or altered, and at certain locations new windows and exterior doors will be installed. The existing fireplace flue will be rebuilt and extended above the proposed addition. The addition will be wood frame construction with cement stucco exterior finish to match existing surfaces.

The owner also proposes to construct a one story detached guest house on the property. It is an approximately 975 SF one bedroom, wood frame building with cement stucco exterior finish to match existing surfaces.

Architectural History: The original house was built in 1928 of adobe construction. It was purchased by the present owners' parents and adobe plastered for the first time in 1933. The building then included one bedroom in the southeast corner, a sunporch in the southwest corner, a garage in the northeast corner and an entrance set back between the garage and bedroom. The house had protruding vigas at the parapet. The property has been extensively altered through the 1960's.

Continues next page.

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6668
FAX 243 4508

Exterior Alteration Chronology:

1936	Existing garage converted to bedroom (proposed dining room) and present garage added to northwest corner. Exterior of entire house replastered.
1946	Vigas cut off at exterior and plastered over.
1947	Present front gate and adjacent walls built along east and north property lines.
1949	Present cement block wall with stucco finish along west property line and outdoor fireplace at northeast corner built.
1954	Present enclosed entrance porch built.
1958	Present portal and french door added on west side of house.
1962	Present pumice-cement block wall along south property line built.
1964	Present wood, double-hung, single pane windows were installed.

Sincerely,

Garrett L. Smith, AIA

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

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

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

PROJECT INFORMATION

Date 6.10.26	Property Owner of Record	Kareem J Abu Zeid and Paige Cochran	
Applicant/Agent Contact	Gayla Bechtol, AIA		
Site Address	426 Delgado Lane		
Suite or Space #	Subdivision Name		
Lot #	Block #	Total Roof Area (square feet) 4879	
Lot Coverage % 28	Lot Size (square feet) 17346		
Proposed Construction Description	Additions to exising house and guest house.		
The following documents are required for review as applicable:	✔ Legal Lot of Record ✔ Building Plans ✔ Existing site plan w/ setbacks ✔ Proposed site plan w/ setbacks ✔ Existing & Proposed Elevations Development Plan		
Zoning District RC-8	Overlay Districts Escarpment Flood Plain Other		
Proposed Setbacks	Front 0'/13	Rear 26'	Left Side 5 / Right Side 5
Required Setbacks	Front 0/7	Rear 5/15	Left Side 5 / Right Side 5
Proposed Height 13'	Max Height 13'-11	Parking Required 2 / Provided 2	Bike Parking / Provided

Historic Planning Case Manager Lani McCulley

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

ADDITIONAL SUBMITALS (IF APPLICABLE)

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

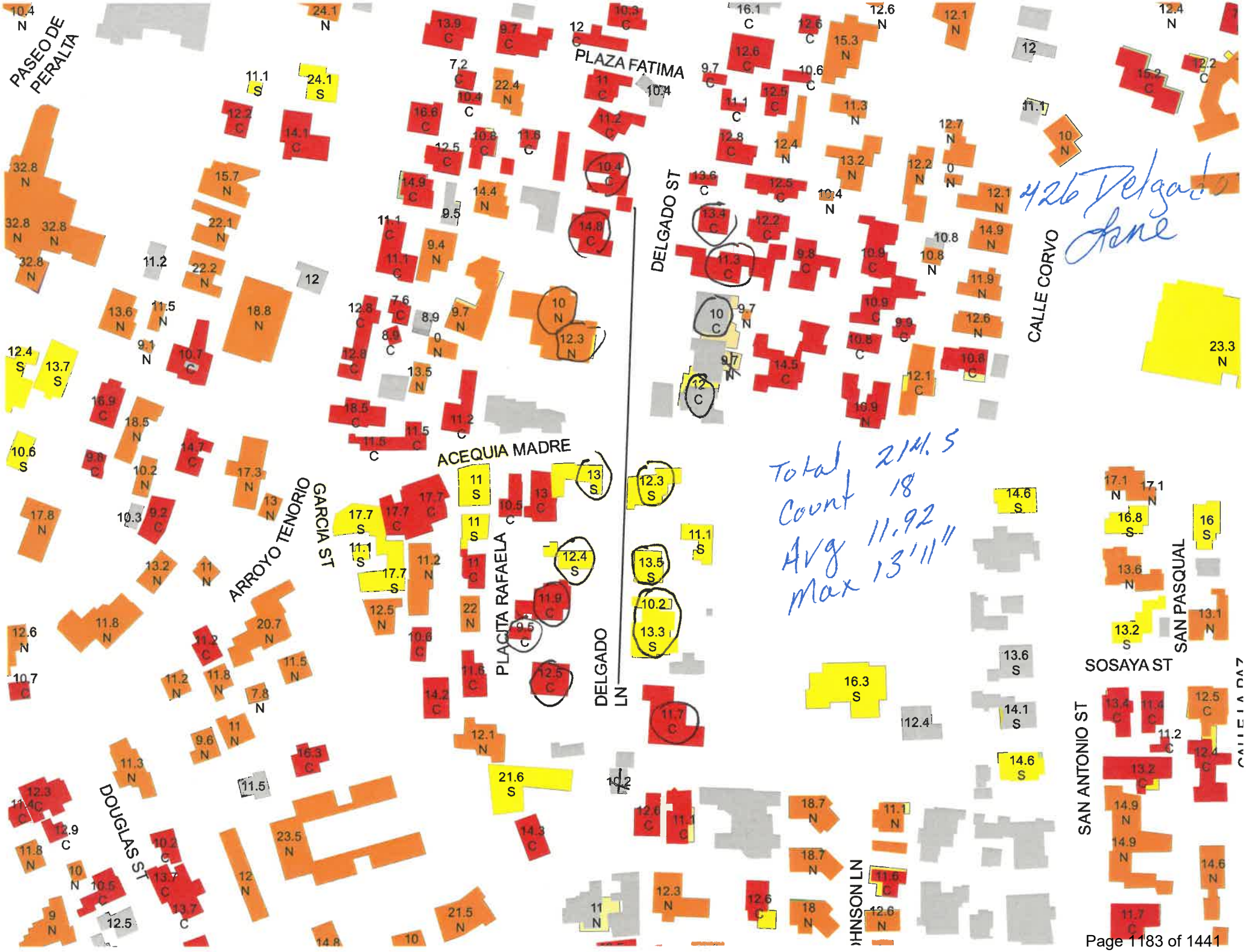
This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Gayla Bechtol, AIA 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 Benjamin Pfeifer	Date 06/12/2026	
Preliminary Zoning Review # 2026-012610		


PASEO DE PERALTA
PLAZA FATIMA
DELGADO ST
CALLE CORVO
ACEQUIA MADRE
ARROYO TENORIO
GARCIA ST
PLACITA RAFAELA
DELGADO LN
SAN PASQUAL
SOSAYA ST
SAN ANTONIO ST
DOUGLAS ST
JOHNSON LN
426 Delgado Lane
Total 214.5
Count 18
Avg 11.92
Max 13'11"

GAYLA BECHTOL
ARCHITECT

June 2, 2026

To: City of Santa Fe Historic Districts Review Board

Proposal for Renovation and Additions to 426 Delgado Lane
Contributing to the Downtown and Eastside Historic District

We propose to extend the kitchen wall towards the north to 5' of property line with a large window on the north wall; add a primary bathroom and closet to the south and west of the existing house, leaving as much lawn as possible; and add 3' to the existing rear (west) portal to increase the covered living space; replace a window with door on the north to give access to a newly created patio off the driveway on the north of the house. An new wood gate will be installed in a new stuccoed CMU wall. the existing wood gate will be refurbished but will remain as is. The new walls will be 6" lower than existing (13'-6") with rounded parapets but will not match the exaggerated parapets of the existing house.

We propose a garage addition to the guesthouse built in the 90's with a wood panel door, a pedestrian door and window on the back facing west. A new driveway is proposed to access the garage using a new opening in the existing contributing wall with an automatic wood/metal gate.

We propose to replace all windows previously installed in the 90's, except for the extant historic windows, with new aluminum clad wood windows, color Blue.

The existing house is 2392 SF. The existing portal is 230 SF. The primary bedroom extension for the closet and bath is 392. The portal extension is 85 SF and the kitchen extension is 93 Sf bring the total Sf of the existing house 3192 adding a total of 800 SF.

The non-contributing guest house is 745 SF. The proposed garage is 800 SF. The height of the garage is 12', 6" lower than the existing guesthouse.

Thank you.

Sincerely,



Gayla Bechtol, AIA

www.gbasantafe.com 320 Aztec Street Santa Fe, New Mexico 87501

GAYLA BECHTOL
ARCHITECT

To:

City of Santa Fe HDRB staff

June 15, 2026

Re: Exception requirements for a new opening in an existing contributing wall at 426 Delgado Lane

Exception Criteria:

Do not damage the character of the district-

Response: The new opening is the minimum change necessary in order to access the new garage easily from the extension of Delgado Lane. Similar to most of the openings along the lane it will give access to the house for the automobile and provide parking off the street.

Prevent a hardship to the applicant or an injury to the public welfare.

Response: The owners would like to make the garage access as convenient as possible. If the opening is not provided in this location the applicant will have to continue to use the existing opening off of the easement/extension and make a hard at least three point turn into the garage. With two adults and a young child getting in and out of the driveway at right angles to the garage that will eventually leave the garage unused most of the time. Either option doesn't injure the public welfare.

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

Same Response: In order to stay in this house the owners would like to make the garage access as convenient as possible. The garage addition is allowed to the guesthouse and the most logical place for the garage is next to the yard wall leaving as much of the historic open space around the house as possible.

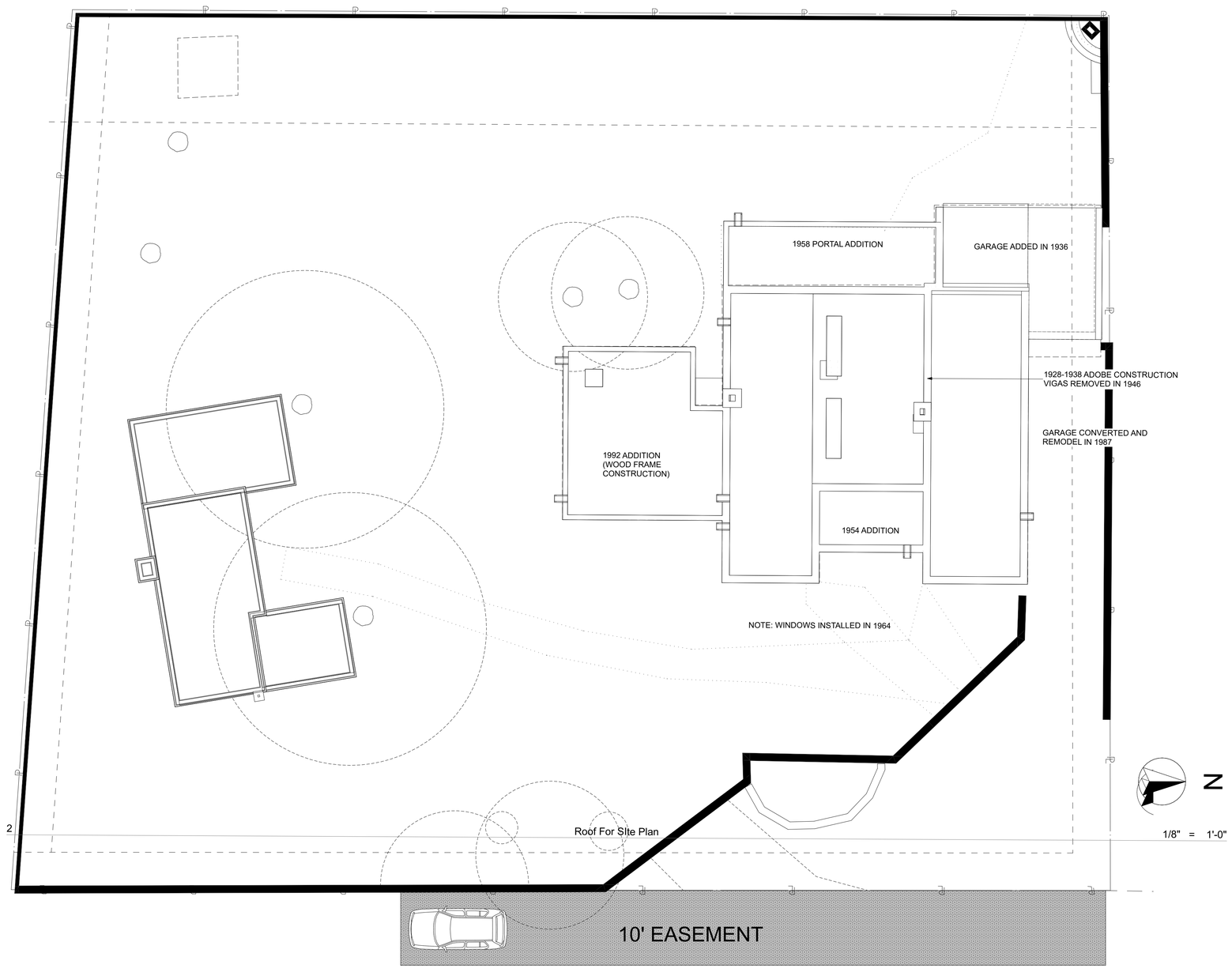
Thank you for your consideration.

Sincerely,



Gayla Bechtol, AIA

320 Aztec Street Suite C, Santa Fe, NM 87501 www.gbasantafe.com



1 Existing Site Plan
SCALE: 1/8" = 1'-0"

Roof For Site Plan
1/8" = 1'-0"

North

GAYLA BECHTOL ARCHITECT
320 AZTEC STREET SANTA FE NM
87501
505-660-6301
www.gbasantafe.com

Cochran Renovation

426 DELGADO LANE
(FORMERLY STREET)
SANTA FE , NM 87501

Project Number: 2025

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The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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COCHRAN RENOVATION
426 DELGADO LANE
SANTA FE, NM
DOWNTOWN/EASTSIDE HISTORIC DISTRICTS

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

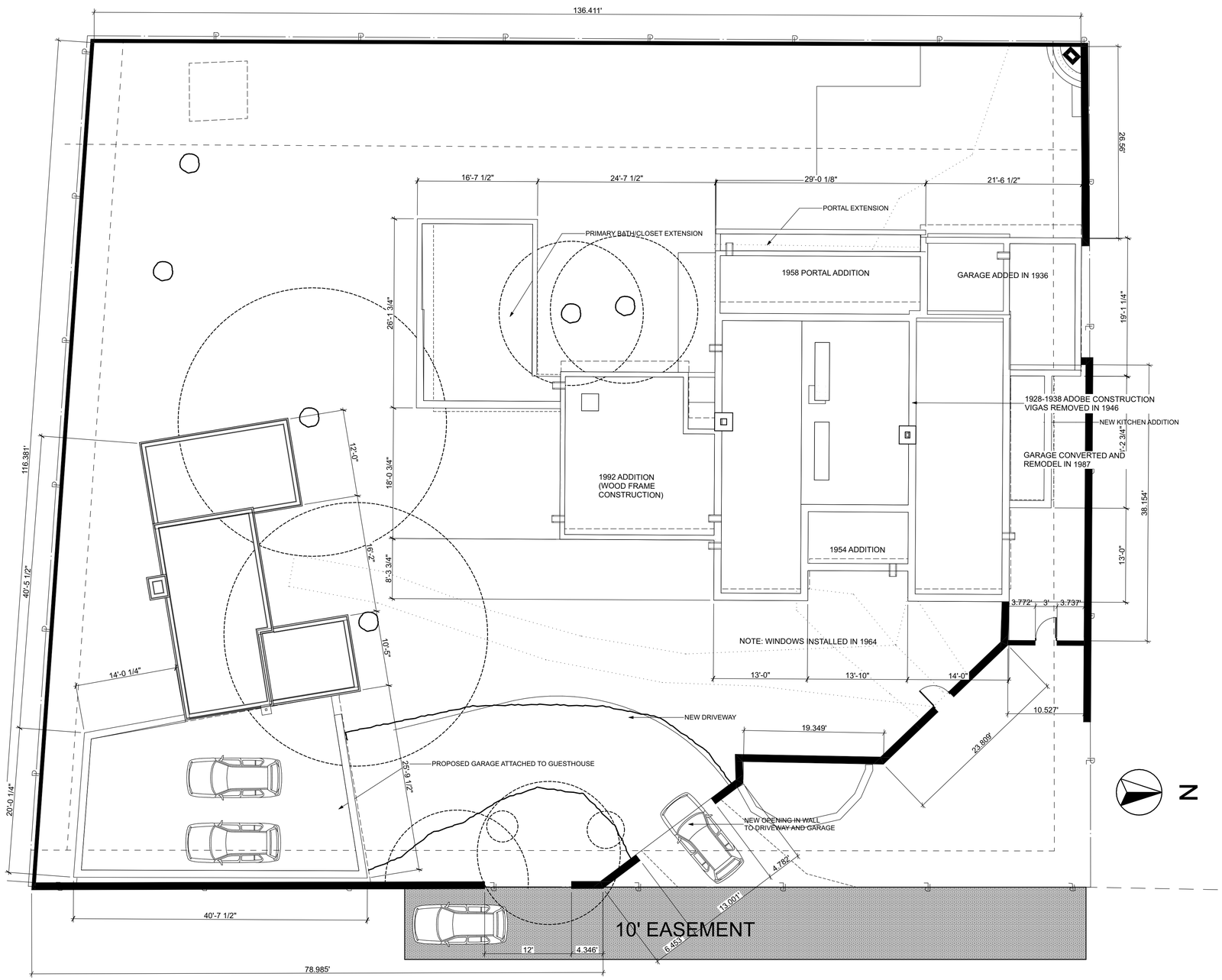
ISSUED:

XX/XX/2023 - Issue Description

Existing Site Plan

A001

Printed: 6/3/26



1 Proposed Site Plan 1/8" = 1'-0"

Lot Area:
EXISTING HOUSE: 2622 SF
EXISTING GUESTHOUSE 745 SF

ADDITIONS TO EXISTING HOUSE 570 SF
GARAGE ADDITION 800 SF

TOTAL WITH PROPOSED = 4737 SF
LOT AREA 17,346
27% PROPOSED LOT COVERAGE

North

Vicinity Plan
not to scale

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426 DELGADO LANE
SANTA FE, NM
DOWNTOWN/EASTSIDE HISTORIC DISTRICTS

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

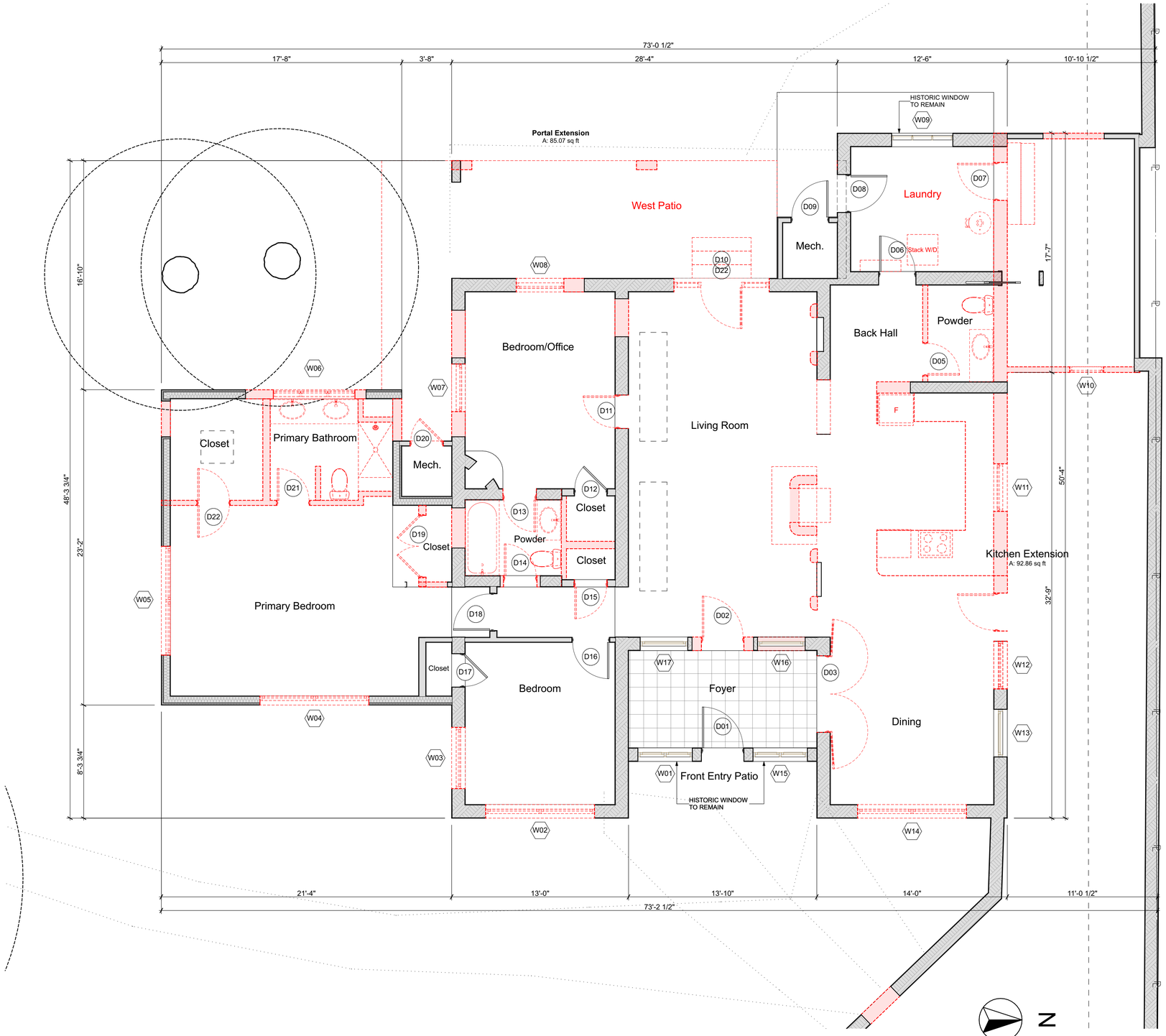
ISSUED:

XX/XX/2023 - Issue Description

Proposed Site Plan

A002

Printed: 6/3/26



1
A101

Existing Ground Level Plan

1/4" = 1'-0"

Wall Legend

Existing to Remain (grayscale)

- Existing Exterior Wall
- Existing Interior Wall
- Existing Foundation Wall

Existing to be Demolished (color)

- Existing Walls to be Demolished
- Existing Items to be Demolished

GBA GAYLA BECHTOL ARCHITECT

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DOWNTOWN/EASTSIDE HISTORIC DISTRICTS

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

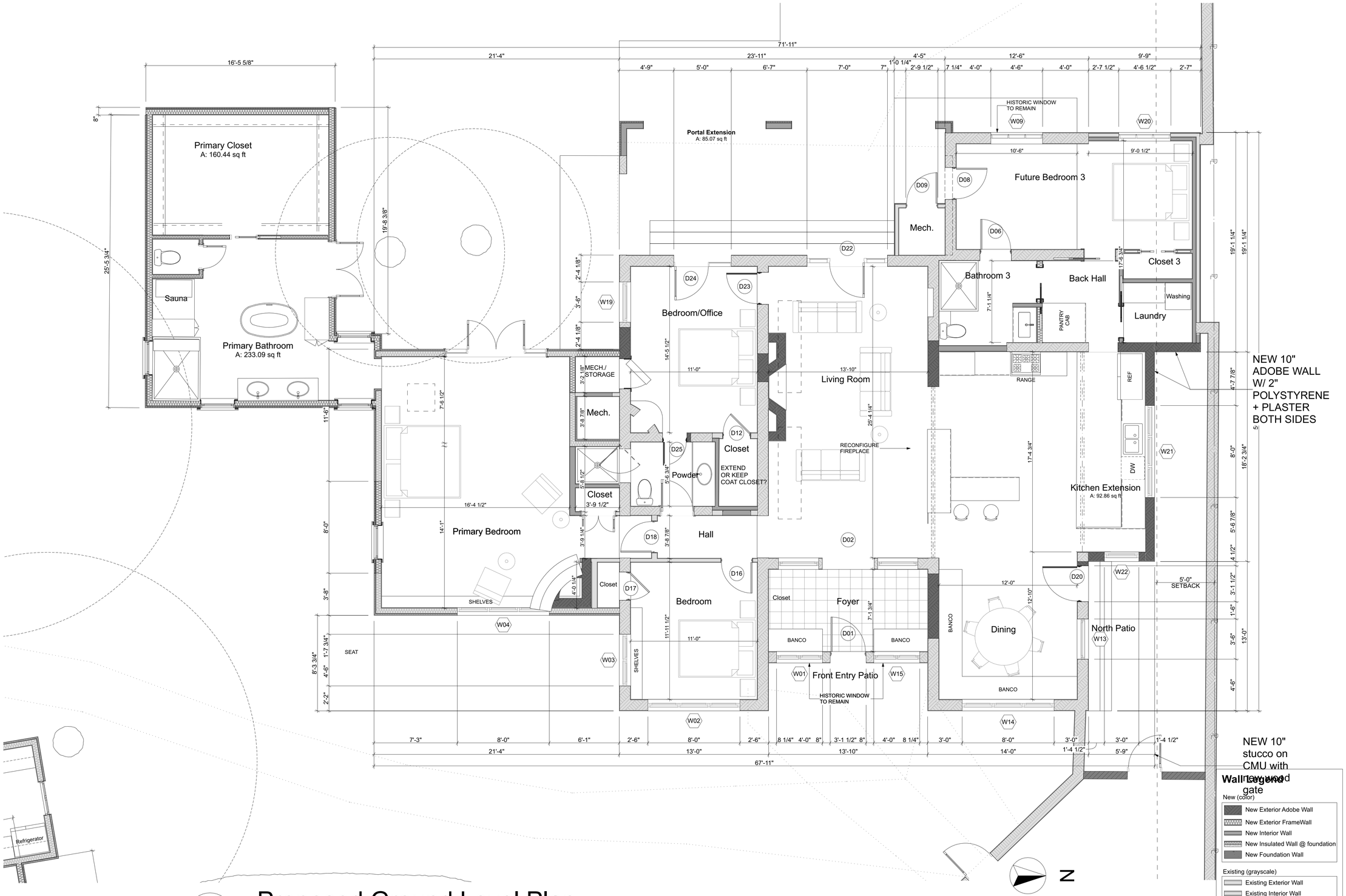
ISSUED:

XX/XX/2023 - Issue Description

Existing Ground Level Plan

A101

Printed: 6/3/26



Proposed Ground Level Plan

1
A102

1/4" = 1'-0"

Wall Legend

New (color)

- New Exterior Adobe Wall
- New Exterior FrameWall
- New Interior Wall
- New Insulated Wall @ foundation
- New Foundation Wall

Existing (grayscale)

- Existing Exterior Wall
- Existing Interior Wall
- Existing Foundation Wall

Patches at existing walls shown in color

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STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

XX/XX/2023 - Issue Description

Proposed Ground Level Plan

A102

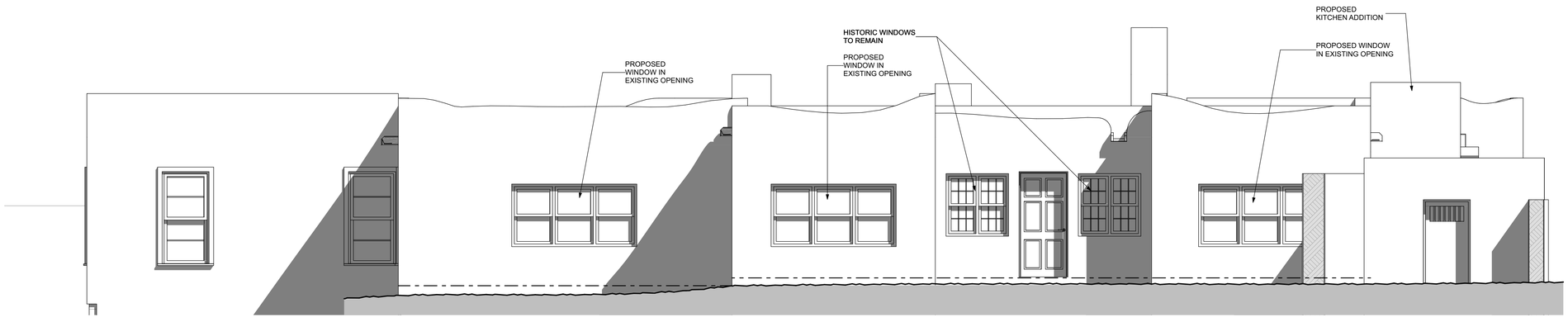
Printed: 6/3/26



1
A201

Existing East Elevation

1/4" = 1'-0"



2
A201

Proposed East Elevation

1/4" = 1'-0"

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COCHRAN RENOVATION
426 DELGADO LANE
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DOWNTOWN/EASTSIDE HISTORIC DISTRICTS

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

XX/XX/2023 - Issue Description

Building Elevations

A201

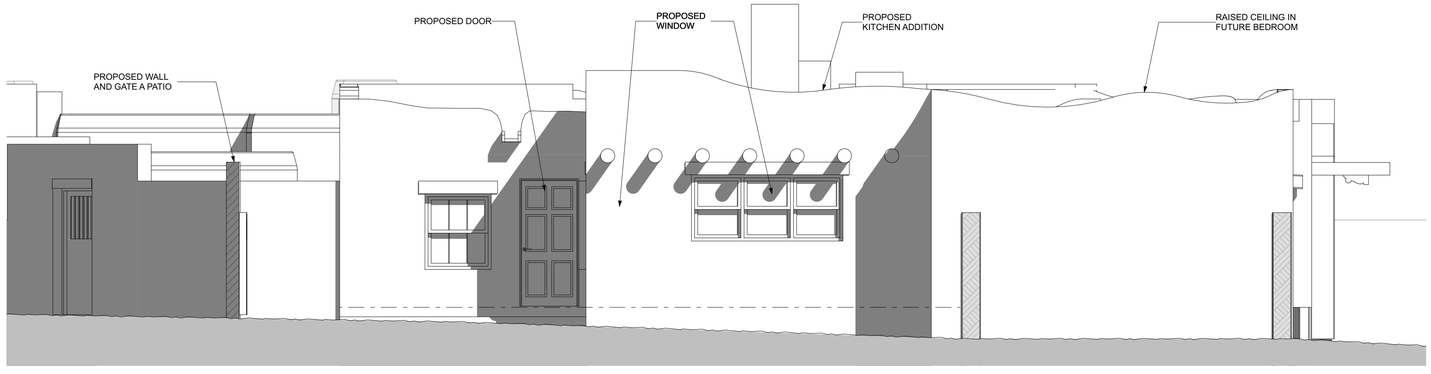
Printed: 6/3/26



1
A202

Existing North Elevation

1/4" = 1'-0"



2
A202

Proposed North Elevation

1/4" = 1'-0"

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COCHRAN RENOVATION
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SANTA FE, NM
DOWNTOWN/EASTSIDE HISTORIC DISTRICTS

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

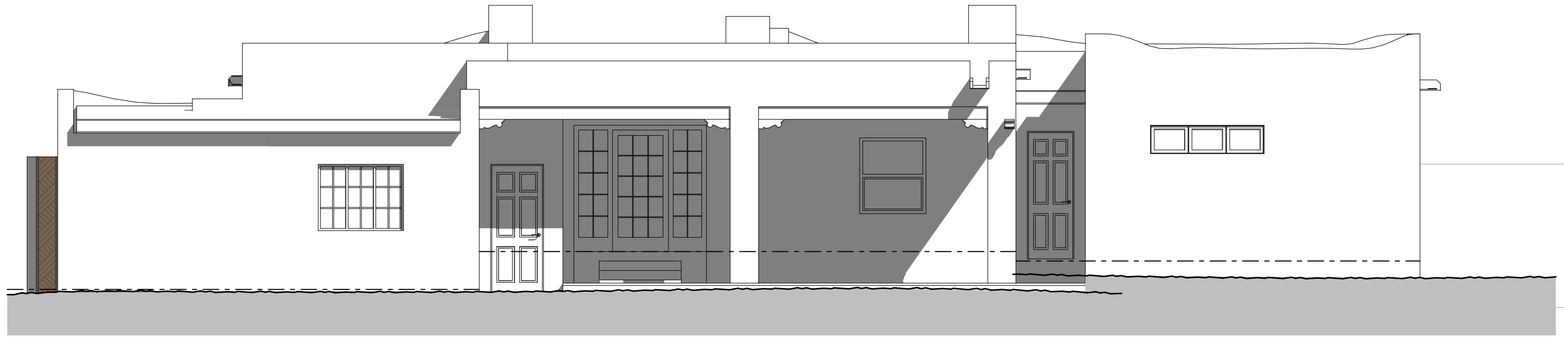
ISSUED:

XX/XX/2023 - Issue Description

Building Elevation

A202

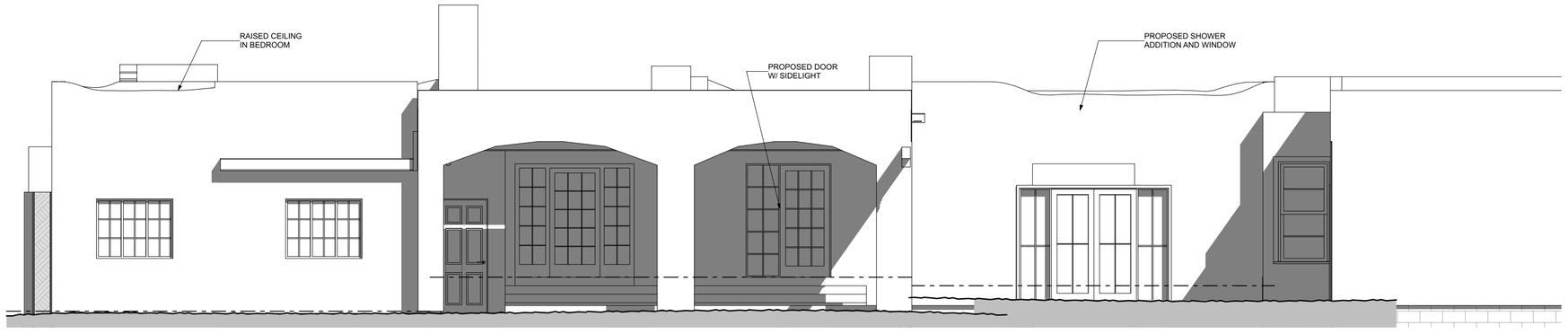
Printed: 6/3/26



1
A203

Existing West Elevation

1/4" = 1'-0"



2
A203

Proposed West Elevation

1/4" = 1'-0"

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DOWNTOWN/EASTSIDE HISTORIC DISTRICTS

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

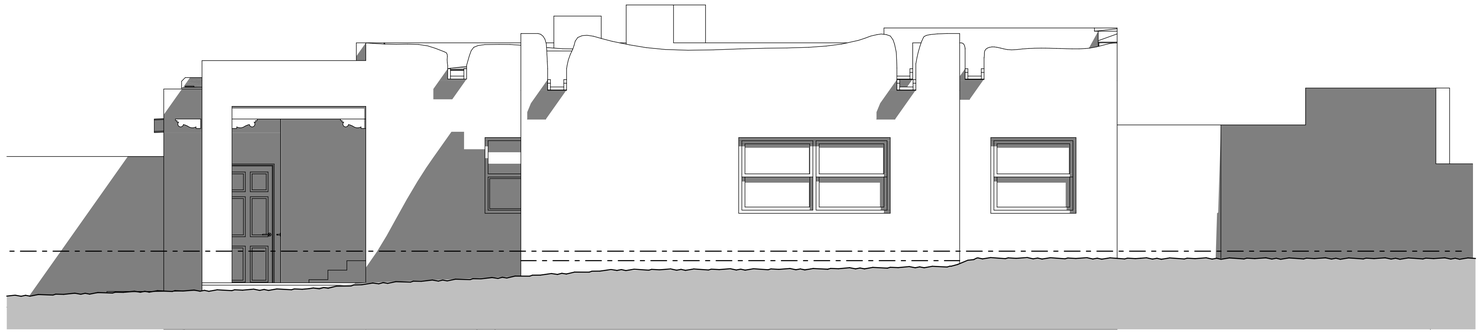
ISSUED:

XX/XX/2023 - Issue Description

Building Elevation

A203

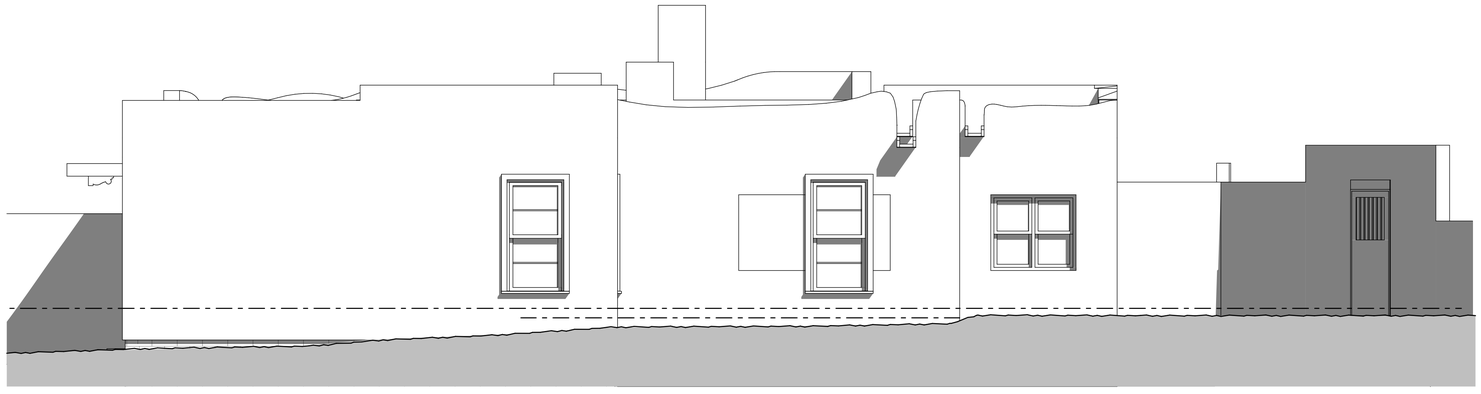
Printed: 6/3/26



1
A204

Existing South Elevation

1/4" = 1'-0"



2
A204

Proposed South Elevation

1/4" = 1'-0"

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Cochran Renovation

426 DELGADO LANE
(FORMERLY STREET)
SANTA FE , NM 87501

Project Number: 2025

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COCHRAN RENOVATION
426 DELGADO LANE
SANTA FE, NM
DOWNTOWN/EASTSIDE HISTORIC DISTRICTS

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

XX/XX/2023 - Issue Description

Building Elevations

A204

Printed: 6/3/26

W000	To be Removed	Undefined	4'-0"	3'-6"	
W000	To be Removed	Undefined	4'-0"	3'-6"	
W01	To Remain	Double Hung	4'-0"	4'-0"	Historic
W001	To be Removed	Undefined	3'-0"	3'-0"	
W02	To be Replaced	Twin Awning	8'-0"	4'-0"	
W002	To be Removed	Undefined	3'-0"	3'-0"	
W03	To be Replaced	Twin Awning	4'-6"	4'-0"	
W003	To be Removed	Undefined	2'-0"	2'-0"	
W04	To be Replaced	Twin Awning	8'-0"	4'-0"	
W004	To be Removed	Undefined	2'-0"	2'-0"	
W004	To be Removed	Undefined	2'-0"	2'-0"	
W004	To be Removed	Undefined	2'-0"	2'-0"	
W004	To be Removed	Undefined	2'-0"	2'-0"	
W05	To be Replaced	Twin Awning	8'-0"	4'-0"	
W06	To be Removed	Awning	6'-0"	1'-6"	
W07	To be Removed	Awning	3'-6"	4'-0"	
W08	To be Removed	Awning	3'-6"	4'-0"	
W09	To Remain	Casement	4'-6"	3'-6"	Historic
W10	To be Removed	Fixed	2'-6"	4'-0"	
W11	To be Removed	Awning	3'-6"	2'-6"	
W12	To be Removed	Double Hung	3'-6"	4'-0"	
W12	To be Removed	Double Hung	3'-6"	4'-0"	
W13	To Remain	Double Hung	3'-6"	4'-0"	Historic
W14	To be Removed	Twin Awning	8'-0"	4'-0"	
W15	To Remain	Double Hung	4'-0"	4'-0"	Historic
W16	To be Removed	Fixed	3'-6"	4'-0"	
W17	To be Removed	Fixed	3'-6"	4'-0"	

Window Schedule Proposed

Label	Existing/New	Operation Type	Width	Height	Egress	Tempered	Note
W01	To Remain	Double Hung	4'-0"	4'-0"	No	No	Historic
W02	New	Double Hung	8'-0"	4'-0"	No	No	3 Mulled Units
W03	New	Double Hung	4'-6"	4'-0"	Yes	No	2 Mulled Units
W04	New	Double Hung	8'-0"	4'-0"	Yes	No	3 Mulled Units
W09	To Remain	Casement	4'-6"	3'-6"	No	No	Historic
W13	To Remain	Double Hung	3'-6"	4'-0"	No	No	Historic
W14	New	Twin Awning	8'-0"	4'-0"	No	No	
W15	To Remain	Double Hung	4'-0"	4'-0"	No	No	Historic
W19	New	Double Hung	3'-6"	4'-0"	No	No	
W20	New	Undefined	4'-6"	3'-6"	Yes	No	
W21	New	Fixed	8'-0"	3'-6"	No	No	
W22	New	Double Hung	3'-0"	3'-6"	No	No	

Door Schedule Existing

Label	Status	From Room	To Room	Operation Type	Width	Height	Hardware Set	Note
D01	To Remain	Front Entry Patio	Foyer	Inswing Door	3'-0"	6'-8"	Undefined	
D02	To Remain	Foyer	Living Room	Inswing Door	3'-0"	6'-8"	Undefined	
D03	To be Removed	Foyer	Dining	Inswing Double Door	5'-6"	6'-8"	Undefined	
D04	To be Removed	<Undefined>	<Undefined>	Inswing Door	2'-8"	6'-8"	Undefined	
D05	To be Removed	<Undefined>	<Undefined>	Inswing Door	2'-4"	6'-8"	Undefined	
D06	To Remain	Back Hall	Laundry	Inswing Door	2'-7 5/16"	6'-8"	Undefined	
D07	To Remain	<Undefined>	Laundry	Inswing Door	2'-8"	6'-8"	Undefined	
D08	To Remain	West Patio	Laundry	Inswing Door	2'-8"	6'-8"	Undefined	
D09	To Remain	Mech.	West Patio	Inswing Door	2'-8"	6'-8"	Undefined	
D10	To be Replaced	West Patio	Living Room	Outswing Door With Sidlights	7'-0"	6'-8"	Undefined	
D11	To be Removed	Living Room	Bedroom/ Office	Inswing Door	2'-4"	6'-8"	Undefined	
D12	To Remain	Closet	Bedroom/ Office	Inswing Door	2'-4"	6'-8"	Undefined	
D13	To be Removed	Bedroom/ Office	Powder	Inswing Door	2'-4"	6'-8"	Undefined	
D14	To be Removed	<Undefined>	Powder	Inswing Door	2'-4"	6'-8"	Undefined	
D15	To be Removed	Closet	<Undefined>	Inswing Door	2'-4"	6'-8"	Undefined	
D16	To Remain	<Undefined>	Bedroom	Inswing Door	2'-8"	6'-8"	Undefined	
D17	To Remain	Closet	Bedroom	Inswing Door	2'-4"	6'-8"	Undefined	
D18	To Remain	<Undefined>	Primary Bedroom	Inswing Door	2'-8"	6'-8"	Undefined	
D19	To be Removed	<Undefined>	<Undefined>	Outswing Double Door	4'-6"	6'-8"	Undefined	
D20	To be Removed	Mech.	West Patio	Outswing Door	2'-4"	6'-8"	Undefined	
D21	To be Removed	<Undefined>	<Undefined>	Inswing Door	2'-4"	6'-8"	Undefined	
D22	To be Removed	<Undefined>	<Undefined>	Inswing Door	2'-4"	6'-8"	Undefined	

Door Schedule Proposed

Label	Status	From Room	To Room	Operation Type	Width	Height	Hardware Set	Note
D01	To Remain	Front Entry Patio	Foyer	Inswing Door	3'-0"	6'-8"	Undefined	
D06	To Remain	Future Bedroom 3	Future Bedroom 3	Inswing Door	2'-7 5/16"	6'-8"	Undefined	
D08	To Remain	<Undefined>	Future Bedroom 3	Inswing Door	2'-8"	6'-8"	Undefined	
D09	To Remain	Mech.	<Undefined>	Inswing Door	2'-8"	6'-8"	Undefined	
D12	To Remain	Closet	Bedroom/ Office	Inswing Door	2'-4"	6'-8"	Undefined	
D16	To Remain	Hall	Bedroom	Inswing Door	2'-8"	6'-8"	Undefined	
D17	To Remain	Closet	Bedroom	Inswing Door	2'-4"	6'-8"	Undefined	
D18	To Remain	Hall	Primary Bedroom	Inswing Door	2'-8"	6'-8"	Undefined	
D20	New	North Patio	<Undefined>	Inswing Door	3'-0"	6'-8"	Undefined	
D22	New	<Undefined>	Living Room	Outswing Door With Sidlights	7'-0"	6'-8"	Undefined	
D23	New	Living Room	Bedroom/ Office	Inswing Door	2'-8"	6'-8"	Undefined	
D24	New	<Undefined>	Bedroom/ Office	Inswing Door	5'-0"	6'-8"	Undefined	
D25	New	Bedroom/ Office	Powder	Inswing Door	2'-0"	6'-8"	Undefined	

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DOWNTOWN/EASTSIDE HISTORIC DISTRICTS

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

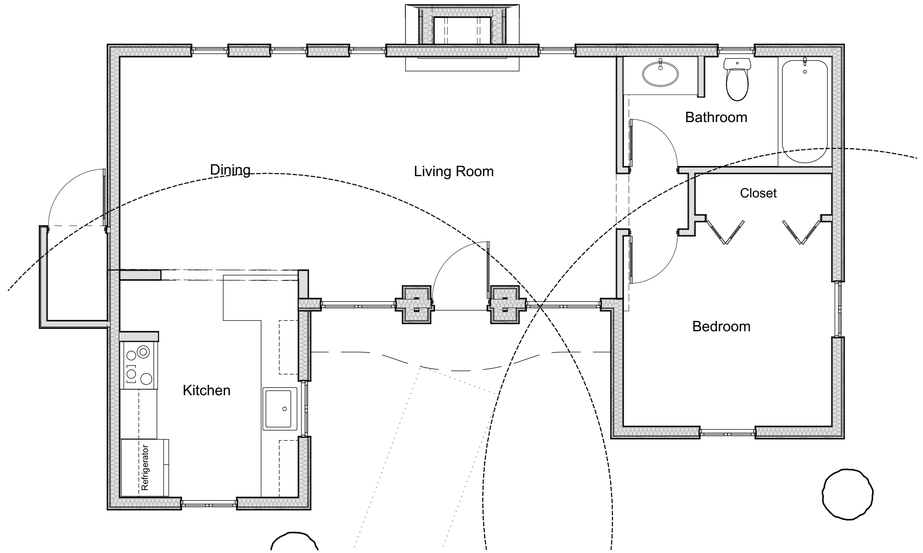
ISSUED:

XX/XX/2023 - Issue Description

Schedules

A3.1

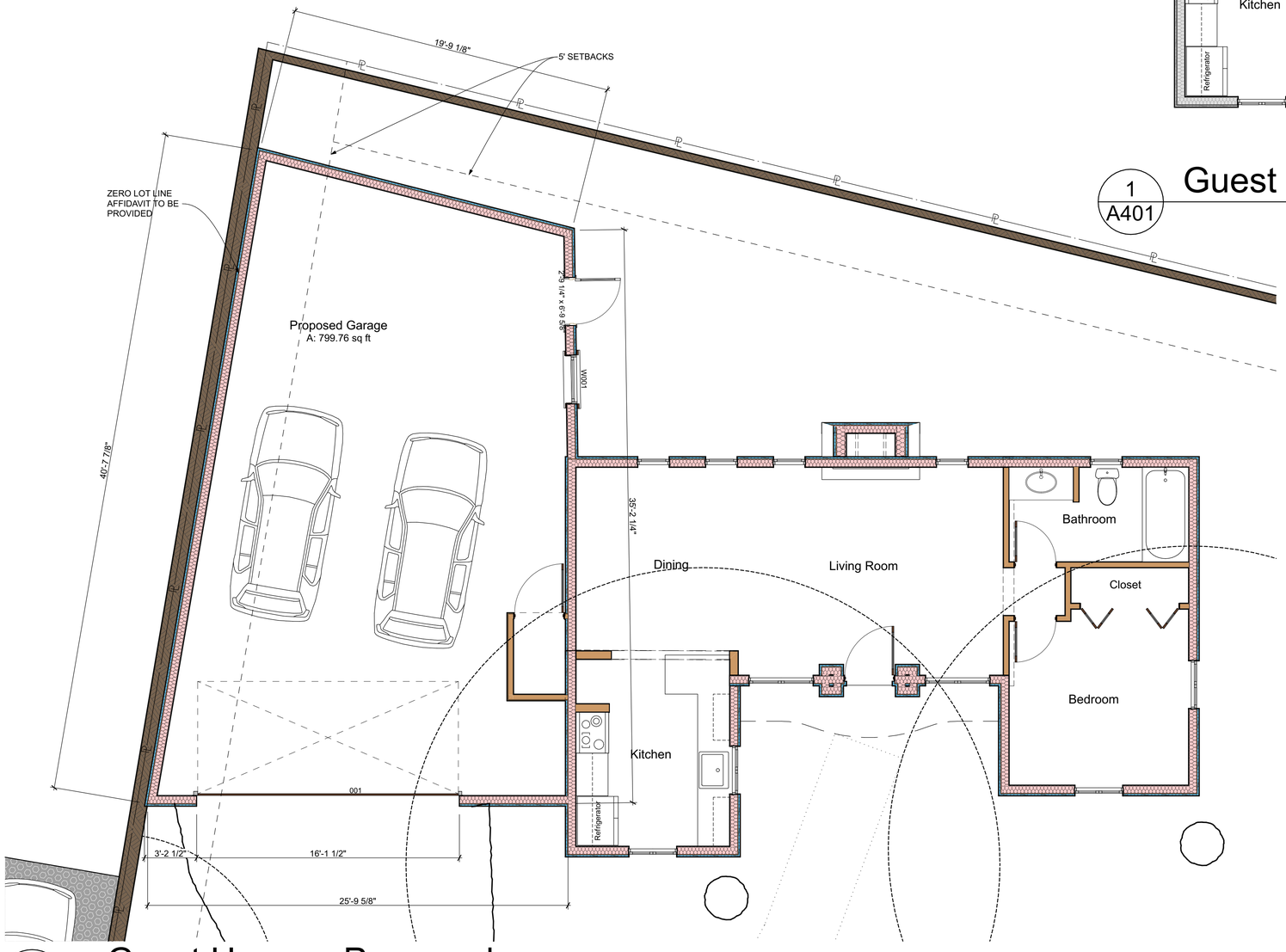
Printed: 6/3/26



1
A401

Guest House - Existing Ground Level Plan

1/4" = 1'-0"



3
A301

Guest House - Proposed

1/4" = 1'-0"

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Gayla D. Bechtol
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REGISTERED ARCHITECT

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XX/XX/2023 - Issue Description

Guest House

A4.1

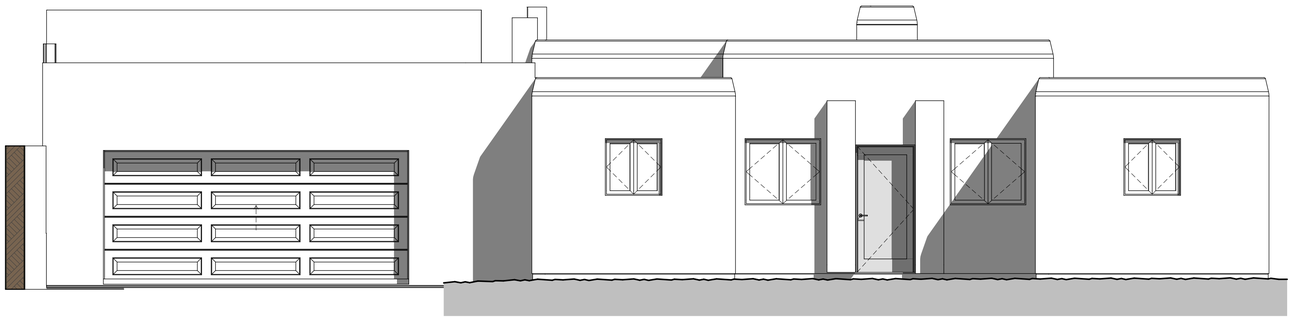
Printed: 6/3/26



2
A401

Guest House - Exist. North Elevation

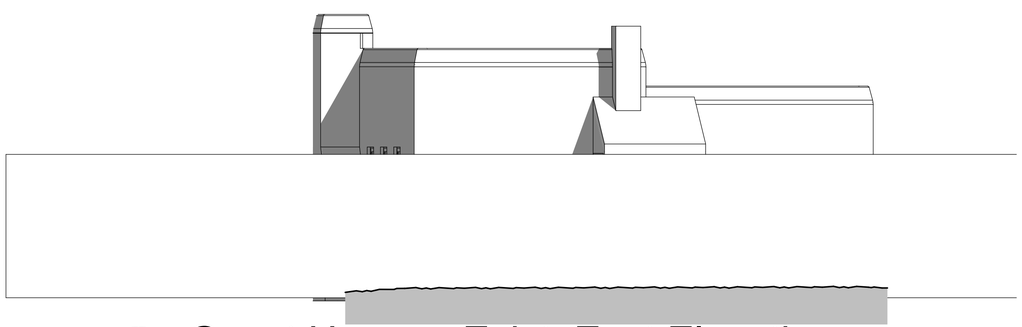
1/4" = 1'-0"



3
A301

Guest House - Proposed North Elevation

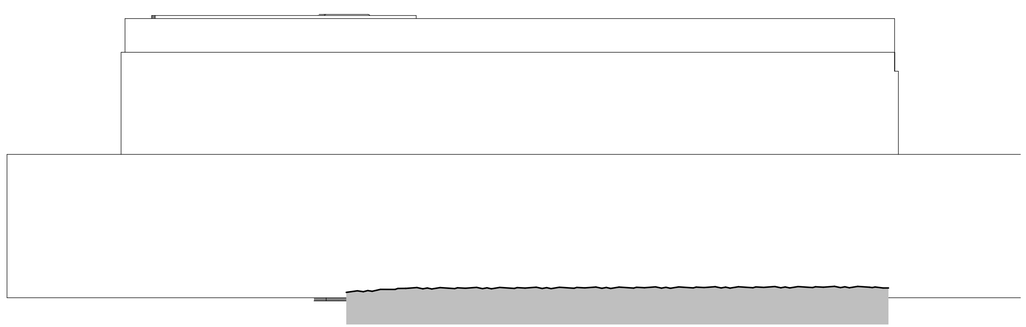
1/4" = 1'-0"



1
A401

Guest House - Exist. East Elevation

1/4" = 1'-0"



4
A301

Guest House - Proposed East Elevation

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Gayla D. Bechtol
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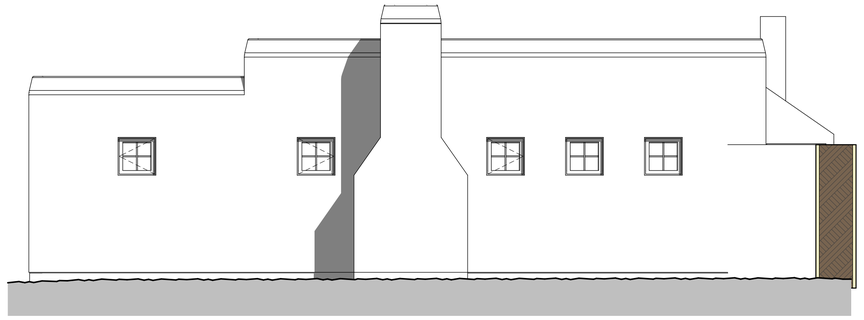
ISSUED:

XX/XX/2023 - Issue Description

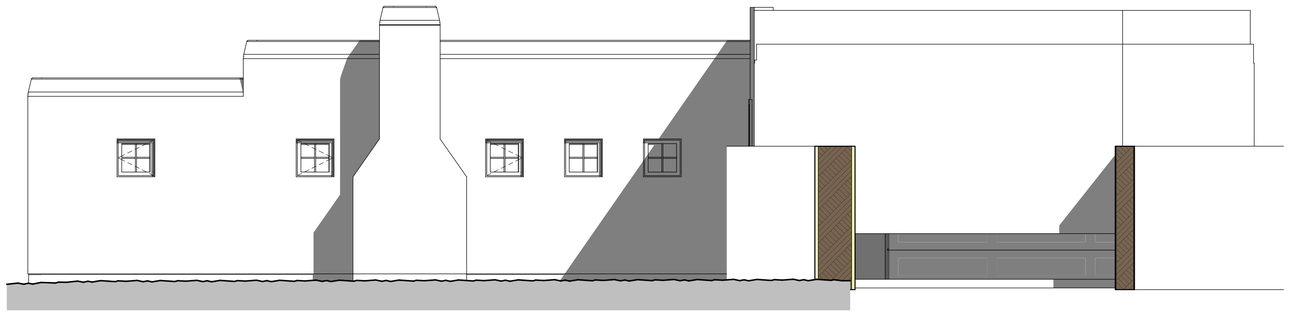
GH Garage

A4.2

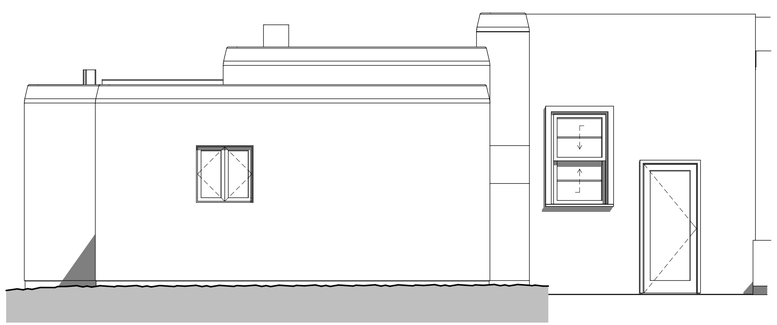
Printed: 6/3/26



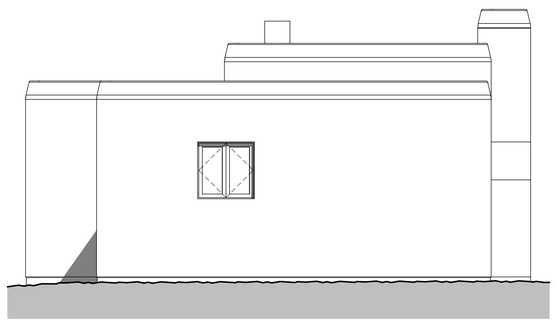
1
A401
Guest House - Exist. South Elevation
1/4" = 1'-0"



3
A301
Guest House - Proposed South Elevation
1/4" = 1'-0"



4
A301
Guest House - Proposed West Elevation



2
A401
Guest House - Exist. West Elevation
1/4" = 1'-0"

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Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

XX/XX/2023 - Issue Description

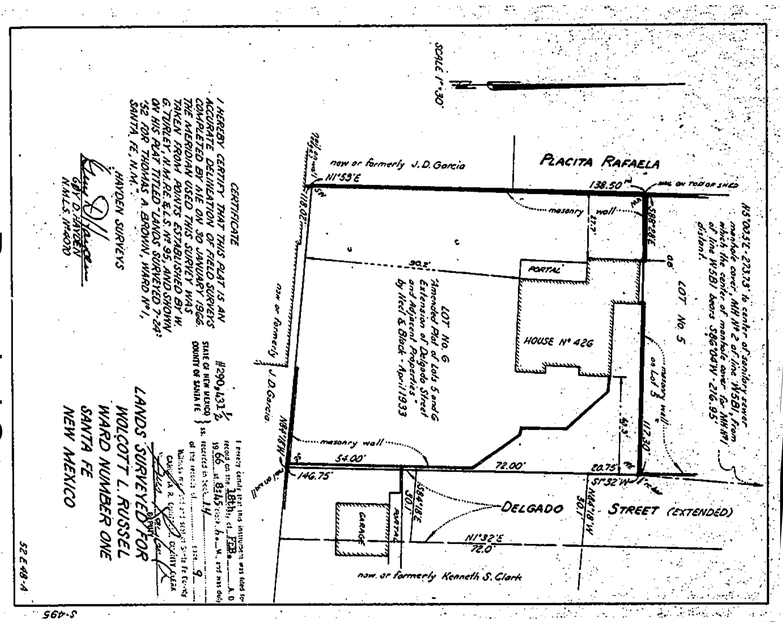
GH Garage

A4.3

Printed: 6/3/26

3
A301

Recorded Survey



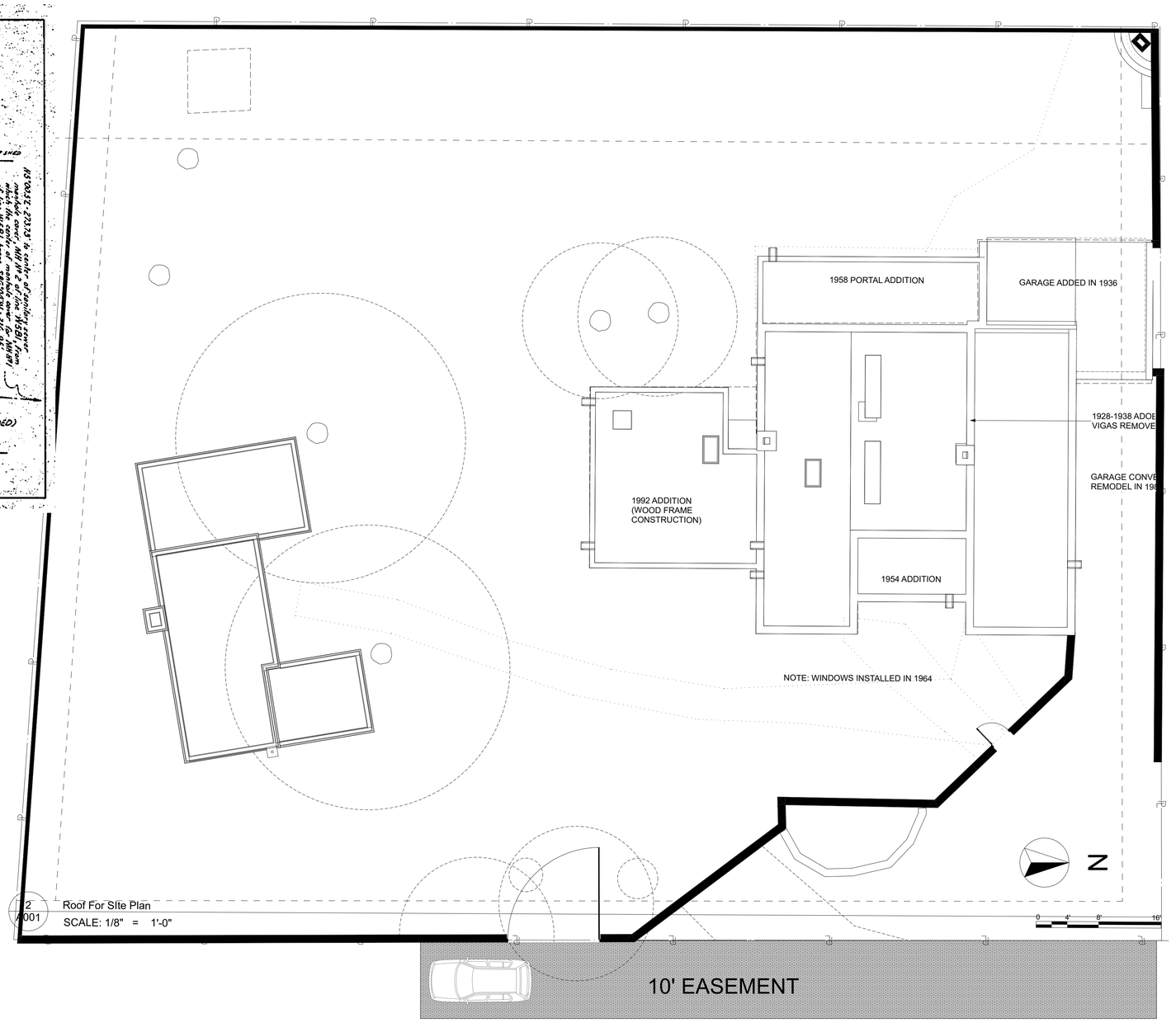


PORTION OF WALL AT NEW OPENING



EXISTING WALL, GATE , AND LIGHT FIXTURES REMAIN

1/32" = 1'-0"



2
A001 Roof For SIte Plan
SCALE: 1/8" = 1'-0"

1
A001 Existing Site Plan
SCALE: 1/8" = 1'-0"

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Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

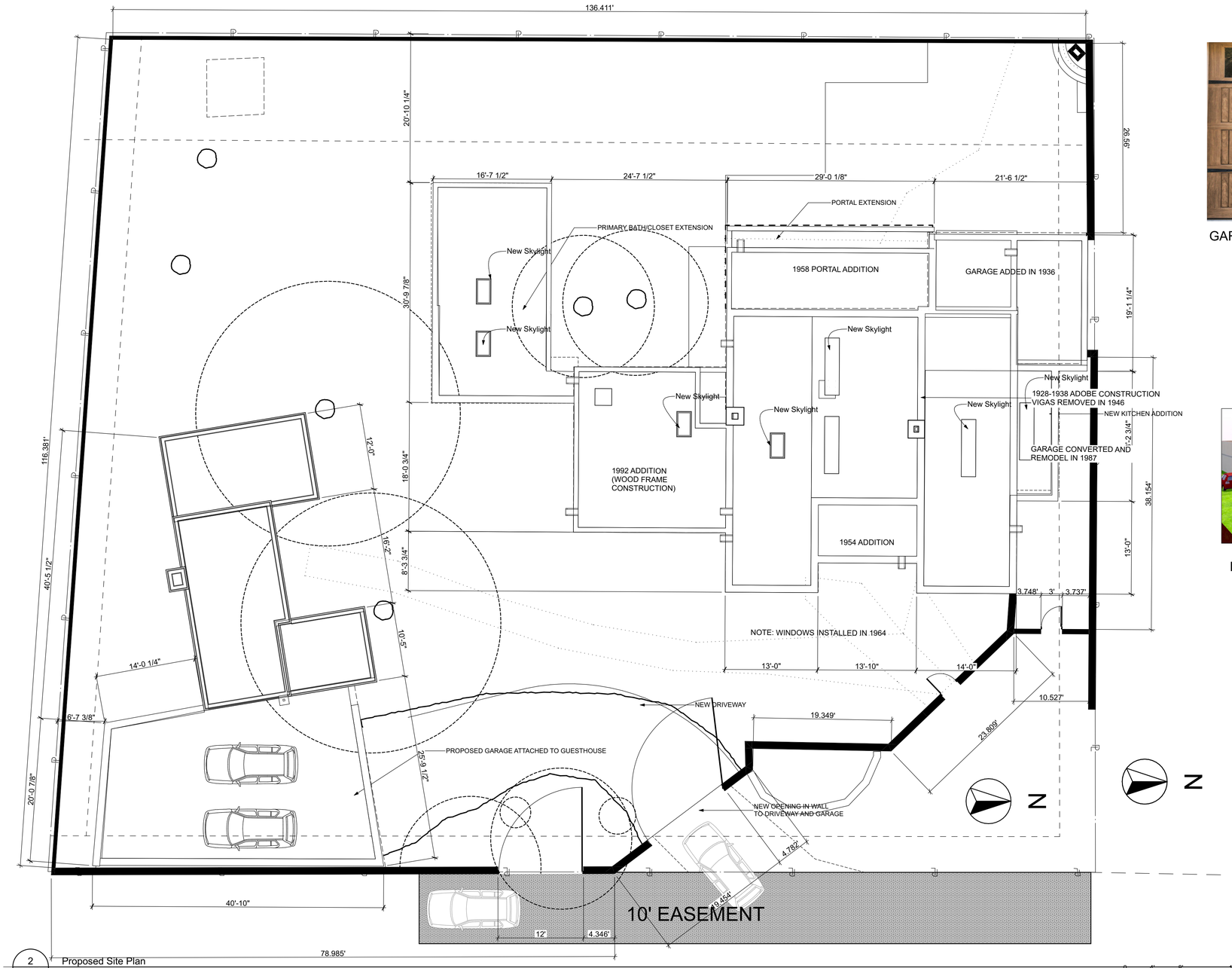
XX/XX/2023 - Issue Description

Existing Site Plan

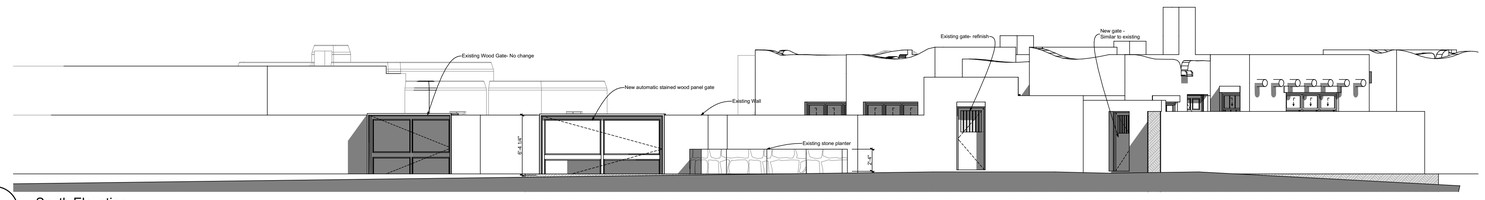
A001

Printed: 6/16/26

Cochran Renovation 4.pln; A001 Existing Site Plan; 100%; 6/16/26, 3:12 PM



2 A002 Proposed Site Plan
SCALE: 1/8" = 1'-0"



1 A002 South Elevation
SCALE: 1/8" = 1'-0"



GARAGE DOOR SIMILAR TO THIS ONE

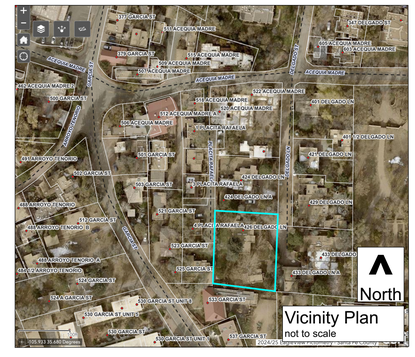


BIRD'S EYE VIEW OF NEW GATE

Lot Area:
EXISTING HOUSE: 2622 SF
EXISTING GUESTHOUSE 745 SF

ADDITIONS TO EXISTING HOUSE 570 SF
GARAGE ADDITION 800 SF

TOTAL WITH PROPOSED = 4737 SF
LOT AREA 17,346
27% PROPOSED LOT COVERAGE



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Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

XX/XX/2023 - Issue Description

Proposed Site Plan

A002

Printed: 6/16/26



CCTS

1670396

AMENDED AND RESTATED EASEMENT FOR PARKING, ACCESS AND UTILITY PURPOSES

This Amended and Restated Easement for Parking, Access and Utility Purposes (this "Grant of Easement") is made as of the 30 day of July, 1999, by and between Steven L. Tucker, an individual ("Tucker"), and Robert Daniel Russel and Flora R. Russel, both of whom are individuals (the "Russels"), and amends and restates that certain Easement dated May 13, 1954, and recorded in the Official Records of Santa Fe County, New Mexico in Book 87, Page 302 (the "Original Easement").

Recitals

A. Tucker owns the parcel of real property described on Exhibit A attached hereto (the "Tucker Property"), which property is located in Santa Fe County, New Mexico.

B. The Russels own the parcel of real property described on Exhibit B attached hereto (the "Russel Property"), which property is located in Santa Fe County, New Mexico.

C. Tucker and the Russels desire to amend and restate the Original Easement as set forth herein.

Agreement

In consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Restatement. The Original Easement is hereby amended and restated in full as set forth in this Grant of Easement. To the extent that this Grant of Easement conflicts with the Original Easement, this Grant of Easement shall be controlling, and the parties hereby quitclaim and release any easements and rights which are not restated in this grant of Easement. For purposes of priority, this Grant of Easement shall date back to the recording of the Original Easement and shall take priority over the Declaration.

2. Grant of Easements. Subject to the terms and conditions set forth below in Section 3, Tucker hereby grants to the Russels:

   (a) a non-exclusive easement over and across a portion of the Tucker Property more particularly described on Exhibit C attached hereto (the "Overall Easement Area") for purposes of (A) vehicular and pedestrian ingress and egress (B) turning around vehicles and (C) the installation, maintenance, repair and replacement of sewer and utility lines and connections servicing the Russel Property; and

(b) an exclusive easement over and across a portion of the Overall Easement Area more particularly cross-hatched and described as 10' Parking Easement on Exhibit D hereto (which is a copy of a boundary Survey Plat filed in the Official Records of Santa Fe County, New Mexico as Document No. 1082909, in Book 419, Page 44, on July 20, 1999) for the purpose of vehicular parking (the "Parking Area").

3. Reservation of Rights. Tucker reserves the right to use that portion of the Overall Easement area (including the Parking Area) in any manner that does not materially interfere with the Russels' use of the Overall Easement Area, including for purposes of vehicular and pedestrian ingress and egress, turning around vehicles and the installation, maintenance, repair and replacement of sewer and utility lines and connections servicing the Tucker Property. Tucker shall not park vehicles or otherwise unreasonably obstruct, impede or interfere in any manner with the Russels' exclusive right to park vehicles over and across the Parking Area.

4. Maintenance of Parking Area. The Russels shall, at the Russels' sole cost and expense, maintain the Parking Area (including, without limitation, all landscaping, pavement and other surfaces) in a good and workmanlike manner that provides for the safe and efficient use of the Parking Area.

5. Amendment. This Grant of Easement may not be amended, modified, supplemented or revoked except by a written instrument duly executed by the parties and properly acknowledged.

6. Easements Appurtenant. The benefits and burdens of the easements and covenants herein shall run with and be appurtenant to the Russel Property as the dominant tenement and the Tucker Property as the servient tenement, such that a transfer of legal title to all or a portion of the Russel Property or the Tucker Property shall automatically transfer an interest in such benefits and burdens.

7. Insurance. The Russels shall maintain casualty and general liability insurance with respect to the Parking Area, with insurance companies and in amounts as reasonably determined by the Russels.

8. Governing Law. This Grant of Easement shall be governed by the laws of the State of New Mexico.

9. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, personal representatives, successors, and assigns of each of the partied hereto. Further, all terms and provisions of this Agreement shall bind and benefit the respective properties of the parties hereto and shall run with the respective properties of the parties hereto.

This instrument was acknowledged before me on July 30, 1999, by **Steven L. Tucker**.

Witness my hand and official seal.

OFFICIAL SEAL
Diana Pollard
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/29/02

Notary Public

My commission expires: _____

This instrument was acknowledged before me on 7/29, 1999, by **Robert Daniel Russel**.

Witness my hand and official seal.

RAY A. RUSH NOTARY PUBLIC STATE OF NEW MEXICO

Ray A. Rush
Notary Public

My commission expires: June 8, 2002

This instrument was acknowledged before me on 7/29, 1999, by **Flora R. Russel**.

Witness my hand and official seal.

RAY A. RUSH NOTARY PUBLIC STATE OF NEW MEXICO

Ray A. Rush
Notary Public

My commission expires: June 8, 2002

10. Joint Preparation. This Agreement shall be deemed to be jointly prepared by all parties hereto.

11. Remedies. Enforcement of any provision of this Agreement shall be by proceedings at law or in equity against any persons or entities violating or attempting to violate any promise, covenant, or condition contained herein, either to restrain violation, compel action and/or to recover damages.

12. Effect of Waiver. No waiver of any breach of any term, covenant, agreement, restriction, or condition of this Agreement shall be construed as a waiver of any succeeding breach of the same or any other covenant, agreement, term, restriction, or condition of this Agreement. The consent or approval of either party to or of any action or matter requiring consent or approval shall not be deemed to waive or render unnecessary any consent to or approval of any subsequent or similar act or matter.

13. Exhibits. All exhibits references in this Agreement are hereby deemed incorporated herein by reference.

14. Counterparts. This Grant of Easement may be executed in counterparts, each of which shall be deemed an original, all of which together shall constitute one and the same instrument.

15. Effective Upon Recording. This Agreement shall take effect upon recording in the Office of the Recorder of Santa Fe County, New Mexico.

Executed to be effective as of the date first set forth above.

TUCKER:

Steven L. Tucker

THE RUSSELS:

Robert Daniel Russel

Flora R. Russel

1670400

EXHIBIT A

(Attached to and forming a part of Easement for Parking, Access and Utility Purposes by and between Steven L. Tucker and R. Dan and Flora Russel)

LEGAL DESCRIPTION OF THE TUCKER PROPERTY

The following described real property in the City of Santa Fe, County of Santa Fe, State of New Mexico:

Tract 1. Beginning at a point on the line between the property of now or formerly of Mrs. Fenyes, on the east, and formerly also of the property of Mrs. Katherine M. Chapman on the west, and whence the northeast corner of property formerly of Mrs. Katherine M. Chapman and later of Mrs. Meridith Hare, on the south side of Manhattan Avenue and the Acequia Madre, bears N. 00° 09' E., 274 feet distant, and from which said northeast corner of the Hare property the dome of the Capitol Building bears N. 64° 56' W., 3248 feet distant; then N. 84° 58' W., 118.6 feet to the northwest corner of this tract; thence S. 1° 32' W., 126.0 feet to the southwest corner of this tract; thence S. 84° 18' E., 122.0 feet to the southeast corner of this tract; thence N. 00° 09' E., 127.8 feet to the point and place of beginning.

Tract 2. Commencing at the beginning corner of the above described property; thence N. 84° 58' W., 118.6 feet to the northeast and beginning corner of the tract herein described; thence N. 84° 18' W., 30.1 feet to the northwest corner of this tract; thence S. 1° 32' W., 126.00 feet to the southwest corner of this tract; thence S. 84° 18' E., 30.1 feet to the southeast corner of this tract; thence N. 1° 32' E., 126.00 feet to the point and place of beginning.

All as more particularly shown on plat of survey by James C. Harvey, registered professional engineer, No. 44, based on a survey made January 11, 1958, said plat being No. FR1851.

EXHIBIT B

(Attached to and forming a part of Easement for Parking, Access and Utility Purposes by and between Steven L. Tucker and R. Dan and Flora Russel)

1670401

LEGAL DESCRIPTION OF THE RUSSEL PROPERTY

All the following described lots, tracts or parcels of land and real estate, situate, lying and being in the City and County of Santa Fe, State of New Mexico, to-wit:

Lot 6 as shown on "Amended Plat of Lots 5 and 6 of an Extension of Delgado Street and adjacent Properties" as designated on a certain plat of Delgado Street extended, made by Edgar D. Smith, Licensed Surveyor, November 1925; resurveyed by Guy D. Hayden, Licensed Surveyor, on 30 January 1966 and shown on his plat No. 52 E 48A, more particularly described as follows: Beginning at the Northeast corner, marked by a 1/2" rebar, whence the center of Sanitary Sewer Manhole, MH No. 2 of Line W5B1 bears North 05 deg. 00.5' East, 273.73 feet distant; thence from said Northeast corner and running South 01 deg. 32' West, 146.75 feet to a nail on wall, for the Southeast corner of this property; thence North 84 deg. 18' West, 118.02 feet to a nail on edge of wall, for the Southwest corner of this property; thence North 01 deg. 53' East, 138.50 feet to a nail on top of shed, for the Northwest corner of this property; thence South 88 deg. 28' East, 117.30 feet to the place of beginning.

EXHIBIT C

(Attached to and forming a part of Easement for Parking, Access and Utility Purposes by and between Steven L. Tucker and R. Dan and Flora Russel) 1670402

LEGAL DESCRIPTION OF THE OVERALL EASEMENT AREA

The following described real property in the City of Santa Fe, County of Santa Fe, State of New Mexico:

Beginning at a point on the line between the property of now or formerly of Mrs. Fenyes on the east, and formerly also of the property of Mrs. Katherine M. Chapman on the west, and whence the northeast corner of the property formerly of Mrs. Katherine M. Chapman and later of Mrs. Meridith Hare, on the south side of Manhatten Avenue and the Acequia Madre, bears N. 00° 09' E., 274.0 feet distant, and from which said northeast corner of the Hare property the dome of the Capital Building bears N. 64° 56' W., 3248 feet distant; thence N. 84° 58' W., 118.6 feet to the northeast and beginning corner of this tract; thence N. 84° 18' W., 30.1 feet to the northwest corner of this tract; thence S. 1° 32' W., 72.0 feet to the southwest corner of this tract; thence S. 84° 18' E., 30.1 feet to the southeast corner of this tract; thence N. 1° 32' E., 72.0 feet to the point of beginning.

EXHIBIT D

(Attached to and forming a part of Easement for Parking, Access and Utility Purposes by and between Steven L. Tucker and R. Dan and Flora Russel)

1670403

MAP SHOWING LOCATION OF PARKING AREA

See attached copy of Boundary Survey Plat filed in the Official Records of Santa Fe County as Document No. 1082909 in Book 419, Page 44, on July 20, 1999.

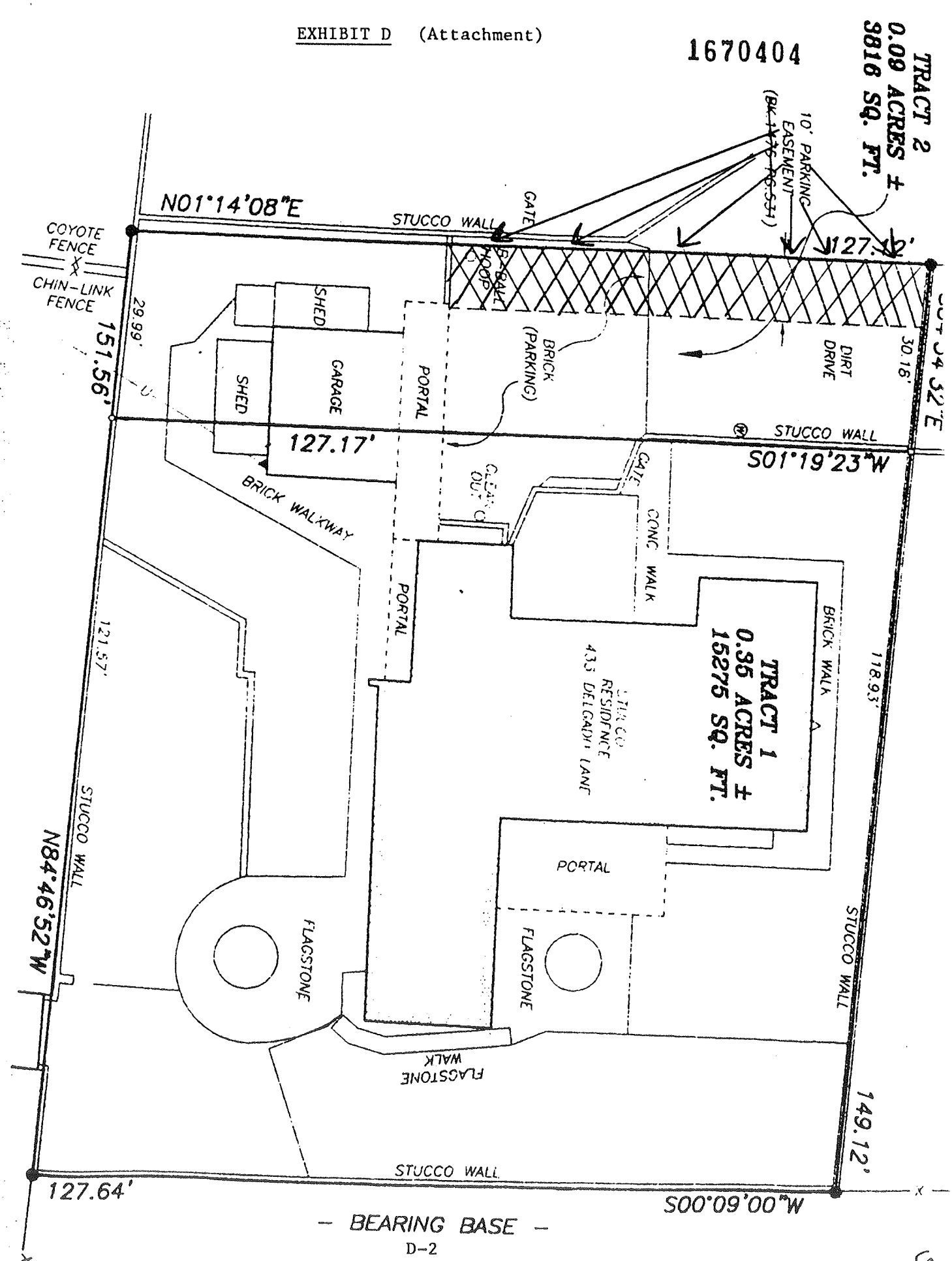
COUNTY CLERK
REBECCA BUSTAMANTE
SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE 1084559
STATE OF NEW MEXICO)SS
I hereby certify that this instrument was filed for record on the 2 day of AUG A.D. 19 99, at 1059 o'clock AM m and was duly recorded in book 1676. page 396-404 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.

Cathy Urbay
Deputy

EXHIBIT D (Attachment)



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 Gayla Bechtol Architect
320 Aztec Street
Santa Fe, NM 87505
gayla@gbasantafe.com

JOB	DATE
426 Delgado Lane, Santa Fe, NM 87505	01/22/2026

LOCATION	DESCRIPTION
EAST	
D01	36” x 80” LH INSWING 13-PANEL MAHOGANY TRUE DIVIDED LIGHT ALL WOOD
W01	28” x 57” – 2 (+/-) TWIN DOUBLE HUNG 3W2H/3W2H TRUE DIVIDED LIGHT ALL WOOD
W02	FIXED/FIXED 49” x 22” – 2 (+/-) SS 1-LT ALL WOOD AWNING/AWNING 49” x 28” – 2 (+/-) VV
W14	FIXED/FIXED 44” x 20” – 2 (+/-) SS 1-LT ALL WOOD AWNING/AWNING 44” x 20” – 2 (+/-) VV
W15	28” x 57” – 2 (+/-) TWIN DOUBLE HUNG 3W2H/3W2H ALL WOOD
SOUTH	
W03	FIXED 49” x 22” (+/-) S 1-LT ALL WOOD AWNING 49” x 28” (+/-) V
EAST	
W04	FIXED/FIXED 47” x 24” – 2 (+/-) SS 1-LT ALL WOOD AWNING/AWNING 47” x 24” – 2 (+/-) VV
SOUTH	
W05	45” x 55” – 2 (+/-) TWIN DOUBLE HUNG 1/1 ALL WOOD
WEST	
W06	24” x 21” – 3 TRIPLE AWNING VVV 1-LT ALL WOOD

JOB	DATE
426 Delgado Lane, Santa Fe, NM 87505	01/22/2026

LOCATION	DESCRIPTION
WEST	
D20	32” x 82” (+/-) RH OUTSWING 6-PANEL METAL DOOR
SOUTH	
W07	FIXED 41” x 24” (+/-) S 1-LT ALL WOOD AWNING 41” x 24” (+/-) V
WEST	
D09	30” x 80” RH INSWING SOLID CORE MASONITE FLUSH DOOR ALL WOOD
D10	24”/32”/24” x 80” STAT/LH INSWING/STAT DOOR 2W5H/3W5H/2W5H TRUE DIVIDED LIGHT ALL WOOD
W08	FIXED 41” x 24” (+/-) S 1-LT ALL WOOD AWNING 41” x 24” (+/-) V
SOUTH	
D08	32” x 80” LH INSWING SOLID CORE BIRCH FLUSH DOOR ALL WOOD
WEST	
W09	18” x 38” – 3 (+/-) TRIPLE LSR INSWING CASEMENT 2W3H ALL WOOD
NORTH	
D04	30” x 80” RH INSWING 6- PANEL METAL DOOR
W11	28” x 24” (+/-) AWNING V3W2H ALL WOOD
W12	40” x 36” (+/-) DOUBLE HUNG 3W1H/3W1H ALL WOOD
W13	40” x 36” (+/-) DOUBLE HUNG 3W1H/3W1H ALL WOOD
EAST	
W10	32” x 40” (+/-) R CASEMENT 2W3H ALL WOOD
EAST	INTERIOR – ORIGINAL EXTERIOR WALL OF THE PORTAL NOW ENCLOSED
W16	40” x 40” FIXED 1-LITE, EXPOSED HEADER, STOPPED IN GLASS
W17	36” x 40” FIXED 1-LITE, EXPOSED HEADER, STOPPED IN GLASS

In closing, my professional opinion is as follows:

Window W01, W09, W15, W16 and W17 are historic.

Window W02, W03, W04, W05, W06, W07, W08, W10, W11, W12, W13 and W14 are non-historic.

Doors D01, D04, D08, D09, D10 and D20 are all non-historic.

My suggestion for the replacement windows is that the units be a casement or double hung window typical of the original era of the structure. The units should have an authentic simulated divided light look as in like and kind of window W01 and W15.

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 W14	FIXED/FIXED 44" x 20" SS AWNING/AWNING 44" x 20" VV 1-LITE – INSULATED GLASS – ALL WOOD	S	**NON-HISTORIC** – "LINCOLN" CRANK OUT AWNING (1994)
W15	28" x 57" – 2 (+/-) TWIN DOUBLE HUNG 3W2H/3W2H – TDL – ALL WOOD	F	**HISTORIC**
D01	36" x 80" LH INSWING MAHOGANY DOOR 13-PANELS – ALL WOOD	S	**NON-HISTORIC** – GREAT EASTERN DOOR (1994)
W01	28" x 57" – 2 (+/-) TWIN DOUBLE HUNG 3W2H/3W2H – TDL – ALL WOOD	F	**HISTORIC**
W02	FIXED/FIXED 49" x 22" (+/-) SS AWNING/AWNING 49" x 28" (+/-) VV 1-LITE – ALL WOOD	S	**NON-HISTORIC** – "MARVIN" PUSH OUT, AIR NAILED BEAD (1989)
SOUTH W03	FIXED 49" x 22" (+/-) S AWNING 49" x 28" (+/-) V 1-LITE – ALL WOOD	S	**NON-HISTORIC** – "MARVIN" PUSH OUT, AIR NAILED BEAD (1989)
EAST W04	FIXED/FIXED 47" x 24" – 2 (+/-) SS AWNING/AWNING 47" x 24" – 2 (+/-) SS INSULATED GLASS – ALL WOOD	S	**NON-HISTORIC** – "LINCOLN" CRANK OUT AWNING (1994)
SOUTH W05	45" x 55" – 2 (+/-) TWIN DOUBLE HUNG 1/1 INSULATED GLASS	F	**NON-HITORIC** – "LINCOLN" (1994)

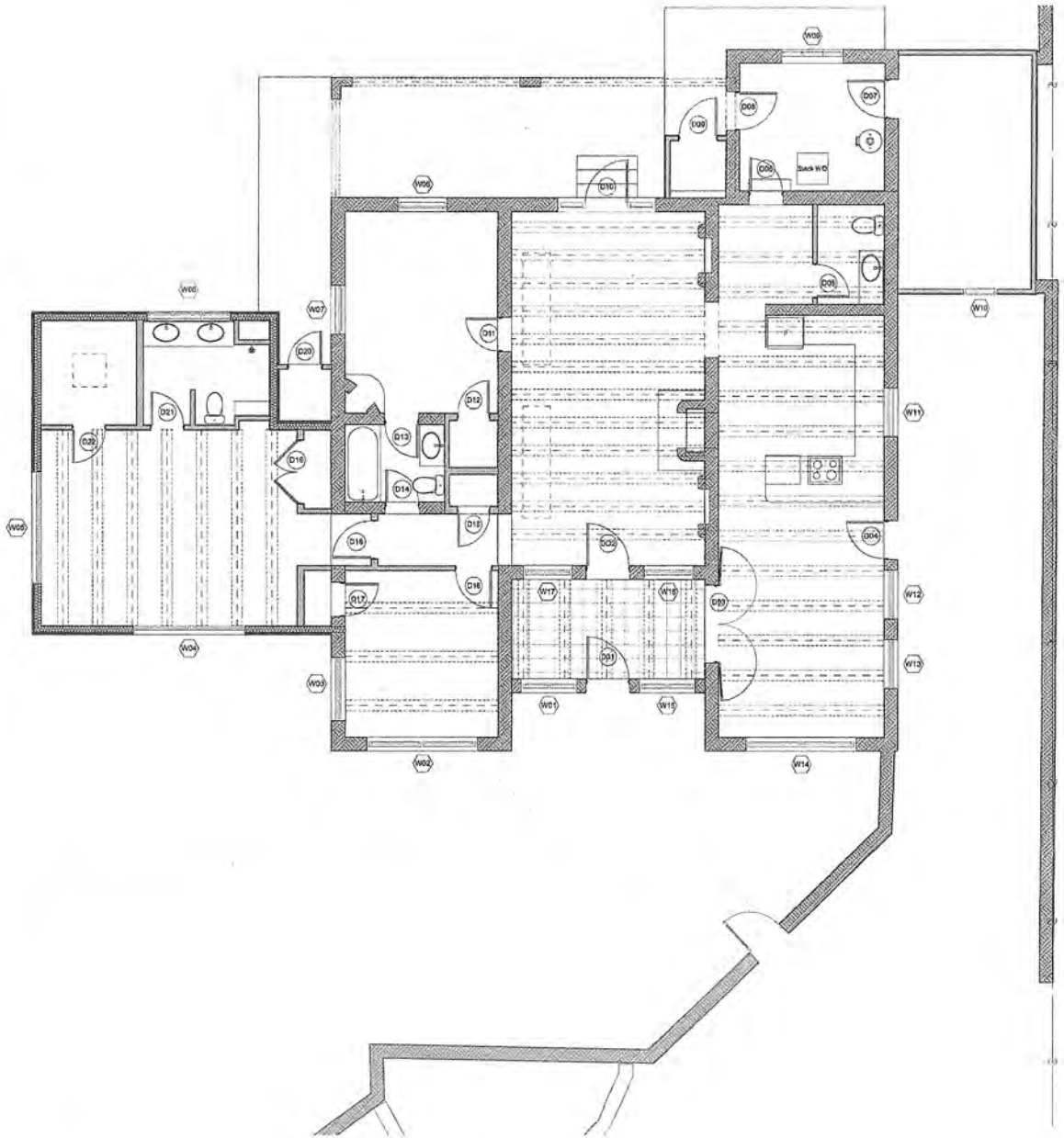
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
WEST W06	24" x 21" – 3 TRIPLE AWNING VVV 1-LITE INSULATED GLASS – ALL WOOD	S	**NON-HISTORIC** – "LINCOLN" AIR GUN NAILS IN THE SASH ASSEMBLE (1994)
D20	32" x 82" RH OUTSWING 6-PANEL METAL DOOR	S	**NON-HISTORIC** – "THERMA TRU" METAL DOOR (2000's)
SOUTH W07	FIXED 41" x 24" (+/-) S AWNING 41" x 24" (+/-) V 1-LITE – ALL WOOD	S	**NON-HISTORIC** – "MARVIN" PUSH OUT, AIR NAIL BEAD (1989)
WEST W08	FIXED 41" x 24" (+/-) S AWNING 41" x 24" (+/-) S 1-LITE – ALL WOOD	S	**NON-HISTORIC** – "MARVIN" PUSH OUT, AIR NAIL BEAD (1989)
D10	24"/32"/24" x 80" STAT/LH INSWING/STAT DOOR 2W5H/3W5H/2W5H – TDL	S	**NON-HISTORIC** – "SIMPSON" MANUFACTURED WOOD BEAD, AIR GUN NAILS (1994)
D09	30" x 80" RH OUTSWING SOLID CORE MASONITE SLAB FLUSH DOOR	U	**NON-HISTORIC** – DELAMINATING DOOR (2000's)
SOUTH D08	32" x 80" LH INSWING SOLID CORE BIRCH FLUSH DOOR – ALL WOOD	S	**NON-HISTORIC** – (2000's)
W09	18" x 38" – 3 (+/-) TRIPLE LSR INSWING CASEMENT 2W3H – ALL WOOD	F	**HISTORIC**
NORTH W13	40" x 36" (+/-) DOUBLE HUNG 3W1H/3W1H INSULATED GLASS – ALL WOOD	S	**NON-HISTORIC** – "LINCOLN" (1994)

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
W12	40” x 36” (+/-) DOUBLE HUNG 3W1H/3W1H INSULATED GLASS – ALL WOOD	S	**NON-HISTORIC** – “LINCOLN” (1994)
D04	30” x 80” RH INSWING 6-PANEL METAL DOOR	S	**NON-HISTORIC** – “THERMA TRU” MANUFACTURED METAL DOOR (2000’s)
W11	28” x 24” (+/-) V AWNING 3W2H INSULATED GLASS – ALL WOOD	S	**NON-HISTORIC** – “LINCOLN” CRANK OUT CASEMENT (1994)
EAST W10	32” x 40” (+/-) R CASEMENT 2W3H INSULATED GLASS – ALL WOOD	S	**NON-HISTORIC** – “LINCOLN” CRANK OUT CASEMENT (1994)
EAST	**INTERIOR – ORIGINAL EXTERIOR WALL OF NOW ENCLOSED PORTAL**		
W16	40” x 40” FIXED 1-LITE – SINGLE GLAZED	S	**HISTORIC** – OPENINGS AND HEADER – EXPOSED WOOD **NON-HISTORIC** – STOPS AND GLAZING (1989 – 1994)
W17	36” x 40” FIXED 1-LITE – SINGLE GLAZED	S	**HISTORIC** – OPENINGS AND HEADER – EXPOSED WOOD **NON-HISTORIC** – STOPS AND GLAZING (1989 – 1994)

NOTES:



Main Level

GAYLA BECHTOL ARCHITECT
320 AZTEC STREET SANTA FE NM 87501
505-660-6301
www.gbaassists.com

Cochran Renovation

426 DELGADO LANE
(FORMERLY STREET)
SANTA FE , NM 87501

Project Number 2025

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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COCHRAN RENOVATION
426 DELGADO LANE
SANTA FE, NM
DOWNTOWN/EASTSIDE HISTORIC DISTRICTS

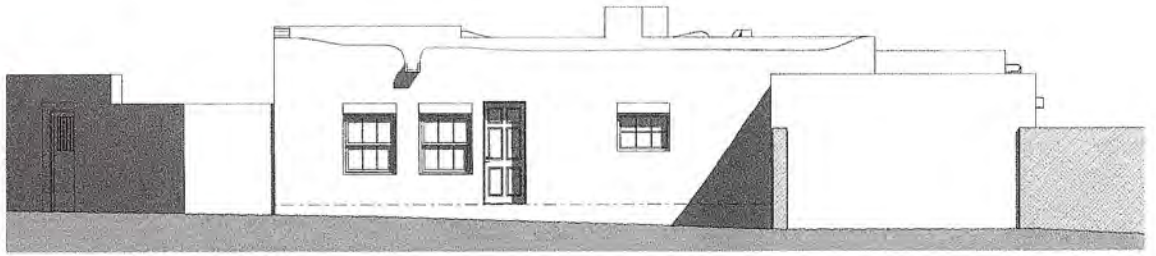
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ISSUED:

XX/XX/2023 - Issue Description

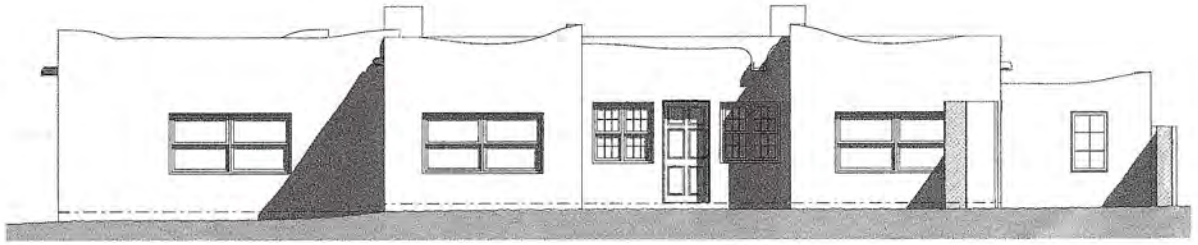
Existing Ground Level Plan

A004



2 A301 North Elevation

1/4" = 1'-0"



1 A301 East Elevation

1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
320 AZTEC STREET SANTA FE NM 87501
505-690-6331
www.gbasantafe.com

Cochran Renovation

426 DELGADO LANE
(FORMERLY STREET)
SANTA FE , NM 87501

Project Number: 2025

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COCHRAN RENOVATION
426 DELGADO LANE
SANTA FE, NM
DOWNTOWN/EASTSIDE HISTORIC DISTRICTS

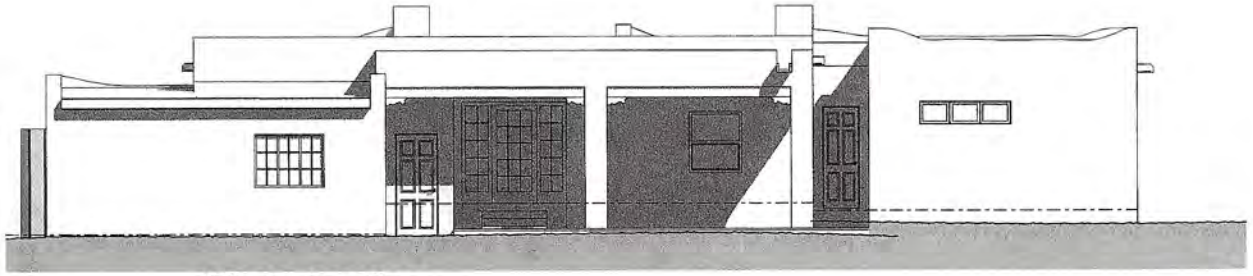
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ISSUED:

XX/XX/2023 - Issue Description

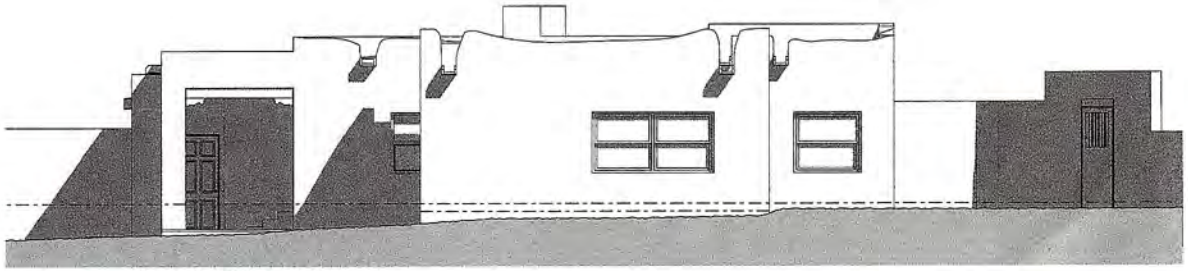
Building Elevation

A201



2 A301 West Elevation

1/4" = 1'-0"



1 A301 South Elevation

1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
320 AZTEC STREET SANTA FE NM 87501
505-660-6301
www.gbasantafe.com

Cochran Renovation

426 DELGADO LANE
(FORMERLY STREET)
SANTA FE , NM 87501

Project Number: 2025

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COCHRAN RENOVATION
426 DELGADO LANE
SANTA FE, NM
DOWNTOWN/EASTSIDE HISTORIC DISTRICTS

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ISSUED:

XX/XX/2025 - Issue Description

Building Elevation

A202

East Elevation
Door
D-01

East Elevation
Window
W01

East Elevation
Window
W02

East Elevation
Window
W14

East Elevation
Window
W15

South
Elevation
Window
W03

East
Elevation
Window
W04

South
Elevation
Window
W05



West
Elevation
Window
W06

West
Elevation
Door
D20

South
Elevation
Window
W07

West
Elevation
Door
D09


West
Elevation
Door
D10 and sidelights

West Elevation Door D10 Center swinging door

West Elevation Door D10 Left sidelight OSV

Text

West
Elevation
Door
D10
Right sidelight
OSV

West
Elevation
Window
W08

South
Elevation
Door
D08

West
Elevation
Window
W09



North
Elevation
Door
D04

North Elevation
Window
W11

North
Elevation
Window
W12

North
Elevation
Window
W13

East
Elevation
Window
W10

East Elevation
Interior of old
Portal
Window
W16



East Elevation
Interior of old portal
Window
W17



426 Delgado Ln
SFNM
West Elevation

426 Delgado Ln
North
Elevation

426 Delgado Ln
SFNM
South-East Elevation

426 Delgado Ln
SFNM
East Elevation

426 Delgado Ln
SFNM
South Elevation

City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
Isaac J. Pino, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem Dist. 4

Case #H 92-67 Meeting Date May 11, 1992

Project Address 426 Delgado Lane District Core

Agent Garrett Smith Address 514 Central SW-Alb 87102 Phone 766-6968

Owner Dan & Flora Russell Address 6800 W. Ellsworth Ave. Denver, CO 80226 Phone 303-237-6898

PUBLICLY VISIBLE FACADES: (X) NORTH ( ) SOUTH (X) EAST ( ) WEST

HISTORICAL SIGNIFICANCE: NUMBER 014 AREA NO. 8 AGE 1938

( ) SIGNIFICANT (X) CONTRIBUTING ( ) NON-CONTRIBUTING

(X) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: (X) NEW CONSTRUCTION (X) EXTERIOR RENOVATION

( ) DEMOLITION (X) BASAL SQUARE FOOTAGE 975 sq.ft.

PROPOSAL: Revised proposal for addition to main house; detached guesthouse.

BOARD ACTION

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For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

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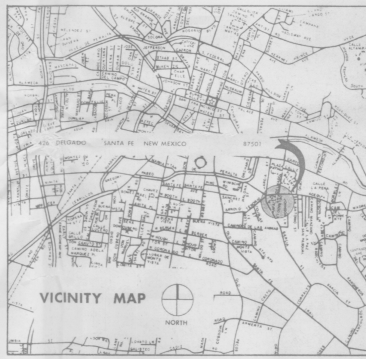
FRONT - EAST



REAR - WEST

EXTERIOR MATERIALS

1. WALLS · SMOOTH SAND STUCCO FINISH
   EL REY STUCCO COLOR: MATCH EXISTING
2. WINDOWS DOUBLE GLAZED WOOD WINDOWS
   TRUE DIVIDED LITES COLOR BROWN
3. DOORS WOOD NATURAL SEALED
4. EXPOSED WOOD ROUGH PINE SEALED



City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

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Isaac J. Pino, City Manager

Councilors:
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Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem Dist. 4

Case #H 92-67 Meeting Date May 11, 1992

Project Address 426 Delgado Lane District Core

Agent Garrett Smith Address 514 Central SW-Alb 87102 Phone 766-6968

Owner Dan & Flora Russell Address 6800 W. Ellsworth Ave. Denver, CO 80226 Phone 303-237-6898

PUBLICLY VISIBLE FACADES: (X) NORTH ( ) SOUTH (X) EAST ( ) WEST

HISTORICAL SIGNIFICANCE: NUMBER 014 AREA NO. 8 AGE 1938

( ) SIGNIFICANT (X) CONTRIBUTING ( ) NON-CONTRIBUTING

(X) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: (X) NEW CONSTRUCTION (X) EXTERIOR RENOVATION

( ) DEMOLITION (X) BASAL SQUARE FOOTAGE 975 sq.ft.

PROPOSAL: Revised proposal for addition to main house; detached guesthouse.

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City of Santa Fe, New Mexico

memo

DATE: May 11, 1992

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist

CASE #H- 92-67 ADDRESS 426 DELGADO LANE

REFERENCE ATTACHMENTS (Chronologically):

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

STAFF RECOMMENDATIONS:

Please refer to attached Memo.

City of Santa Fe, New Mexico

memo

DATE: May 11, 1992

TO: Historic Design Review Board

FROM: Mary Grzeskowiak, Urban Design Review Specialist

SUBJECT: Case #H 1992-67 426 DELGADO LANE

The applicant has revised a previously rejected proposal. In an effort to address the concerns expressed by the Board, the applicant proposes herein a one story addition to provide space for a master bedroom suite. The addition has been cited on the south elevation of the house and pushed 4 ft. back from the primary facade of the building.

Windows located on most elevations appear to exceed the 30" glazing rule.

Staff recommends the Board review the revised proposal for the main house for its addressing the concerns raised at the previous meeting.

In addition, this proposal includes the construction of a one story guesthouse as illustrated herein.

Staff has no concerns regarding this design and recommends approval.

City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave. 87504-0909 984-6700

CORE HISTORIC DISTRICT
(RECENT SANTA FE STYLE)

DISTRICT DESIGN STANDARDS
SECTION 3-29D-3, SFCC 1981

CASE SYNOPSIS

CASE NO. 92-76 PROJECT LOCATION 426 Delgado Lane

PUBLICLY VISIBLE: N (✓) S ( ) E (✓) W ( )

1. MASSING: Applicable (X) Not Applicable ( )

   a. Building Height 10'

   b. Roof Type flat

   c. Facade Features multi lite windows, portals, rounded corners

Complies (X) Does Not Comply ( )

Staff Comments:

2. OPENINGS: Applicable ( ) Not Applicable ( )

   a. Percentage of Opening per Facade ok (N) ok (S) ok (E) ok (W)

   b. May Exceed 40%-Under Portal ok

   c. 30" Maximum Glass Size (larger under portal) no -

   d. 3 ft. Minimum Distance from Corners ok

Complies ( ) Does Not Comply (X)

Staff Comments: windows exceed 30"

3. CANTILEVERS/OVERHANGS: Applicable ( ) Not Applicable (X)

   a. Cantilevered Elements

   b. 30" Maximum Roof Overhang

Complies ( ) Does Not Comply ( )

Staff Comments:

4. MATERIALS: Applicable (X) Not Applicable ( )

a. Primary Exterior Finish stucco

b. Secondary Exterior Finish wood window / portal feature

Complies (X) Does Not Comply ( )

Staff Comments: _____

5. COLORS: Applicable (X) Not Applicable ( )

a. Exterior br. to match existing

b. Accents brown

c. Maximum Glass Area —

Complies (X) Does Not Comply ( )

Staff Comments: _____

6. ROOFS: Applicable (X) Not Applicable ( )

a. Roof Type and Slope OK

b. 30 Maximum Roof Overhang —

c. Parapets Concealed Equipment —

Complies (X) Does Not Comply ( )

Staff Comments: _____

****

HISTORIC DESIGN REVIEW BOARD ACTION

Approved ( ) Deny ( ) Table ( ) Conditionally Approved ( )

CONDITIONS:

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

IDENTIFICATION

ADDRESS: 426 DELGADO ST.
CAMINO DEL MONTE SOL NAT. HIST. DIST.

ID NUMBER: 051600014

BUILDING NAME:

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 1938 ACTUAL
SOURCE(S) CITY DIRECTORY

BUILDING DATA

ARCHITECTURAL STYLE:
PUEBLO REVIVAL

USE:
HISTORIC: (residential)
OTHER ____
PRESENT: (residential)
OTHER ____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:
X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:
X YES ____ NO
WHAT TYPE? ATTACHED 1 CAR GARAGE
IF INVENTORIED, LIST ID NUMBER(S):

DEGREE OF REMODELING:
____ MINOR X MODERATE
____ MAJOR
EXPLAIN: NEW WINDOWS OLD PARAPET VISABLE FRONT

OVERALL CONDITION:
____ EXCELLENT X GOOD
____ FAIR ____ DETERIORATED

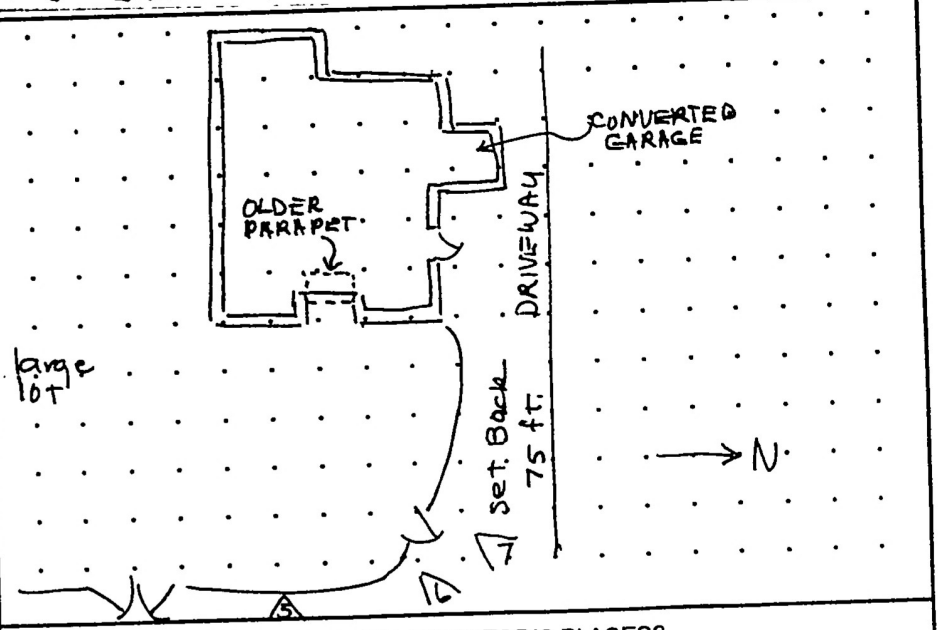
BUILDING THREATENED?
____ YES X NO

PHOTO



#5 EAST SIDE

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
____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES ____ NO

SURVEYED 8-29-91 BY AC

NEGATIVES WITH NMHPD ROLL # ____ NEG # ____ TO ____

ARCHITECTURAL AND LANDSCAPE FEATURES

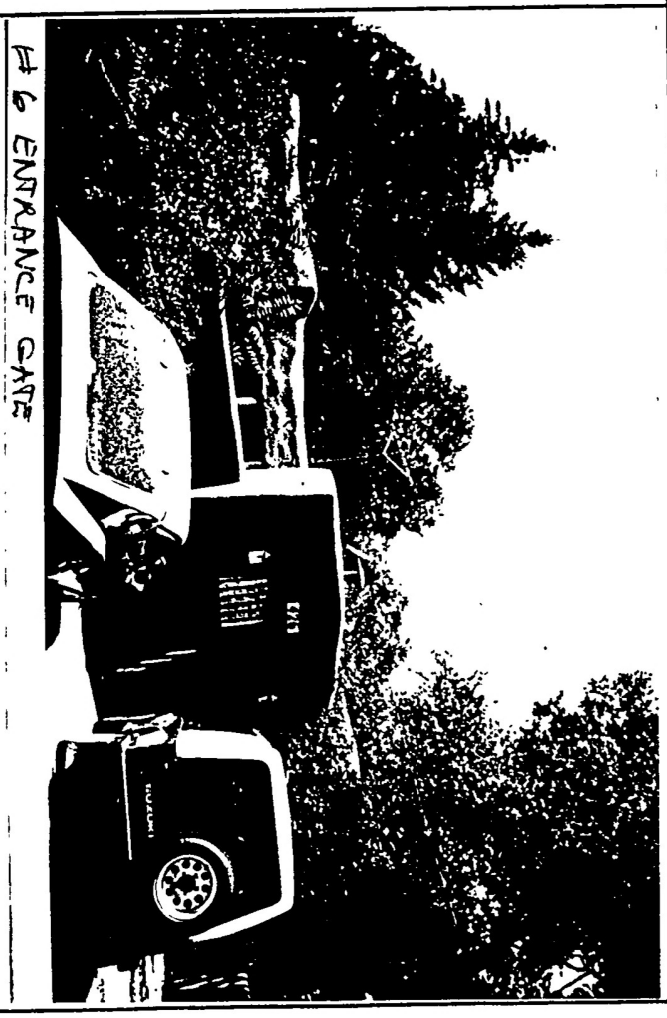
FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	STUCCO	
FOUNDATIONS	NOT VISABLE	
DOORS	FRONT DOOR PANELED & CARVED	
WINDOWS	N. SIDE - WOOD FRAME AWNING - E+N DBH 6/6	PROBABLY NEW AWNING WINDOWS DBH WINDOWS WOOD FRAME
PORTALES		
CANALES		
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS	OLD PARAPETS BEHIND FRONT ENTRANCE
COURTYARDS		
FENCES/WALLS	5 ft STUCCO WALL	
ARCH. DETAILS	PARAPETS COME TO A PEAK AT CORNERS	
OTHER	100 FT SET BACK	

COMMENTS ONE CAR GARAGE CONVERTED TO LIVING SPACE
1987 PETTIS MONTGOMERY LISTED AS OWNER APPLIED FOR PERMISSION TO REMODEL.
1928-9 DIRECTORY LISTING

ADDITIONAL PHOTOGRAPHS



#7 NORTH SIDE



#6 ENTRANCE GATE

1. CORE HISTORIC DISTRICT

(Section 14-70.9, SFCC 1987; pgs. 1636 - 1638)

The Board reviews publicly visible projects, such as new construction, additions, renovations, remodeling, and demolitions of roofed structures.

Staff reviews not publicly visible roofed structures, as mentioned above. Staff also reviews signs and miscellaneous structures (including walls/fences, non-roofed structures, repainting and stucco colors), that are publicly visible or not.

Buildings are required to be designed in the "Santa Fe Style", defined as including both the Pueblo Spanish and Territorial vernaculars. Briefly, the design regulations state that no glass panes may be greater than 30 inches in any dimension (except under portals), that doors and windows can constitute no more than 40 percent of any facade, and that no window or door can be closer than three (3) feet to the outside edge of any facade. A building's massing, color and proportion must be characteristic of adobe construction, even if made in frame/stucco or block/stucco. Pitch roofs are allowed, but must meet certain tests; ask for Resolution 88 for specifics.

14-70.9 Standards; Downtown and Eastside.

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

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

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

(2) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space

under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

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

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

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

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

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

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

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

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

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of

the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

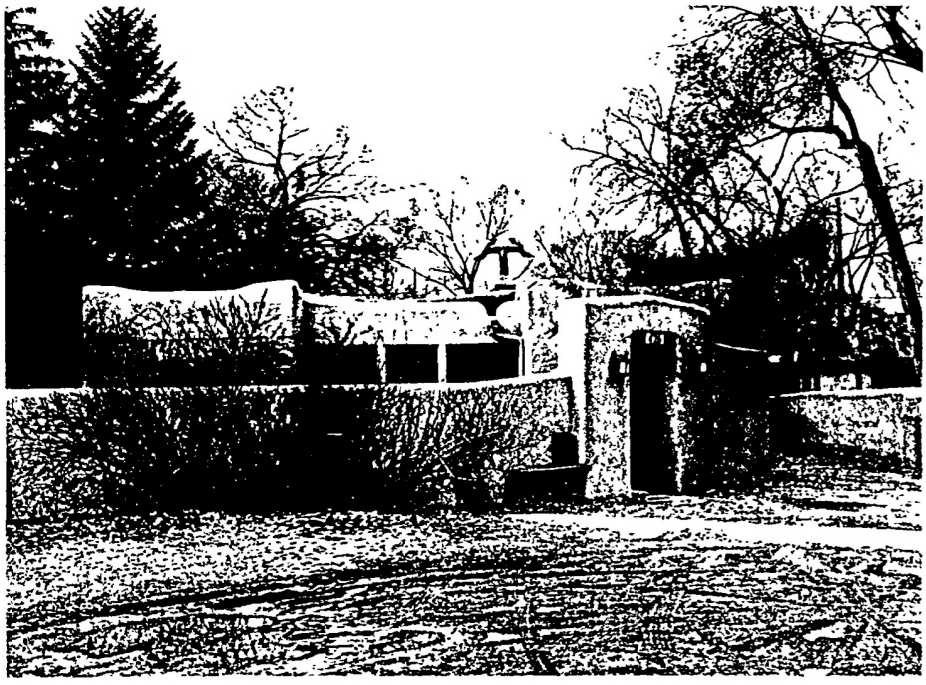
(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or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

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

(Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)



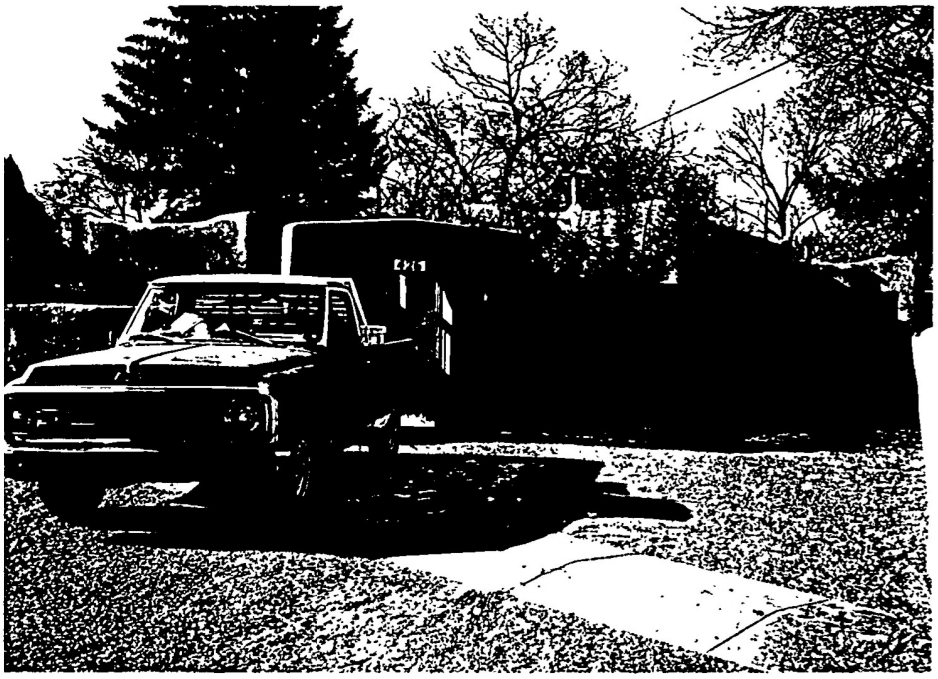
PELGADO -H LOOKING SOUTH



PELGADO -- LOOKING WEST



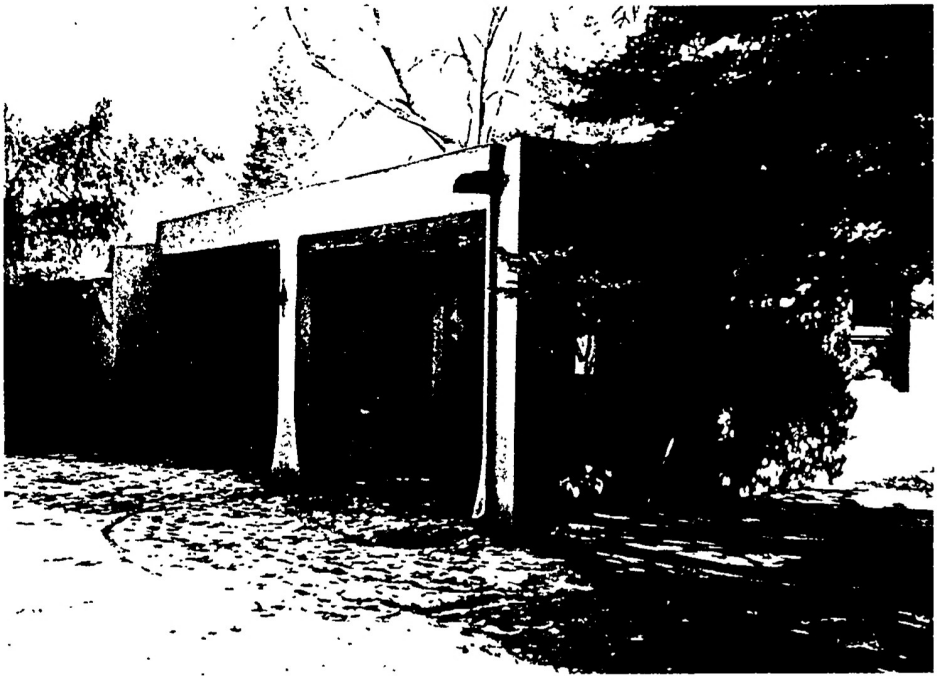
SOUTH



NORTH



EAST



WEST

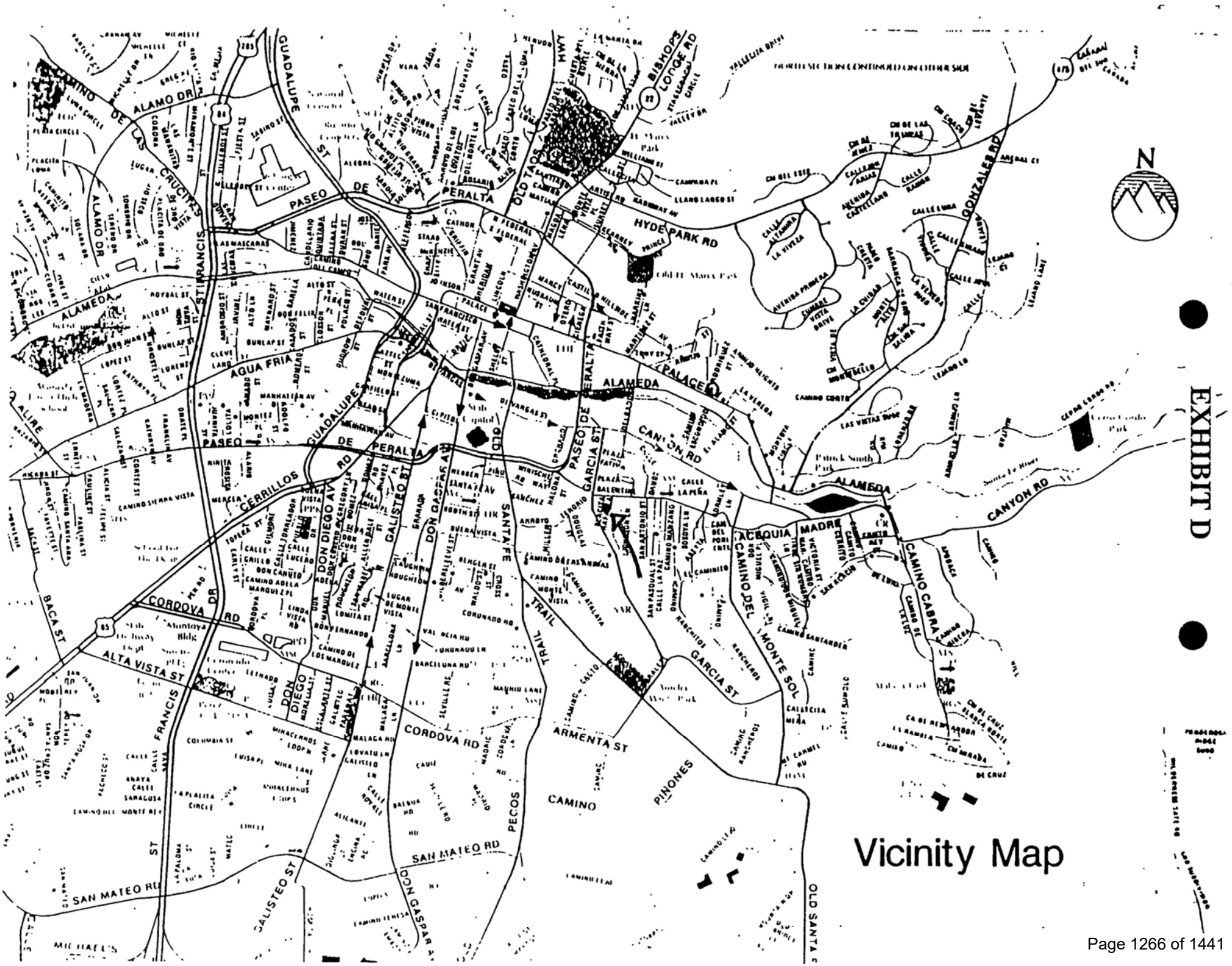


EXHIBIT D
Vicinity Map
N
GUADALUPE ST
PASEO DE PERALTA
ALAMEDA
CANYON RD
GARCIA ST
HYDE PARK RD
GONZALES RD
CAMINO DE LOS CRUCITAS
ALAMO DR
ST FRANCIS
AGUA FRIA
CERRILLOS RD
GALISTEO ST
DON DIEGO AV
DON GASPAR
SANTA FE
CORDOVA DR
CORDOVA RD
ALTA VISTA ST
BACA ST
SAN MATEO RD
ARMENTA ST
PINONES
CAMINO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

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Case #H 92-67 Meeting Date April 27, 1992

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APPROVAL REQUIREMENTS: (X) NEW CONSTRUCTION (X) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE

PROPOSAL: Second story addition to existing building

BOARD ACTION

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( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE

PROPOSAL: Second story addition to existing building; construction of detached guesthouse.

(2nd story was rejected — guesthouse was not heard)

MJG 4/28/92

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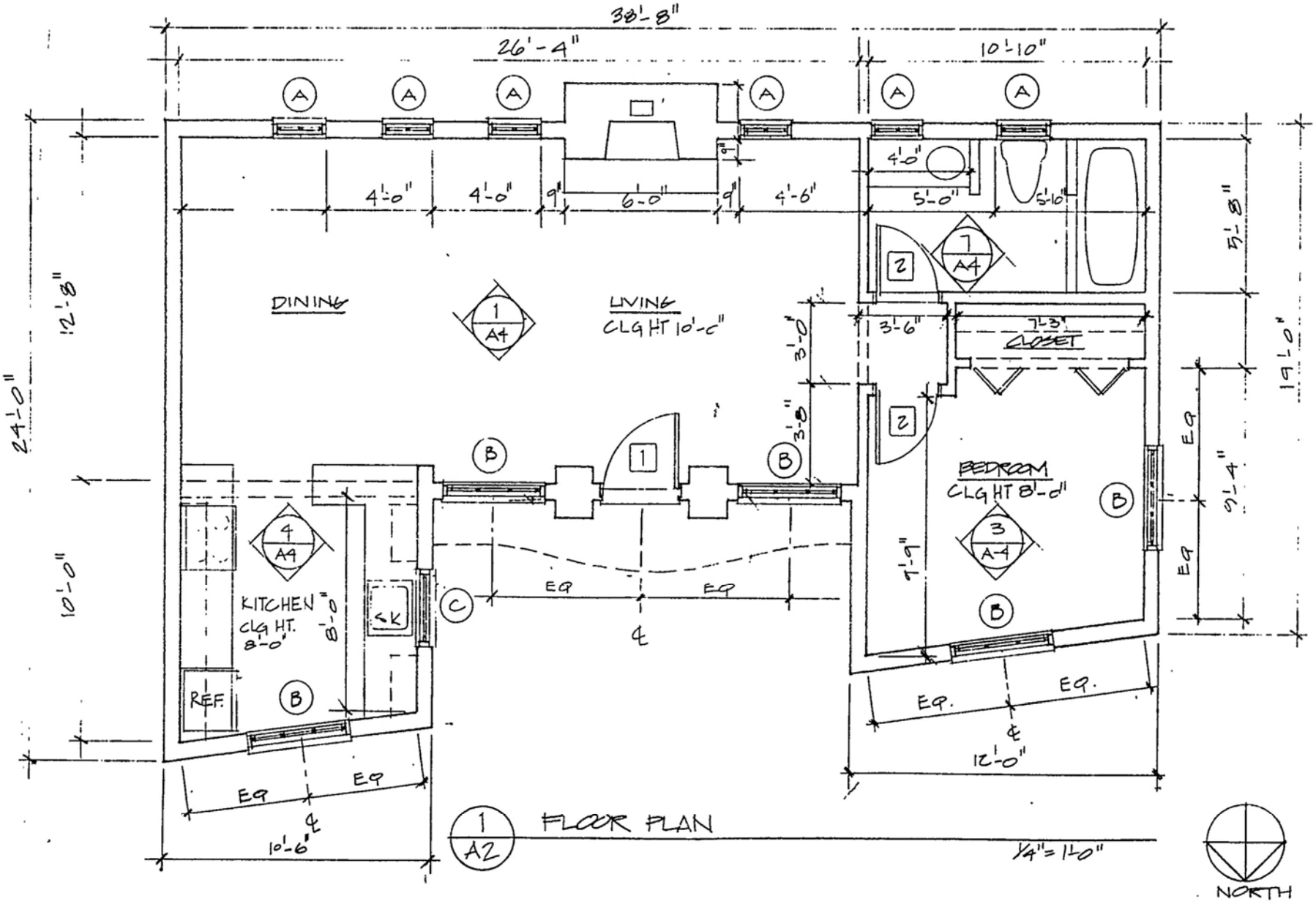
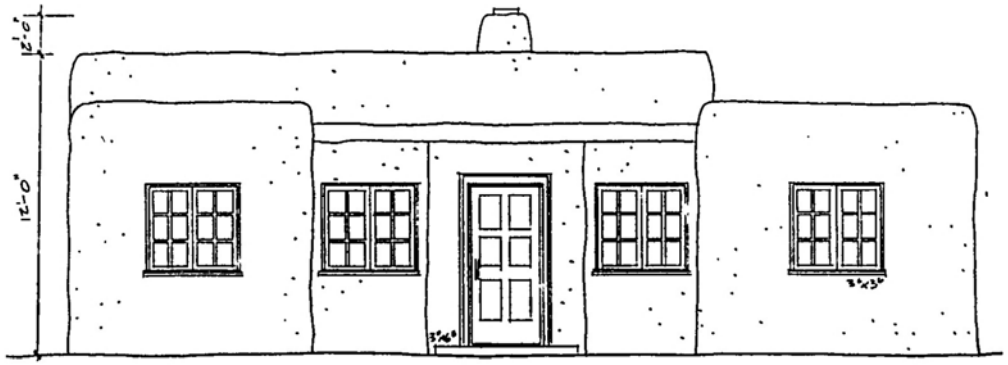
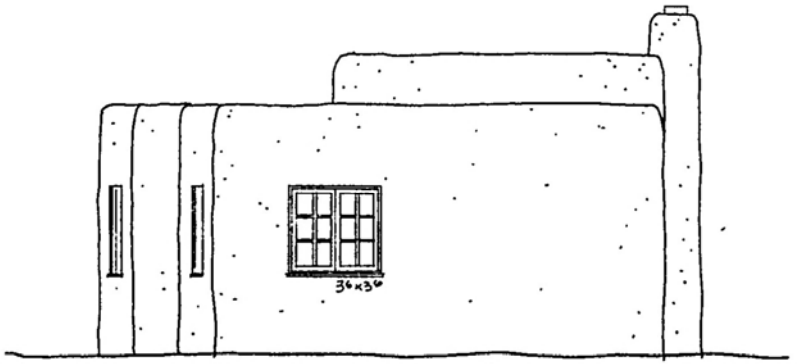

38'-8"
26'-4"
10'-10"
DINING
LIVING
CLG HT 10'-0"
BEDROOM
CLG HT 8'-0"
CLOSET
KITCHEN
CLG HT. 8'-0"
REF.
EQ
1/A2 FLOOR PLAN
1/4" = 1'-0"
NORTH

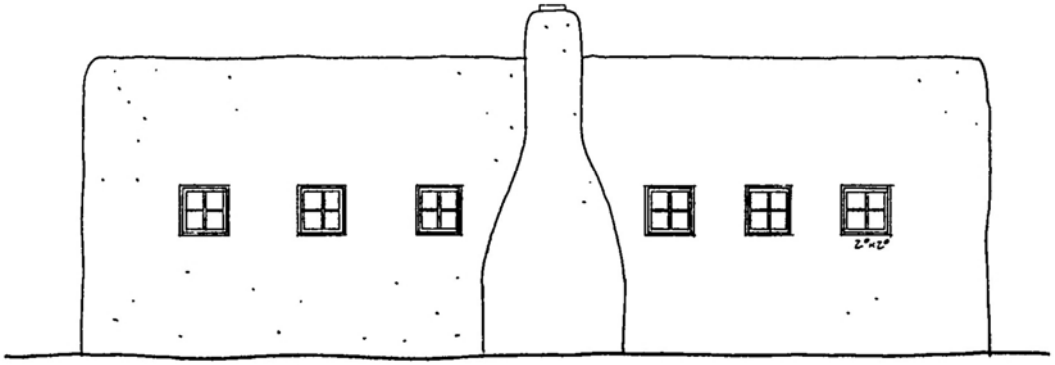
GUEST HOUSE



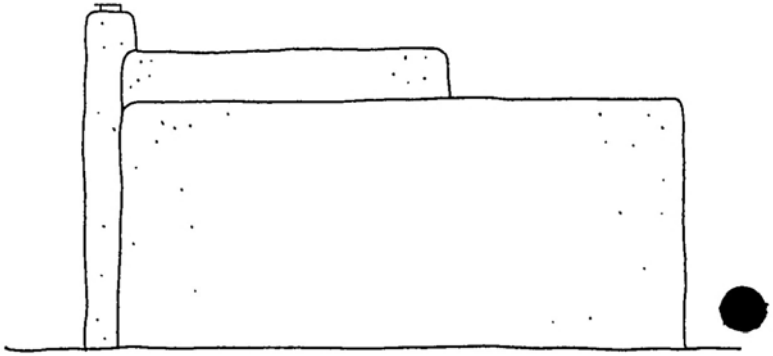
FRONT · NORTH



SIDE · WEST



REAR · SOUTH



SIDE · EAST

RUSSEL RESIDENCE GUEST HOUSE

426 DELGADO SANTA FE NEW MEXICO 87501

ELEVATIONS

City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
Isaac J. Pino, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

Case #H 92-67 Meeting Date April 27, 1992

Project Address 426 Delgado Lane District Core

Agent Garrett Smith Address 514 Central SW-Alb.87102 Phone 766-6968

Owner Dan & Flora Russell Address 6800 W. Ellsworth Ave. Denver, CO 80226 Phone 303-237-6898

PUBLICLY VISIBLE FACADES: (X) NORTH ( ) SOUTH (X) EAST ( ) WEST

HISTORICAL SIGNIFICANCE: NUMBER 014 AREA NO. 8 AGE 1938

( ) SIGNIFICANT (X) CONTRIBUTING ( ) NON-CONTRIBUTING

(X) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: (X) NEW CONSTRUCTION (X) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE

PROPOSAL: Second story addition to existing building; construction of detached guesthouse.

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on _____, acted on the above referenced case. The decision of the Board was to ( ) approve, ( ) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows:

For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

NOTE: HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST. (SFCC 1987, SECTION 7-1.6)

City of Santa Fe, New Mexico

memo

DATE: April 17, 1992

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist

CASE #H- 92-67 ADDRESS 426 DELGADO LANE

REFERENCE ATTACHMENTS (Chronologically):

CITY SUBMITTALS	APPLICANT SUBMITTALS
X Case Synopsis	X Proposal Letter
X District Guidelines	X Vicinity Map
X State Historical Survey Sheet	X Site Plan/Floor Plan
____ Minutes of _____	X Photographs
____ Other_____	X Elevations
	____ Other_____
	_____

STAFF RECOMMENDATIONS:

The proposed construction of a second story master suite to the main house, and the detached guesthouse described herein utilizes the architectural vocabulary of the existing residence. In addition, the proposal meets the requirements for designing second stories as articulated by the City Council approved revisions to the Historic District Ordinance regarding setback and height requirements.

Since the proposal appears to conform with the existing code and future revisions, staff recommends approval.

City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909 984-6700

CORE HISTORIC DISTRICT
(RECENT SANTA FE STYLE)

DISTRICT DESIGN STANDARDS
SECTION 3-29D-3, SFCC 1981

CASE SYNOPSIS

CASE NO. 92-687 PROJECT LOCATION 426 Delgado Lane

PUBLICLY VISIBLE: N (✓) S ( ) E (✓) W ( )

1. MASSING: Applicable (✓) Not Applicable ( )

   a. Building Height 19'5"

   b. Roof Type flat w/ parapet

   c. Facade Features multi lite windows, portal,

Complies (X) Does Not Comply ( )

Staff Comments:

2. OPENINGS: Applicable (X) Not Applicable ( )

   a. Percentage of Opening per Facade OK (N) OK (S) OK (E) OK (W)

   b. May Exceed 40%-Under Portal OK

   c. 30" Maximum Glass Size (larger under portal) OK

   d. 3 ft. Minimum Distance from Corners OK

Complies (X) Does Not Comply ( )

Staff Comments:

3. CANTILEVERS/OVERHANGS: Applicable ( ) Not Applicable (X)

   a. Cantilevered Elements

   b. 30" Maximum Roof Overhang

Complies ( ) Does Not Comply ( )

Staff Comments:

4. MATERIALS: Applicable ( ) Not Applicable ( )

a. Primary Exterior Finish stucco

b. Secondary Exterior Finish wood windows

Complies (X) Does Not Comply ( )

Staff Comments: _____

5. COLORS: Applicable (X) Not Applicable ( )

a. Exterior santa fe - buckskin

b. Accents match existing (br.) - ~~red~~ red/br stain

c. Maximum Glass Area _____

Complies (X) Does Not Comply ( )

Staff Comments: _____

6. ROOFS: Applicable (✓) Not Applicable ( )

a. Roof Type and Slope flat w/ parapet

b. 30 Maximum Roof Overhang _____

c. Parapets Concealed Equipment _____

Complies (X) Does Not Comply ( )

Staff Comments: _____

****

HISTORIC DESIGN REVIEW BOARD ACTION

Approved ( ) Deny (X) Table ( ) Conditionally Approved ( )

CONDITIONS:

4-27-92

GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

April 15, 1992

Mary Grzeskowiak
Urban Design Review Specialist
City of Santa Fe
PO Box 909, 200 Lincoln Avenue
Santa Fe, NM 87504-0909

Historic Design Review Board Proposal Letter

Regarding 426 Delgado Lane, Santa Fe

Construction Project: The owner proposes to construct a second floor bedroom suite addition to an existing residence. Within the existing residence, a new kitchen, powder room, and staircase will be built. Some existing windows and exterior doors will be removed or altered, and at certain locations new windows and exterior doors will be installed. The existing fireplace flue will be rebuilt and extended above the proposed addition. The addition will be wood frame construction with cement stucco exterior finish to match existing surfaces.

The owner also proposes to construct a one story detached guest house on the property. It is an approximately 975 SF one bedroom, wood frame building with cement stucco exterior finish to match existing surfaces.

Architectural History: The original house was built in 1928 of adobe construction. It was purchased by the present owners' parents and adobe plastered for the first time in 1933. The building then included one bedroom in the southeast corner, a sunporch in the southwest corner, a garage in the northeast corner and an entrance set back between the garage and bedroom. The house had protruding vigas at the parapet. The property has been extensively altered through the 1960's.

Continues next page.

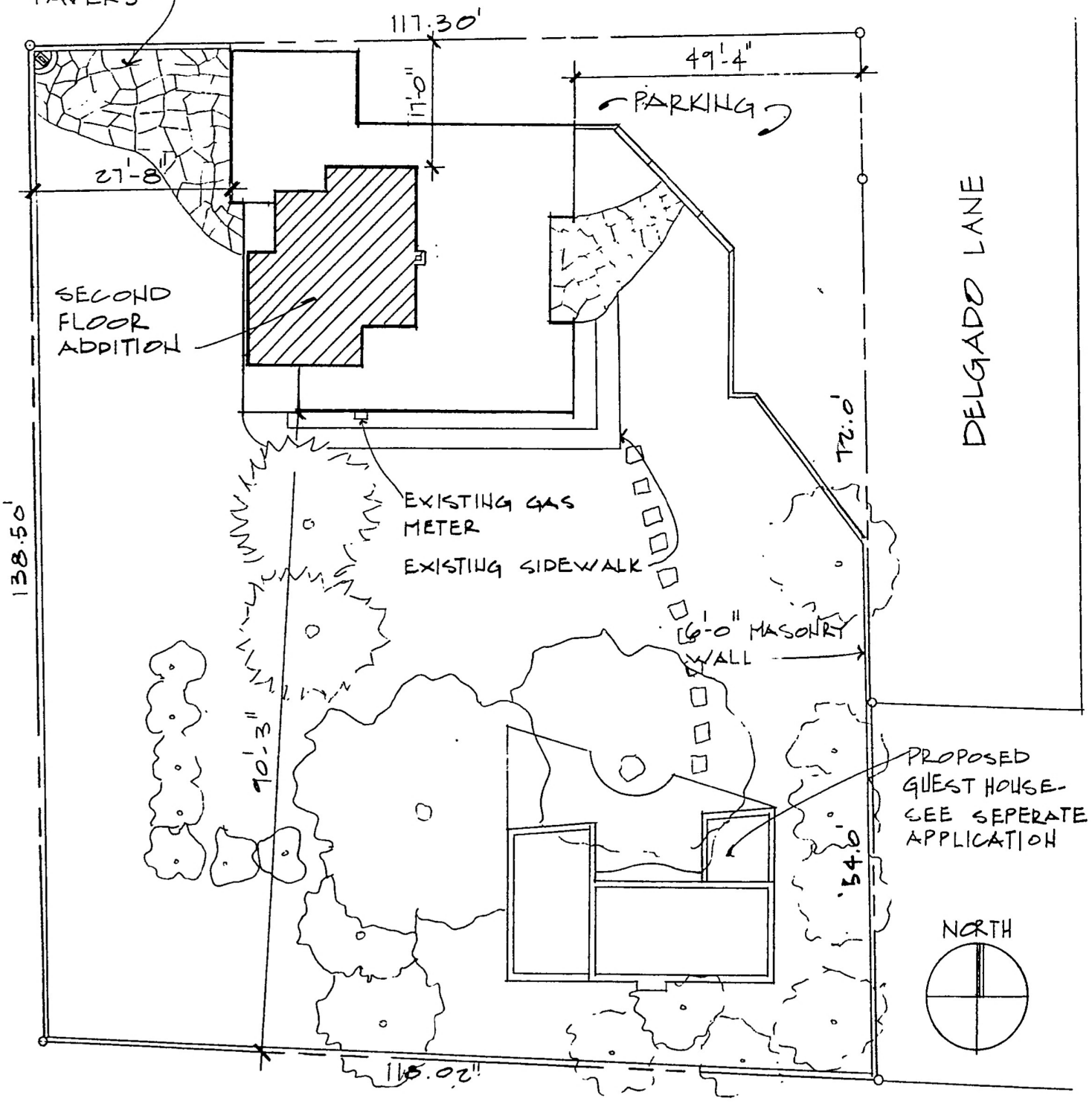
514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6668
FAX 243 4508

Exterior Alteration Chronology:

1936	Existing garage converted to bedroom (proposed dining room) and present garage added to northwest corner. Exterior of entire house replastered.
1946	Vigas cut off at exterior and plastered over.
1947	Present front gate and adjacent walls built along east and north property lines.
1949	Present cement block wall with stucco finish along west property line and outdoor fireplace at northeast corner built.
1954	Present enclosed entrance porch built.
1958	Present portal and french door added on west side of house.
1962	Present pumice-cement block wall along south property line built.
1964	Present wood, double-hung, single pane windows were installed.

Sincerely,

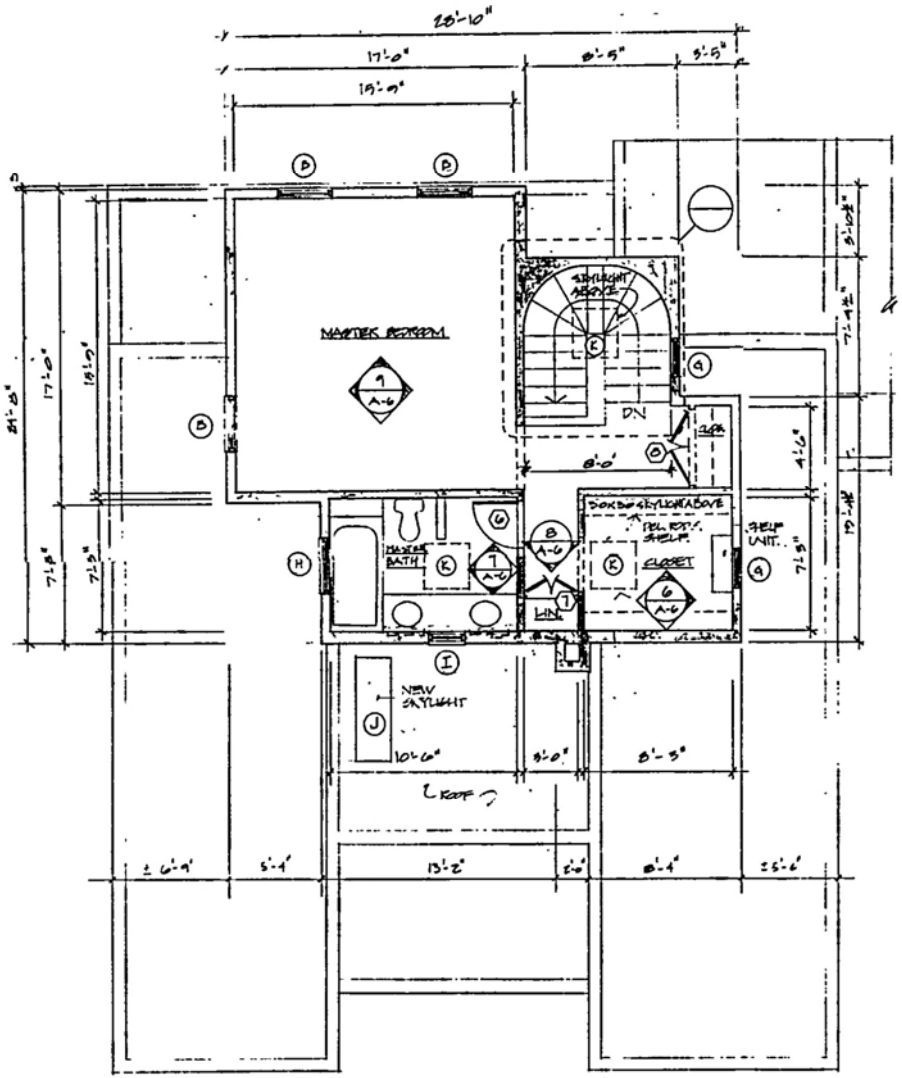
Garrett L. Smith, AIA



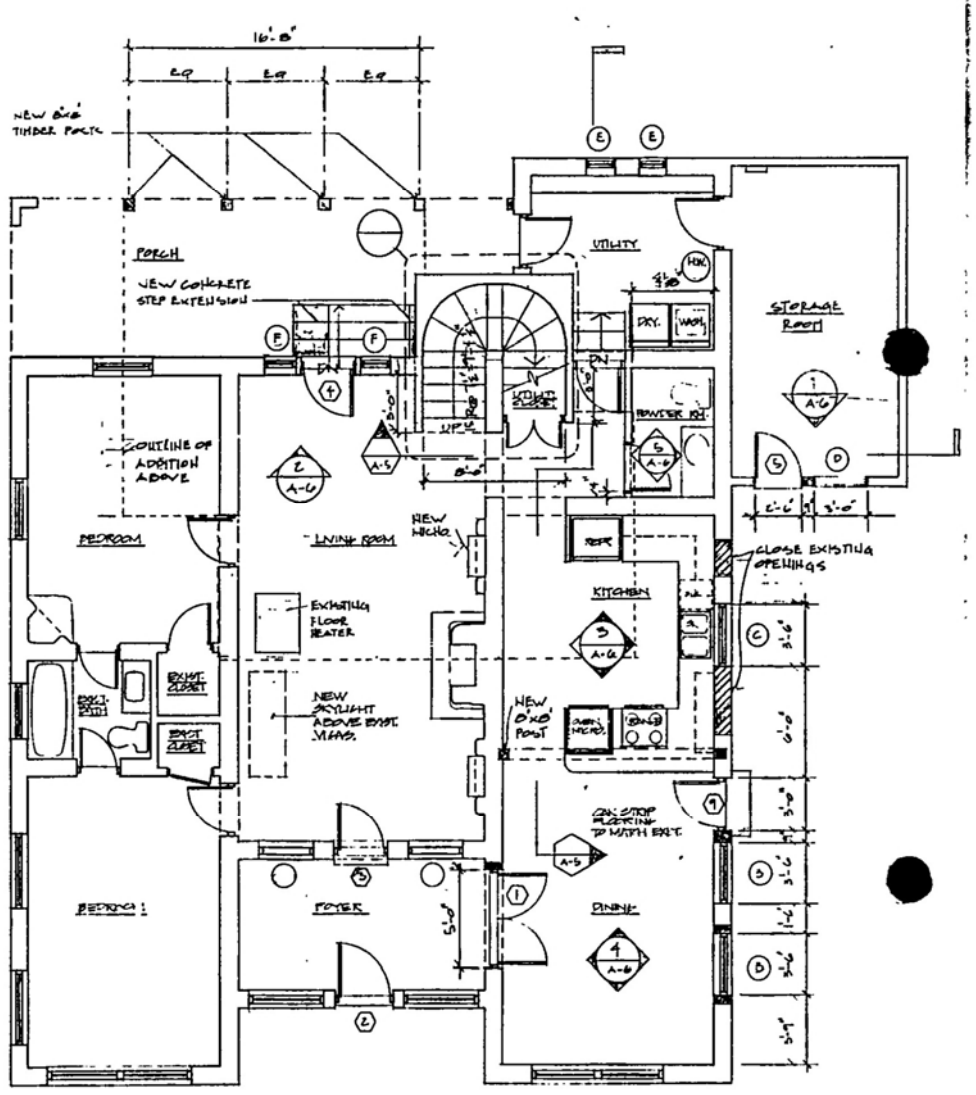
1 / A-0 SITE PLAN

SCALE: 1" = 20'-0"

NOTE: SITE PLAN BASED ON SURVEY BY GUY D. HAYDEN L.L.S. N° 4070
SURVEY DATE



SECOND FLOOR PLAN

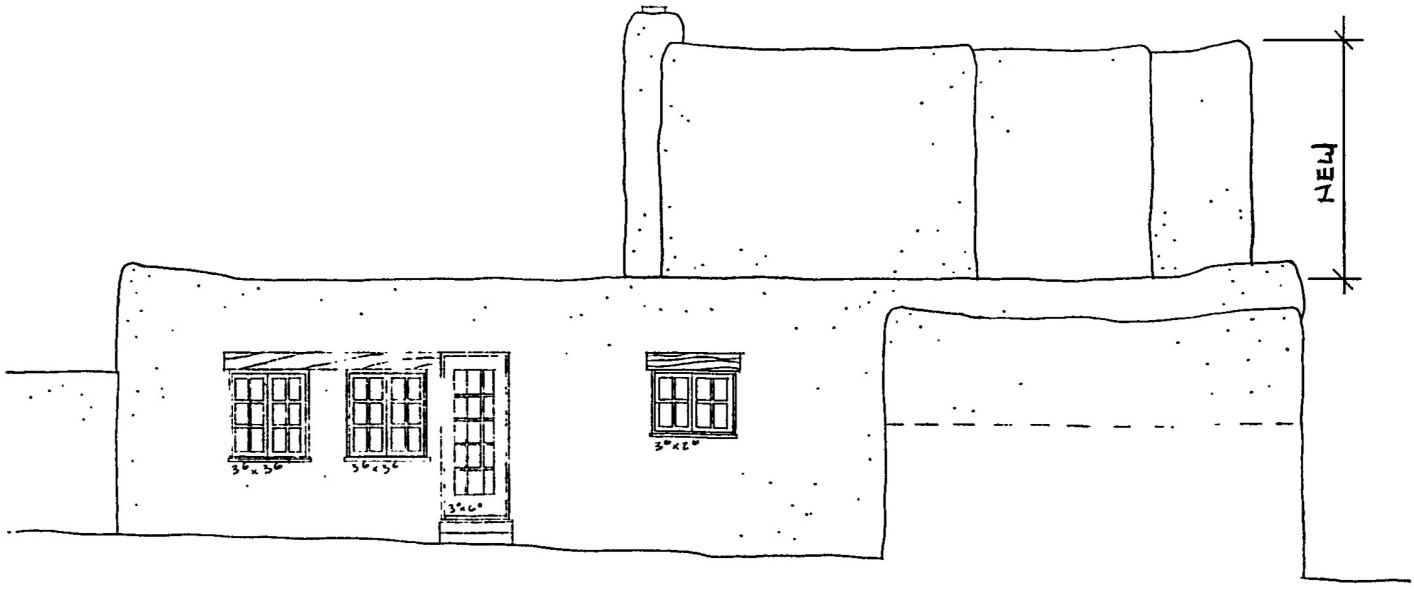


FIRST FLOOR PLAN

ADDITION



FRONT · EAST



SIDE - NORTH

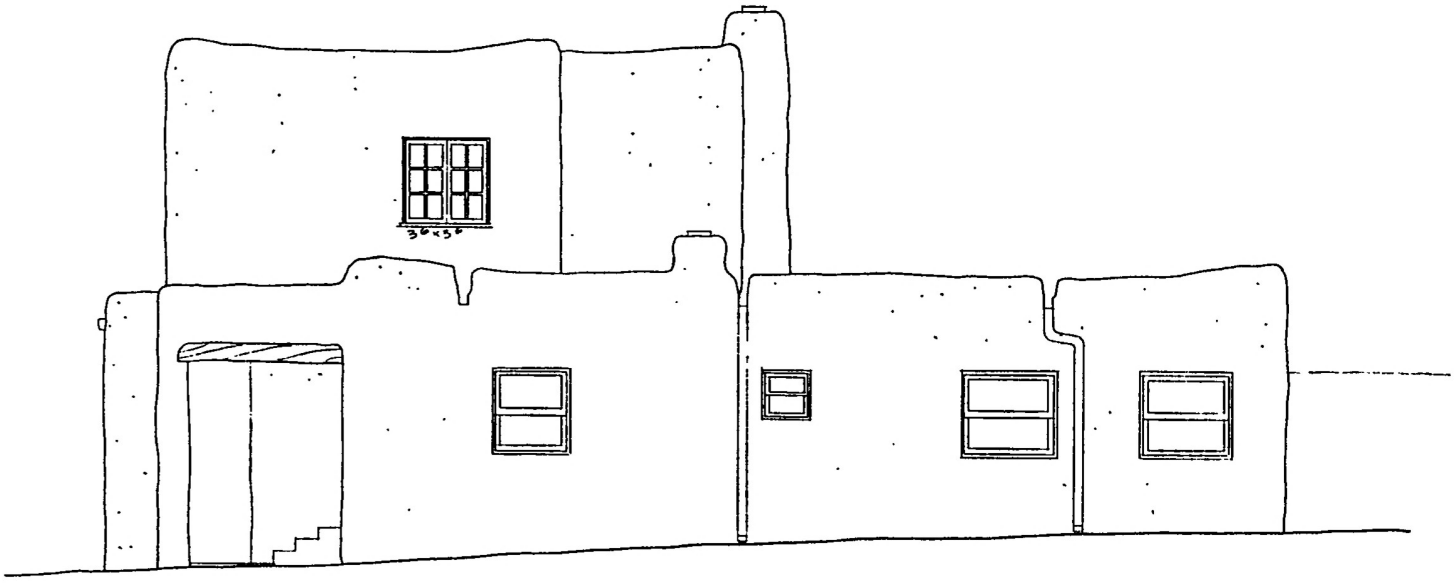
RUSSEL RESIDENCE ADDITION

426 DELGADO SANTA FE NEW MEXICO 87501

ELEVATIONS



REAR - WEST



SIDE - SOUTH

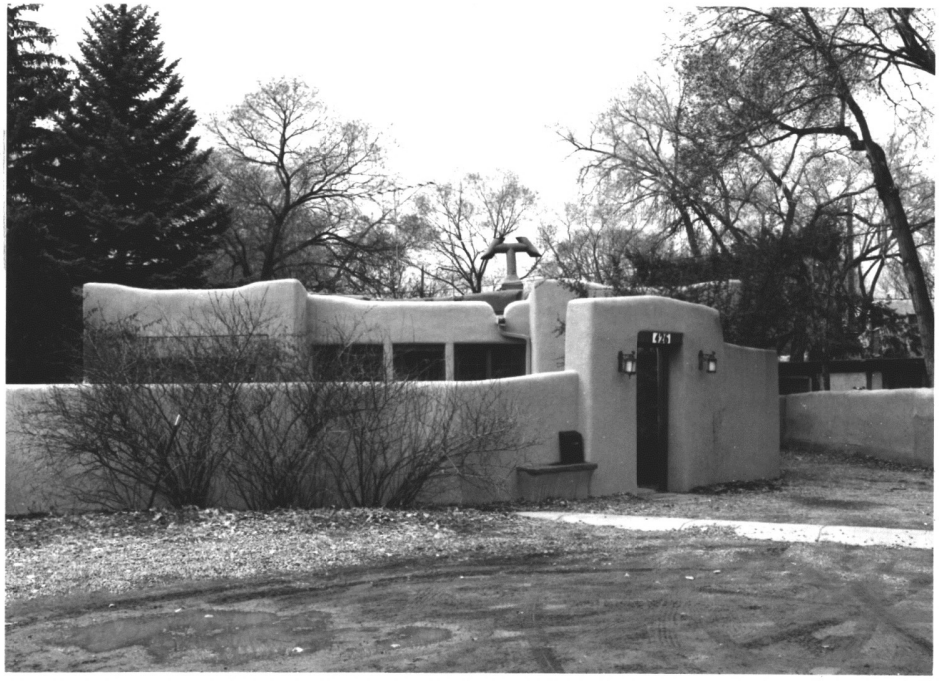
RUSSEL RESIDENCE ADDITION

426 DELGADO SANTA FE NEW MEXICO 87501

ELEVATIONS



DELGADO LN LOOKING SOUTH



DELGADO LN. LOOKING WEST



SOUTH



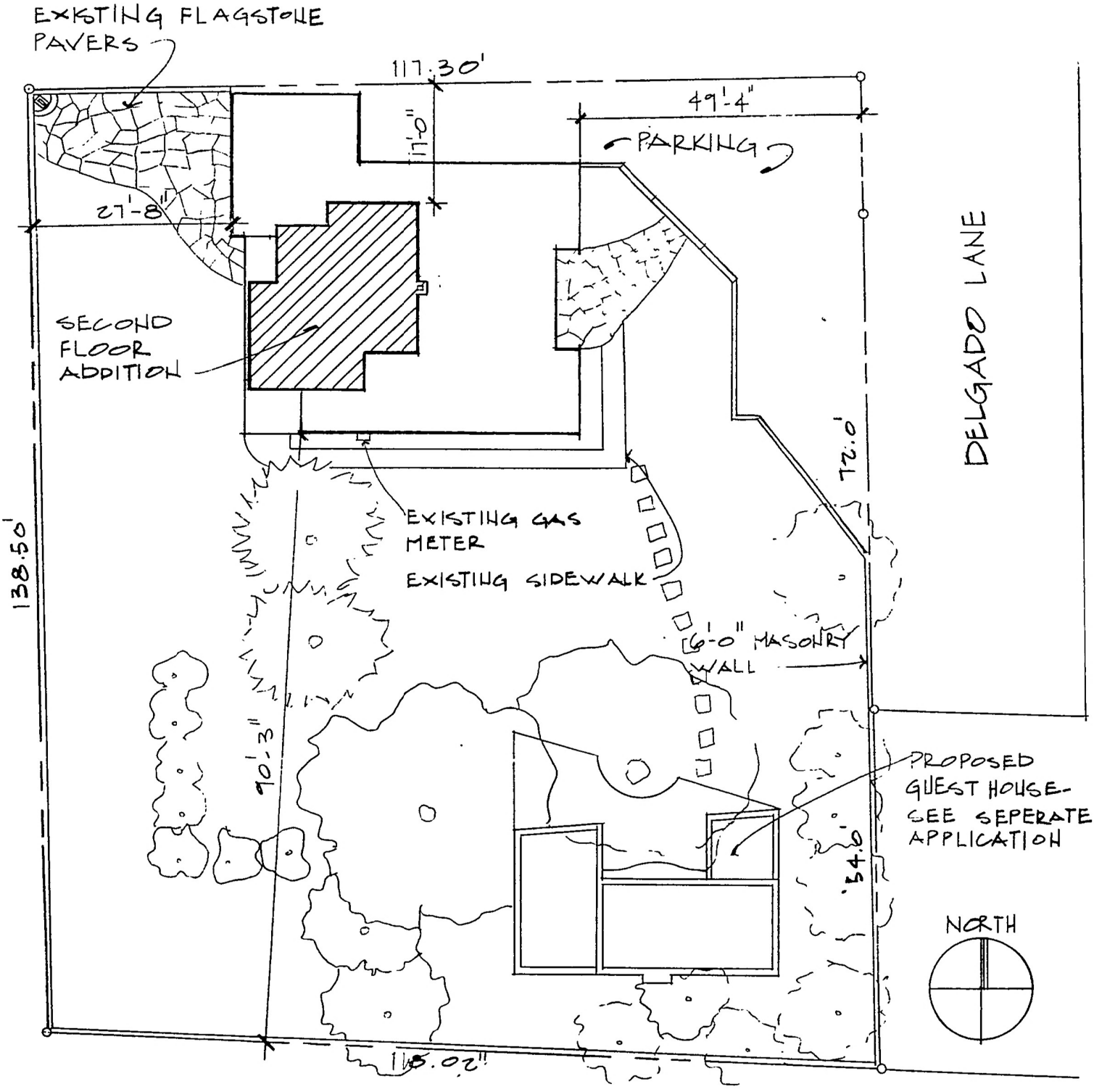
NORTH



EAST



WEST



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SCALE: 1" = 20'-0"

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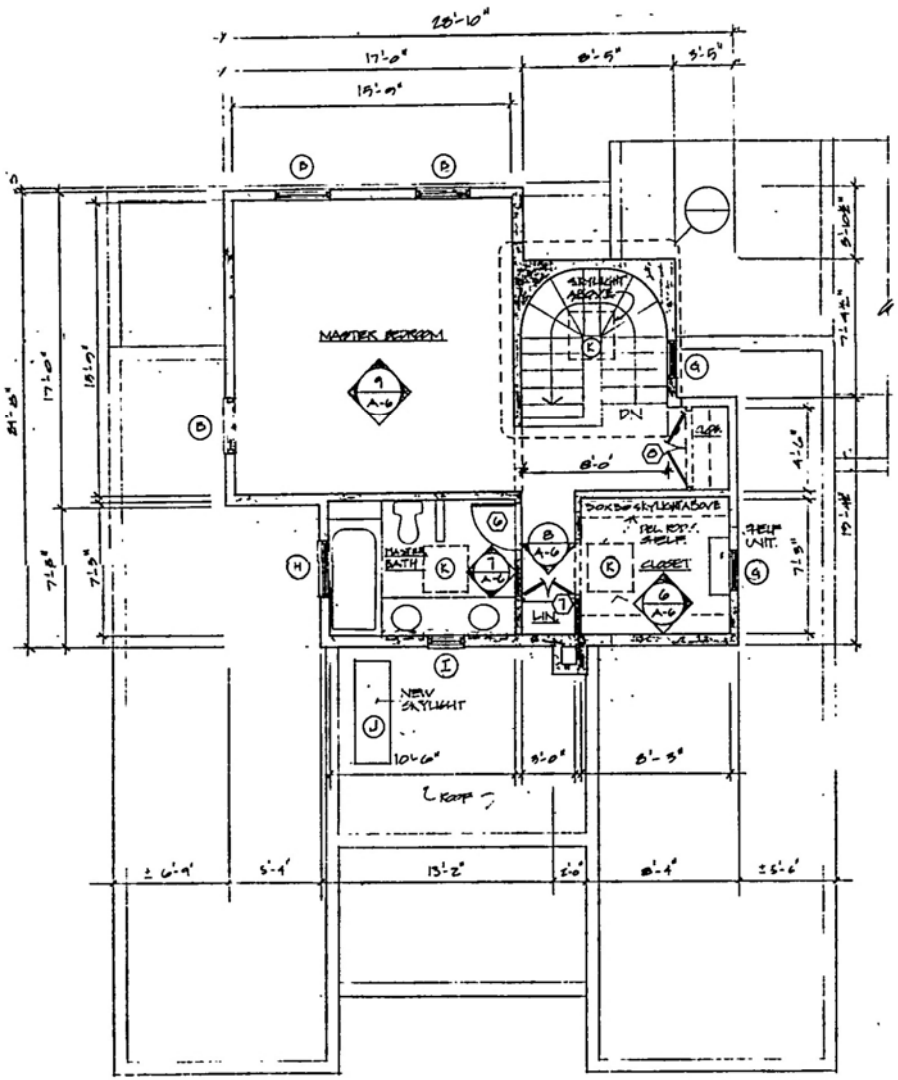
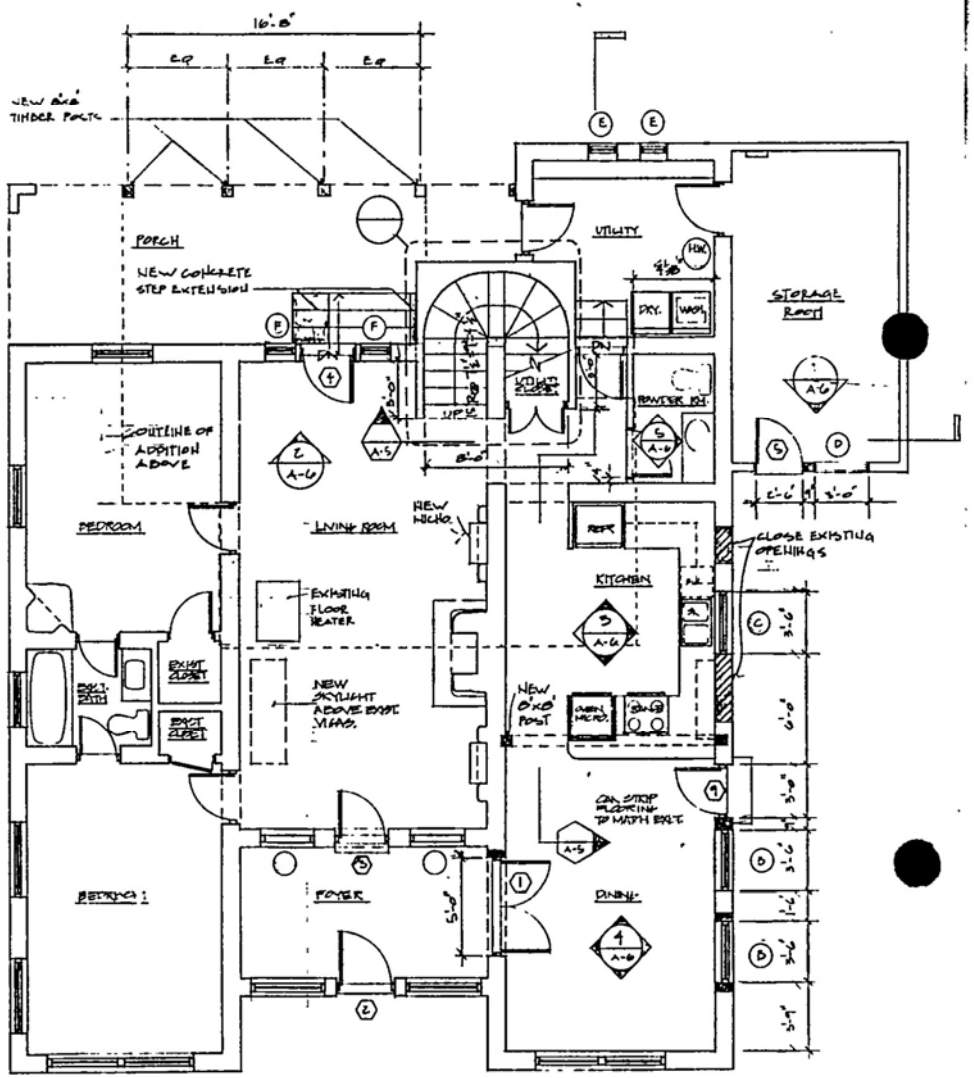


SECOND FLOOR PLAN

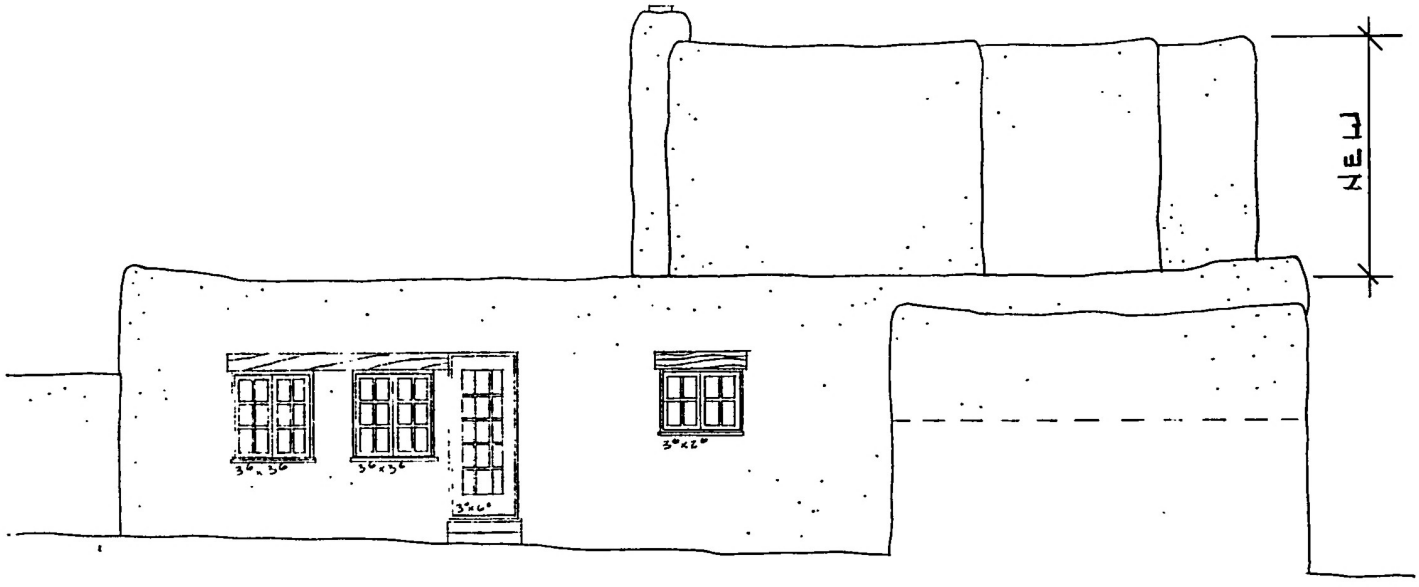


FIRST FLOOR PLAN

ADDITION



FRONT · EAST



SIDE - NORTH

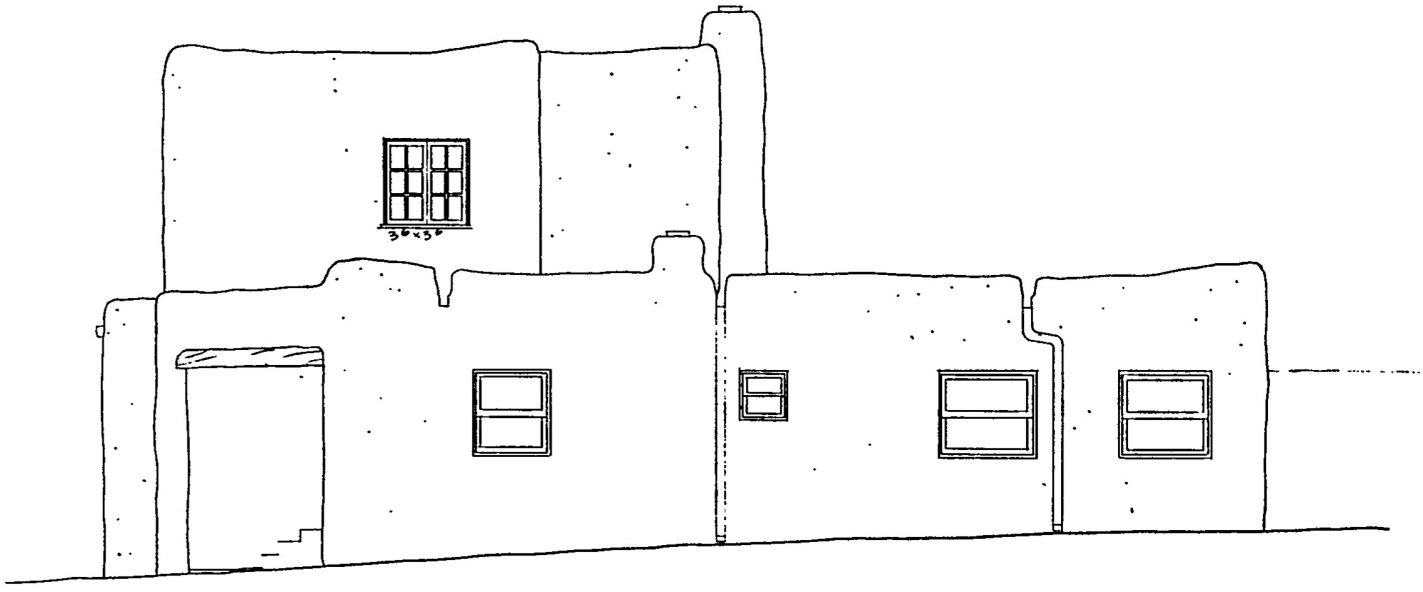
RUSSEL RESIDENCE ADDITION

426 DELGADO SANTA FE NEW MEXICO 87501

ELEVATIONS



REAR - WEST

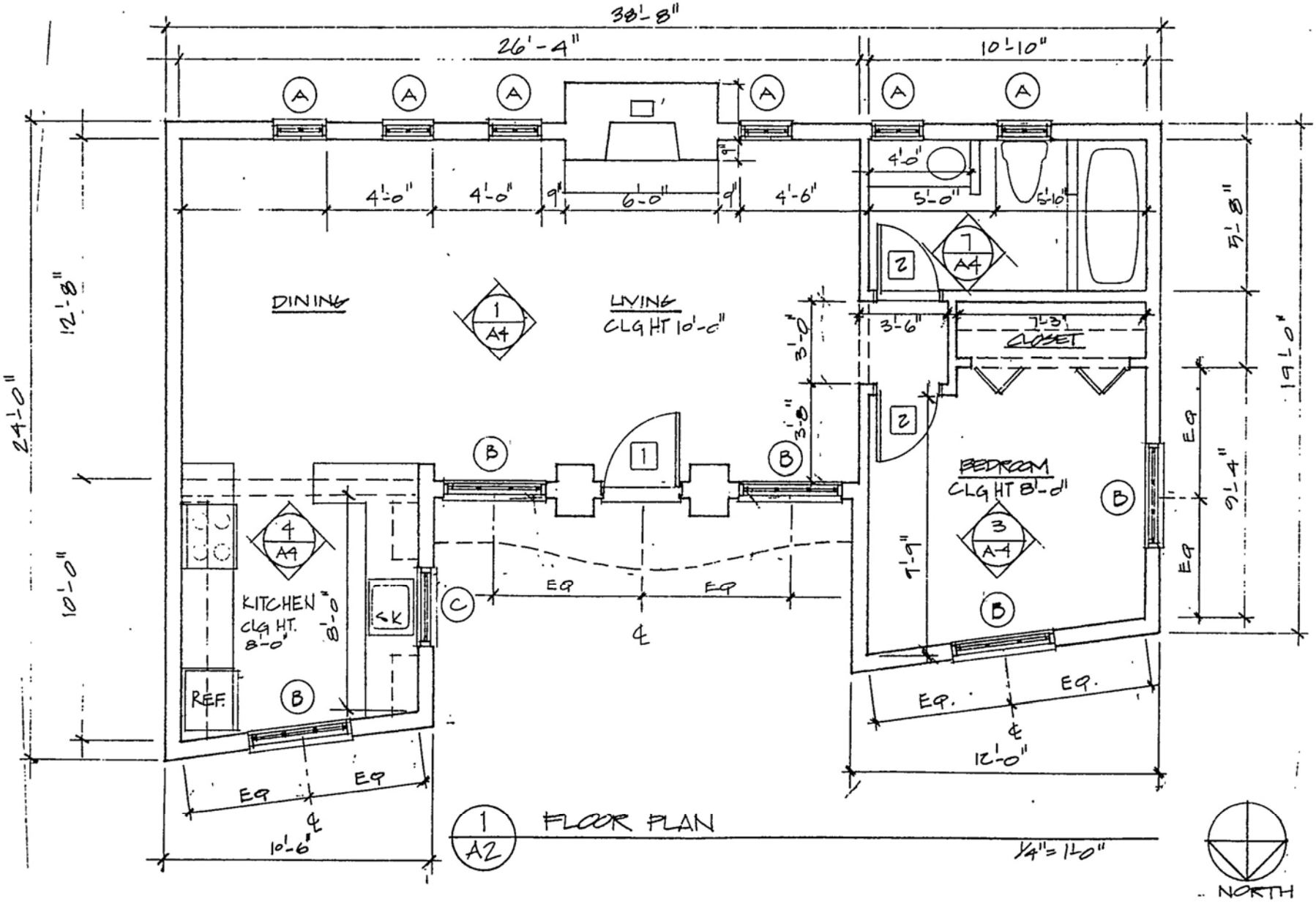


SIDE - SOUTH

RUSSEL RESIDENCE ADDITION

426 DELGADO SANTA FE NEW MEXICO 87501

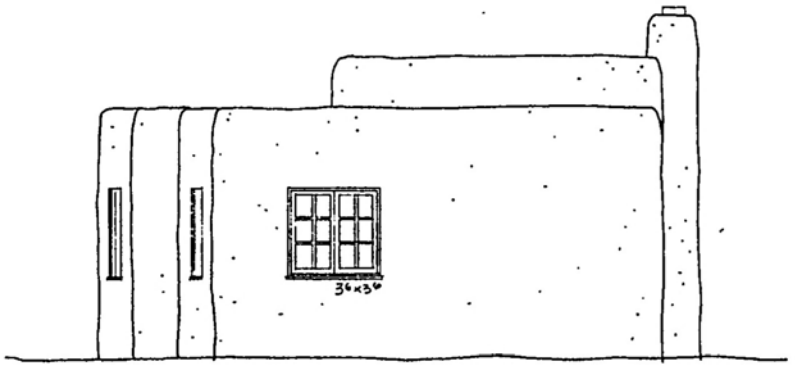
ELEVATIONS


38'-8"
26'-4"
10'-10"
A
4'-0"
4'-0"
9"
6'-0"
9"
4'-6"
4'-0"
5'-0"
5'-10"
5'-8"
12'-8"
24'-0"
10'-0"
DINING
1
A4
LIVING
CLG HT 10'-0"
3'-0"
3'-8"
3'-6"
7'-3"
CLOSET
2
7
A4
BEDROOM
CLG HT 8'-0"
3
A-4
7'-9"
19'-0"
9'-4"
EQ
B
1
4
A4
KITCHEN
CLG HT.
8'-0"
8'-0"
REF.
C
EQ
EQ
EQ.
EQ.
12'-0"
10'-6"
1
A2
FLOOR PLAN
1/4" = 1'-0"
NORTH

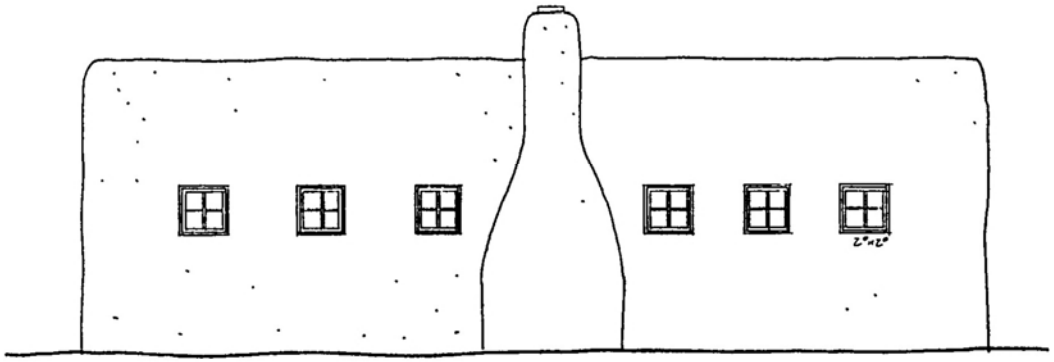
GUEST HOUSE



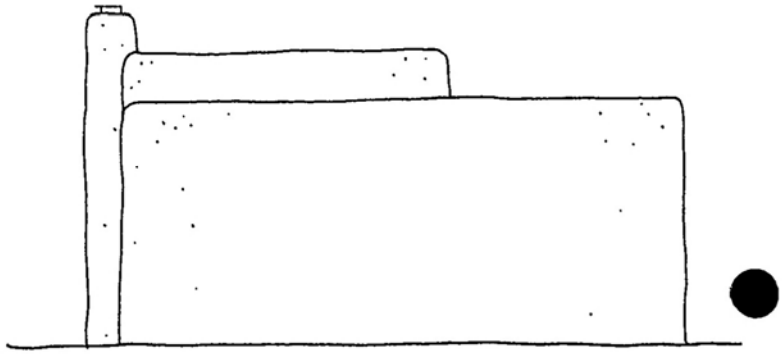
FRONT · NORTH



SIDE · WEST



REAR · SOUTH



SIDE · EAST

RUSSEL RESIDENCE GUEST HOUSE

426 DELGADO SANTA FE NEW MEXICO 87501

ELEVATIONS

City of Santa Fe, New Mexico

Date 6-17-92
To
From Linda Tigges
Subject

☐ Please post
☐ Distribute
☐ Reply below
☐ Acknowledge below

Message

Guest House

1. Remove door from utility closet on south elevation. Utility closet acceptable

Main House

1. ~~6.~~ Replacement windows on north elevation acceptable
2. window on east end of south elevation is existing and acceptable
3. additional on north end of west elevation is existing and will be removed in revised plans.
4. New door on west elevation does not meet H-District Standards and is not acceptable
5. moving the entire building west under 4 feet so as to make the existing west window on the north elevation non-conforming is questionable. I will ask Marty.

By Linda Tigges

Reply

All of these conditions are contingent upon Marty's approval.

By
Date

GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

May 4, 1992

Mary Grzeskowiak
Urban Design Review Specialist
City of Santa Fe
PO Box 909, 200 Lincoln Avenue
Santa Fe, NM 87504-0909

Historic Design Review Board Proposal Letter

Regarding 426 Delgado Lane, Santa Fe

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Continues next page.

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6968
FAX/243-4508

Exterior Alteration Chronology:

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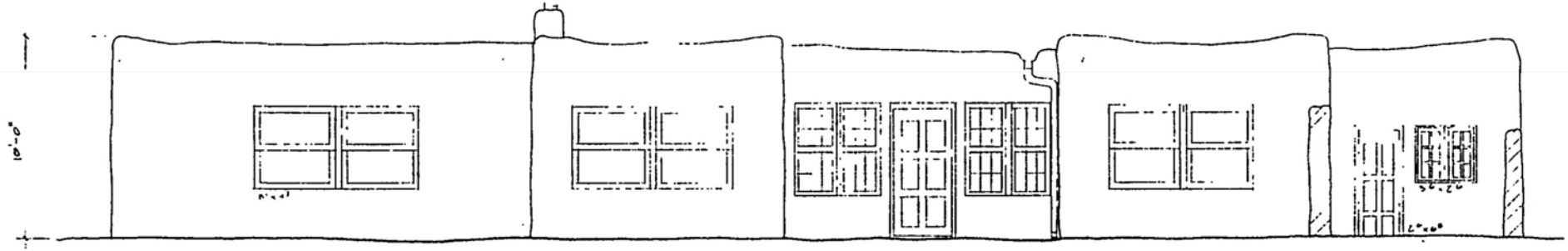
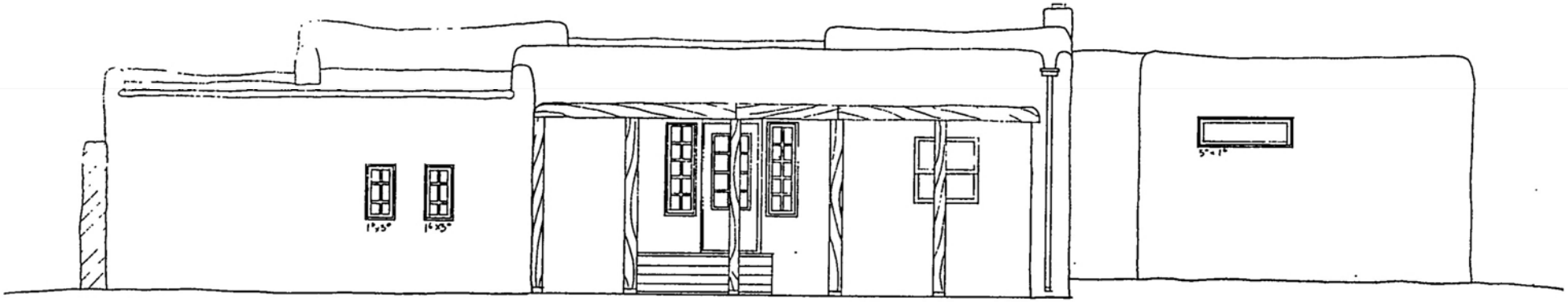
Sincerely,

Garrett L. Smith, AIA



FRONT - EAST

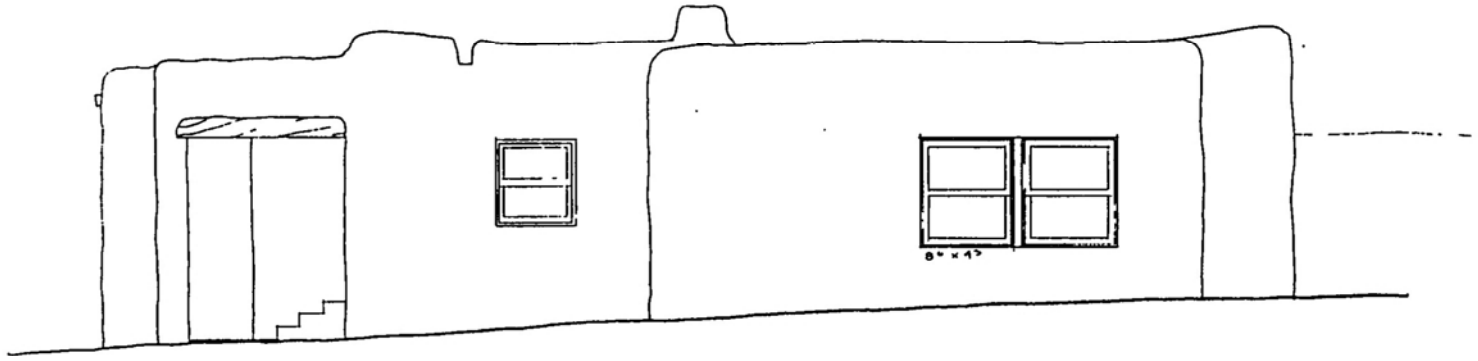


REAR - WEST

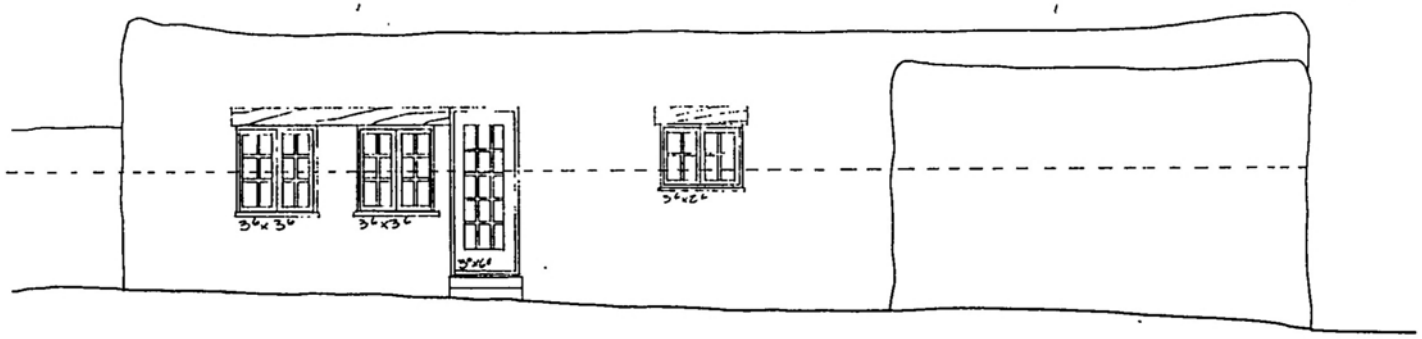
RUSSEL RESIDENCE ADDITION

426 DELGADO SANTA FE NEW MEXICO 87501

ELEVATIONS



SIDE - SOUTH

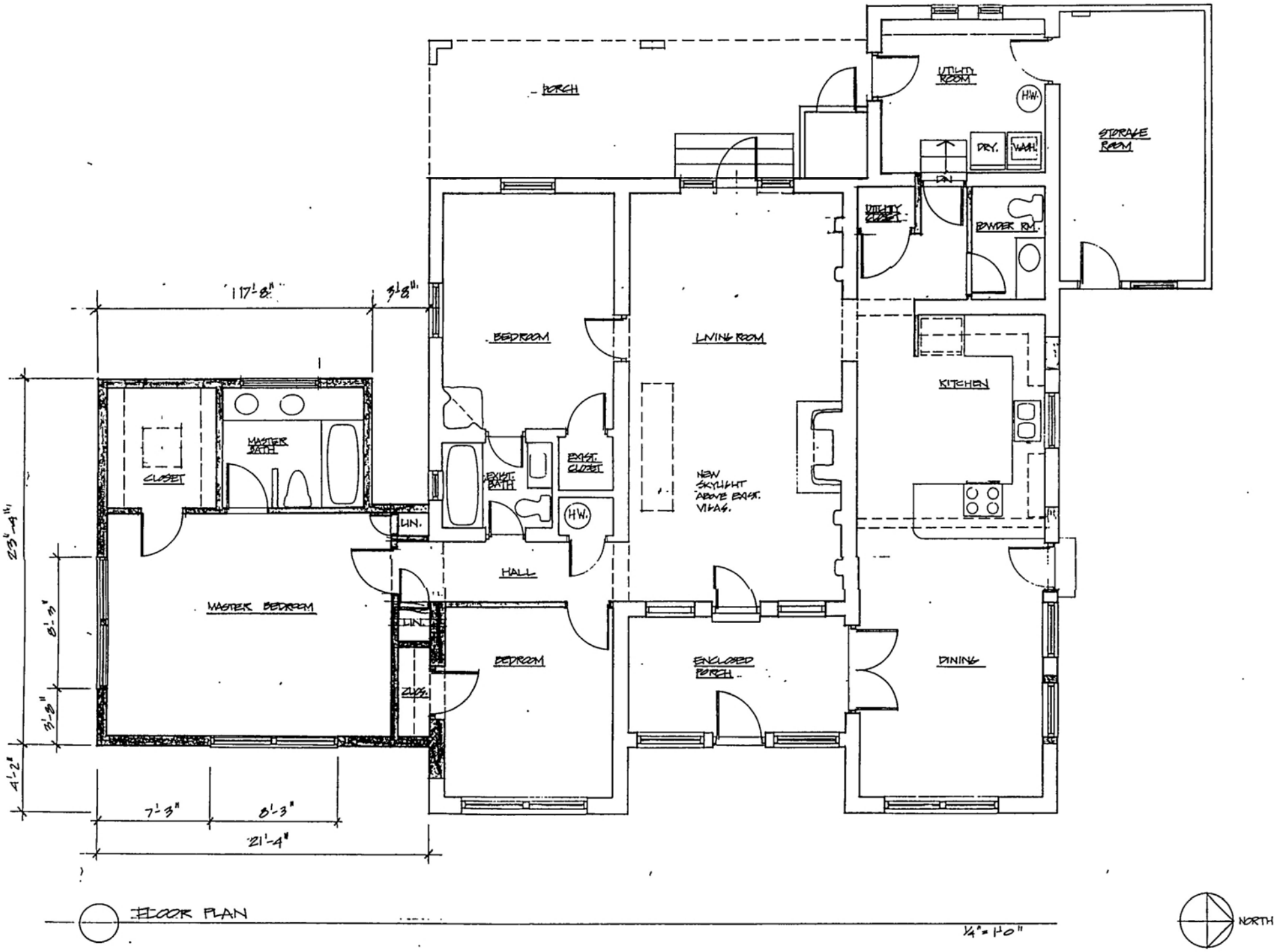


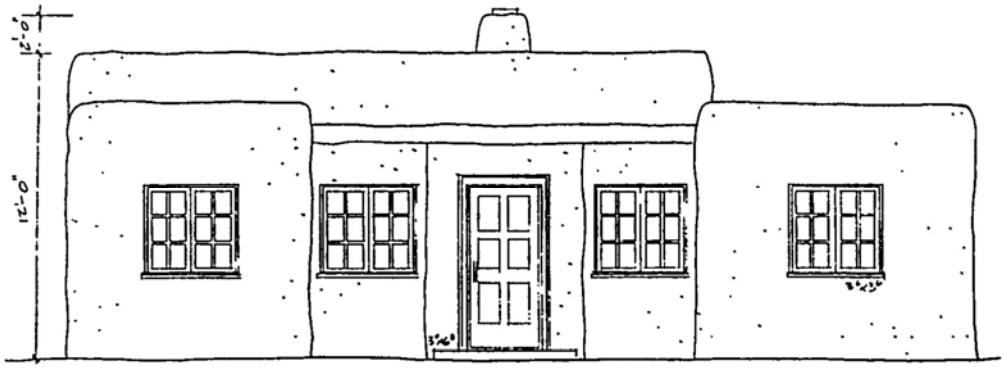
SIDE - NORTH

RUSSEL RESIDENCE ADDITION

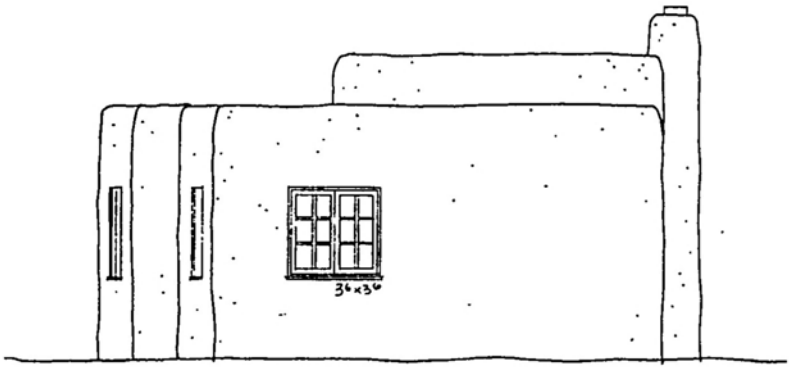
426 DELGADO SANTA FE NEW MEXICO 87501

ELEVATIONS

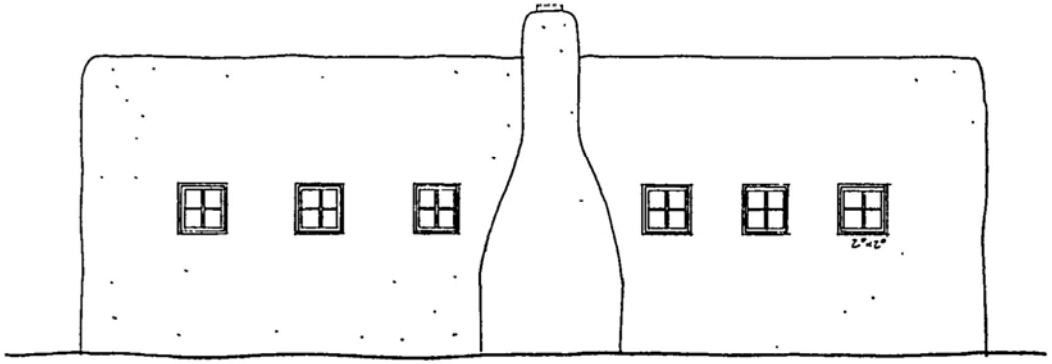

PORCH
UTILITY ROOM
H.W.
DRY.
WASH.
STORAGE ROOM
DN.
UTILITY CLOSET
POWDER RM.
BEDROOM
LIVING ROOM
KITCHEN
MASTER BATH
CLOSET
LIN.
EXIST. BATH
EXIST. CLOSET
H.W.
NEW SKYLIGHT ABOVE EXIST. VIBAG.
HALL
MASTER BEDROOM
LIN.
CLOS.
BEDROOM
ENCLOSED PORCH
DINING
117'-8"
3'-8"
23'-4 1/2"
8'-3"
3'-8"
4'-2"
7'-3"
8'-3"
21'-4"
FLOOR PLAN
1/4"=1'-0"
NORTH



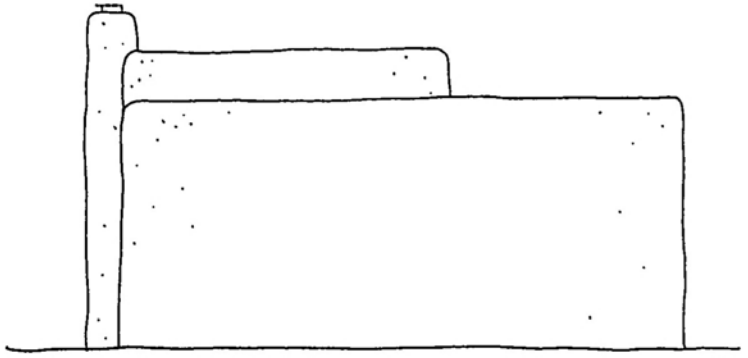
FRONT · NORTH



SIDE · WEST



REAR · SOUTH

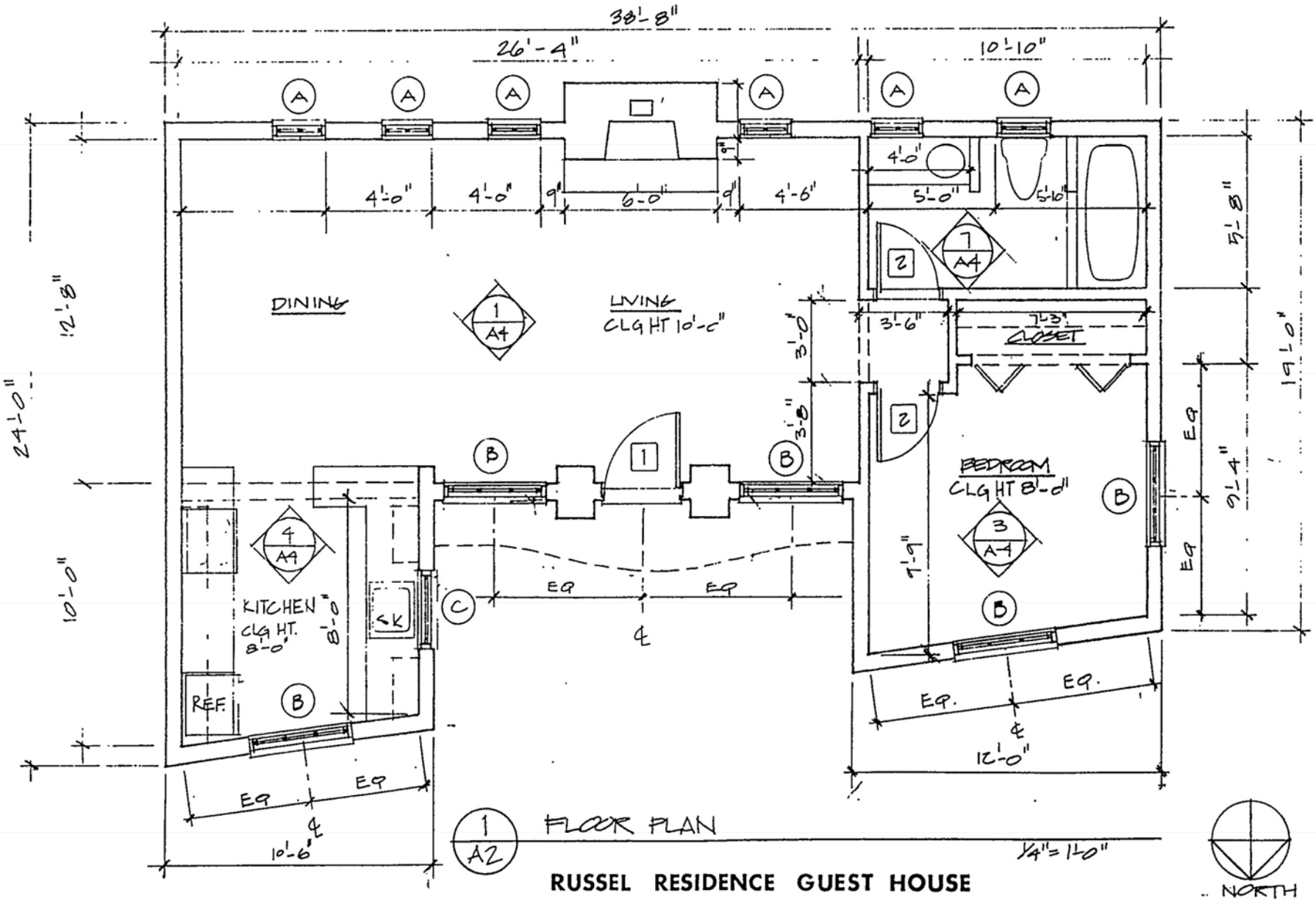


SIDE · EAST

RUSSEL RESIDENCE GUEST HOUSE

426 DELGADO SANTA FE NEW MEXICO 87501

ELEVATIONS

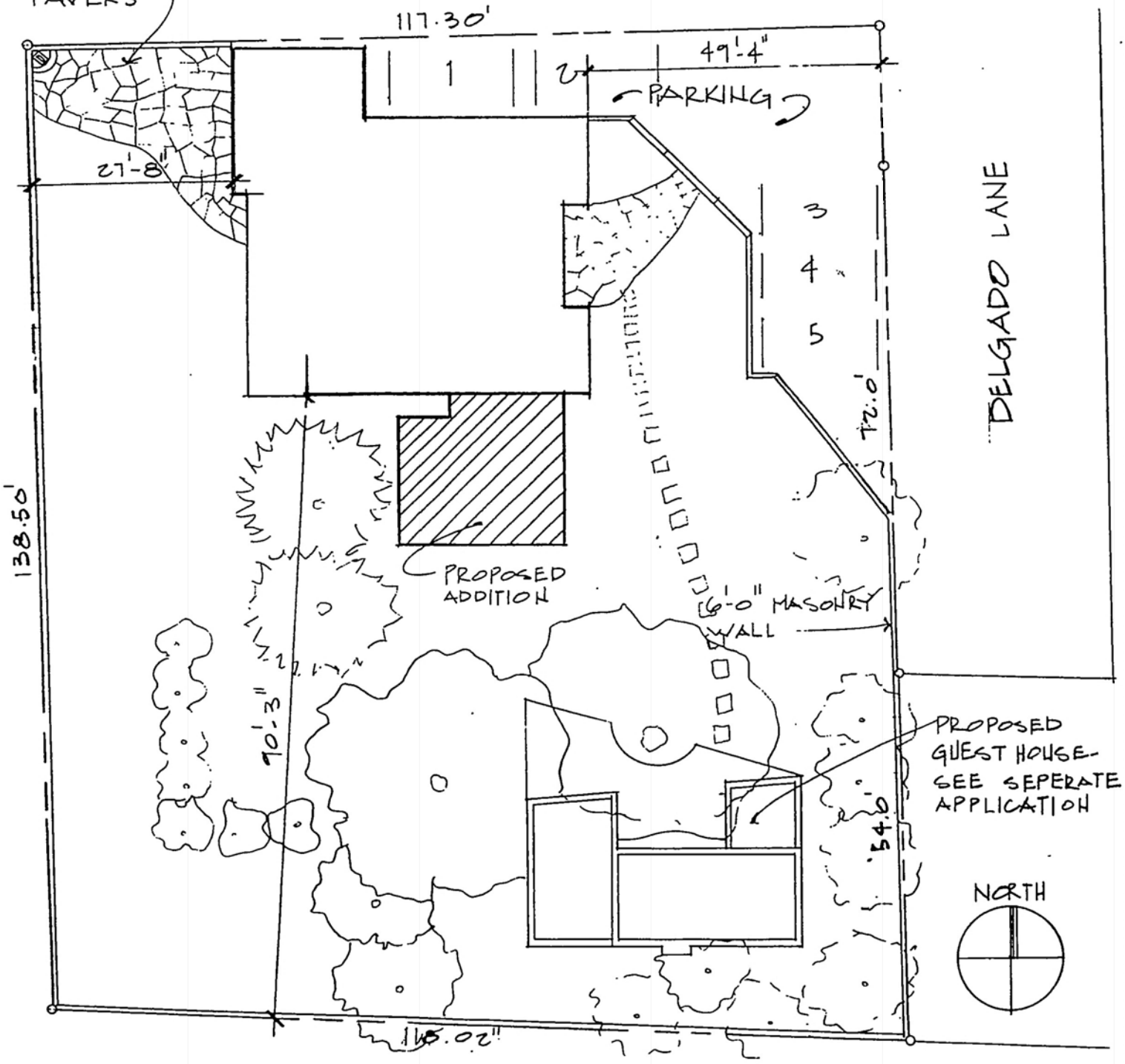


1/A2 FLOOR PLAN 1/4"=1'-0"

RUSSEL RESIDENCE GUEST HOUSE

426 DELGADO SANTA FE NEW MEXICO 87501

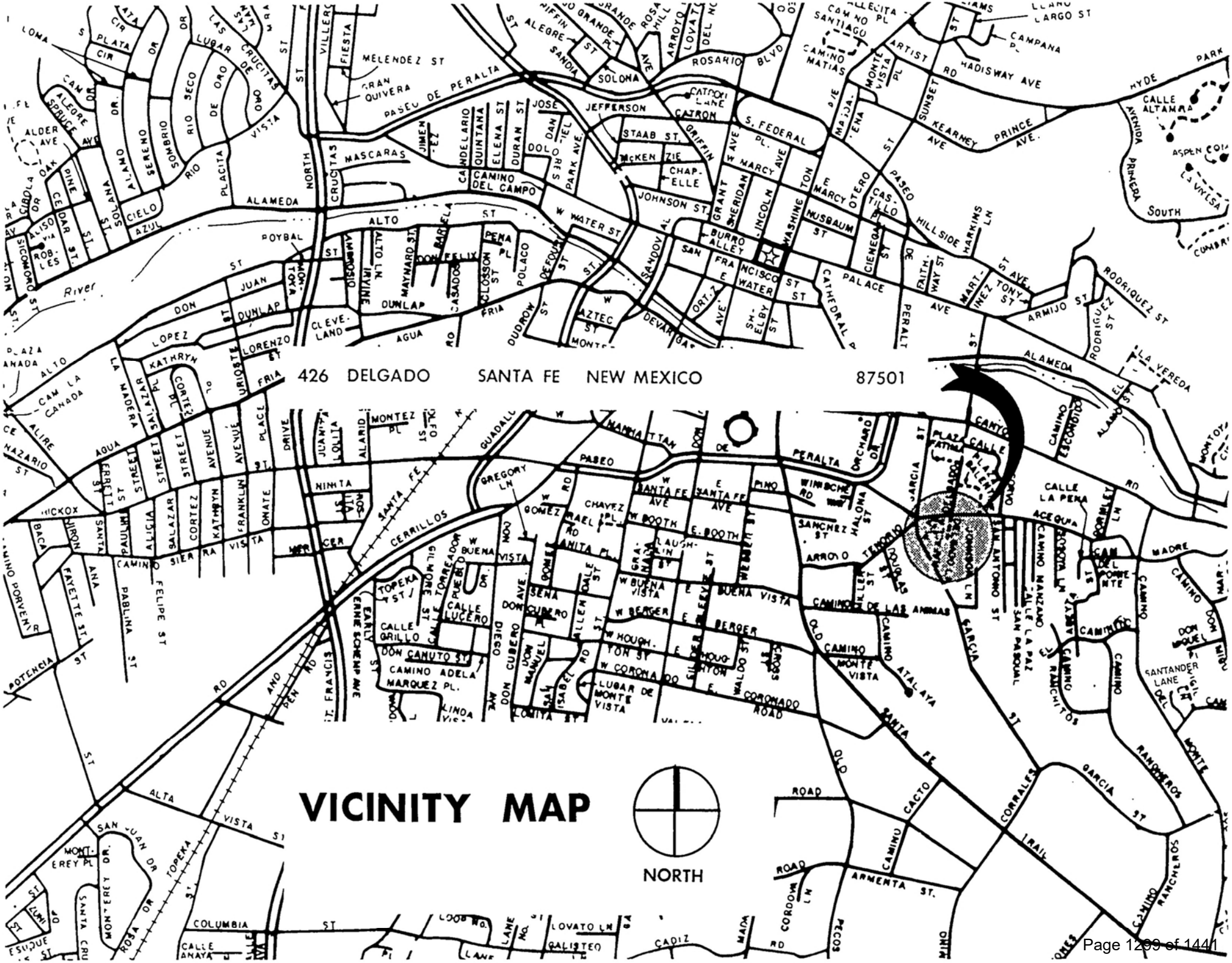
PARKING: GARAGE 1
DRIVEWAY 3
PARKING
AREA 5
TOTAL 9 CARS



1/A-0 SITE PLAN

SCALE: 1" = 20'-0"

NOTE: SITE PLAN BASED ON SURVEY BY GUY D. HAYDEN L.L.S. N° 4070
SURVEY DATE


426 DELGADO SANTA FE NEW MEXICO 87501
VICINITY MAP
NORTH

E X H I B I T (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval (X)	
Project Location: 426 Delgado Lane, Santa Fe, NM	
Owner: Dan & Flora Russel	**Address:** 6800 W. Ellsworth Ave. Denver, Co. 80226 **Phone:** 303-237-6898
Applicant: Garrett Smith	**Address:** 514 Central S.W. Albuquerque, NM 87102 **Phone:** 766-6968
Project Proposal: Addition to existing residence & new guest house.	
Public Visibility: North ( ) South ( ) East (X) West ( )	
New Construction:	Single-Family Residence ( ) Multi-family Residence ( ) Commercial (.)
Other Construction:	Demolition ( ) Remodel (X) Addition (X) Restucco (X) Sign(s) ( ) Wall/Fence ( ) Antenna ( ) Solar ( )

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

Signature of Applicant or Owner
APPLICANTS AGENT FOR OWNER

4/14/92
Date

FOR OFFICIAL USE ONLY

Date Received: 4.15.92	**Case Number:** H-92-67	**Meeting Date** 4.27.92	
Historic District: CDC	**Survey Number:**	**Survey Area:**	
Age:	Historic Significant ( ) Contributing ( )		
Source:	**Status:** Non Supporting ( )		

Ordinance Compliance Checklist:

SECTION	**DESCRIPTION**	**COMPLIES YES**	**NO**
14-70.1	Harmony ( ) Proportion ( ) Style ( )	( )	( )
14-70.9	Harmony ( ) Proportion ( ) Style ( )	( )	( )
14-70.13	Demolition	( )	( )
14-70.14	Minimum Maintenance Requirements	( ).	( )
14-70.15	Signs	( )	( )
	Applicable District Standards	( )	( )

Remarks:

City of Santa Fe, New Mexico

memo

DATE: June 23, 2026

TO: Historic Districts Review Board Members

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

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

2026-012571-HDRB. 1295 Cerro Gordo Rd., Downtown & Eastside Historic District, contributing, Harvey Monroe, agent for Anne Pfauth and Tomas Eric Sikes, owners, proposes to replace windows, construct 1,366 sq. ft. of additions to a height of 15'-0" and a 1,391 sq. ft. freestanding accessory structure to a height of 22'-11", where the maximum allowable height is 15'-3", and remove retaining walls. Exceptions are requested to sections 14-4.6(E)(4)(II) to remove historic material, 14-4.6(E)(2)(II)(c) to exceed 50% of the historic footprint, and 14-4.6(F)(2) to exceed the maximum allowable height.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: previous case documents

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** exception criteria

STAFF RECOMMENDATION:

Staff finds that the exception criteria for section 14-4.6(E)(2)(II)(c) to exceed 50% of the historic footprint have not been met and recommends denial of the additions to the main residence. Staff finds that the exception criteria for section 14-4.6(F)(2) to exceed the maximum allowable height have not been met and recommends denial of the height exception for the accessory structure. Staff finds that the exception criteria for section 14-4.6(E)(4)(II) to remove historic material from the front yardwall have been met and recommends approval of the alteration to the contributing retaining wall. 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 2026-012571-HDRB, for 1295 Cerro Gordo Road, approve/deny the exception to section 14-4.6(E)(2)(II)(c) to exceed 50% of the historic footprint of the contributing structure, finding that the exception criteria have/have not been met.
b. In case 2026-012571-HDRB, for 1295 Cerro Gordo Road, approve/deny the exception to section14-4.6(F)(2) to exceed the maximum allowable height is requested, finding that the exception criteria have/have not been met.
c. In case 2026-012571-HDRB, for 1295 Cerro Gordo Road, approve/deny the exception to section 14-4.6(E)(4)(II) to remove historic material for removal of a portion of a contributing yardwall, finding that the exception criteria have/have not been met.
d. In case 2026-012571-HDRB, for 1295 Cerro Gordo Road, approve/deny the elements of the project that do not require an exception.

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

The property lies within the River and Trails 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.



Figure 1: Property Location

BACKGROUND & SUMMARY:

Site Description:
The adobe 1930s Librado and Plácida Ortiz House is listed as contributing to the Downtown and Eastside Historic District. The Board retained the residence as contributing with the south, including the portal and east facades as primary (facades 1-4 including the portal in the diagram) and designated both the retaining wall and the planter walls as contributing on May 12, 2026, under case 2026-012282-HDRB. The residence expresses a vernacular Pueblo Revival style, with exposed vigas at the façade and rounded parapets.

The residence is a 1,030 sq. ft, excluding the two portals. The south façade features an arched porch entry and wood casement windows and appears to retain its original configuration. There was an addition of two rooms in the 1930s, which created a bump-out at the northeast corner. In 1996, the structure was 927 sq. ft. when a room addition was placed on the north elevation, an alteration of the west elevation portal, and other changes were made. The garage and attached shed were demolished in 1995.


Figure 2: Street View of Property showing the retaining walls


Figure 3: Low Planters

The origin of the stone retaining wall in front of the house is unclear. The low planters immediately in front of the house appear in earlier aerial photographs and lend period character to the property, helping to establish its historic setting; the lower rockwork is first clearly visible in 1978 aerial imagery. Both the low planters and the retaining walls are designated as contributing.

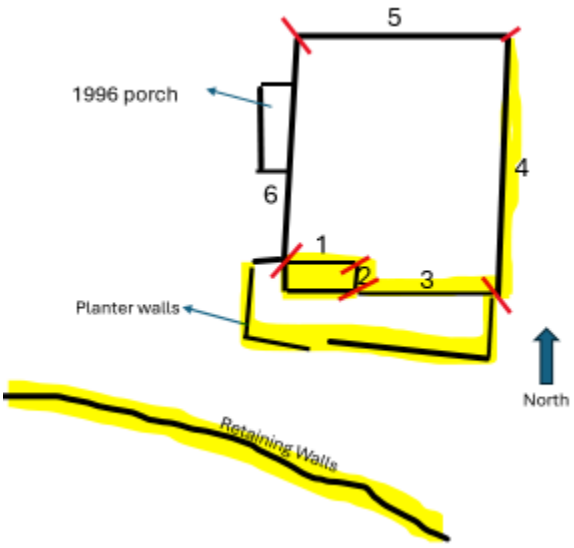
PREVIOUS CASE SUMMARIES:

ARC:

There is no archaeological clearance issued for the property.

HDRB:

In case 2026-012282-HDRB, the Board retained the residence as contributing with the south, including the portal, and east facades as primary (facades 1-4 including the portal in the diagram) and designated both the retaining wall and the planter walls as contributing on May 12, 2026.



In case H-96-024 a 115 sq. ft. addition on the north elevation, window replacement, and restucco were approved with the condition that the divided-lite casement windows on the west and south were to be restored, and the addition's roof was to be flat.

The demolition of the garage was approved under case H-95-185.

ADMINISTRATIVE:
No administrative cases are on file.

APPLICANT'S REQUEST:

Residence:

1) Construct 1,390 sq. ft. of additions with 929 sq. ft. heated space and 461 sq. ft. portals to a height of 15'-0" where the existing residence is 14'-0". An exception is requested to section 14-4.6(E)(2)(II)(c) to exceed 50% of the historic footprint.
    a. The additions are setback from the primary façades by 10'-0" and sits on the northwest corner of the structure.
    b. The addition can be differentiated from the original structure through its style and height.
    c. A chimney will be located in the northwest corner of the northern addition.
    d. Windows will be simulated, divided-lite, wood-clad in blue.
    e. Doors are located under portals and will be full single-lite doors, except for the south elevation door which will hold divided lites.
2) Replace windows and doors
    a. The circa 1990 entry door on the south primary façade is recommended for replacement in the window assessment: "The door was replaced at some point and is not believed to be original to the Jamb Recommendations: Replace Door Panel and extend jamb or replace Door and Jamb". The size of this door will change as a result of the lowering of the interior grade of the residence by twelve inches. The door size will become a standard door size.
    b. The window on the south primary façade is recommended to be replaced on the window assessment: "Arrangement of 3 sashes fastened together and fixed. Exterior wood condition is severely degraded Recommendations: Replace"
    c. The window on the east primary façade is recommended for replacement: "Modern window made

of finger jointed wood installed into what is most likely a historic window frame. The Mullions are an applied grill Recommendations: Replace"

d. All non-primary façade windows on the residence will be replaced.

3) Stucco in cementitious La Habra Desert Rose of Kokanee.
4) Stain wood stain in SW Hawthorne or Chestnut.

Accessory Structure:

5) Construct a 1,391 sq. ft. freestanding accessory structure to a height of 22'-11", where the maximum allowable height is 15'-3". An exception to section 14-4.6(F)(2) to exceed the maximum allowable height is requested.
    a. The grade at this section of the lot is located approximately 5' below the grade of the front residence.
    b. The structure will be Spanish Pueblo Revival Style.
    c. The first floor of the structure will be a 702 sq. ft. garage.
    d. The second floor of the structure will be a 419 sq. ft. accessory space and a 151 sq. ft. portal.
    e. Windows will be simulated divided lite.
    f. The garage door will be metal roll up style. The garage door will not be publicly visible.
    g. Stucco in cementitious La Habra Desert Rose of Kokanee.
    h. Stain wood stain in SW Hawthorne or Chestnut.

Property:

6) Remove approximately 12' of the existing contributing retaining wall. An exception is requested to section 14-4.6(E)(4)(II) to remove historic material.
7) Reconfigure the driveway.
8) Extend an existing wall on the east of the lot.
9) Replace existing slat fence with a coyote fence to a height of 6'-0" and align with the front of the residence going to the west.
10) Construct a retaining wall on the east to support the new driveway configuration. The retaining wall will be constructed of stone to blend with the existing retaining walls.

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-4.6(E)(2)(II)(c): The applicant requests an exception to exceed 50% of the historic footprint

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

Applicant Response: The existing area of the house is 1100 sq. ft., which is relatively small by modern standards. The additions in area are primarily for a kitchen and a primary bedroom with several portals for weather protection. This would add 951 sq. ft. of heated area and about 418 sq. ft. of portal. The additions are 10 feet behind the primary facades and also behind fences. The increase in area approximately matches the street frontage of the neighboring buildings hence should not damage the character of the district.

Staff Response: Staff find that this criterion is not met. The character of the district is damaged when a historic small residence is overtaken by an excessive additions.

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

Applicant Response: These area increases are for simple kitchen and bedroom spaces and without either of these additions the owners would suffer a hardship of habitability. The contributing facades are not affected by the additions as they are more than 10' setback from these facades with only a one-foot height increase.

Staff Response: Staff find that this criterion is not met. This residence is a recent purchase with the knowledge that the structure was smaller and in a historic district with restrictions on additions. While the additions are well located on the structure, their size is an issue. The size of the additions is 135% the size of the original home.

(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 additions to the home would provide for more visual variety in the district due to increase in variation of massing. This also provides livable spaces which are more in line with present day standards of spatial needs found in the homes found in this neighborhood.

Staff Response: Staff find that this criterion is not met. This is a historic structure it is not going to be in line with present day standards for space. The homes found in this neighborhood with larger footprints are newer homes. 135% of additions on a small residence will cause this structure to get lost in the new material. A smaller connection to the residence with the bulk of the new construction detached from this structure would help to ensure that the historic building and character is not lost.

Exception to section 14-4.6(F)(2): The applicant requests an exception to exceed the maximum allowable height on the garage structure.

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

Applicant Response: The proposed garage and office are approximately 20 feet above the existing ground level. However, the main house and the adjoining neighboring properties along the south, east and north sides are approximately 5 to 7 feet above the grade of the proposed garage. Hence the office would be in line with the adjoining building profiles as seen from 20-30 above Cerro Gordo Road. The garage would not be visible from Cerro Gordo at ground level. The design also provided for stepped massing and portals to soften the profile of the structure.

Staff Response: Staff find that this criterion is not met. The average height of the structures in this area is only 13'-3". The allowable height is 15'-3" the neighboring lots and the highest neighbor is 16'-3" tall. A 20' high building is not in character with this neighborhood and therefore would 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: Requiring the design to be on one level would be an injury to public welfare in that it would increase the amount of imperviable surface to the property and decrease the open space and area for vegetation. An issue of urban comfort, environment and visual well-being.

Staff Response: Staff find that this criterion is not met. This lot is 0.22 acres with a 1,030 sq. ft. home and no slope to account for. There is no hardship for a second story. The garage could be designed with a single story and have the office connected to the side of the garage rather than on top of it.

(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 recessed nature of the site is unique and will not visually impact the street scape or the neighboring property. The neighboring properties will still exceed the height of the proposed garage and office.

Staff Response: Staff find that this criterion is not met. This lot is 0.22 acres with a 1,030 sq. ft. home and no slope to account for. There is no hardship for a second story. The garage could be designed with a single story and have the office connected to the side of the garage rather than on top of it.

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

Applicant Response: The special conditions are the location and hidden nature of the proposed structure. The elevation is lower than the adjoining properties by 5 feet or more and the agricultural history of the property would be more fully maintained.

Staff Response: Staff find that this criterion is not met. This is a 0.22-acre lot with a flat surface. There is no special circumstance or condition that requires a second story structure.

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

Applicant Response: The special conditions go back to original use and ownership. The property was leveled for agricultural use with retaining walls of 5 to 7 feet are still intact along the interior of the property. The current owners have only recently gained possession of the property, hence have had no control over the current conditions.

Staff Response: Staff find that this criterion is not met. If placed properly, the extra 570 sq. ft. of office and portal will have minimal impact on the vegetation on the lot if placed as a single-story section of the garage.

(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 least negative impact is stated above in relation to maintaining as much green open space as possible on a historically agricultural tract. This also will lessen run-off and potential for flooding. Because of the recessed elevation there should be a minimal impact on the adjoining properties and the street scape.

Staff Response: Staff find that this criterion is not met. The property will have to meet the requirements for flood mitigation regardless of the height of the structure. The least negative impact on the City, Historic District, and streetscape would be to remain within the height limitation.

Exception to section 14-4.6(E)(4)(II): The applicant requests an exception to remove a portion of the contributing retaining wall.

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

Applicant Response: It does not damage the character of the district in that it is part of the wall will be supplemented with similar materials adjoining the area of removal.

Staff Response: Staff finds that this criterion is met. The section of the retaining wall that is being removed is the farthest up the hill, the lower section which includes the stairs and planter on the east. Once the driveway space is considered, the eastern portion will be reestablished with similar materials, lessening the impact of the change. This will not 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: The removal of this section of wall and the irregular dangerous stairs would allow vehicular access to the front of the property which is currently not accessible as the driveway crosses the neighbor's property and remove an access hazard. The illegal access across the neighbor's property would be closed with a similar rock wall setting in stone the property line. The new access would allow for personal and emergency access to the property.

Staff Response: Staff find that this criterion is met. This property was once a part of the neighboring lot at 1299 Cerro Gordo. Therefore, the current access to the property continues to cross the neighboring lot. This is not legal access. To provide access to the residence new access must be established. The only means to do this from Cerro Gordo is to reconfigure the retaining walls to create access to the property.

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

Applicant Response: There are no other design options for access to the front of the property from the street. This would ensure that vehicles could drive to the front street entry of the property which is a health and safety issue.

Staff Response: Staff finds that this criterion is met. Other design options do not allow for direct access to the residence from Cerro Gordo Road.

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 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

I. Purpose

Historic designation is intended to address the following:

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

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

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

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

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

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

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

II. HDRB Authority to Review Status Designation

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

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

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

V. Restoration of Status

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

3. Review by Historic Districts Review Board Required

I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.

II. The historic board shall judge any proposed alteration or new structure for harmony

with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.

III. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.
   a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.
   b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.

IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

4. Compliance with General and Specific Design Standards Required

All development located within the historic districts and subject to this section shall comply with all applicable general development standards set forth in Section 14-4.6E), *General Design Standards for All Historic Districts,* as well as any applicable specific development standards set forth in Section 14-4.6G), *Additional District-Specific Design Standards.*

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

III. Height
   a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.
   b. Building additions to contributing structures shall be no more than one additional story higher than the existing structure. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the structure. When an additional story is to be placed upon an existing contributing structure, that footprint may be no greater than fifty percent of the footprint of the existing structure, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional story shall not exceed twelve (12) feet from the existing rooftop to the highest point of that story.

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

V. Rooftop Equipment

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

3. Porches and Portals

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

4. Windows, Doors, and Other Architectural Features

I. For all facades of significant and landmark structures and for the primary facades of contributing structures:
   a. Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double-pane glass may be used. No

window opening shall be widened or narrowed.

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

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

a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.
b. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities.
c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

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

6. Surface Cleaning

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

7. Archaeological Resources

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

8. Signs
9. Murals
10. Pedestrian-Oriented Areas

F. Height, Pitch, Scale, Massing, and Floor Step backs.

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

I. Applicability

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

I. Specific Areas

The height limitations in this subsection F apply:

a. Within the following historic districts:
    1. Downtown and Eastside;
    2. Don Gaspar Area;
    3. Historic Transition; and
    4. Westside-Guadalupe.
b. In the Historic Review district, as specified herein.

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 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 Step backs

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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: April 10, 2026

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

1. Name of property:

Librado and Plácida Ortiz House

2. Location:

1295 Cerro Gordo Road
Downtown and Eastside Historic District — Santa Fe

3. Local Reference Number:
Santa Fe ID: H-1372

4. County: Santa Fe
Parcel # 11916416

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey: March 12, 2026

7. Previous Survey Date(s):
_x_Yes: July 6, 1983, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6834109,-105.9154025



10. Photo Information: Jim Rodman, photographer. Photo 1: View of south (front) elevation. Camera facing northwest.

11. Brief Description of the Property:

Erected in the early 1930s of adobe, the former Librado and Plácida Ortiz House occupies a position on the north side of Cerro Gordo Road, overlooking the Santa Fe River valley. The building, originally constructed as two connected rooms, has an approximate gross square footage of 1,030, excluding two porches. The façade, featuring an arched porch entry and wood casement windows, appears to retain its original configuration. The side elevations have been subject to minor alterations, while the rear (north) elevation received a two-room addition in 1996. The house expresses a vernacular Pueblo Revival form and style, with exposed vigas at the façade and rounded parapets. It is a contributing resource within the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: early 1930s (possibly late 1920s)
_ _Known _x_ Estimated Source: deeds, city directories, and family recollection

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

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

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

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



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

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

John W. Murphey
Architectural Historian
Architectural History Services
w/ Jim Rodman

For: Current owner: Anne T. Pfauth and Thomas Sike, via Harvey N. Monroe Jr., AIA
Terraplen Architect

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

Current owner: Anne T. Pfauth and Thomas Sike

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: retaining walls
Per City of Santa Fe official designation map

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-1372
Librado and Plácida Ortiz House	1295 Cerro Gordo Road Downtown and Eastside Historic District — Santa Fe	4. County: Santa Fe
		5. Date of Survey: March 12, 2026

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Casement	Wood	1	1
Sash -fixed	Wood	8	3
Sasih-fixed	Wood	6	2
Sash-fixed	Wood	6	1
Hung-Sash	Clad	1/1	1

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	½-light	Wood	2
Single-Leaf	½-light (9-light)	Wood	1

12. Chimneys _x_, two, short stuccoed stacks inside behind parapet

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1930s; addition of two rooms to two-room core; family memory
#2 Date: Pre-1960; creation of bump-out at the northeast corner; aerial photograph
#3 Date: 1995; demolition of garage and attached shed; family memory, HDRB records, and aerial photographs
#4 Date: 1996; north elevation addition; alteration of west elevation porch; other changes; HDRB records and physical evidence

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

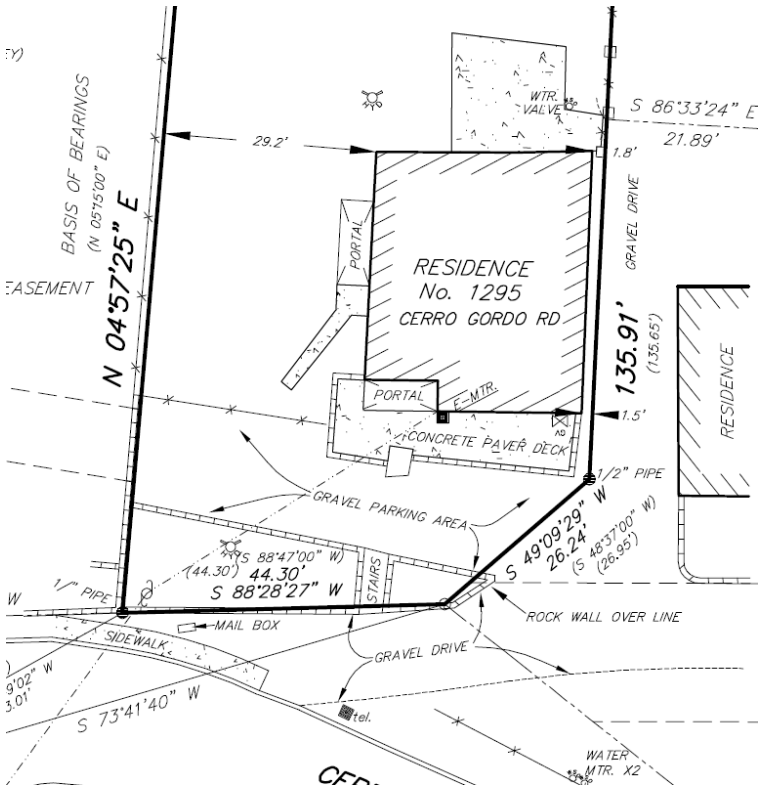
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2026 survey plat. Courtesy of Del Rio Surveys, Inc.



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Architectural Description Continued

Setting

The property occupies an elevated lot above the road, defined by a substantial terraced retaining wall constructed of irregular fieldstone (Photo 2). A central concrete stair ascends from the street to a small landing and entry sequence. The 0.235-acre site is informally landscaped with gravel ground cover, scattered shrubs, and mature trees, including a mature character-giving juniper near the front of the building. In addition to the stone retaining walls, the site includes modern board fencing.

South (Front) Elevation

The south (front) elevation occupies an elevated, terrace-like setting overlooking the Santa Fe River valley, an area historically associated with agriculture and with the family who constructed the house. The façade reflects two early phases of construction, comprising the original two-room core and a subsequent expansion (Photo 3). While the exact sequence is not fully clear, the east portion appears to represent the earlier construction.

An arched porch was added shortly thereafter in conjunction with the expansion to the west, which introduced two additional rooms. Differences in the diameter of the exposed viga ends along the façade indicate these phases. The later section is approached by a short run of concrete steps leading to the porch (Photo 3). Three arches define this space and shelter the primary entry, which contains a nine-light wood door.

To the east, the earlier portion of the façade is fenestrated by a grouped set of eight-light wood fixed sash windows within a continuous opening (Photo 4). These are set close to the wall plane and framed by simple wood casings.

West Elevation

The west elevation contains a secondary historic entry, which provided access to a small apartment during World War II. The façade includes a window with two six-light non-operable sash, now obscured by ivy (Photo 4). The entry is approached by concrete

steps leading to a small landing, sheltered by a non-historic shallow shed-roof canopy supported by square wood posts. Behind a security grille is a half-light over panel wood door of unknown vintage.

A photograph from a 1987 appraisal indicates that this entry was then of a different configuration, appearing semi-enclosed and incorporating a window (Fig. 6). Two metal *canales* of older vintage pierce the parapet, and a small stuccoed chimney stack rises above the roofline.

North Elevation

The north elevation opens onto a patio and represents the most altered façade of the house (Photo 6). A 1987 appraisal photograph indicates that it historically contained a small number of wood casement windows and a bumped-out section at the northeast corner, used as a laundry room (Fig. 6).

In 1996, the then-owner received approval from the Historic Design Review Board to construct a two-room addition, extending the building approximately six feet north to align with the wall plane of the earlier projection. The addition is fenestrated with a door and a small casement window. The earlier extension retains its original six-light sash.

East Elevation

This elevation has minimal fenestration, consisting of a single opening fitted with a clad one-over-one hung sash window (Photos 7 & 8). A line of *contrapared* is visible at the base of the wall. As with the other elevations, the parapet is thickened. Several vents and pipes rise above the roofline. A low stuccoed chimney stack is also present on this elevation and has been fitted with a modern stove flue.

Interior

The interior was not examined as part of the site visit. However, a review of earlier drawings indicates that circulation and room configuration were altered as part of the 1996 renovation (Fig. 5).

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

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Historical Overview

Neighborhood Context

Cerro Gordo ("fat hill") and the related road historically fall within the José Antonio Lucero Grant, a land grant awarded in 1732 by Colonel Don Gervasio Cruzat y Góngora, then governor and captain-general of New Mexico. Lucero petitioned for land outside the official pueblo (city) grant to be "sufficiently large to permit the planting of two fanegas (an unspecified measure of land) of corn."[1] Upon taking possession in October 1732, however, Lucero found the grant considerably smaller than he had requested. By the late 19th century, the former Lucero grant had been settled and subdivided into cultivated. Parcels immediately north of the river were laid out in a relatively regular pattern, mostly as rectangular fields. Those north of future Cerro Gordo Road were larger and irregular in shape.

Ownership of the subject property is apparent on the 1917 Hydrographic Survey map. At that time, the area—still not formally subdivided—formed part of a five-acre irrigated parcel held by Ramoncita Armijo, Ramon Armijo, and Florencio Armijo (Fig. 1). These family holdings were irrigated by the Acequia Cerro Gordo, an approximately two-mile-long ditch that diverted from the mother ditch near the old reservoir. Known as Ditch No. 2,[2] the acequia followed a sinuous course along the north side of the Santa Fe River, conforming to the land's natural contours. Its alignment, in turn, influenced the course of Cerro Gordo Road.

By the mid-20th century, land on both sides of Cerro Gordo Road, paralleling Armijo Lane, came under the ownership of Abundio Armijo, Sr., a farmer and rancher and a founding member of La Unión Protectiva.[3]

[1]U.S. Court of Private Land Claims, Santa Fe District, "Jose Antonio Lucero Grant," 1896-1898, https://nmdigital.unm.edu/digital/collection/catron/id/21015.

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

[3] Abundio Armijo Dies at 95," *Santa Fe New Mexican*, October 20, 1970, 1.

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Librado and Plácida Ortiz

At some point, likely in the late 1920s, a young farmer named Librado Ortiz settled on the subject property. Born in Cañada de los Álamos in 1899 to George and Trinidad Ortiz, he grew up on the outskirts of Santa Fe. [4] He married Plácida Armijo, daughter of Abundio Armijo, Sr., who had been raised on a nearby property.

By 1928, as indicated in a Santa Fe city directory, the couple was living on Cerro Gordo, which at that time had no formal street addresses. The household consisted of Librado, Plácida, and their only child, Alfredo Jean.[5]

Two years later, the 1930 federal census recorded the family on Upper Palace Avenue, another name then used for Cerro Gordo Road.[6] Librado was listed as the house's owner, valued at $200. He was employed as a carpenter, working for Fred Grill, a German immigrant who had established a carpentry and contracting business on East Water Street in the 1920s. The family lived near Plácida's father and among neighbors bearing the Lucero and Gonzales surnames. Later city directories identified the property by its current address.

An unrecorded deed dated February 4, 1931, shows that Plácida's parents conveyed the subject property to their daughter.[7] Written in Spanish, it describes "una porción de tierra" (a portion of land), that was part of Abundio and María Rivera de Armijo's larger holding, which measured "setecientas setenta y dos (772) centavos," using an older Spanish–Mexican system of land measurement. The deed does not mention a house, which is not unusual for property descriptions of this type and period.

The description, employing traditional terminology and measurement, reflects the continued subdivision of a larger family landholding using informal boundaries and access routes rather than surveyed lots. A 1935 aerial photograph indicates that a

[4] "Librado Ortiz," *Santa Fe New Mexican*, February 9, 1988, 4.
[5] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1928* (El Paso: Hudspeth Directory Company, 1928), 133
[6] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 6B; Enumeration District: 0014; FHL microfilm: 2341134.
[7] Documento garantizado, Abundio Armijo y María Rivera de Armijo a Plácida Armijo de Ortiz, 4 de febrero de 1931. Document is in possession of current homeowner.

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building was present on the site by the mid-1930s (Fig. 2). The 1940 census recorded a similar household and neighborhood composition as before the Great Depression.

A Family Tragedy

After graduating from high school in 1944, Alfredo Ortiz enlisted in the Navy. He was assigned to the USS Goodhue (APA-107), a Bayfield-class attack transport, and served as a seaman (first class). He was killed during the Battle of Okinawa on April 2, 1945, while the vessel was operating in support of amphibious landings. On that date, the Goodhue came under sustained Japanese aerial attack, including kamikaze strikes targeting the transport fleet off Okinawa; although the ship itself survived, personnel were killed and wounded during these assaults. Alfredo's body was not returned to the United States until 1949, when he was interred with 20 other previously missing servicemen at Santa Fe National Cemetery.[8]

A Shared House

The year following their son's delayed burial, the census recorded Librado and Plácida residing at 1295 Cerro Gordo Road; neither was listed as employed.[9] Also living at the address were Frank and Manuelita Armijo and their two children.

As explained in a 1996 letter by Frank's brother Abundio Armijo, Jr., Frank and Manuelita ("Molly") moved into the house during World War II, likely following Alfredo's death. They created a small apartment with a kitchen and bedroom, the latter located in what is now the living room. Their presence is reflected in the 1949 city directory, which lists the address as 1259 ½ Cerro Gordo Road.[10] They later constructed their own house nearby.

[8] "Bodies of Local War Dead Return," *Santa Fe New Mexican*, March 21, 1949, 7.
[9] U.S. Census Bureau, Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 10; Enumeration District: 26-19.
[10] 19Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1949* (El Paso: Hudspeth Directory Company, 1949), 371.

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Neighborhood Change

The area remained rural and in agricultural production through beginning of World War II. While Upper Canyon Road—located south of the river—was improved and saw the construction of large Anglo residences, the Cerro Gordo neighborhood remained predominantly Hispanic with a rough, unpaved road. The area now occupied by the Cerro Encantado subdivision functioned historically as a natural stock tank and was used by local children as a baseball field.[11]

During the 1960s, Librado, who had lost his hearing, increasingly withdrew into his own world. He spoke only Spanish and a niece remembered him sitting for hours watching television with the sound off, as he could no longer hear it.[12]

Plácida, whom her nieces and nephews called “Tía Pash,” was a much-loved relative and a familiar presence in the neighborhood. She maintained a small, carefully tended patch of lawn in front of the house; in the rear, she kept a kitchen garden where she raised carrots, peas, and other vegetables, along with huckleberry plants and plum trees.[13] She cooked for an extended circle of family and neighbors, sustaining what was remembered as an always-active kitchen.

The house itself was modestly furnished. Family members recall that it centered around a square, homemade kitchen table accompanied by ladderback chairs painted turquoise. The kitchen retained simple, hand-built cabinetry with glass pulls, and open shelves fashioned from scrap wood consistent with the table's construction.[14]

In 1966, the 1931 conveyance was formalized through a recorded warranty deed, translating the earlier Spanish-language description into a surveyed metes-and-bounds parcel.[15] Based on a 1965 survey by Samuel P. Davalos, the description fixes the

[11] Roberta (Robynn) Glynn Armijo, telephone conversation with John Murphey, March 31, 2026. Armijo was the niece of Librado and Plácida Ortiz and the most recent owner of the house.
[12] Ibid.
[13] Ibid.
[14] Ibid.
[15] Warranty Deed, Abundio and Maria Rivera Armijo to Placida Armijo de Ortiz and Librado Ortiz, recorded March 4, 1966, Book 235, Page 223, Instrument # 290740, Santa Fe County, New Mexico.

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property by measured bearings and distances, references adjoining owners, and establishes a ten-foot driveway providing access from Armijo Lane to Cerro Gordo Road.

Plácida Armijo Ortiz died at St. Vincent Hospital on July 1, 1976, at age 69.[16] Librado, who had been residing in a nursing home, followed her in death twelve years later, passing on February 7, 1988 at age 88.[17]

On August 18, 1988, the co-personal representatives of Librado's estate conveyed all of the estate's interest in certain Santa Fe County real property to his niece, Roberta Glynn Armijo, the second-to-last owner of the house.[18]

Alteration to House and Grounds

According to family history, the house began as a two-room adobe built by Librado Ortiz. This initial construction likely dated to the 1920s and corresponds to the two connected rooms forming the east side of the present house. Shortly thereafter, a dining room and kitchen were added to the west side, creating an arcaded entry porch and expanding the dwelling to a four-room configuration. With only minor modifications, this arrangement persisted through the historic period, as evidenced in a 1978 aerial photograph (Fig. 4).

A 1987 appraisal floor plan drawing depicts an internal layout consisting essentially of four rooms with room-to-room circulation (Fig. 5). In 1995, Roberta Glynn Armijo approached the Historic Design Review Board with a request to remove the deteriorated garage (H-95-185). The following year, the board reviewed a proposal to construct an addition across the façade, incorporating a bathroom and laundry (H-96-024). In preparation for that review, Abundio Armijo, Jr., Plácida's brother, described the evolution of the floor plan over time (Fig. 7).

In addition to the new rooms, the approximately $20,000 project introduced a hallway, altering the internal circulation of the house. Other changes included the removal of a

[16] "Ortiz, Placida A., 69," *Santa Fe New Mexican*, July 02, 1976, B-7.
[17] "Librado Ortiz."
[18] Personal Representative's Deed, Abundio Armijo, Jr., et al. to Roberta Glynn Armijo, recorded September 6, 1988, Book 624, Page 18, Instrument # 658774, Santa Fe County, New Mexico.

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small adobe storage shed, referred to by the family as the *cuartita*, that stood at the northeast corner of the property. A possible cellar near the rear of the house was filled in, and the adjacent acequia was covered and converted into a patio.[19] The Historic Design Review Board awarded Roberta Glynn Armijo a Heritage Preservation Award in 1997 in recognition of the home's sensitive renovation.[20]

More recently, Roberta Glynn Armijo began considering a move out of the house. She had hoped that a family member would purchase it at a discounted price, but those who considered the option found the cost per square foot of renovation prohibitive.[21] With regret, Armijo placed the property on the open market, ending nearly century of family ownership.[22]

Evaluation of Historical Status

The house, at least in its core, dates to the 1930s, with its overall ground plan established well before the 50-year threshold. The most intact and character-defining elevation is the front façade, which retains distinct features including two lines of vigas and a pronounced arched porch opening. The recommendation is to maintain Contributing status and to designate the entire front elevation as the primary façade.

The origin of the stone retaining elements in front of the house is unclear. The low planters immediately in front of the house appear in earlier aerial photographs and lend period character to the property, helping to establish its historic setting; these are recommended as Contributing features. By contrast, the lower rockwork is first clearly visible in 1978 aerial imagery. As such, there is insufficient evidence to confirm that it dates to the period of significance.

[19] Armijo, telephone conversation with John Murphey.
[20] Mary Grzeskowiak, letter to Roberta Glynn Armijo, April 30, 1997.
[21] Armijo, telephone conversation with John Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Librado and Plácida Ortiz House**	**2. Location:** **1295 Cerro Gordo Road** **Downtown and Eastside Historic District — Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-1372** **4. County: Santa Fe** **5. Date of Survey: March 12, 2026**

Illustrations

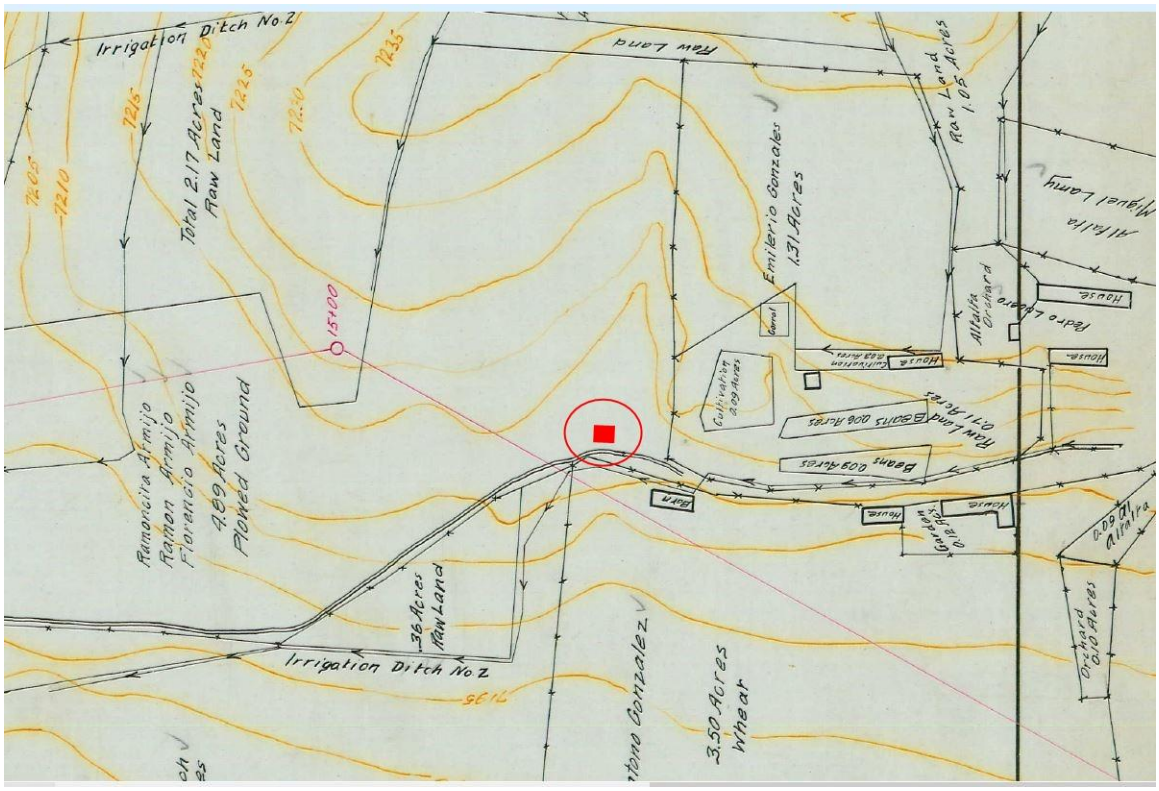

Figure 1: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919). Approximate location of current property circled.

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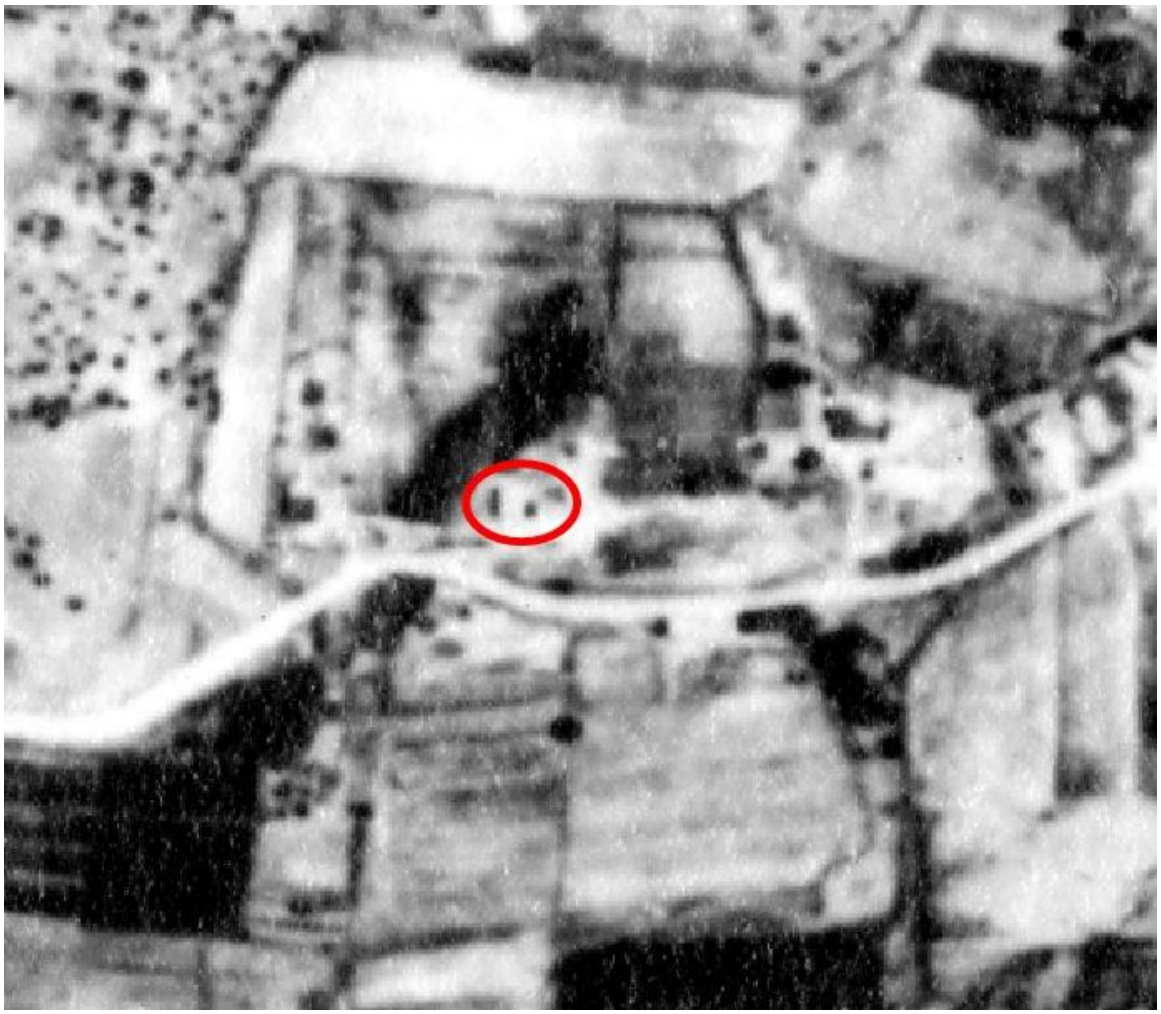

Figure 2: 1935 aerial photograph. United States Soil Conservation Service, NM 133, Sheet # 1009. Subject house circled.

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

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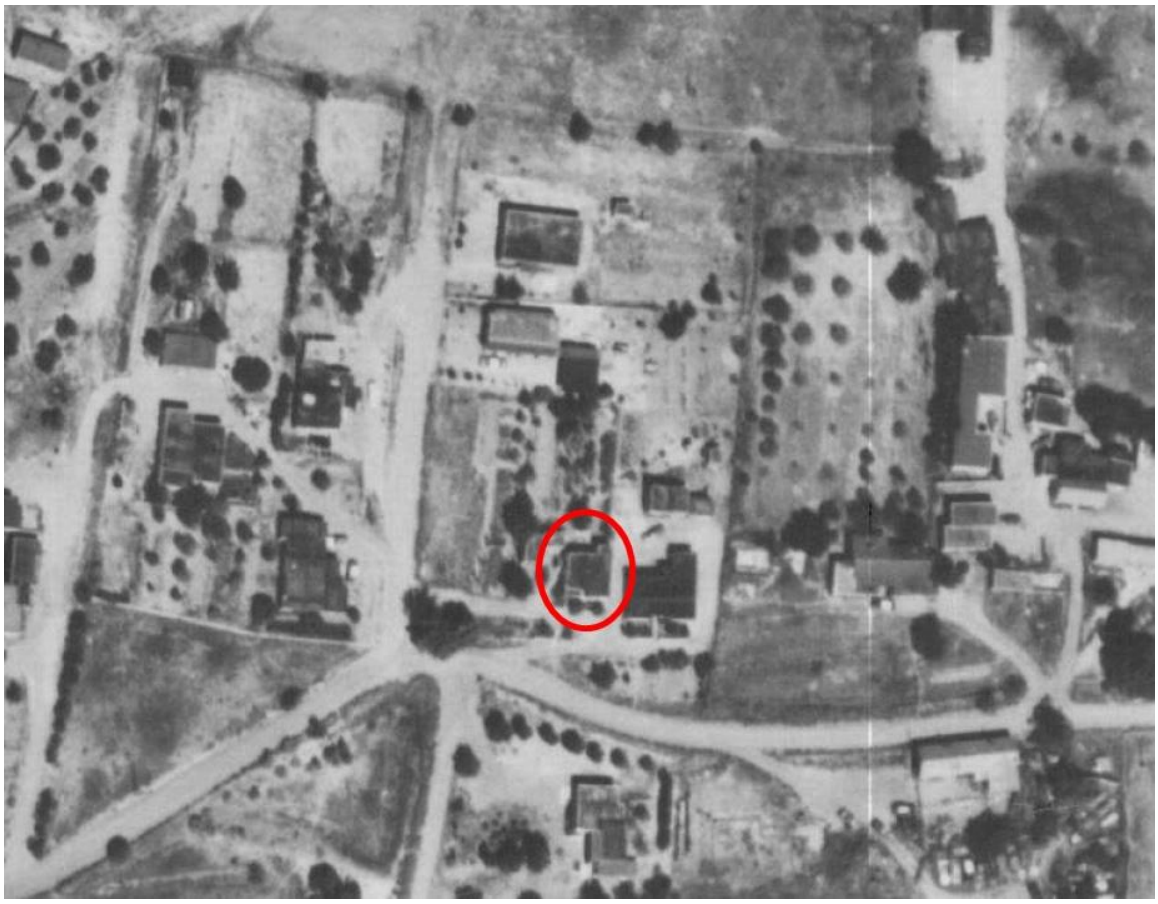

Figure 3: September 25, 1960, aerial photograph. Subject house circled.

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

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Figure 4: September 11, 1978, aerial photograph.

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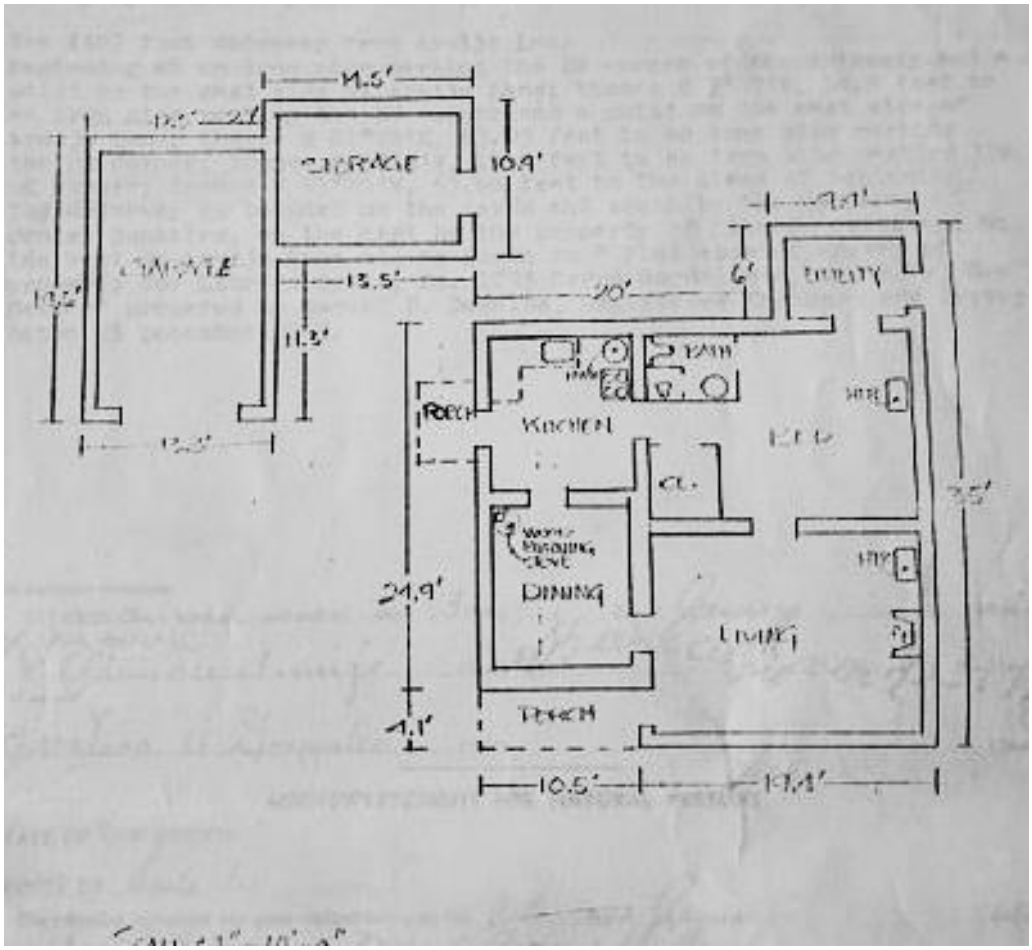

Figure 5: 1987 appraisal floor plan.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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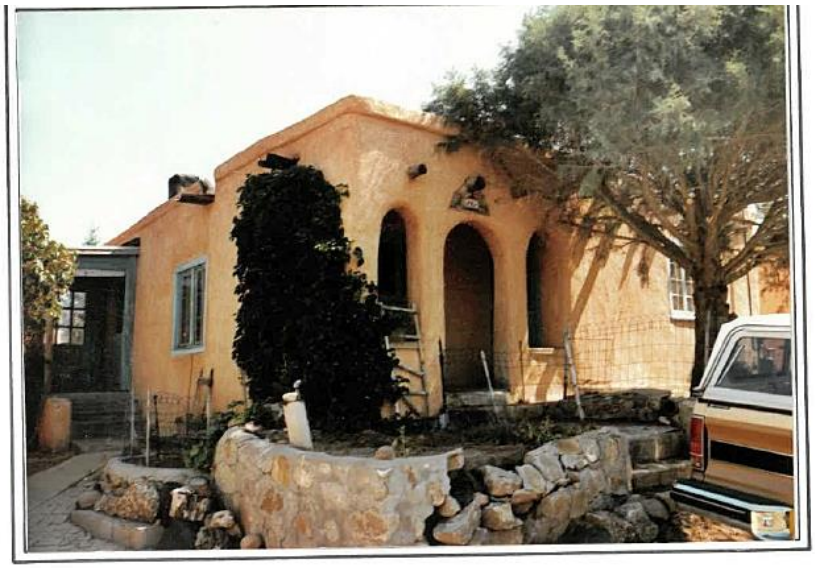
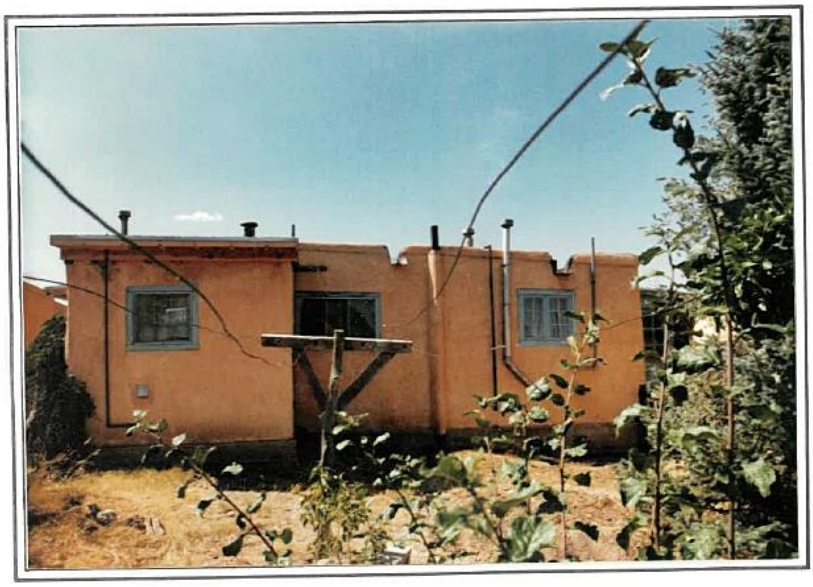


Front of Subject



Rear of Subject

Figure 6: 1987 appraisal photographs.

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

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Figure 7: January 21, 1996 letter from Abundio Armijo, Jr., explaining the home's earlier floor plan.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by Jim Rodman on March 12, 2026).



Photo 2: Setting. Camera facing north.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: South (front) façade. Camera facing north.

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Photo 4: South (front) façade. Window detail. Camera facing northeast.

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Photo 5: West elevation. Camera facing northeast.

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Photo 6: North elevation, Camera facing southwest.

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Photo 7: East elevation. Camera facing northwest.

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Photo 8: East elevation. Window detail. Camera facing west.

H1372

building threatened? yes	surveyed date 6-7-83 by mb	county Santa Fe	ID no. 051600585
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 1295 Cerro Gordo

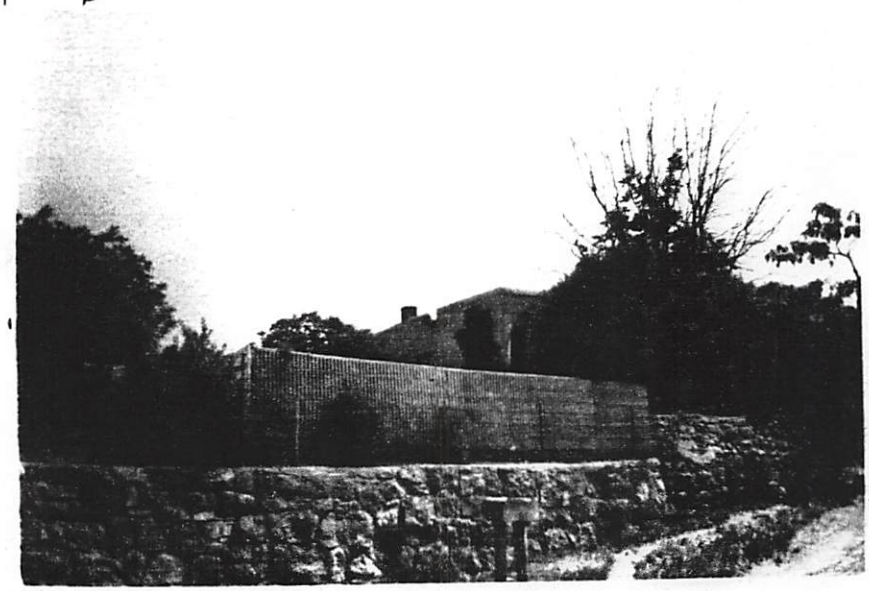
city/town: Santa Fe

~~land grant/reservation~~

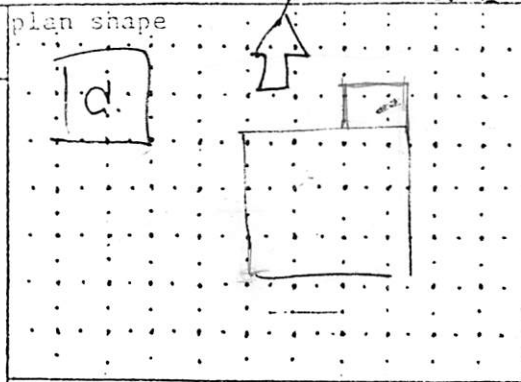
building name:

legal description: tnsp 17 N ~~S~~ range 10 E ~~W~~ sec 19 ¼SE ¼SE

film roll by mb no. ~~2~~ 26 | negative nos. ~~33, 34~~ 33 | loc. of neg. HPB



plan shape



date of construction: Pre 1928 estimate ____ actual

source: Directory

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

condition: ___ excellent X good ___ fair ___ deteriorating

style: Territorial ~~Pueblo~~ Bungaloid

foundation material: Not vi

wall material/surface: Stucco

degree of remodeling: X minor ___ moderate ___ major

describe:

architectural features:

Windows - 6 lite wood casement

Portal - masonry arches

Coping stuccoed over

Sheet metal canales

Masonry chimney

Garage - pueblo vernacular

stone

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why?

comments: wall, hedge, wire fence, [illegible], landscape, street trees, stone curb, 0 set back, acequia

Streetscape

associated buildings? X yes

what type? Garage

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: 2026-012282-HDRB. 1295 Cerro Gordo Rd., Downtown & Eastside Historic District, contributing, Harvey Monroe, agent for Anne Pfauth and Tomas Eric Sides, owners, requests a status review and primary façade designation, if applicable.

CASE NUMBER: 2026-012282--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 1295 CERRO GORDO RD
Santa Fe, NM 87501

CONTACTS:	Applicant	HARVEY MONROE	P.O. BOX 1183 SANTA FE , NM 87504
	Property Owner	Anne Pfauth	102 Pena PL 3 Santa Fe, NM 87501

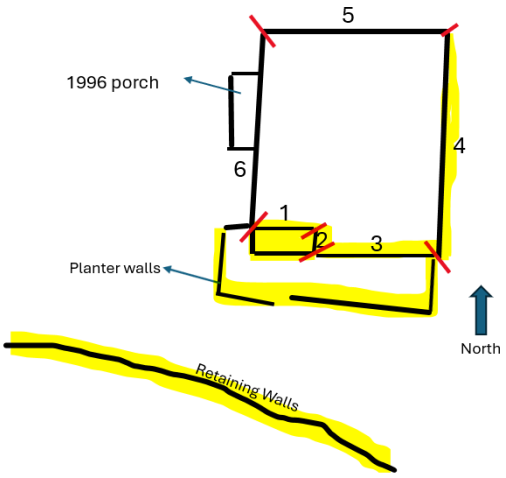
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on May 12, 2026. The decision of the Board was to retain the residence as contributing with the south including the portal and east facades as primary (facades 1-4 including the portal in the diagram) and designate both the retaining wall and the planter walls as contributing.

For further information please call 505-955-6605.

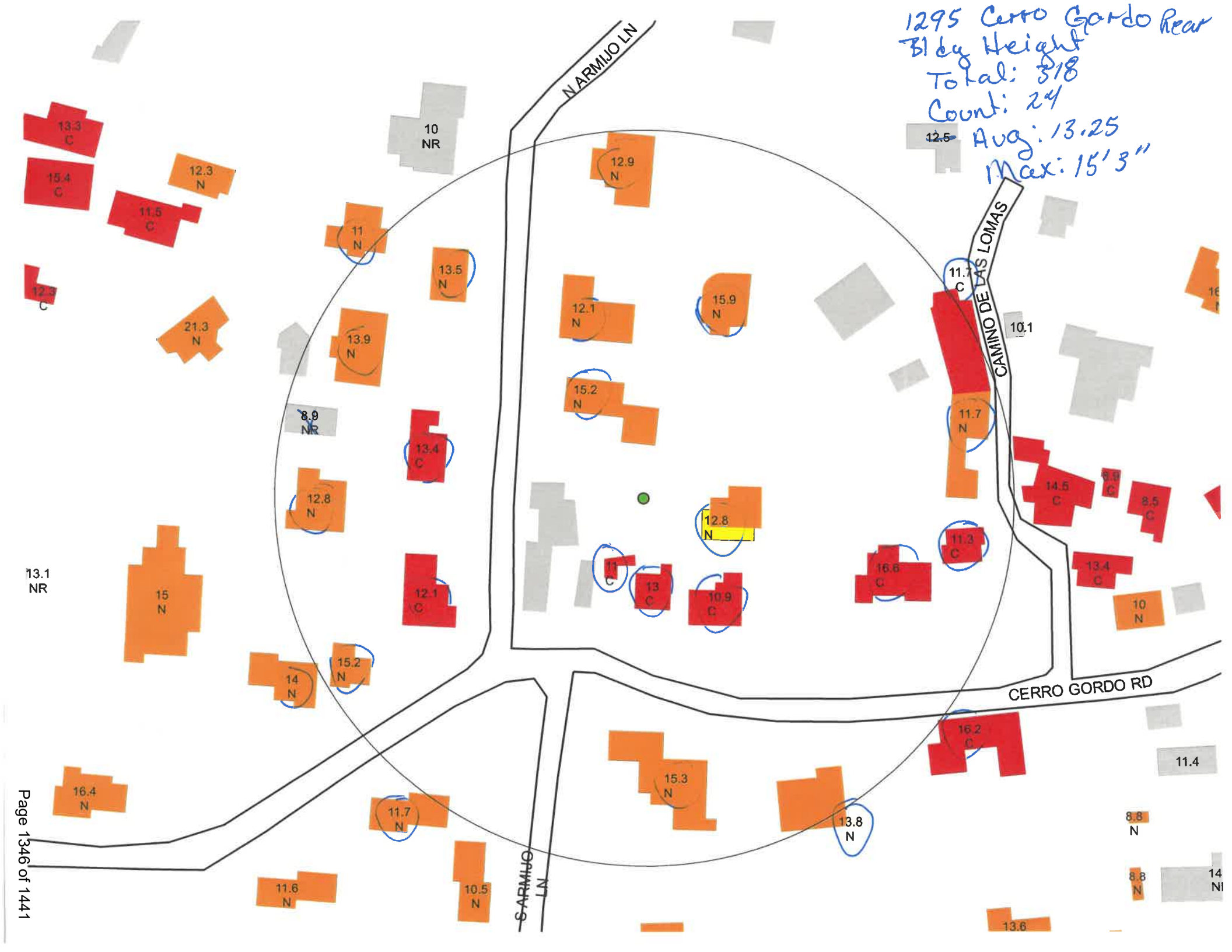
Sincerely,

Lani McCulley



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

Ver. 12 1/14/2020


1295 Cerro Gordo Rear Bldg Height
Total: 318
Count: 24
Avg: 13.25
Max: 15'3"
N ARMIJO LN
CAMINO DE LAS LOMAS
CERRO GORDO RD
S ARMIJO LN
13.3 C
15.4 C
12.3 N
11.5 C
10 NR
11 N
13.5 N
12.9 N
12.5
12.1 N
15.9 N
11.7 C
10.1
21.3 N
13.9 N
15.2 N
8.9 NR
11.7 N
13.4 C
14.5 C
8.9 C
8.5 C
12.8 N
12.8 N
11.3 C
13.1 NR
15 N
12.1 C
11 C
13 C
10.9 C
16.6 C
13.4 C
10 N
15.2 N
14 N
16.2 C
11.4
16.4 N
11.7 N
15.3 N
13.8 N
8.8 N
11.6 N
10.5 N
13.6

Terraplen
Architects + Planners, LLC
P.O. Box 1183
Santa Fe, NM 87504 USA
505.986.8625 or 505.988.5013
505.780.2775 Cell

June 10, 2026

Ms. Lani McCulley
Historic Preservation Planner
P.O. Box 909
Santa Fe, N.M. 87504

RE: Remodel and Additions to a Residence at
1295 Cerro Gordo, Santa Fe, NM

Dear Lani,

Please find the documents for a Historic Submittal to cover the Demolition, Remodel, Additions and a Garage Office to the residence at 1295 Cerro Gordo, owned by Anne Pfauth and Thomas Eric Sikes.

The Site is Located in the Downtown and Eastside Historic District and the Status has been determined to be Contributing. The existing residence is a pre 1930's vintage Pueblo Style single story residence. It was owned by the Armijo family since approximately 1917 and continued to be held by the heirs until purchased by the current owners in January of 2026.

The Board has assigned a Status of Contributing with the South and East Facades as being primary. This is based in part by John Murphy's Historic Cultural Properties Inventory (HCPI). A subsequent assessment of the Windows on the primary facades has been provided by Lightfoot Design and Construction with findings that the windows should be replaced.

The original home is of adobe construction and is approximately 14 feet high and about 1049 sq.ft. of roofed area. It has undergone remodels and additions to the exterior and interior since the original construction.

The owners would like to do a **complete remodel, upgrade and additions to the north and west of the primary residence about 910 sq.ft.of additional heated area**. A **separate 2 car garage of 702 sq.ft and office of 419 sq.ft.** are proposed further back on the lot ay approximately 5 ft below the existing and neighboring south, east and north properties.

The exterior form as seen from the street would remain intact with a few changes to the fenestration and an addition to the rear of the primary façade, close to a

historic garage and storage building which were removed post 1978. The maximum height would remain about the same at 14 feet and the heated area would increase 929 sq.ft.at the rear northside along with 461 sq.ft. of new portals. The existing windows are of a more recent installation would be replaced based on recommendations of **Lightfoot Design**. The existing wood slat fence would be replaced with a coyote style fence in line with the corner of the main house.

The owners would like to return the **floor level** to a earlier level which is evidenced by interior plaster and filled in door way at the central south triple window (see attached pictures). The former level was approximately 12" below the current entry level. The exterior ground level would also drop behind the retaining wall by approximately 12". This would remove several irregular steps and allow a safer head clearance which at the moment is a maximum of 68" at the primary entry arch and a standard height front door of 80"would also be permitted.

The owner's also request to remove approximately **12 feet** of the **rock retaining** wall to provide access from the street to the front of the house. The current access crosses the neighbors property which is not a legal access. Additional grading and a smaller east side rock retaining wall would also be constructed to make the access and parking more manageable. An addition to the neighbors portion of the wall which is currently open would then be made to block access across their property. This is currently the only vehicular access to the main entry of the house.

The owner's would also like to see the new insulation and stucco to remain as the same color Cementitious El Rey Stucco Desert Rose or Kokanee, light earth toned. There is also a desire to have the exposed, lintels and canales stained to a Sherwin Williams, Hawthorne SW3518 or Chestnut SW3524 exterior stain color. The Window trim would remain as is, a light blue.

A **new detached Garage** is proposed at the rear of the property , it would be 702 sq.ft. with an office of 419 sq.ft above the main floor. Additional portals would be at the ground entry level and the upper south level of the office. The new building will be the same Pueblo Styling as the main house. The color palette would be similar as the main house using Cementitious El Rey Stucco Desert Rose or Kokanee and the exposed wood vigas and post with SW Hawthorne or Chesnutt.

Sample stucco color chart is included.

The **following exceptions are being requested**. City provide criteria in Brown with responses in black.

A - Removal of Historic Materials of a retaining wall at the Street Frontage.

1. It does not damage the character of the district in that it is part of the wall will be supplemented with similar materials adjoining the area of removal.
2. Are required to prevent a hardship to the applicant or an injury to public welfare. The removal of this section of wall and the irregular dangerous

stairs would allow vehicular access to the front of the property which is currently not accessible as the driveway crosses the neighbor's property and remove an access hazard. The illegal access across the neighbor's property would be closed with a similar rock wall setting in stone the property line. The new access would allow for personal and emergency access to the property.

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. There are no other design options for access to the front of the property from the street. This would ensure that vehicles could drive to the front street entry of the property which is a health and safety issue.

B - Allow for the increase in existing primary building area to increase more than 50 percent.

1. It does not damage the character of the district. The existing area of the house is 1100 sq.ft. which is relatively small by modern standards. The additions in area are primarily for a kitchen and a master bedroom with several portals for weather protection. This would add 951 sq.ft. of heated area and about 418 sq.ft. of portal. The additions are 10 feet behind the primary facades and also behind fences. The increase in area approximately matches the street frontage of the neighboring buildings hence should not damage the character of the district.
2. Are required to prevent a hardship to the applicant or an injury to public welfare. These area increases are for simple kitchen and bedroom spaces and without either of these additions the owners would suffer a hardship of habitability. The contributing facades are not affected by the additions as they are more than 10 setback from these facades with only a one foot height increase.

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 additions to the home would provide for more visual variety in the district due to increase in variation of massing. This also provides livable spaces which are more in line with present day standards of spatial needs found in the homes found of this neighborhood.

C - Increase the allowed height from 15 ft. 3 inches by 5 feet to 20 ft 3 inches Height, Pitch, Scale, Massing, and Floor Step backs Exception Criteria

1. Do not damage the character of the streetscape.
   The proposed garage and office are approximately 20 feet above the existing ground level. However, the main house and the adjoining neighboring properties along the south, east and north sides are approximately 5 to 7 feet above the grade of the proposed garage. Hence the office would be in line with the adjoining building profiles as seen from 20-30 above Cerro Gordo road. The garage would not be visible from

Cerro Gordo at ground level. The design also provided for stepped massing and portals to soften the profile of the structure.

2. Prevent a hardship to the applicant or an injury to the public welfare.
   Requiring the design to be on one level would be an injury to public welfare in that it would increase the amount of imperviable surface to the property and decreasing the open space and area for vegetation. An issue of urban comfort, environment and visual well-being.

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 recessed nature of the site is unique and will not visually impact the street scape or the neighboring property. The neighboring properties will still exceed the height of the proposed garage and office.

4. Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape.
   The special conditions are the location and hidden nature of the proposed structure. The elevation is lower than the adjoining properties by 5 feet or more and the agricultural history of the property would be more fully maintained.

5. Are due to special conditions and circumstances which are not a result of the actions of the applicant.
   The special conditions go back to original use and ownership. The property was leveled for agricultural use with retaining walls of 5 to 7 feet are still intact along the interior of the property. The current owners have only recently gained possession of the property hence have had no control over the current conditions.

6. Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)
   The least negative impact is stated above in relation to maintaining as much green open space as possible on a historically agricultural tract. This also will lessen run-off and potential for flooding. Because of the recessed elevation there should be a minimal impact on the adjoining properties and the street scape.

We look forward to your questions and comments, feel free to call.

Respectfully submitted,



Harvey N. Monroe, Jr, AIA

Terraplen
Architects + Planners, LLC
P.O. Box 1183
Santa Fe, NM 87504 USA
505.986.8625 or 505.988.5013
505.780.2775 Cell

RE: Remodel and Additions to a Residence at
1295 Cerro Gordo, Santa Fe, NM
Photo Addendum South-Street View





Original Door on left, Head to sill Height 8'-2" Measured from interior
Exterior view of Window to grade 6'-8" lower grade 12"+-



Open wall and lower grade for Access to Property, Neighbor's Wall, Add new rock wall to restrict access from neighbors property

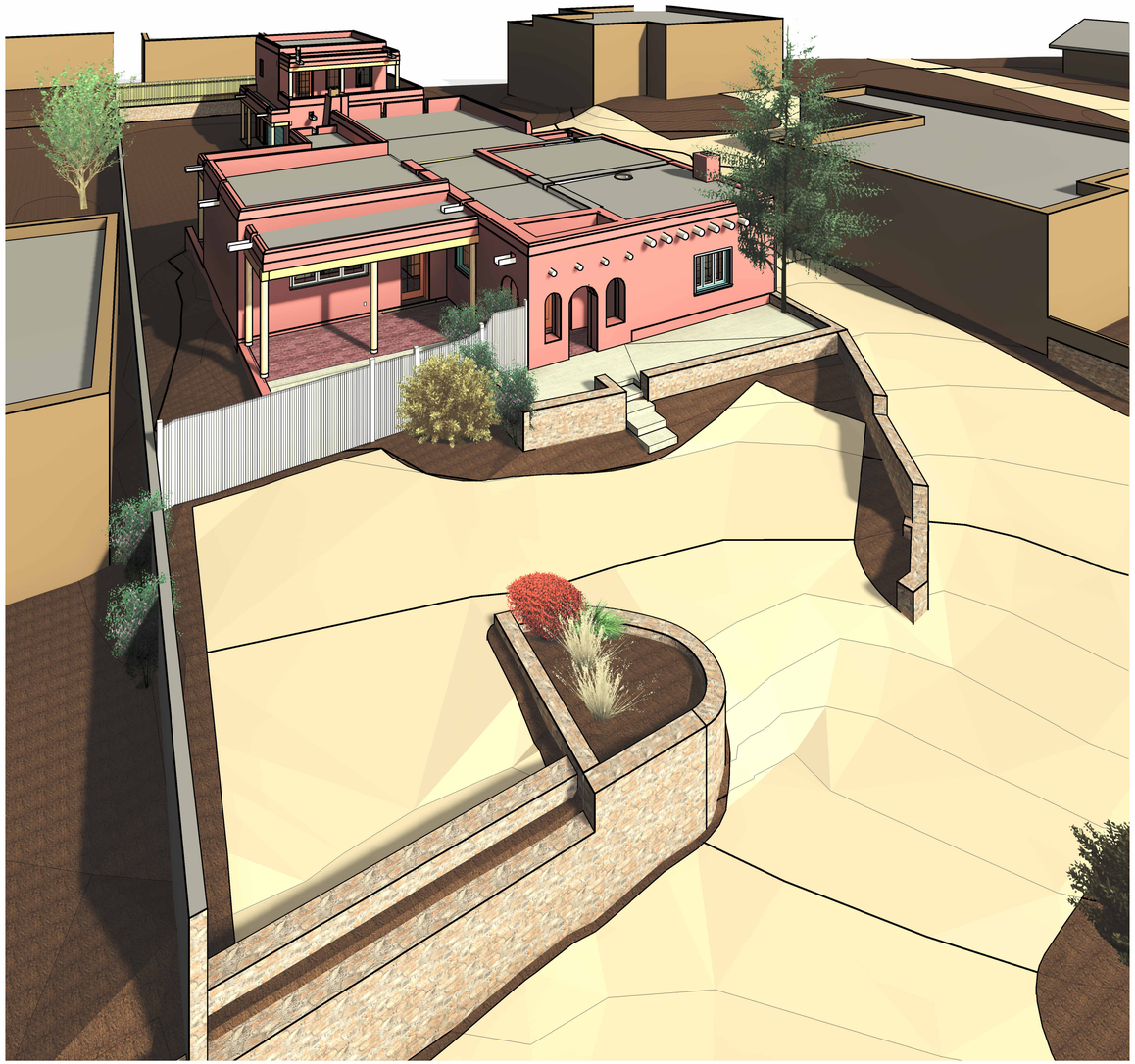
Color Charts

Premium Stucco Finish Colors

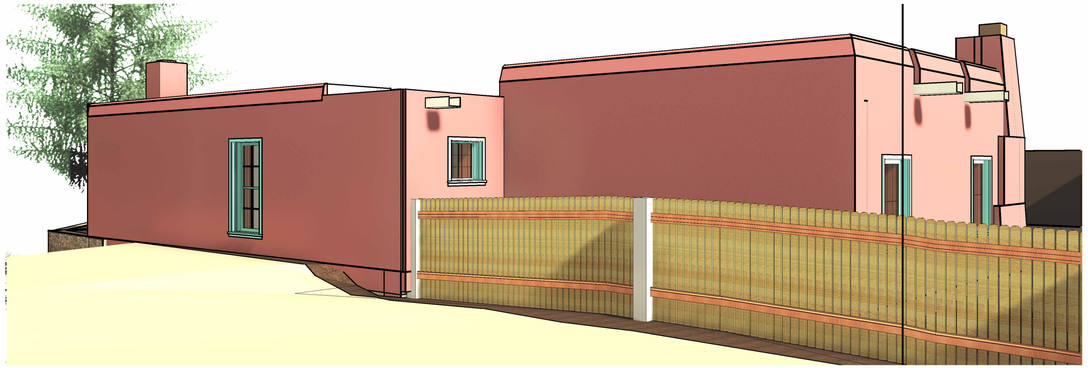
*COLOR SELECTED TO MATCH EXISTING COLOR

Cameo 102 (67)	Colonial White 100 (76)	Madera 212 (24)	Candlelight 90 (75)	Hacienda 127 (52)
Cream 128 (70)	Ivory 129 (70)	La Morena 197 (19)	Soapstone 30 (66)	Fawn 117 (45)
Palomino 119 (55)	Navajo White 101 (71)	Sandalwood 121 (56)	Straw 122 (42)	Buckskin 106 (35)
Kokanee 108 (54)	Sand 103 (52)	Denim 107 (44)	Sahara 135 (35)	Adobe 116 (24)
Suede 118 (38)	Bamboo 105 (47)	Ash 110 (64)	Soft Rose 80 (60)	Cottonwood 115 (32)
Desert Rose 114 (39)	Pueblo 130 (53)	La Luz 125 (20)	Coral 124 (35)	Dove Gray 113 (50)

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.



4 3D View 12



3 3D View 4



2 3D View 3



5 3D View 13



1 3D View 6

Issue Date

Terraplen
Architects + Planners, LLC
P.O. Box 1183
Santa Fe, N.M. 87504 USA
505.986.8625, Fax 505.988.5013

PROJECT:
Anne Pfauth T.Eric Sikes Addition
ADDRESS:
1295 Cerro Gordo, Santa Fe, NM

SHEET TITLE:
3D Views

Blane R. Stengle
CEO
C 512-656-5487
EM blane@fiqusdevelopment.com
WEB FiQusDevelopment.com

F·Qus "makes it happen"

DATE
Issue Date
SCALE

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Revisions:

Revision date:

3D1

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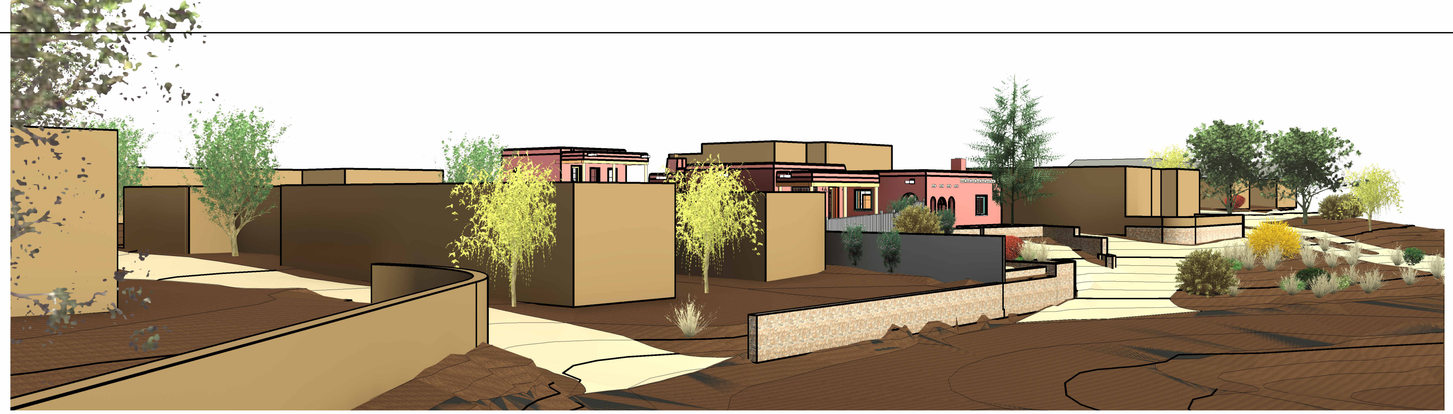

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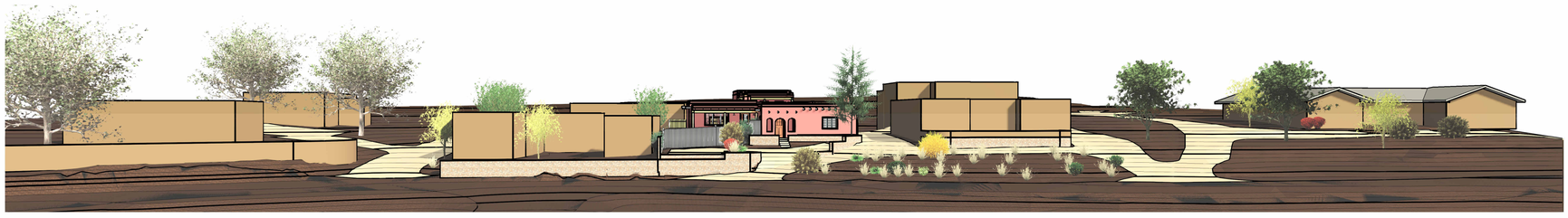
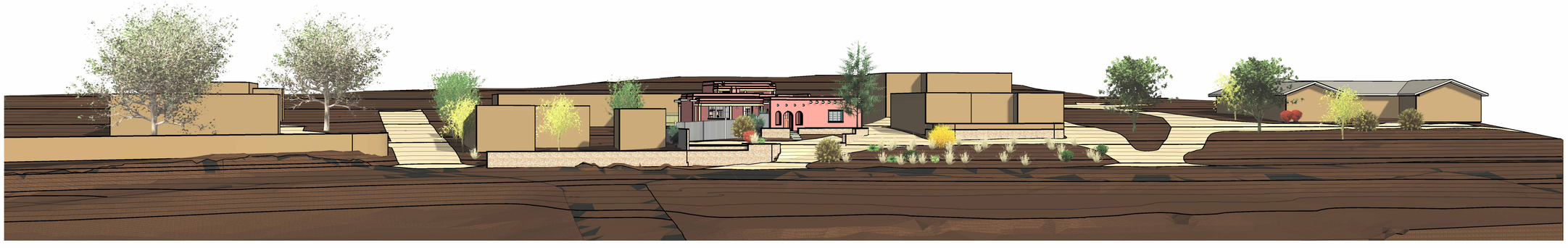
2 3D View 8



3 3D View 9



4 3D View 10

STATE OF NEW MEXICO
HARVEY M. MUNKE, JR.
NO. 2031
5.5.25
REGISTERED ARCHITECT

Issue Date

Terrayden
Architects + Planners, LLC
P.O. Box 1183
Santa Fe, N.M. 87504 USA
505.986.8625, Fax 505.988.5013

PROJECT:
Anne Pfauth T.Eric Sikes Addition

ADDRESS:
1295 Cerro Gordo, Santa Fe, NM

SHEET TITLE:
3d view

DATE
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SCALE

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Revisions:

Revision date:

3D2

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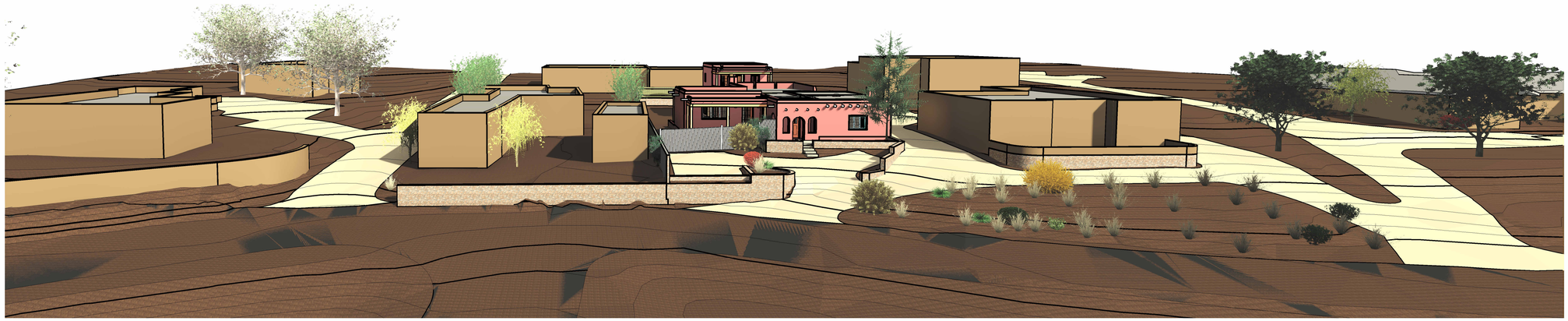
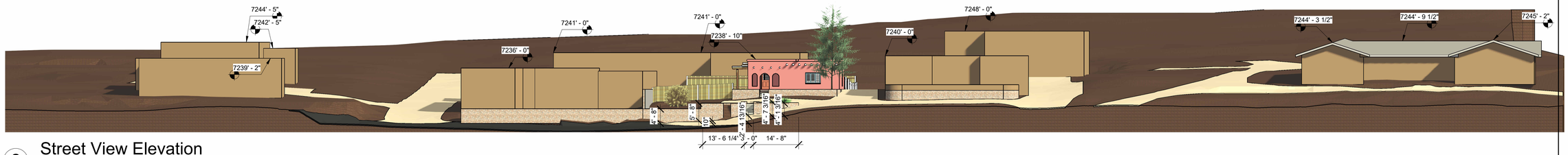


1 3D View 11



2 Street View Elevation

1/16" = 1'-0"

STATE OF NEW MEXICO
HARVEY M. MONROE, JR.
NO. 2031
5.5.25
REGISTERED ARCHITECT

Issue Date

Terraplen
Architects + Planners, LLC
P.O. Box 1183
Santa Fe, N.M. 87504 USA
505.986.8625, Fax 505.988.5013

PROJECT:
Anne Pfauth T.Eric Sikes Addition

ADDRESS:
1295 Cerro Gordo, Santa Fe, NM

SHEET TITLE:
3D view

DATE
Issue Date
SCALE
1/16" = 1'-0"
DRAWN BY:
ANOU
CHECKED BY:
HM

Revisions:

Revision date:

3D3

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Codes and Zoning

LEGAL DESCRIPTION
1295 CERRO GORDO ROAD, SANTA FE, NM 87501
SANTA FE COUNTY,
ZONING: SANTA FE COUNTY R-3
LOT: 60 TRACT 1 & 2
SECTION:
TOWNSHIP:
RANGE:

APPLICABLE CODES
NEW MEXICO BUILDING CODE 2021
NM EXISTING BUILDING CODE 2023
NM MECHANICAL CODE 2023
NM PLUMBING CODE 2023
NM ENERGY CONSERVATION CODE 2021
NM ELECTRIC CODE 2017 INTERNATIONAL FIRE PROTECTION CODE 2009 INTERNATIONAL ENERGY CONSERVATION CODE ICC/ANSI A117.1-

ZONING SANTA FE COUNTY R-3
AREA OF EXISTING ROOF - 1049 SQ.FT.
ROOFED AREA
AREA OF NEW ADDITION - 2153 SQ.FT.
ROOFED AREA
TOTAL ROOF= 3236 SQ.FT

LOT AREA - 9,226 SQ.FT.

PROPOSED COVERAGE - .35 % COVERAGE

FRONT YARD SETBACK N/A (COUNTY SETBACK)
SIDE YARD 5 FT SETBACK
REAR YARD 20 FT SETBACK
ONE DWELLING PER ACRE

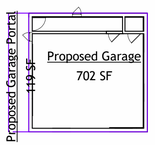
DIMENSION REGARDING MAX. HEIGHT 24' (COUNTY SETBACK) " "
PARKING REQUIRED - 2 SPACES PER RESIDENCE
PARKING SPACE DIMENSIONS 18'-6" X 8'-6"

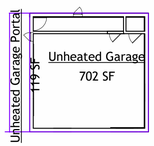
Area Schedule Roofed Area	
Name	Area
Existing Portal	47 SF
Existing Residence	1053 SF
Proposed Addition	908 SF
Proposed Bedroom/Kitchen Portal	277 SF
Proposed Garage	702 SF
Proposed Garage Portal	119 SF
Proposed Kitchen Portal	184 SF
Grand total: 7	3291 SF

Area Schedule Heated/Unheated	
Name	Area
Heated Office Area	419 SF
Heated Residence	1960 SF
Unheated Front Portal	47 SF
Unheated Garage	702 SF
Unheated Garage Portal	119 SF
Unheated Kitchen Portal	184 SF
Unheated Kitchen/Bedroom Portal	277 SF
Unheated Office Portal	151 SF
Grand total: 8	3859 SF

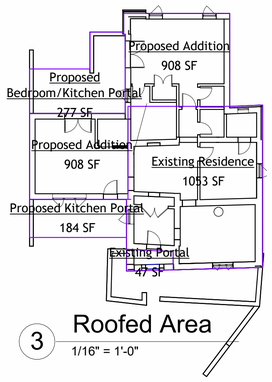
GRADING DETAILS

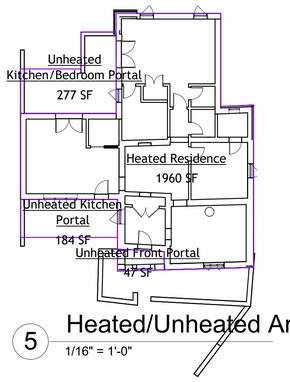
ROOF AND PORTAL COLLECTION CALCULATIONS
NEW BUILDING 1610, PORTALS 580 =2190 SF X .16 = 350.4 FT³.
360 FT ³ PROVIDED STILLING PONDS.



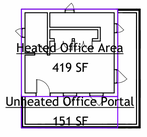


3 Roofed Area
1/16" = 1'-0"

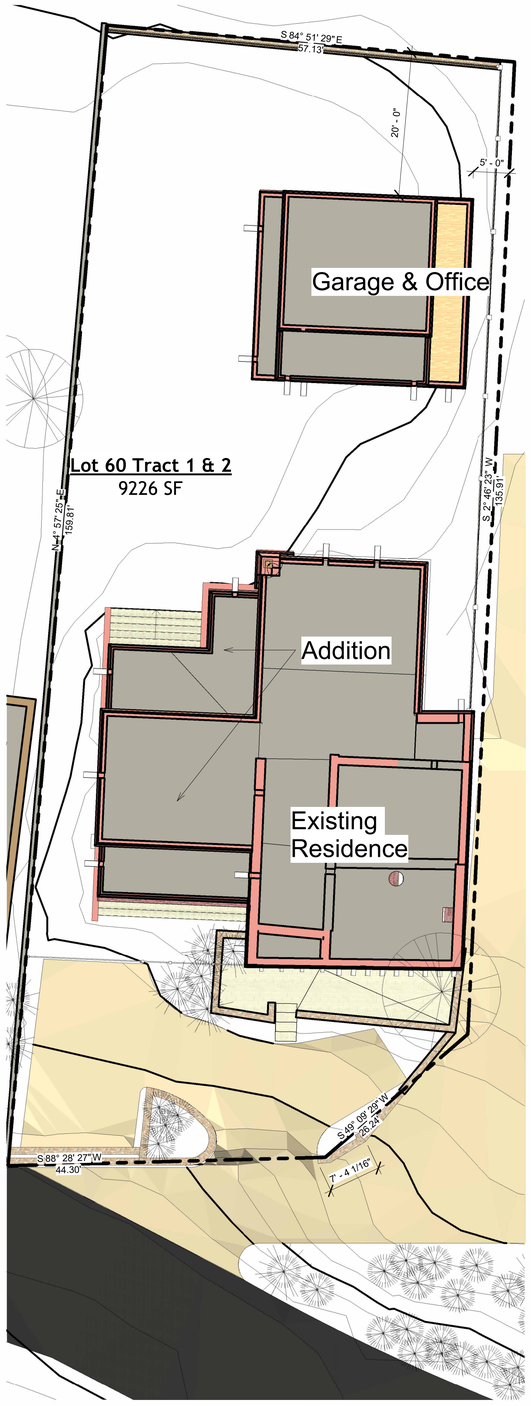




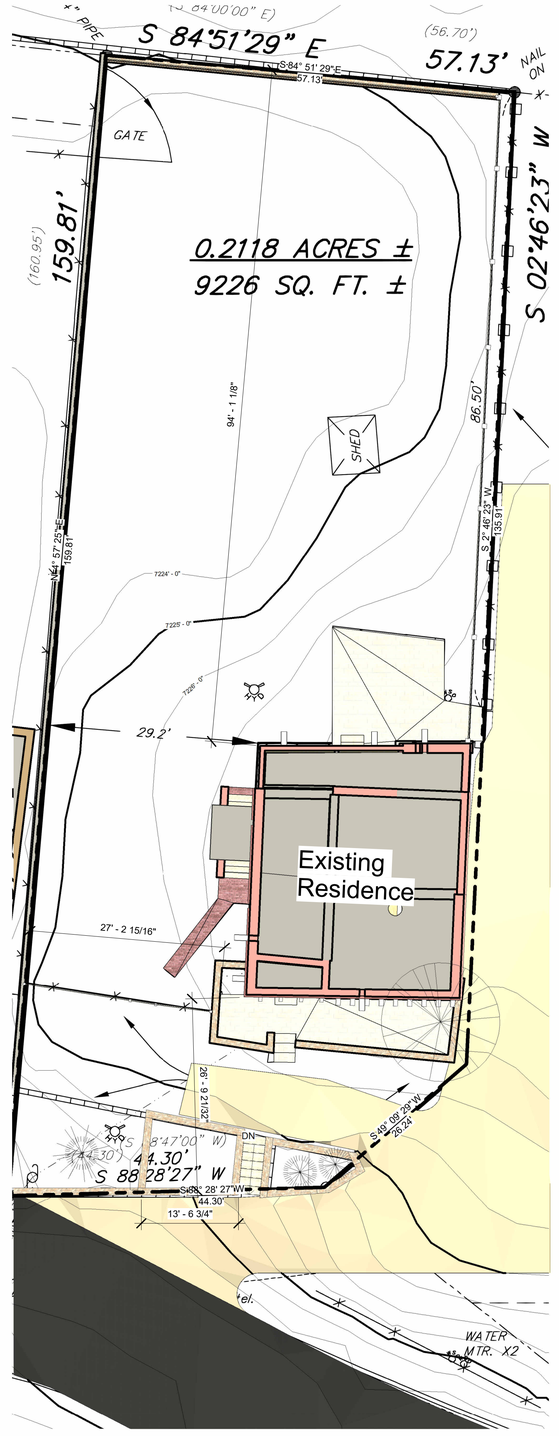
5 Heated/Unheated Area
1/16" = 1'-0"



6 Office
1/16" = 1'-0"



2 Site Plan Proposed
1" = 10'-0"



1 Existing Site Plan
1" = 10'-0"

Terrapin
Architects + Planners, LLC
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Santa Fe, N.M. 87504 USA
505.986.8625, Fax 505.988.5013

STATE OF NEW MEXICO
HARVEY M. MONROE, JR.
NO. 23031
5.5.25
REGISTERED ARCHITECT

Issue Date

PROJECT:
Anne Pfauth T.Eric Sikes Addition
ADDRESS:
1295 Cerro Gordo, Santa Fe, NM
SHEET TITLE:
Site Plan

DATE
Issue Date
SCALE
As indicated
DRAWN BY:
ANOU
CHECKED BY:
HM

Revisions:
Revision date:

A0

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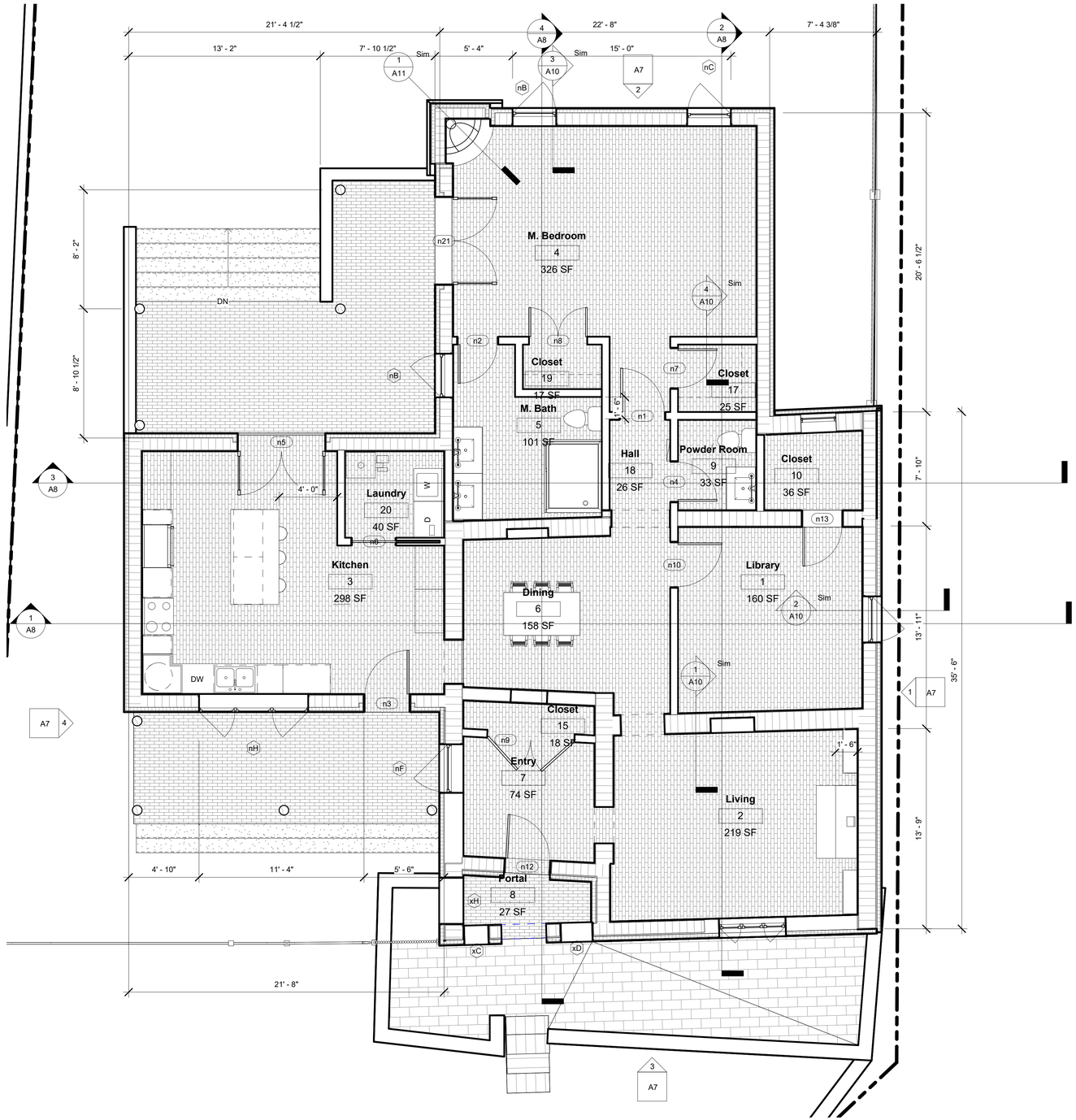

1 Historic Floor Plan

1/4" = 1'-0"

HARVEY M. MONROE, JR.
NO. 20321
5.5.25
REGISTERED ARCHITECT
STATE OF NEW MEXICO

Issue Date

Terrapin
Architects + Planners, LLC
P.O. Box 1183
Santa Fe, N.M. 87504 USA
505.986.8625, Fax 505.988.5013

PROJECT:
Anne Pfauth T.Eric Sikes Addition

ADDRESS:
1295 Cerro Gordo, Santa Fe, NM

SHEET TITLE:
Proposed Addition

DATE
Issue Date
SCALE
1/4" = 1'-0"
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Revisions:

Revision date:

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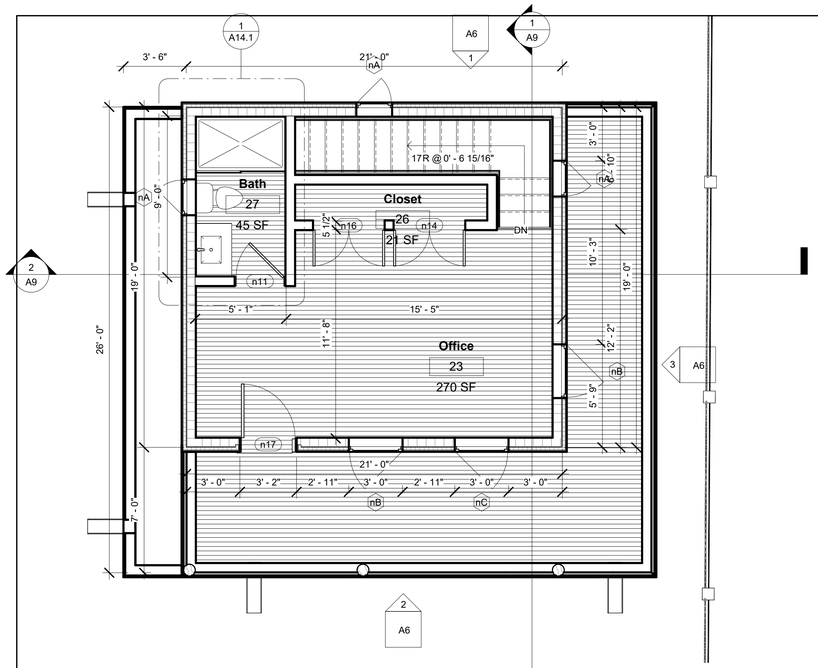
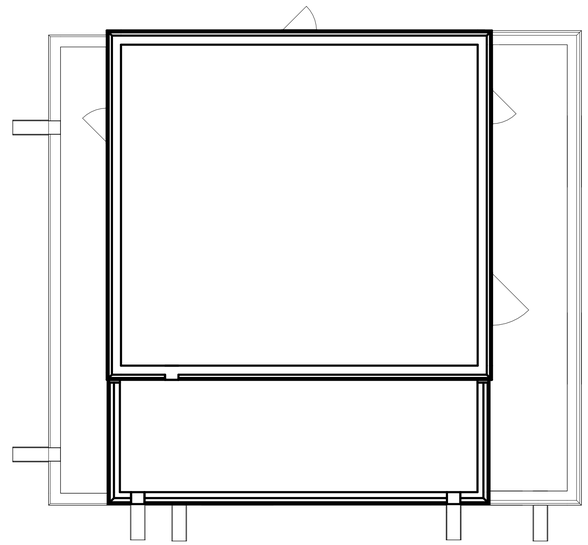
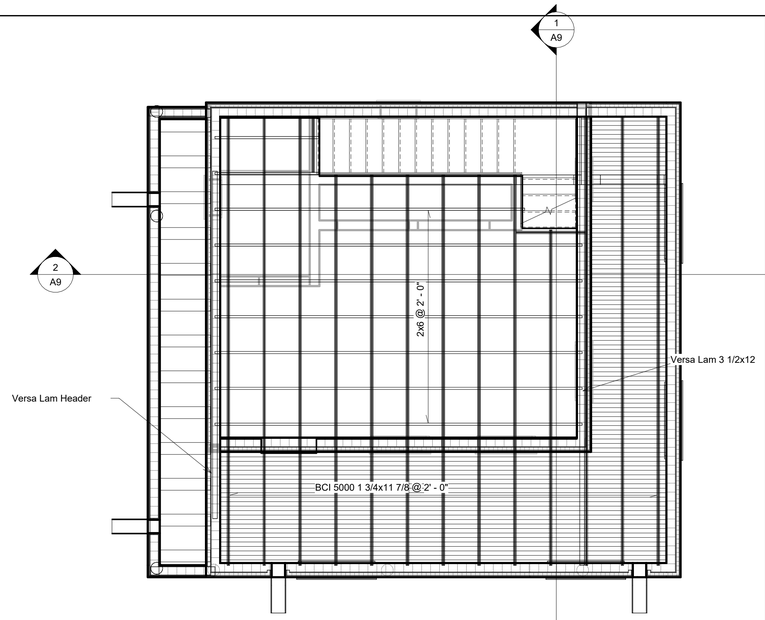


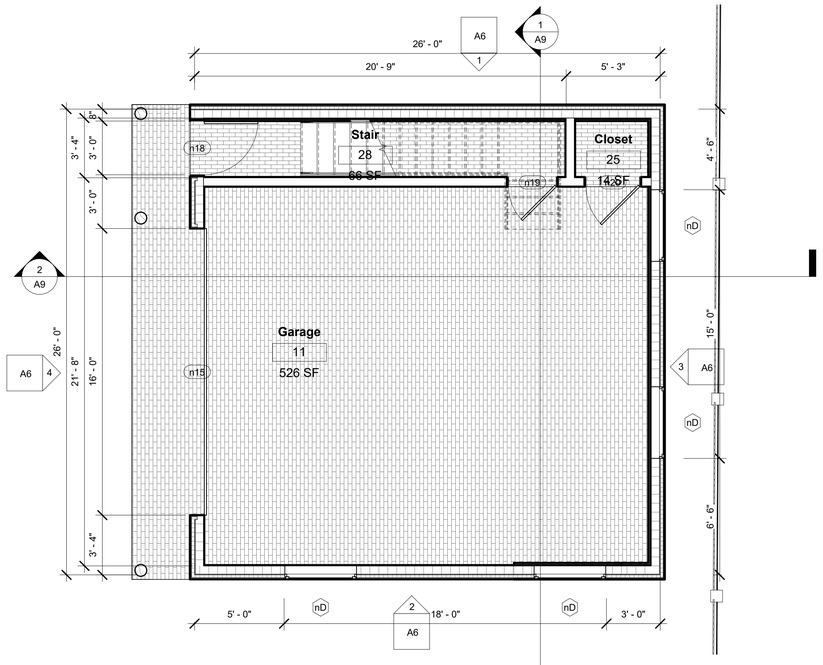
2 New Garage 2nd Floor
1/4" = 1'-0"



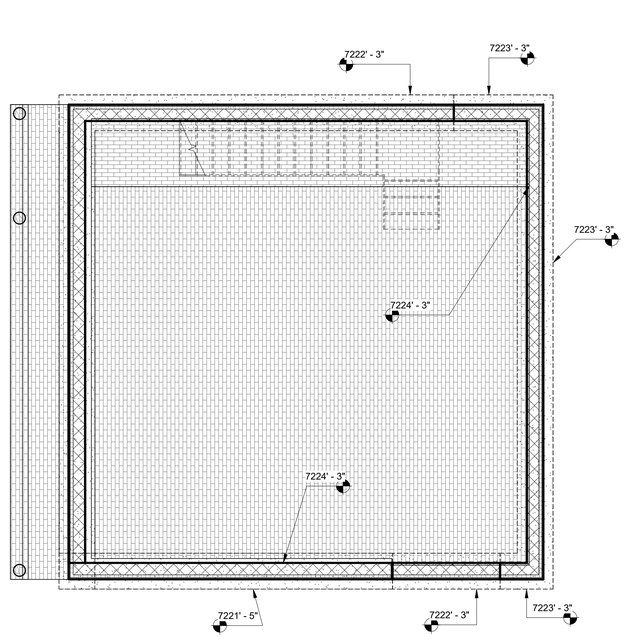
4 Proposed Roof Plan - Garage office
1/4" = 1'-0"



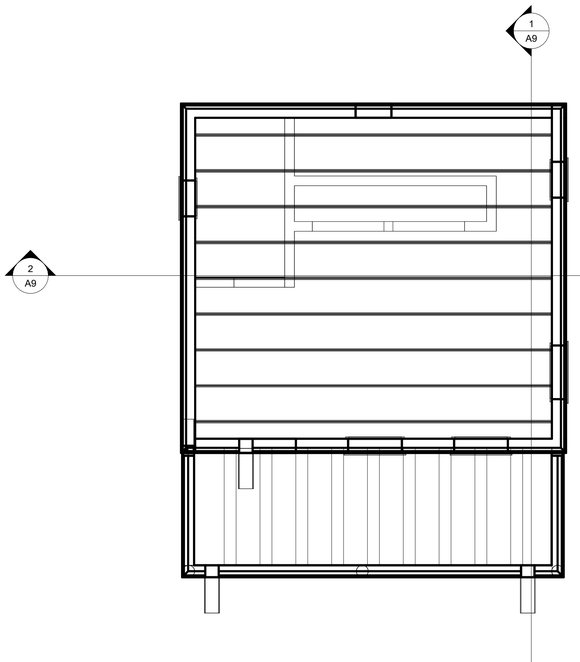
5 Office Floor and Garage Roof Framing
1/4" = 1'-0"



1 New Garage Floor
1/4" = 1'-0"



3 New Garage Foundation
1/4" = 1'-0"



6 Office Roof Framing
1/4" = 1'-0"

STATE OF NEW MEXICO
HARVEY M. MONROE, JR.
NO. 2031
5.5.25
REGISTERED ARCHITECT

Issue Date

Terraplen
Architects + Planners, LLC
P.O. Box 1183
Santa Fe, N.M. 87504 USA
505.986.8625, Fax 505.988.5013

PROJECT:
Anne Pfauth T.Eric Sikes Addition

ADDRESS:
1295 Cerro Gordo, Santa Fe, NM

SHEET TITLE:
Proposed Garage

DATE
Issue Date
SCALE
1/4" = 1'-0"
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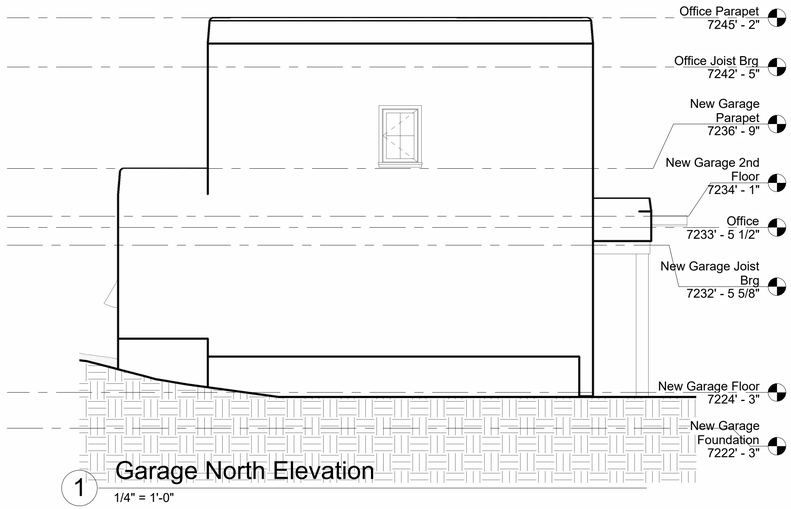
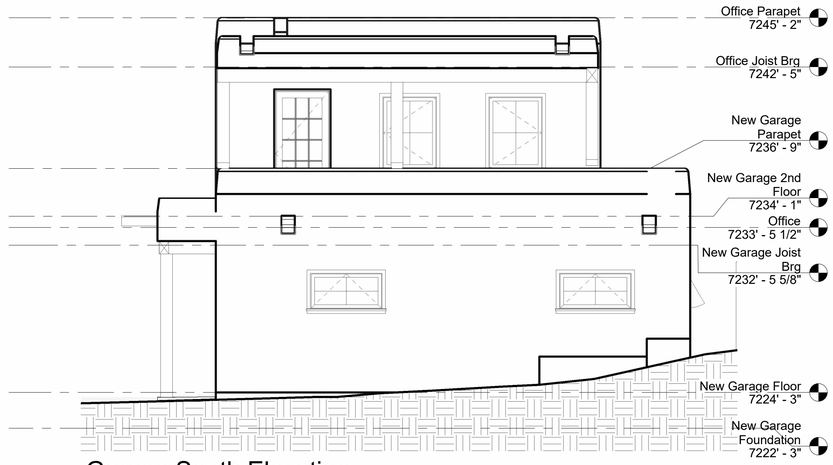
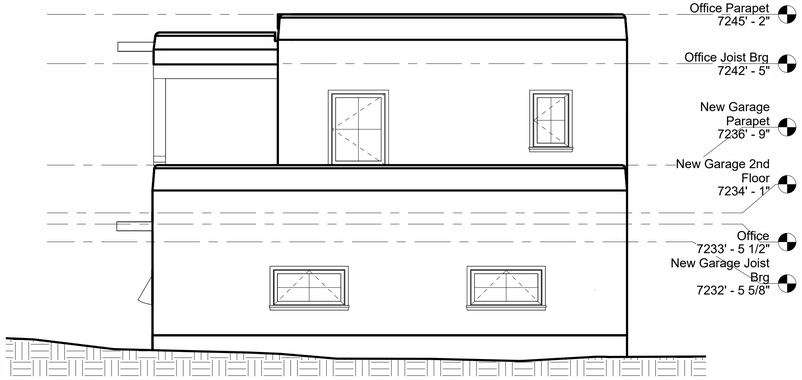


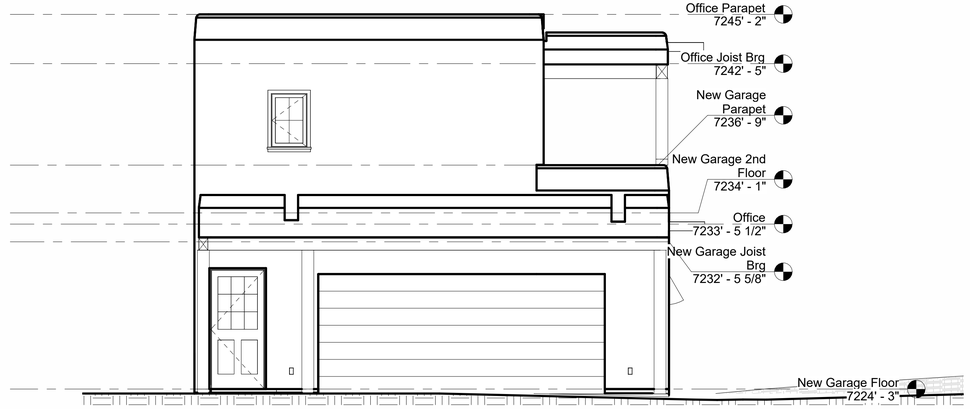
1 Garage North Elevation
1/4" = 1'-0"



2 Garage South Elevation
1/4" = 1'-0"



3 Garage East Elevation
1/4" = 1'-0"



4 Garage West Elevation
1/4" = 1'-0"

STATE OF NEW MEXICO
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505.986.8625, Fax 505.988.5013

PROJECT:
Anne Pfauth T.Eric Sikes Addition

ADDRESS:
1295 Cerro Gordo, Santa Fe, NM

SHEET TITLE:
Proposed Garage Elevations

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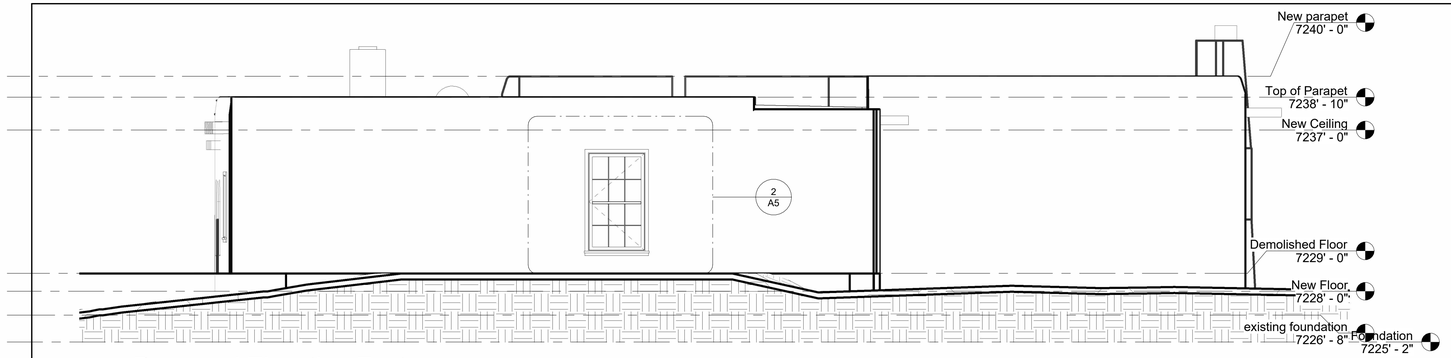
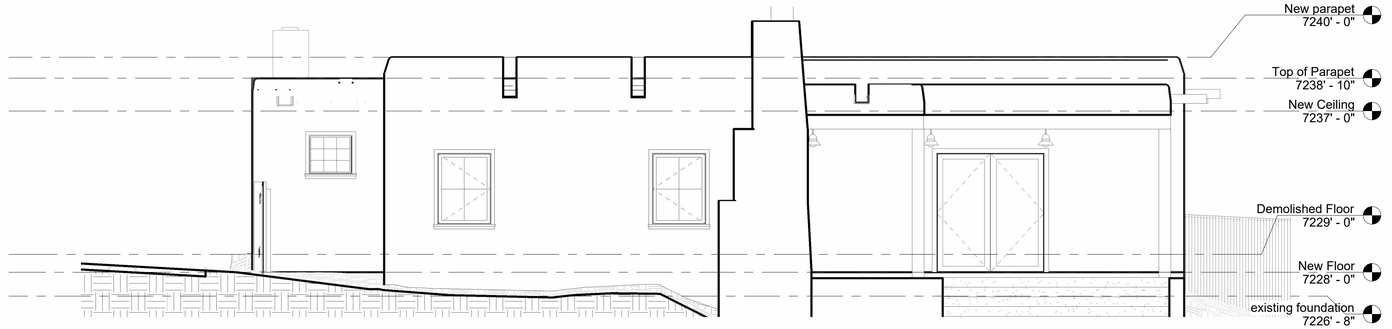


1 Proposed Elevation East

1/4" = 1'-0"



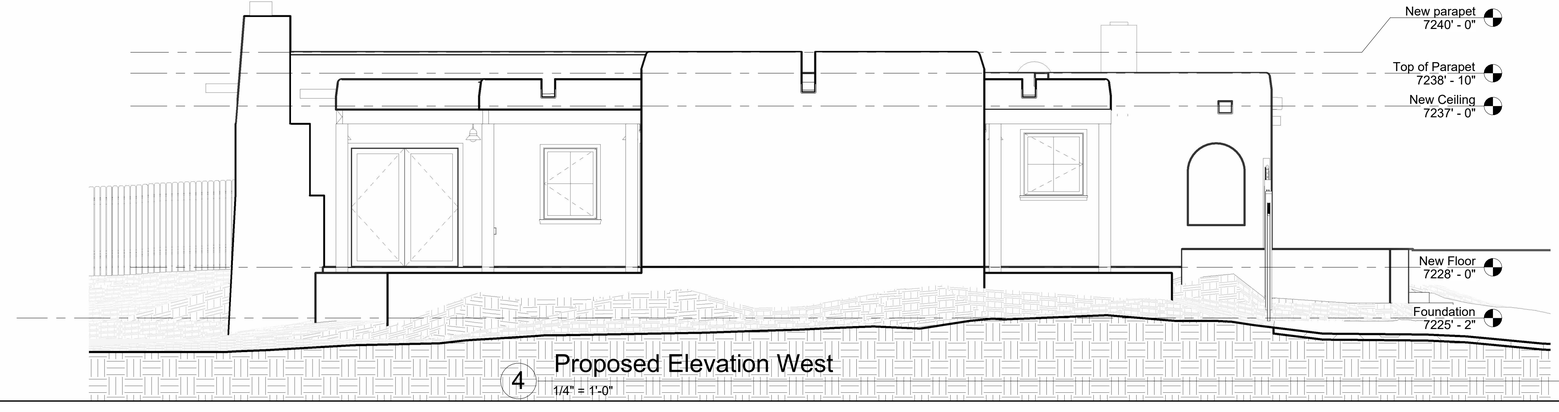
2 Proposed Elevation North

1/4" = 1'-0"



3 Proposed Elevation South

1/4" = 1'-0"



4 Proposed Elevation West

1/4" = 1'-0"

STATE OF NEW MEXICO
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NO. 2031
5.5.25
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Architects + Planners, LLC
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505.986.8625, Fax 505.988.5013

PROJECT:
Anne Pfauth T.Eric Sikes Addition

ADDRESS:
1295 Cerro Gordo, Santa Fe, NM

SHEET TITLE:
Proposed Elevations

DATE
Issue Date
SCALE
1/4" = 1'-0"
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A7

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Pafuth Residence Window Assessment

1295 Cerro Gordo



LIGHTFOOT inc.
High Performance Natural Building and Design

2351 Fox Rd. Suite #800, Santa Fe, NM
office@lightfootinc.com / Tel. 505-473-1097

Pafuth Residence Window Assessment Summary
1295 Cerro Gordo

April 20, 2026

Eclectic mix of Doors and Windows in original and non original openings.

The Entry door is modern and has been replaced in the 1990's. The bottom rail has been cut to a point that compromises the integrity of the door. The hardware is modern, inexpensive, unremarkable and worn out.

The Living room window is a series of sashes connected and fixed in place probably by nails and the opening is severely out of square and probably has been for some time. The window is cased in an adobe opening.

The Bedroom window is modern and unremarkable. It is installed in what is probably the original sized opening and most likely within the original trim.

Conditions Key

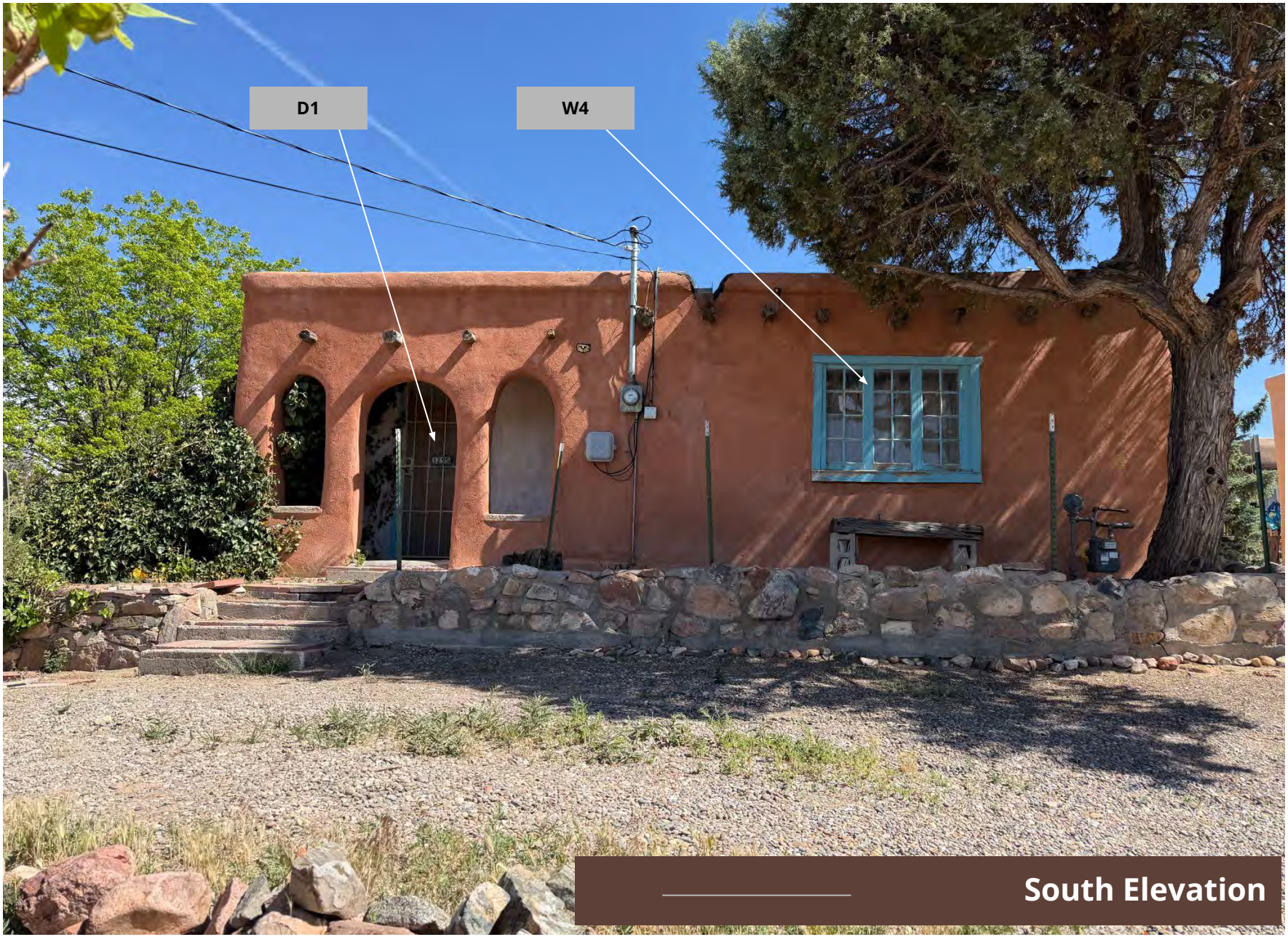
Symbol	Represents	Definition
E	Excellent	Materials are in perfect or near perfect condition with only minor touch up work required if any at all. Overall condition may be Excellent with less that 30% of components being in Good condition or better.
G	Good	Materials are degraded 0% and require no stabilization. Materials are sound and stable and require little to no repair work to retain their integrity, they may be stained but are not degraded. Any repairs would only require non structural or cosmetic treatments. Finish and components could be worn or faded but are still in decent working condition. Overall condition may be Good with less that 30% of components being in Fair Condition or better.
F	Fair	Materials are degraded up to 30% and may require some stabilization or structural repair. Shrinkage or warping of materials is minimal enough where they would not need to be replaced. Finish beginning to fail and it is recommended it be refinished. Overall condition may be Fair with less that 30% of components being in Poor Condition or better.
P	Poor	Materials degraded beyond 30% and require stabilization or structural repair. Shrinkage or warping of materials is at a level where they need to be replaced. Finish beginning has failed or degraded completely. Materials and components in poor condition must be replaced. Overall condition of Poor requires replacement.
%	Precedent of Degradation	Represents percent of a component that it is degraded or destroyed by damage and the percent of degradation or damage.

Material and Type Key

Material	
W	Wood
ST	Steel
AL	Aluminum
O	Other

Type	
SH	Single Hung
DH	Double Hung
C	Casement
HS	Horizontal Slider
FX	Fixed
PV	Pivot
H	Hopper
O	Other

-Note All Dimensions are Nominal-



South Elevation



East Elevation

DOOR #D1 - Entry

INFO	**Description Vintage**	½ Light 9 over 2 Raised panels wood door c 1990
	Size	36” X 72-¾”
	Type	Single Swing Door
	Overall Condition	Poor
FRAME	**Material**	Wood
	Moulding Profile	Square
	Jamb Condition	Good
	Threshold Condition	Poor Worn Aluminum
	Shape	Straight
	Exterior Trim & Stops	Good
	Paint	Good
SASH / PANEL	**Material**	Wood
	Moulding Profile	Ogee
	Bottom Rail Condition	Poor Cut to compromise integrity of the door.
	Rails and Stiles	Fair
	Mullions	Fair
	Shape	Good
	Glazing Putty & Paint	N/A
FUNCTION	**Operators/Hinges**	Poor
	Handel/Hardware	Poor Worn
	Locks	Poor Worn
	Weatherstriping	Poor

Notes:
The door was replaced at some point and is not believed to be original to the Jamb

Recommendations:

- Replace Door Panel and extend jamb or replace Door and Jamb





Interior Elevation



Exterior Detail



Interior Detail

WINDOW #W3 - Bedroom

INFO	**Description**	1 over 1 Finger jointed Wood Double Hung
	Size	38” X 66”
	Type	Double Hung
	Overall Condition	Fair
FRAME	**Material**	Finger Jointed Wood
	Moulding Profile	Square
	Jamb Condition	Fair
	Threshold Condition	Fair
	Shape	Straight
	Exterior Trim & Stops	Poor
	Paint	Poor
SASH / PANEL	**Material**	Wood and Aluminum
	Moulding Profile	Square
	Bottom Rail Condition	Fair
	Rails and Stiles	Fair
	Mullions	N/A
	Shape	Straight
	Glazing Putty & Paint	None
FUNCTION	**Operators/Hinges**	Poor
	Handel/Hardware	Fair
	Locks	Fair
	Weatherstriping	Poor

Notes:
Modern window made of finger jointed wood installed into what is most likely a historic window frame. The Mullions are an applied grill

Recommendations:

- Replace


Exterior Elevation


Interior Elevation


Exterior Detail


Interior Detail

WINDOW #W4 - Living Room

INFO	**Description**	(3) 8 lt. Sashes Fixed
	Size	54” X 40” (3) 18” X 40”
	Type	Fixed
	Overall Condition	Poor
FRAME	**Material**	Wood
	Moulding Profile	Square
	Jamb Condition	Poor
	Stool Condition	Poor
	Shape	Straight
	Exterior Trim & Stops	Poor
	Paint	Poor
SASH / PANEL	**Material**	Wood
	Moulding Profile	Ogee
	Bottom Rail Condition	Poor
	Rails and Stiles	Poor
	Mullions	Fair
	Shape	Straight
	Glazing Putty & Paint	Poor
FUNCTION	**Operators/Hinges**	None
	Handel/Hardware	None
	Locks	None
	Weatherstriping	None

Notes:
Arrangement of 3 sashes fastened together and fixed. Exterior wood condition is severely degraded

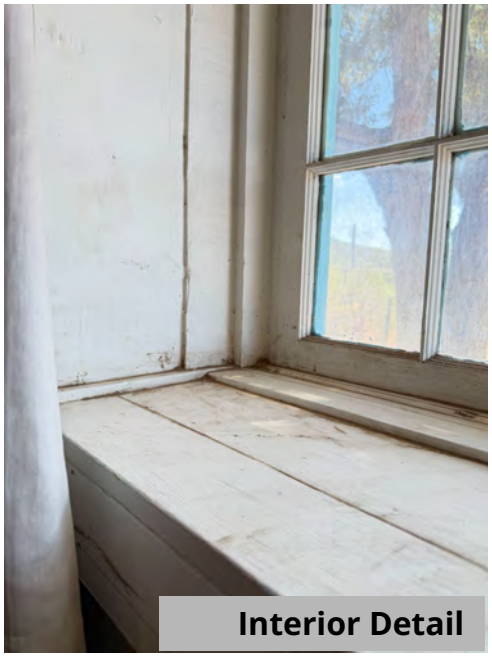
Recommendations:

- Replace


Exterior Elevation


Interior Elevation


Exterior Detail


Interior Detail

Pafuth Residence 1295 Cerro Gordo Window Condition Summary

Opening Info						Frame								Sash								Function				Notes
SYM	Location Room Name	Size	Description	Type	Overall Condition	Material	Moulding Profile	Jamb	Sill	Stool	Exterior Trim & Stops	Shape	Paint	Material	Moulding Profile	Bottom Rail	Rails & Stiles	Muntins & Mullions	Glazing Putty & Paint	Shape	Glass	Operators	Handles	Locks	Weatherstriping	LIGHTFOOT High Performance Natural Building and Design
W3	Bed	38X66	1 over 1 Finger jointed Wood Double Hung	DH	F	W	Sq	P	P	P	P	F	P	W	Sq	F	F	N/A	N/A	F	F	P	F	F	p	Modern window made of finger jointed wood installed into what is most likely a historic window frame. The Mullions are an applied grill
W4	Living	54" X 40"	(3) 8 lt. Sashes Fixed	FX	P	W	Sq	P	G	P	P	F	P	W	Og	P	P	F	P	F	F	N/A	N/A	N/A	N/A	Arrangement of 3 sashes fastened together and fixed. Exterior wood condition is severely degraded

Pafuth Residence 1295 Cerro Gordo Door Condition Summary																									
Opening Info						Panel							Frame							Function				Notes	
SYM	Location Room Name	Size W/H/THK	Description	Type	Overall Condition	Material	Moulding Profile	Bottom Rail	Rails & Stiles	Mulions	Shape	Paint	Material	Moulding Profile	Jamb	Threshold	Shape	Exterior Trim & Stops	Paint	Operators/Hinges	Handel/Hardware	Locks	Weatherstriping	LIGHTFOOT High Performance Natural Building and Design	
D1	Entry	36x17x1-3/4	½ Light 9 over 2 Raised panels wood door c 1990	S	P	W	Og	P	G	G	G	N/A	W	Sq	G	P	G	G	G	P	P	P	P	The door was replaced at some point and is not believed to be original to the Jamb	

City of Santa Fe, New Mexico

memo

DATE: May 12, 2026

TO: Historic Districts Review Board Members

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

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

2026-012282-HDRB. 1295 Cerro Gordo Rd., Downtown & Eastside Historic District, contributing, Harvey Monroe, agent for Anne Pfauth and Tomas Eric Sides, owners, requests a status review and primary façade designation, if applicable.

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: [2026 HCPI]

STAFF RECOMMENDATION:

Staff finds that the planter/deck stone walls directly in front of the residence are not a type of structure that should be assigned a historic status due to age. It is a defining feature of the residence's relationship with Cerro Gordo Road; the applicant may consider retaining the walls as part of any future renovation.

The staff recommends the historic status of the structure be maintained as contributing and the south and east elevations be designated as the primary façades (facades 1, 2, and 3 including the portal, and facade 4), and the retaining walls be designated as non-contributing per 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. In case 2025-012282-HDRB, for 1295 Cerro Gordo Road, retain/designate the main residence as contributing and designate facades (south 1, 2, 3, including/excluding the portal, east (4), north (5), east (6), including/excluding the portal) as primary façade(s).
b. In case 2025-012282-HDRB, for 1295 Cerro Gordo Road, downgrade/designate the main residence to non-contributing.
c. In case 2025-012282-HDRB, for 1295 Cerro Gordo Road, designate the retaining walls as contributing/non-contributing.
d. In case 2025-012282-HDRB, for 1295 Cerro Gordo Road, downgrade/designate the planter as contributing/non-contributing.



Figure 1: Property Location

BACKGROUND & SUMMARY:

Site Description:
The adobe 1930s Librado and Plácida Ortiz House is listed as contributing to the Downtown and Eastside Historic District. No primary facades have been designated for the property. The residence expresses a vernacular Pueblo Revival style, with exposed vigas at the façade and rounded parapets.

The residence started as two connected rooms, but is now 1,030 sq. ft, excluding the two portals. The south façade features an arched porch entry and wood casement windows and appears to retain its original configuration. There was an addition of two rooms in the 1930s, which created a bump-out at the northeast corner. The garage and attached shed were demolished in 1995. In 1996, the structure was 927 sq. ft. when a room addition was placed on the north elevation, alteration of the west elevation portal, and other changes were made.


Figure 2: Street View of Property showing the retaining walls


Figure 3: Low Planters

The origin of the stone retaining elements in front of the house is unclear. The low planters immediately in front of the house appear in earlier aerial photographs and lend period character to the property, helping to establish its historic setting; the lower rockwork is first clearly visible in 1978 aerial imagery.

PREVIOUS CASE SUMMARIES:

ARC:
There is no archaeological clearance issued for the property.

HDRB:
A 115 sq. ft. addition on the north elevation, window replacement, and restucco were approved with the condition that the divided lite casement windows on the west and south were to be restored, and the addition's roof was to be flat under case H-96-024.

The demolition of the garage was approved under case H-95-185.

ADMINISTRATIVE:
No administrative cases are on file.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

1) Status Review with primary façade designation, if applicable, for a residential structure.
2) Status Review for the low planter/deck stone walls directly in front of the residence.
3) Status Review for the lower retaining walls at the entrance from Cerro Gordo.

The planter/deck stone walls directly in front of the residence are not a type of structure that has been designated in the past. These are not yard walls, but a planter; the staff does not feel that it is appropriate to designate planters even though it does meet the code definition of structure. Therefore, if a status is assigned to the planter, the staff would recommend a non-contributing status.

"STRUCTURE
Anything that is constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground, including buildings, mobile homes, walls, fences, swimming pools, spas, tennis courts, signs, flag poles, microwave satellite receiving dishes, TV antennas, and communication devices."

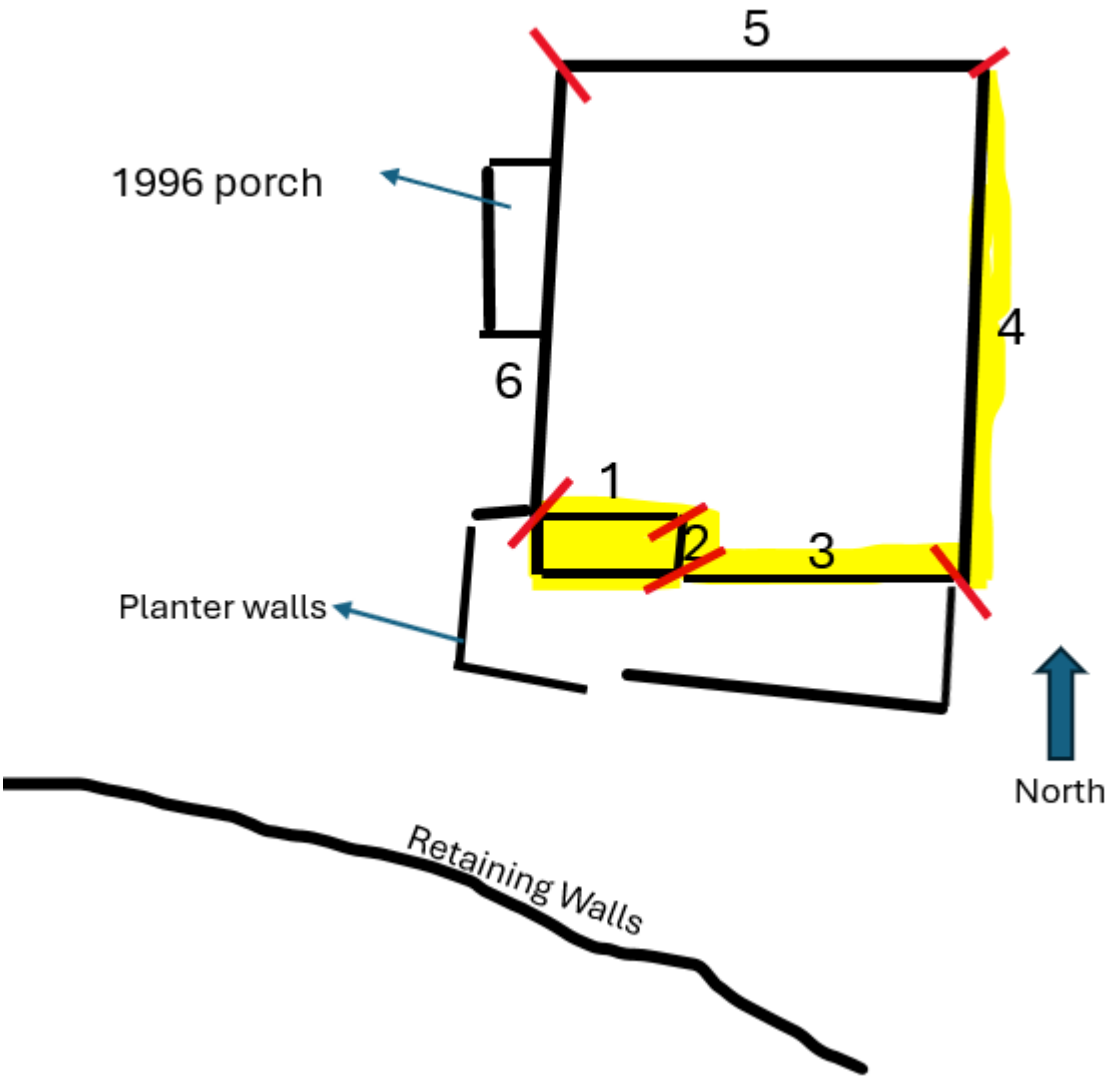


Figure 4: Façade Diagram

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

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

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

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

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

B. Buildings with Significant or Contributing Historic Status

1. Purpose

Historic designation is intended to address the following:

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

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

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

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

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

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

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

II. HDRB Authority to Review Status Designation

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

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

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

III. Initiation of Review of Status Designation

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

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

1. Prior to the application being placed on a board agenda or prior to

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

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

b. Request from the property owner;

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

IV. Notice of HDRB's Review of Status

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

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

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

NONCONTRIBUTING STRUCTURE

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

CONTRIBUTING STRUCTURE

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

SIGNIFICANT STRUCTURE

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

PRIMARY FACADE

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

G. Additional District-Specific Design Standards

2. Downtown and Eastside Historic District

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

I. Old Santa Fe Style

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

a. With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns.

Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the

floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, open slightly ogive, over gateways in freestanding walls.

b. All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color or have mural decorations.
c. Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
d. The rules as to flat roofs shall not be constructed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents, and aerials shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
e. True old Santa Fe style buildings are made of adobe with a mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible, provided that the exterior walls are not less than eight (8) inches thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and
f. It is characteristic of Old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

II. Recent Santa Fe Style

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

a. No building shall be over two stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks, or other design elements;
b. The combined door and window area in any publicly visible facade shall not exceed forty percent of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three (3) feet from the corner of the facade;
c. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
d. No less than eighty percent of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the

publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

e. The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complementary colors. Windows, doors, and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles, except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic, and
f. Flat roofs shall have not more than thirty (30) inches overhang.

H1372

building threatened? yes	surveyed date 6-7-83 by mb	county Santa Fe	ID no. 051600585
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 1295 Cerro Gordo

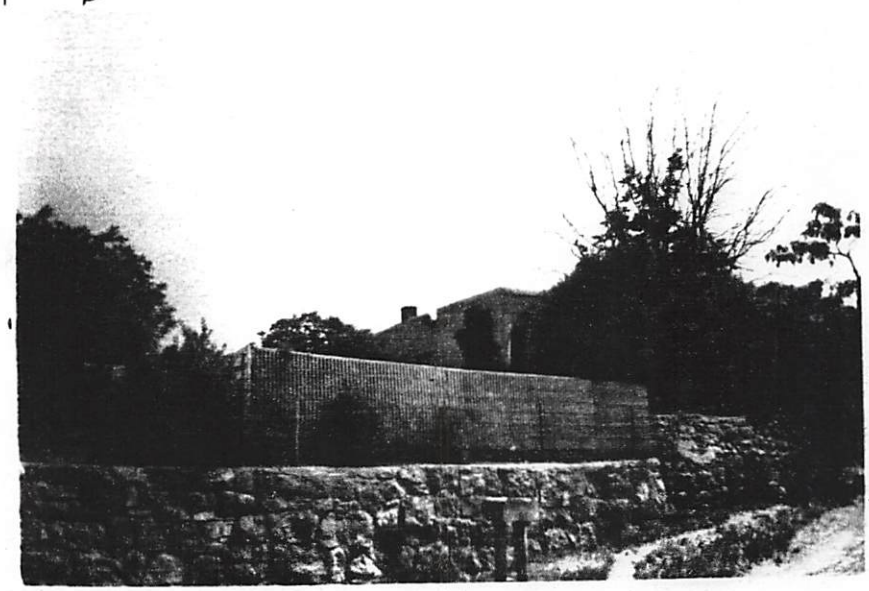
city/town: Santa Fe

~~land grant/reservation~~

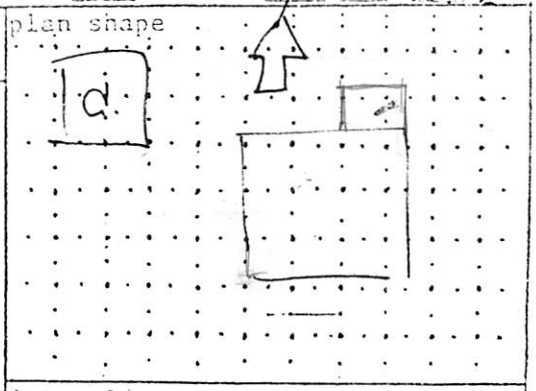
building name:

legal description: tnsp 17 N 5 range 10 E 7 sec 19 ¼SE ¼SE

film roll by mb no. ~~26~~ 26 | negative nos. ~~33, 34~~ 33 | loc. of neg. HPB



plan shape



date of construction: Pre 1928 estimate ____ actual

source: Directory

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

condition: ___ excellent X good ___ fair ___ deteriorating

style: Territorial ~~Pueblo~~ Bungaloid

foundation material: Not vi

wall material/surface: Stucco

degree of remodeling: X minor ___ moderate ___ major

describe:

architectural features:

Windows - 6 lite wood casement

Portal - masonry arches

Coping stuccoed over

Sheet metal canales

Masonry chimney

Garage - pueblo vernacular

stone

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why?

comments: wall, hedge, wire fence, [illegible], landscape, street trees, stone curb, 0 set back, acequia

Streetscape

associated buildings? X yes

what type? Garage

if inventoried, list ID nos.

see back? ___ yes

Terraplen
Architects + Planners, LLC
P.O. Box 1183
Santa Fe, NM 87504 USA
505.986.8625 or 505.988.5013
505.780.2775 Cell

April.13.2026

Ms. Lani McCulley
Historic Preservation Planner
P.O. Box 909
Santa Fe, N.M. 87504

RE: Remodel and Additions to a Residence at
1295 Cerro Gordo Santa Fe, NM

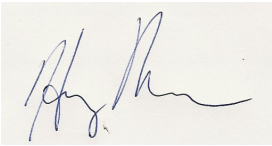
Dear Lani,

We are providing the Historic Cultural Properties Inventory (HCPI) report for the residence at 1295 Cerro Gordo, owned by Anne Pfauth and Thomas /Eric Sikes.

We request a Historic Status review with the Primary Façade Designation(s)

We look forward to your questions and comments, feel free to call.

Respectfully submitted,



Harvey N. Monroe, Jr, AIA

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: April 10, 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-1372
Librado and Plácida Ortiz House	1295 Cerro Gordo Road Downtown and Eastside Historic District — Santa Fe	4. County: Santa Fe Parcel # 11916416

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey: March 12, 2026

7. Previous Survey Date(s):
_x_Yes: July 6, 1983, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6834109,-105.9154025



10. Photo Information: Jim Rodman, photographer. Photo 1: View of south (front) elevation. Camera facing northwest.

11. Brief Description of the Property:

Erected in the early 1930s of adobe, the former Librado and Plácida Ortiz House occupies a position on the north side of Cerro Gordo Road, overlooking the Santa Fe River valley. The building, originally constructed as two connected rooms, has an approximate gross square footage of 1,030, excluding two porches. The façade, featuring an arched porch entry and wood casement windows, appears to retain its original configuration. The side elevations have been subject to minor alterations, while the rear (north) elevation received a two-room addition in 1996. The house expresses a vernacular Pueblo Revival form and style, with exposed vigas at the façade and rounded parapets. It is a contributing resource within the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: early 1930s (possibly late 1920s)
__Known _x_ Estimated Source: deeds, city directories, and family recollection

14. Setting:
__ 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 may not be accurate

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

John W. Murphey
Architectural Historian
Architectural History Services
w/ Jim Rodman

For: Current owner: Anne T. Pfauth and Thomas Sike, via Harvey N. Monroe Jr., AIA
Terraplen Architect

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

Current owner: Anne T. Pfauth and Thomas Sike

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: retaining walls
Per City of Santa Fe official designation map

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-1372
Librado and Plácida Ortiz House	1295 Cerro Gordo Road Downtown and Eastside Historic District — Santa Fe	4. County: Santa Fe
		5. Date of Survey: March 12, 2026

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Casement	Wood	1	1
Sash -fixed	Wood	8	3
Sasih-fixed	Wood	6	2
Sash-fixed	Wood	6	1
Hung-Sash	Clad	1/1	1

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	½-light	Wood	2
Single-Leaf	½-light (9-light)	Wood	1

12. Chimneys _x_, two, short stuccoed stacks inside behind parapet

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1930s; addition of two rooms to two-room core; family memory
#2 Date: Pre-1960; creation of bump-out at the northeast corner; aerial photograph
#3 Date: 1995; demolition of garage and attached shed; family memory, HDRB records, and aerial photographs
#4 Date: 1996; north elevation addition; alteration of west elevation porch; other changes; HDRB records and physical evidence

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

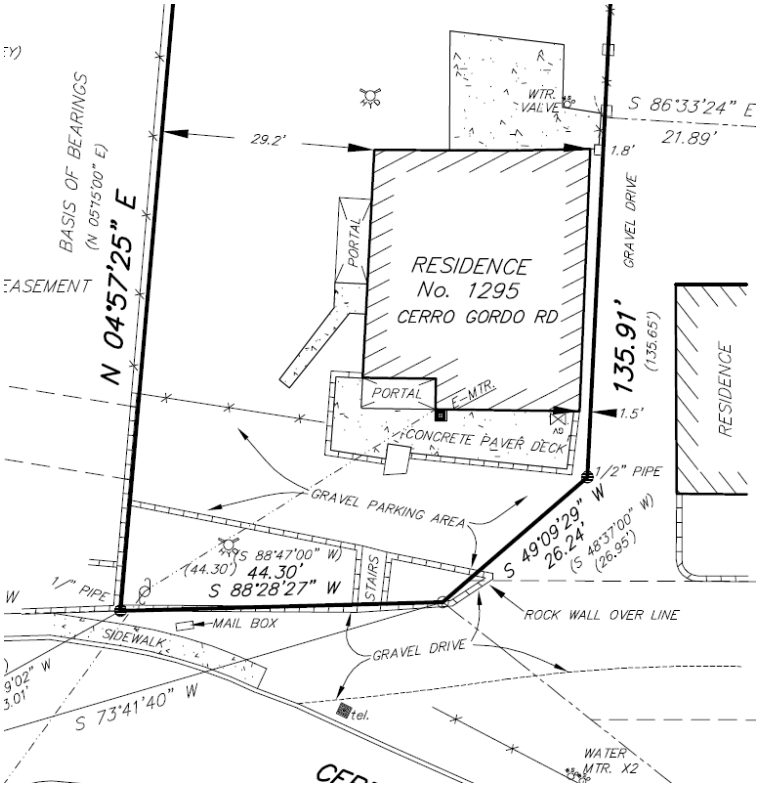
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2026 survey plat. Courtesy of Del Rio Surveys, Inc.



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1. Name of property: Librado and Plácida Ortiz House	2. Location: 1295 Cerro Gordo Road Downtown and Eastside Historic District — Santa Fe	3. Local Reference Number: Santa Fe ID: H-1372
		4. County: Santa Fe
		5. Date of Survey: March 12, 2026

Architectural Description Continued

Setting

The property occupies an elevated lot above the road, defined by a substantial terraced retaining wall constructed of irregular fieldstone (Photo 2). A central concrete stair ascends from the street to a small landing and entry sequence. The 0.235-acre site is informally landscaped with gravel ground cover, scattered shrubs, and mature trees, including a mature character-giving juniper near the front of the building. In addition to the stone retaining walls, the site includes modern board fencing.

South (Front) Elevation

The south (front) elevation occupies an elevated, terrace-like setting overlooking the Santa Fe River valley, an area historically associated with agriculture and with the family who constructed the house. The façade reflects two early phases of construction, comprising the original two-room core and a subsequent expansion (Photo 3). While the exact sequence is not fully clear, the east portion appears to represent the earlier construction.

An arched porch was added shortly thereafter in conjunction with the expansion to the west, which introduced two additional rooms. Differences in the diameter of the exposed viga ends along the façade indicate these phases. The later section is approached by a short run of concrete steps leading to the porch (Photo 3). Three arches define this space and shelter the primary entry, which contains a nine-light wood door.

To the east, the earlier portion of the façade is fenestrated by a grouped set of eight-light wood fixed sash windows within a continuous opening (Photo 4). These are set close to the wall plane and framed by simple wood casings.

West Elevation

The west elevation contains a secondary historic entry, which provided access to a small apartment during World War II. The façade includes a window with two six-light non-operable sash, now obscured by ivy (Photo 4). The entry is approached by concrete

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steps leading to a small landing, sheltered by a non-historic shallow shed-roof canopy supported by square wood posts. Behind a security grille is a half-light over panel wood door of unknown vintage.

A photograph from a 1987 appraisal indicates that this entry was then of a different configuration, appearing semi-enclosed and incorporating a window (Fig. 6). Two metal *canales* of older vintage pierce the parapet, and a small stuccoed chimney stack rises above the roofline.

North Elevation

The north elevation opens onto a patio and represents the most altered façade of the house (Photo 6). A 1987 appraisal photograph indicates that it historically contained a small number of wood casement windows and a bumped-out section at the northeast corner, used as a laundry room (Fig. 6).

In 1996, the then-owner received approval from the Historic Design Review Board to construct a two-room addition, extending the building approximately six feet north to align with the wall plane of the earlier projection. The addition is fenestrated with a door and a small casement window. The earlier extension retains its original six-light sash.

East Elevation

This elevation has minimal fenestration, consisting of a single opening fitted with a clad one-over-one hung sash window (Photos 7 & 8). A line of *contrapared* is visible at the base of the wall. As with the other elevations, the parapet is thickened. Several vents and pipes rise above the roofline. A low stuccoed chimney stack is also present on this elevation and has been fitted with a modern stove flue.

Interior

The interior was not examined as part of the site visit. However, a review of earlier drawings indicates that circulation and room configuration were altered as part of the 1996 renovation (Fig. 5).

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Historical Overview

Neighborhood Context

Cerro Gordo ("fat hill") and the related road historically fall within the José Antonio Lucero Grant, a land grant awarded in 1732 by Colonel Don Gervasio Cruzat y Góngora, then governor and captain-general of New Mexico. Lucero petitioned for land outside the official pueblo (city) grant to be "sufficiently large to permit the planting of two fanegas (an unspecified measure of land) of corn."[1] Upon taking possession in October 1732, however, Lucero found the grant considerably smaller than he had requested. By the late 19th century, the former Lucero grant had been settled and subdivided into cultivated. Parcels immediately north of the river were laid out in a relatively regular pattern, mostly as rectangular fields. Those north of future Cerro Gordo Road were larger and irregular in shape.

Ownership of the subject property is apparent on the 1917 Hydrographic Survey map. At that time, the area—still not formally subdivided—formed part of a five-acre irrigated parcel held by Ramoncita Armijo, Ramon Armijo, and Florencio Armijo (Fig. 1). These family holdings were irrigated by the Acequia Cerro Gordo, an approximately two-mile-long ditch that diverted from the mother ditch near the old reservoir. Known as Ditch No. 2,[2] the acequia followed a sinuous course along the north side of the Santa Fe River, conforming to the land's natural contours. Its alignment, in turn, influenced the course of Cerro Gordo Road.

By the mid-20th century, land on both sides of Cerro Gordo Road, paralleling Armijo Lane, came under the ownership of Abundio Armijo, Sr., a farmer and rancher and a founding member of La Unión Protectiva.[3]

[1]U.S. Court of Private Land Claims, Santa Fe District, "Jose Antonio Lucero Grant," 1896-1898, https://nmdigital.unm.edu/digital/collection/catron/id/21015.
[2] State Engineer's Office, "Report: Santa Fe Hydrographic Survey," (Santa Fe: State Engineer's Office, March 13, 1919, no pagination.
[3] Abundio Armijo Dies at 95," *Santa Fe New Mexican*, October 20, 1970, 1.

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Librado and Plácida Ortiz

At some point, likely in the late 1920s, a young farmer named Librado Ortiz settled on the subject property. Born in Cañada de los Álamos in 1899 to George and Trinidad Ortiz, he grew up on the outskirts of Santa Fe. [4] He married Plácida Armijo, daughter of Abundio Armijo, Sr., who had been raised on a nearby property.

By 1928, as indicated in a Santa Fe city directory, the couple was living on Cerro Gordo, which at that time had no formal street addresses. The household consisted of Librado, Plácida, and their only child, Alfredo Jean.[5]

Two years later, the 1930 federal census recorded the family on Upper Palace Avenue, another name then used for Cerro Gordo Road.[6] Librado was listed as the house's owner, valued at $200. He was employed as a carpenter, working for Fred Grill, a German immigrant who had established a carpentry and contracting business on East Water Street in the 1920s. The family lived near Plácida's father and among neighbors bearing the Lucero and Gonzales surnames. Later city directories identified the property by its current address.

An unrecorded deed dated February 4, 1931, shows that Plácida's parents conveyed the subject property to their daughter.[7] Written in Spanish, it describes "una porción de tierra" (a portion of land), that was part of Abundio and María Rivera de Armijo's larger holding, which measured "setecientas setenta y dos (772) centavos," using an older Spanish–Mexican system of land measurement. The deed does not mention a house, which is not unusual for property descriptions of this type and period.

The description, employing traditional terminology and measurement, reflects the continued subdivision of a larger family landholding using informal boundaries and access routes rather than surveyed lots. A 1935 aerial photograph indicates that a

[4] "Librado Ortiz," *Santa Fe New Mexican*, February 9, 1988, 4.
[5] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1928* (El Paso: Hudspeth Directory Company, 1928), 133
[6] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 6B; Enumeration District: 0014; FHL microfilm: 2341134.
[7] Documento garantizado, Abundio Armijo y María Rivera de Armijo a Plácida Armijo de Ortiz, 4 de febrero de 1931. Document is in possession of current homeowner.

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building was present on the site by the mid-1930s (Fig. 2). The 1940 census recorded a similar household and neighborhood composition as before the Great Depression.

A Family Tragedy

After graduating from high school in 1944, Alfredo Ortiz enlisted in the Navy. He was assigned to the USS Goodhue (APA-107), a Bayfield-class attack transport, and served as a seaman (first class). He was killed during the Battle of Okinawa on April 2, 1945, while the vessel was operating in support of amphibious landings. On that date, the Goodhue came under sustained Japanese aerial attack, including kamikaze strikes targeting the transport fleet off Okinawa; although the ship itself survived, personnel were killed and wounded during these assaults. Alfredo's body was not returned to the United States until 1949, when he was interred with 20 other previously missing servicemen at Santa Fe National Cemetery.[8]

A Shared House

The year following their son's delayed burial, the census recorded Librado and Plácida residing at 1295 Cerro Gordo Road; neither was listed as employed.[9] Also living at the address were Frank and Manuelita Armijo and their two children.

As explained in a 1996 letter by Frank's brother Abundio Armijo, Jr., Frank and Manuelita ("Molly") moved into the house during World War II, likely following Alfredo's death. They created a small apartment with a kitchen and bedroom, the latter located in what is now the living room. Their presence is reflected in the 1949 city directory, which lists the address as 1259 ½ Cerro Gordo Road.[10] They later constructed their own house nearby.

[8] "Bodies of Local War Dead Return," *Santa Fe New Mexican*, March 21, 1949, 7.
[9] U.S. Census Bureau, Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 10; Enumeration District: 26-19.
[10] 19Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1949* (El Paso: Hudspeth Directory Company, 1949), 371.

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Neighborhood Change

The area remained rural and in agricultural production through beginning of World War II. While Upper Canyon Road—located south of the river—was improved and saw the construction of large Anglo residences, the Cerro Gordo neighborhood remained predominantly Hispanic with a rough, unpaved road. The area now occupied by the Cerro Encantado subdivision functioned historically as a natural stock tank and was used by local children as a baseball field.[11]

During the 1960s, Librado, who had lost his hearing, increasingly withdrew into his own world. He spoke only Spanish and a niece remembered him sitting for hours watching television with the sound off, as he could no longer hear it.[12]

Plácida, whom her nieces and nephews called “Tía Pash,” was a much-loved relative and a familiar presence in the neighborhood. She maintained a small, carefully tended patch of lawn in front of the house; in the rear, she kept a kitchen garden where she raised carrots, peas, and other vegetables, along with huckleberry plants and plum trees.[13] She cooked for an extended circle of family and neighbors, sustaining what was remembered as an always-active kitchen.

The house itself was modestly furnished. Family members recall that it centered around a square, homemade kitchen table accompanied by ladderback chairs painted turquoise. The kitchen retained simple, hand-built cabinetry with glass pulls, and open shelves fashioned from scrap wood consistent with the table's construction.[14]

In 1966, the 1931 conveyance was formalized through a recorded warranty deed, translating the earlier Spanish-language description into a surveyed metes-and-bounds parcel.[15] Based on a 1965 survey by Samuel P. Davalos, the description fixes the

[11] Roberta (Robynn) Glynn Armijo, telephone conversation with John Murphey, March 31, 2026. Armijo was the niece of Librado and Plácida Ortiz and the most recent owner of the house.
[12] Ibid.
[13] Ibid.
[14] Ibid.
[15] Warranty Deed, Abundio and Maria Rivera Armijo to Placida Armijo de Ortiz and Librado Ortiz, recorded March 4, 1966, Book 235, Page 223, Instrument # 290740, Santa Fe County, New Mexico.

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property by measured bearings and distances, references adjoining owners, and establishes a ten-foot driveway providing access from Armijo Lane to Cerro Gordo Road.

Plácida Armijo Ortiz died at St. Vincent Hospital on July 1, 1976, at age 69.[16] Librado, who had been residing in a nursing home, followed her in death twelve years later, passing on February 7, 1988 at age 88.[17]

On August 18, 1988, the co-personal representatives of Librado's estate conveyed all of the estate's interest in certain Santa Fe County real property to his niece, Roberta Glynn Armijo, the second-to-last owner of the house.[18]

Alteration to House and Grounds

According to family history, the house began as a two-room adobe built by Librado Ortiz. This initial construction likely dated to the 1920s and corresponds to the two connected rooms forming the east side of the present house. Shortly thereafter, a dining room and kitchen were added to the west side, creating an arcaded entry porch and expanding the dwelling to a four-room configuration. With only minor modifications, this arrangement persisted through the historic period, as evidenced in a 1978 aerial photograph (Fig. 4).

A 1987 appraisal floor plan drawing depicts an internal layout consisting essentially of four rooms with room-to-room circulation (Fig. 5). In 1995, Roberta Glynn Armijo approached the Historic Design Review Board with a request to remove the deteriorated garage (H-95-185). The following year, the board reviewed a proposal to construct an addition across the façade, incorporating a bathroom and laundry (H-96-024). In preparation for that review, Abundio Armijo, Jr., Plácida's brother, described the evolution of the floor plan over time (Fig. 7).

In addition to the new rooms, the approximately $20,000 project introduced a hallway, altering the internal circulation of the house. Other changes included the removal of a

[16] "Ortiz, Placida A., 69," *Santa Fe New Mexican*, July 02, 1976, B-7.
[17] "Librado Ortiz."
[18] Personal Representative's Deed, Abundio Armijo, Jr., et al. to Roberta Glynn Armijo, recorded September 6, 1988, Book 624, Page 18, Instrument # 658774, Santa Fe County, New Mexico.

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small adobe storage shed, referred to by the family as the *cuartita*, that stood at the northeast corner of the property. A possible cellar near the rear of the house was filled in, and the adjacent acequia was covered and converted into a patio.[19] The Historic Design Review Board awarded Roberta Glynn Armijo a Heritage Preservation Award in 1997 in recognition of the home's sensitive renovation.[20]

More recently, Roberta Glynn Armijo began considering a move out of the house. She had hoped that a family member would purchase it at a discounted price, but those who considered the option found the cost per square foot of renovation prohibitive.[21] With regret, Armijo placed the property on the open market, ending nearly century of family ownership.[22]

Evaluation of Historical Status

The house, at least in its core, dates to the 1930s, with its overall ground plan established well before the 50-year threshold. The most intact and character-defining elevation is the front façade, which retains distinct features including two lines of vigas and a pronounced arched porch opening. The recommendation is to maintain Contributing status and to designate the entire front elevation as the primary façade.

The origin of the stone retaining elements in front of the house is unclear. The low planters immediately in front of the house appear in earlier aerial photographs and lend period character to the property, helping to establish its historic setting; these are recommended as Contributing features. By contrast, the lower rockwork is first clearly visible in 1978 aerial imagery. As such, there is insufficient evidence to confirm that it dates to the period of significance.

[19] Armijo, telephone conversation with John Murphey.
[20] Mary Grzeskowiak, letter to Roberta Glynn Armijo, April 30, 1997.
[21] Armijo, telephone conversation with John Murphey.

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Illustrations

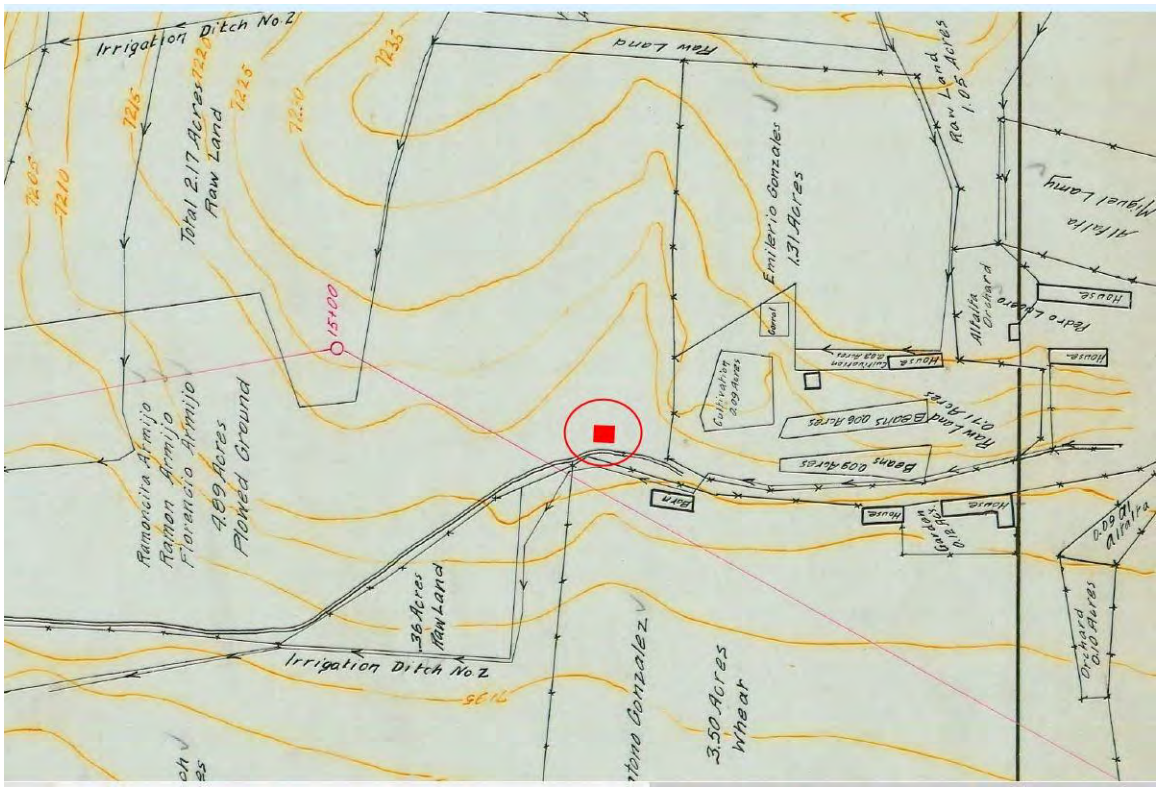

Figure 1: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919). Approximate location of current property circled.

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Figure 2: 1935 aerial photograph. United States Soil Conservation Service, NM 133, Sheet # 1009. Subject house circled.

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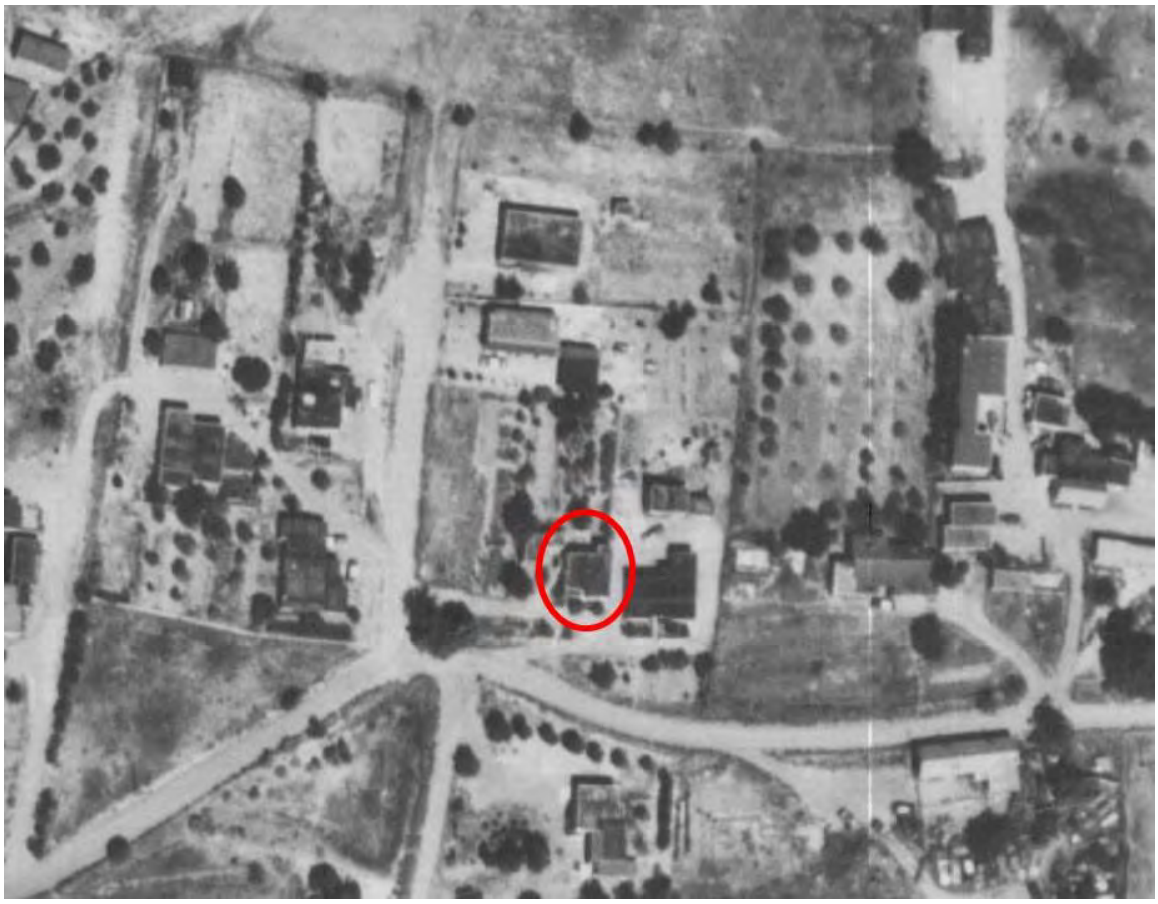

Figure 3: September 25, 1960, aerial photograph. Subject house circled.

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Figure 4: September 11, 1978, aerial photograph.

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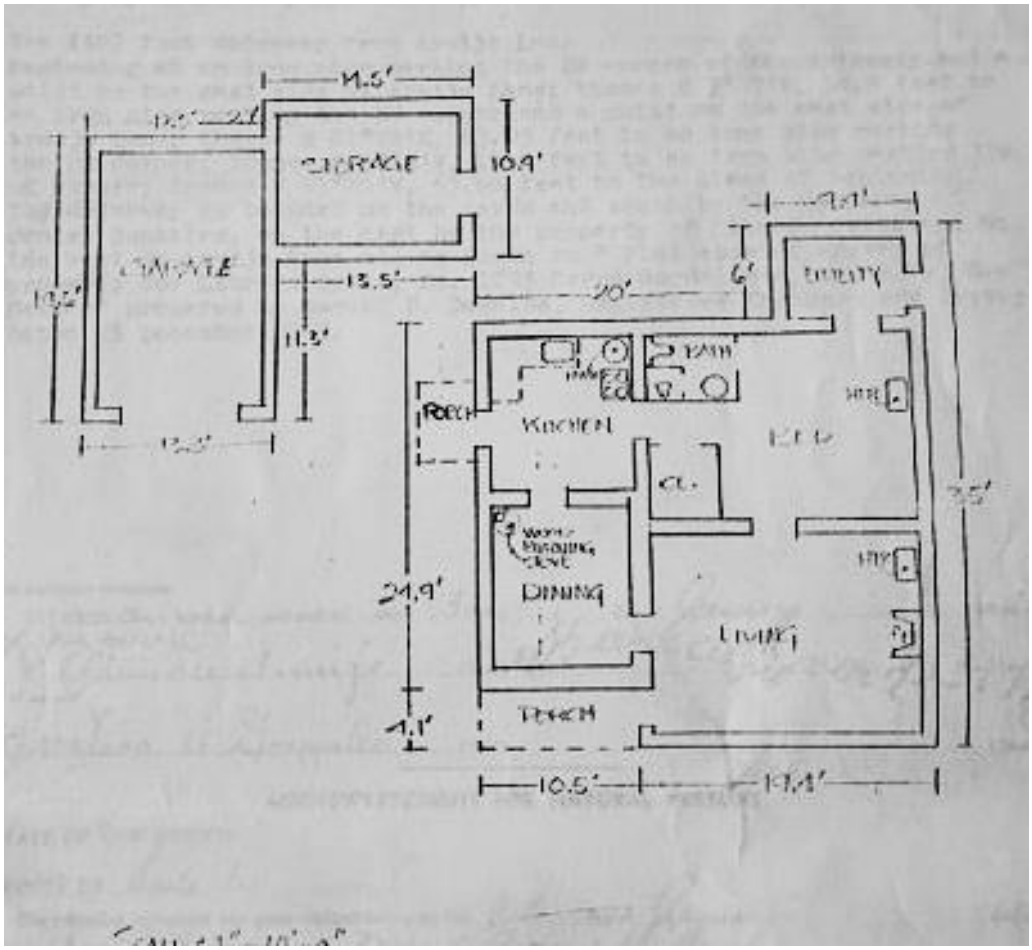

Figure 5: 1987 appraisal floor plan.

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Front of Subject



Rear of Subject

Figure 6: 1987 appraisal photographs.

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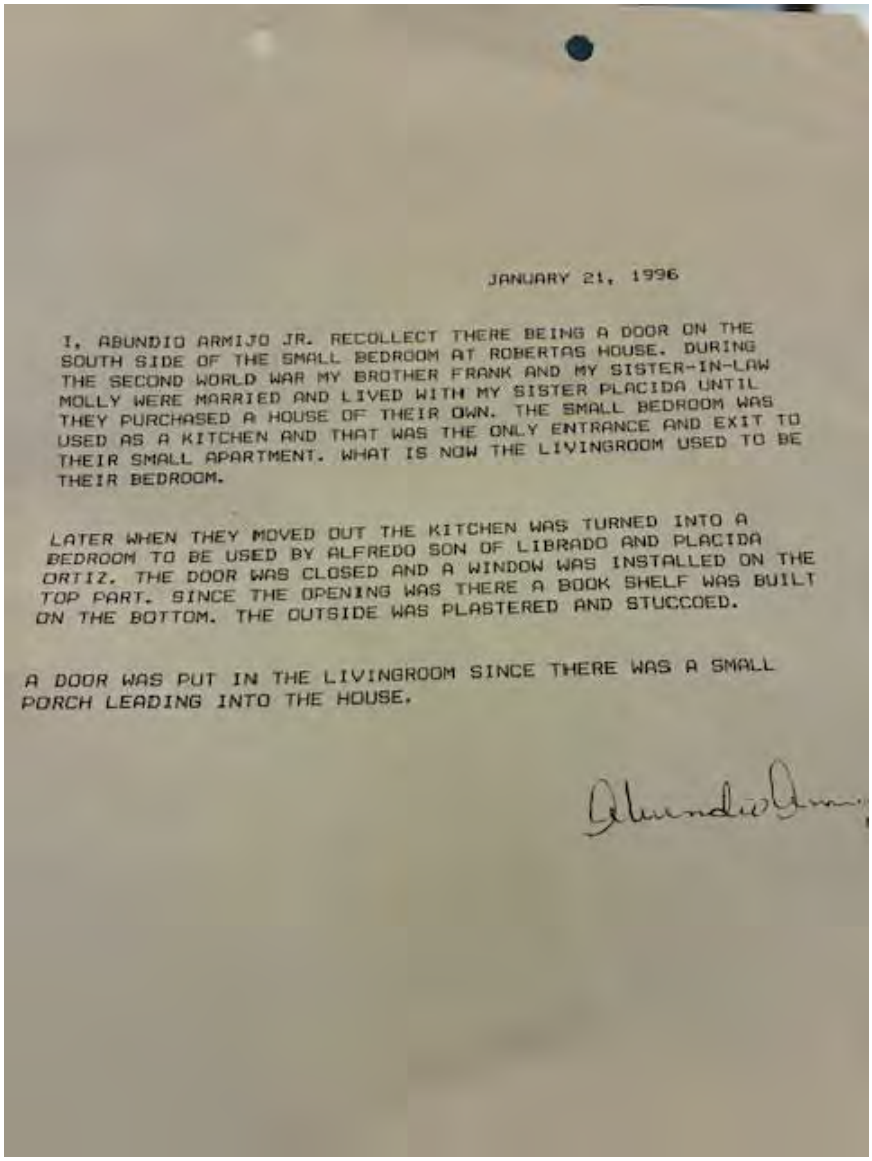

JANUARY 21, 1996

I, ABUNDIO ARMIJO JR. RECOLLECT THERE BEING A DOOR ON THE SOUTH SIDE OF THE SMALL BEDROOM AT ROBERTAS HOUSE. DURING THE SECOND WORLD WAR MY BROTHER FRANK AND MY SISTER-IN-LAW MOLLY WERE MARRIED AND LIVED WITH MY SISTER PLACIDA UNTIL THEY PURCHASED A HOUSE OF THEIR OWN. THE SMALL BEDROOM WAS USED AS A KITCHEN AND THAT WAS THE ONLY ENTRANCE AND EXIT TO THEIR SMALL APARTMENT. WHAT IS NOW THE LIVINGROOM USED TO BE THEIR BEDROOM.

LATER WHEN THEY MOVED OUT THE KITCHEN WAS TURNED INTO A BEDROOM TO BE USED BY ALFREDO SON OF LIBRADO AND PLACIDA ORTIZ. THE DOOR WAS CLOSED AND A WINDOW WAS INSTALLED ON THE TOP PART. SINCE THE OPENING WAS THERE A BOOK SHELF WAS BUILT ON THE BOTTOM. THE OUTSIDE WAS PLASTERED AND STUCCOED.

A DOOR WAS PUT IN THE LIVINGROOM SINCE THERE WAS A SMALL PORCH LEADING INTO THE HOUSE.

Figure 7: January 21, 1996 letter from Abundio Armijo, Jr., explaining the home's earlier floor plan.

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Survey Photographs

(All images taken by Jim Rodman on March 12, 2026).



Photo 2: Setting. Camera facing north.

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Photo 3: South (front) façade. Camera facing north.

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Photo 4: South (front) façade. Window detail. Camera facing northeast.

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Photo 5: West elevation. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Librado and Plácida Ortiz House	2. Location: 1295 Cerro Gordo Road Downtown and Eastside Historic District — Santa Fe	3. Local Reference Number: Santa Fe ID: H-1372
		4. County: Santa Fe
		5. Date of Survey: March 12, 2026



Photo 6: North elevation, Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: East elevation. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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		4. County: Santa Fe
		5. Date of Survey: March 12, 2026



Photo 8: East elevation. Window detail. Camera facing west.

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Isaac J. Pino, City Manager

Councilors: Larry A. Delgado, Dist. 1, Mayor Pro Tem
Patti J. Bushee, Dist.1
Steven G. Farber, Dist. 2
Cristopher Moore, Dist. 2
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Amy Manning, Dist. 4
Phil Griego, Dist. 4

Project description . : DEMOLITION OF GARAGE
Project number . . . : 95- 10100186
Case Number . . . . . : H-95-185
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/20/95

PROJECT LOCATION(S) : 1295 Cerro Gordo Road

PROJECT NAMES:

OW- Armijo, Roberta Glynn 1295 Cerro Gordo Road
Santa Fe, NM 87501 (505) 9822742

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on December 12, 1995, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Planner III

Heather Pierson
Planner II

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

City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Ave., 87504-0909

Project description . : DEMOLITION OF GARAGE
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PROJECT LOCATION(S) : 1295 Cerro Gordo Road

PROJECT NAMES:

OW- Armijo, Roberta Glynn 1295 Cerro Gordo Road
Santa Fe, NM 87501 (505) 9822742

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN AND EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC DIST SURVEY NUMBER	H1372
YEAR OF CONSTRUCTION	PRE 1928 RES/LATE 40 GARA
PROJECT TYPE (NEW, ADD, ETC.)	DEMOLITION
USE, EXISTING	RESIDENTIAL
USE, PROPOSED	RESIDENTIAL

City of Santa Fe, New Mexico

memo

DATE: 12 December 1995

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III
Heather Pierson, Planner II HP

CASE #H-95-185 ADDRESS 1295 Cerro Gordo Road

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATIONS:

The applicant has provided illustrations for the demolition of a detached garage structure located to the northwest of the existing residence. The garage is in poor shape and the applicant states the cost of repairing the structure is prohibitive.

Staff acknowledges the structure is not an essential part of a unique street section and has no historical importance. Staff recommends approval.

b:sr\hp\95185.hrb

H1372

building threatened? yes	survey date 6-7-83 by mb	county Santa Fe	ID no. 051600585
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13 easting	northing

location description: 1295 Cerro Gordo

city/town: Santa Fe

land grant/reservation:

building name:

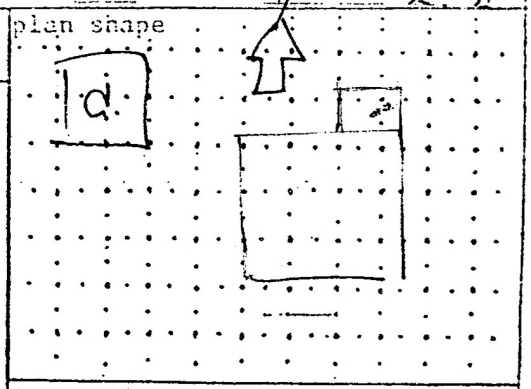
legal description: tnsp 17 N S range 10 E W sec 19 ¼SE ¼SE

film roll by mb no. 26

negative nos. 33

loc. of neg. HPB

plan shape





date of construction: Pre 1928 estimate ____ actual

source: Directory

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

condition: ___ excellent X good ___ fair ___ deteriorating

style: Territorial ~~Pueblo~~ Bungaloid

foundation material: Not vis

wall material/surface: Stucco

degree of remodeling: X minor ___ moderate ___ major

describe:

architectural features:

Windows - 6 lite wood casement

Portal - masonry arches

Coping stuccoed over

Sheet metal canales

Masonry chimney

Garage - pueblo vernacular

surroundings: Res

relationship to surroundings: Y similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why?

comments: wall stone

Streetscape: hedge, wire fence, [illegible], landscape, street trees, stone curb, [illegible], [illegible]

associated buildings? X yes

what type? Garage

if inventoried, list ID nos.

see back? ___ yes

November 20, 1995

To Whom it May Concern:

I am proposing to demolish my garage as it is no longer a functional structure. After speaking to many of my aunts they reassured me that it is definitely not 50 years old in fact they say it was built in the late 40's early 50's.

The amount money it would take to repair the structure would be phenominal, as is illustrated in the photographs.

Thank you for your consideration in this matter.

Sincerely,

Roberta G. Armijo

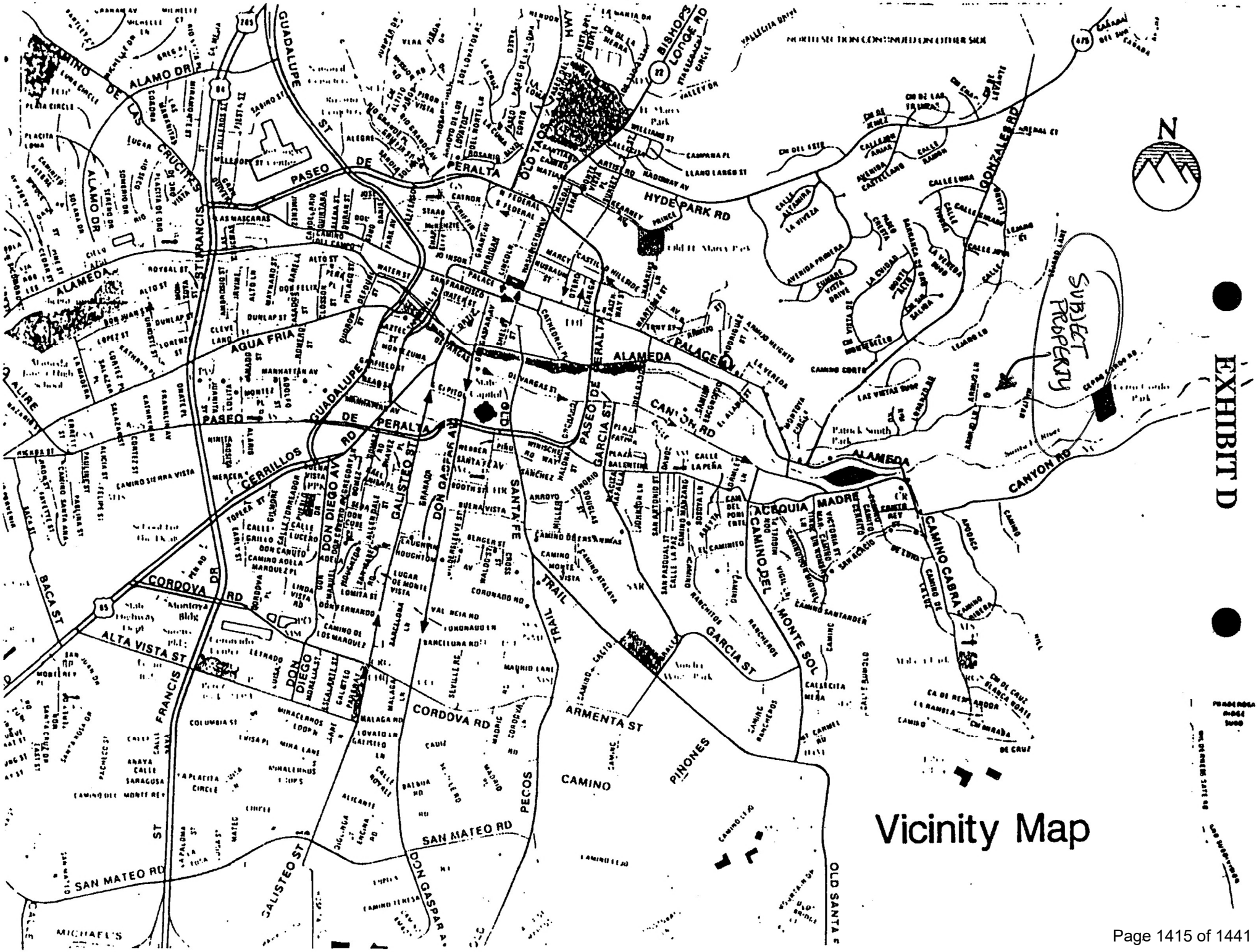
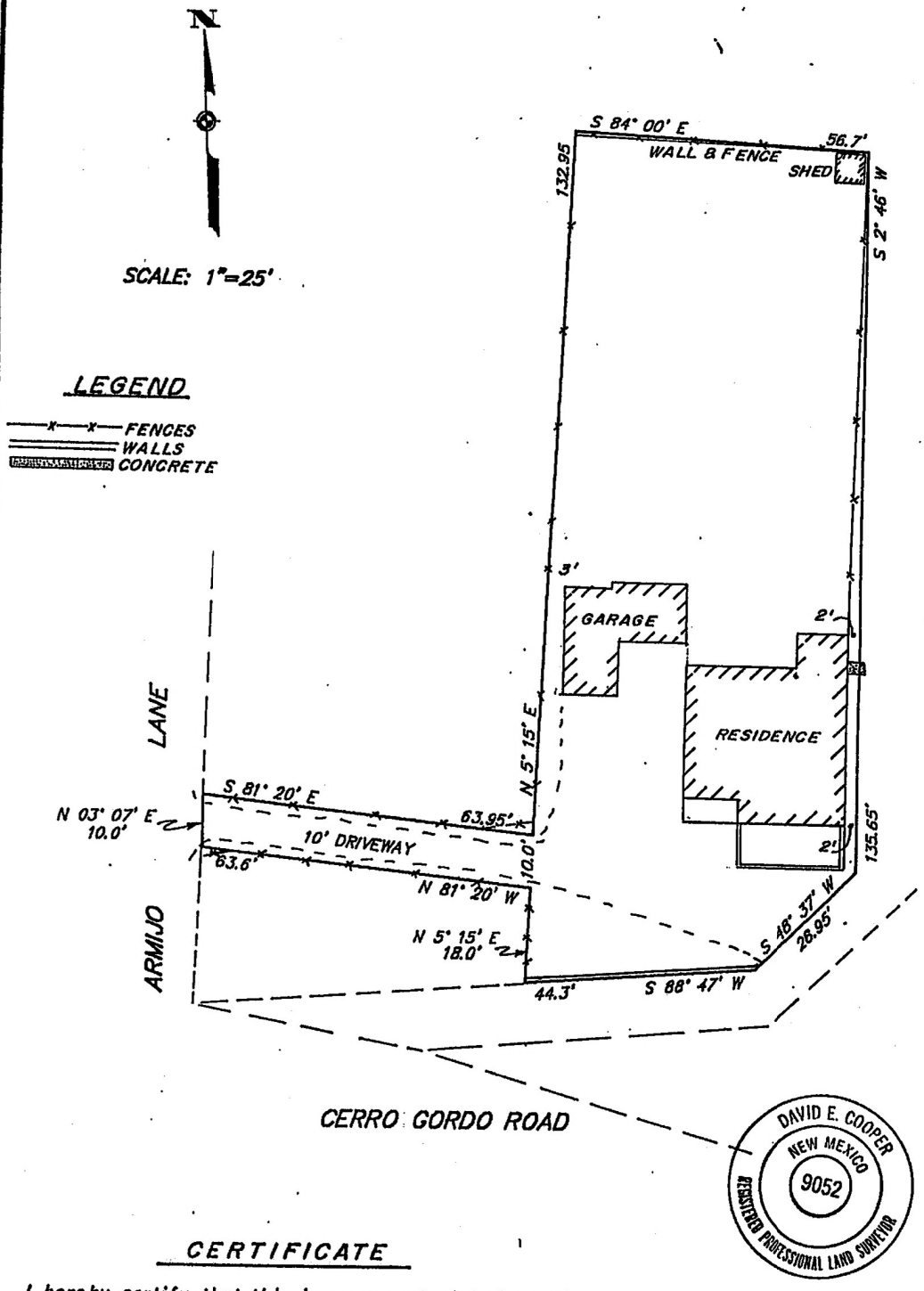


EXHIBIT D
SUBJECT PROPERTY
Vicinity Map
N
ALAMEDA
PASEO DE PERALTA
CANYON RD
HYDE PARK RD
GONZALES RD
CAMINO CABRA
CAMINO DEL MONTE SOL
ACEQUIA MADRE
GARCIA ST
CORDOVA RD
SAN MATEO RD
ALTA VISTA ST
CERRILLOS RD
ALAMO DR
OLD TAOS TRAIL
DON GASPAR AV
DON DIEGO AV
CALISTEO ST
SANTA FE TRAIL
ARMENTA ST
PINONES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

IMPROVEMENT SURVEY
FOR
ROBERTA GLYNN ARMIJO

ON A TRACT OF LAND LYING AT 1295 ARMIJO LANE, SANTA FE, NEW MEXICO.



DAVID E. COOPER
NEW MEXICO
9052
REGISTERED PROFESSIONAL LAND SURVEYOR

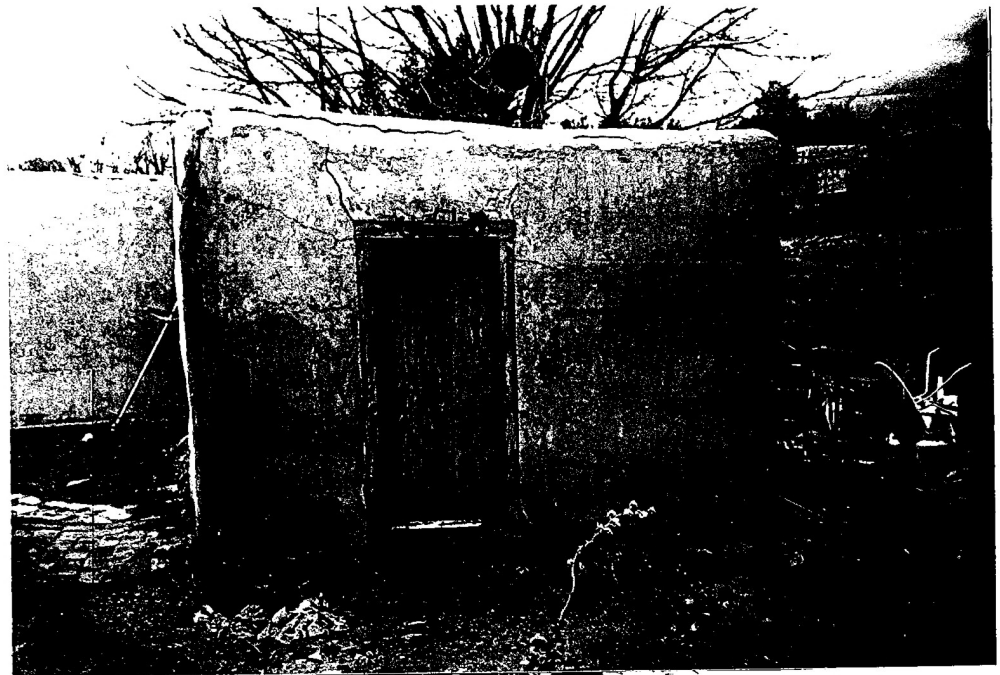
CERTIFICATE

I hereby certify that this improvement plat shows the improvements as located on the premises described and is true and correct to the best of my knowledge and belief.

David E. Cooper N.M.R.L.S. No. 9052

Sierra Land Surveying
P.O. BOX 4674 SANTA FE, NM 87502
8 APACHE RIDGE 983-5932

DATE August 29, 1988
PROJECT NO. 15-254-0888



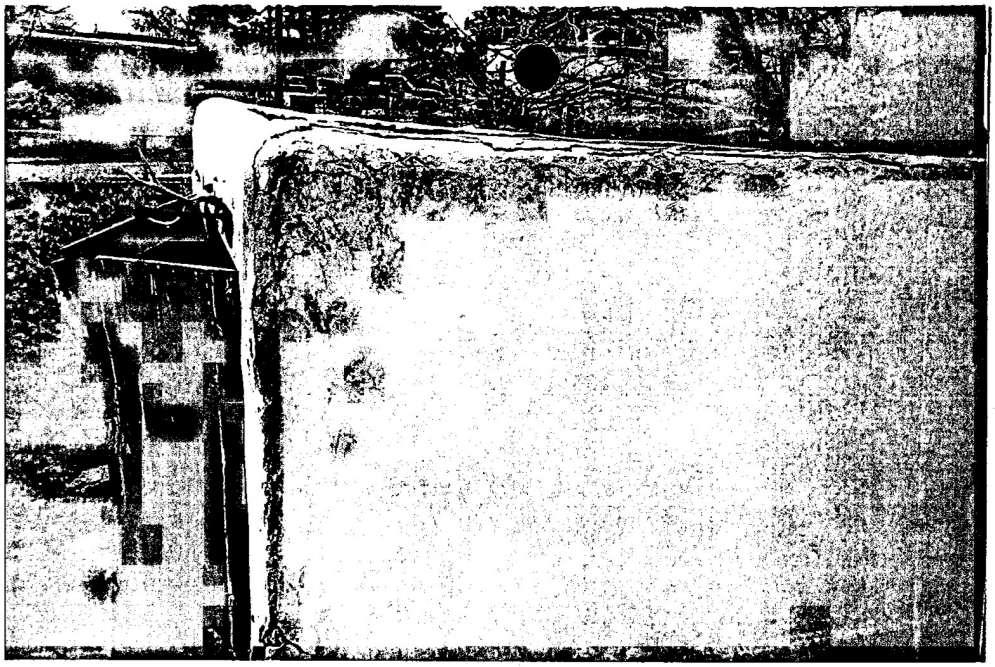
EAST



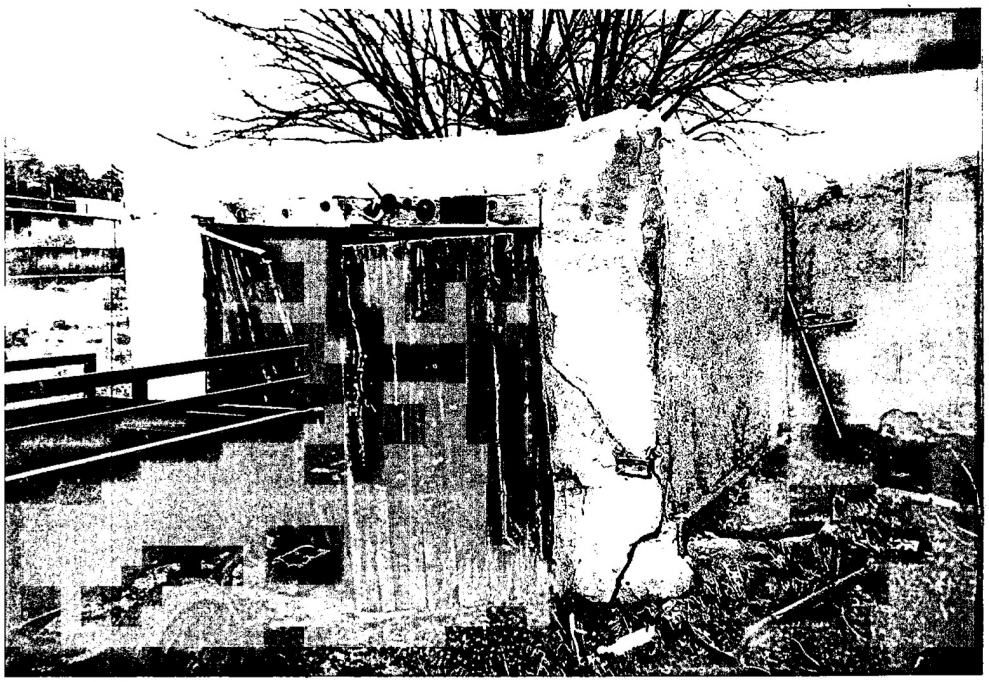
SOUTHEAST



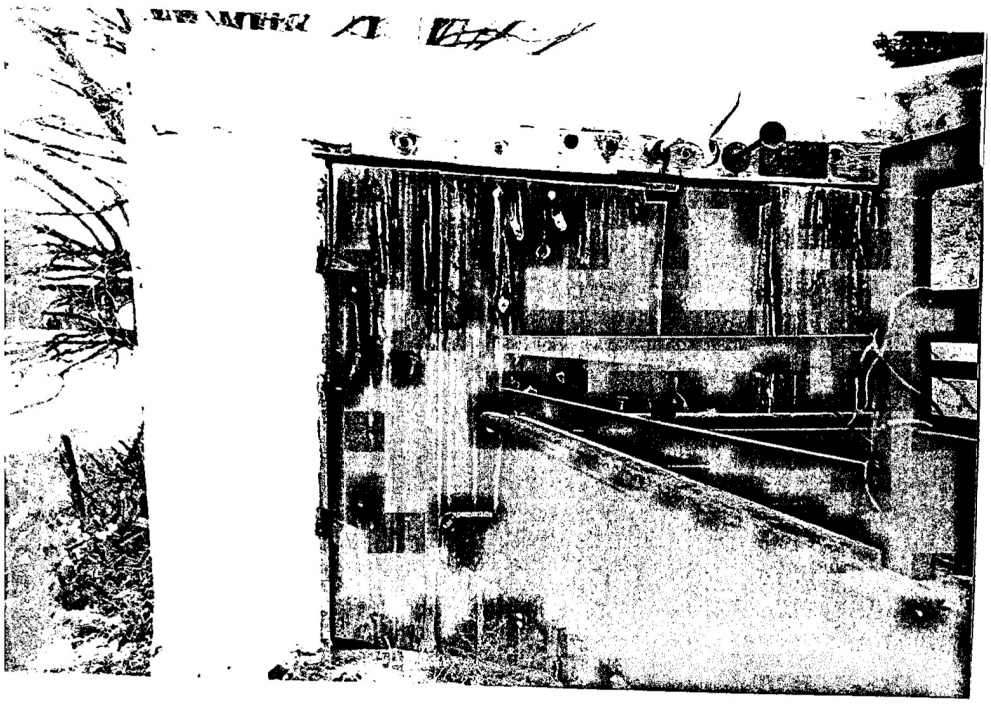
SOUTH



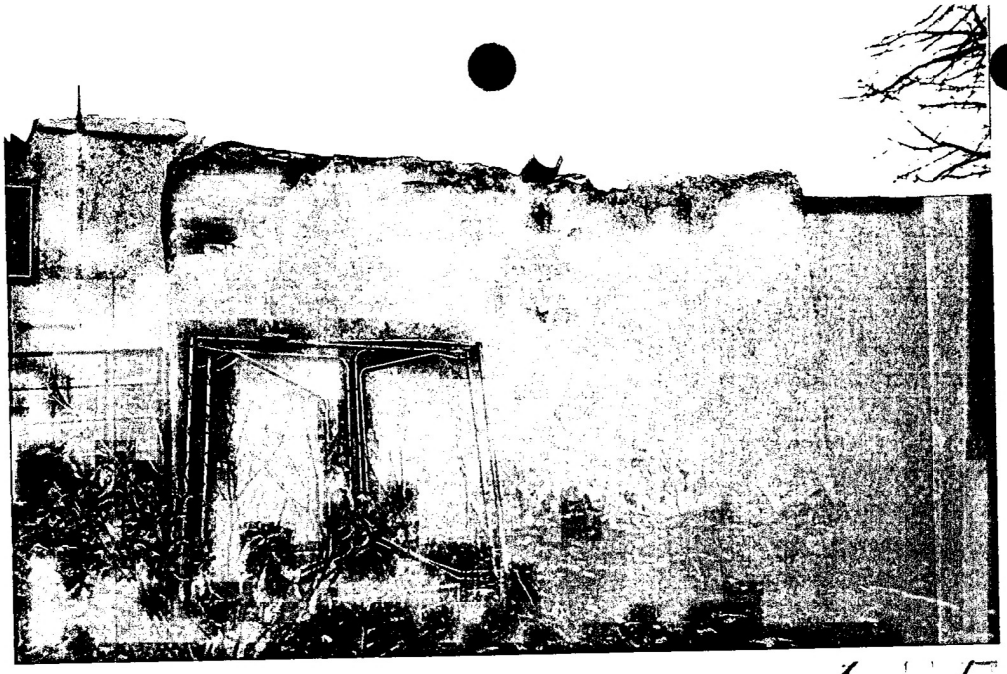
SOUTHEAST



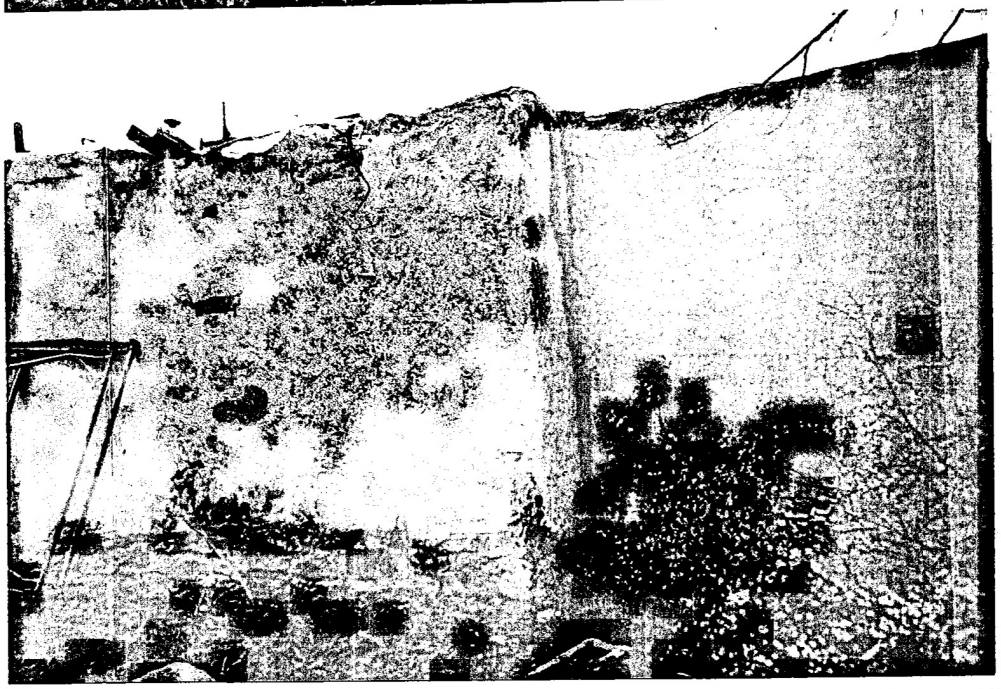
SOUTH

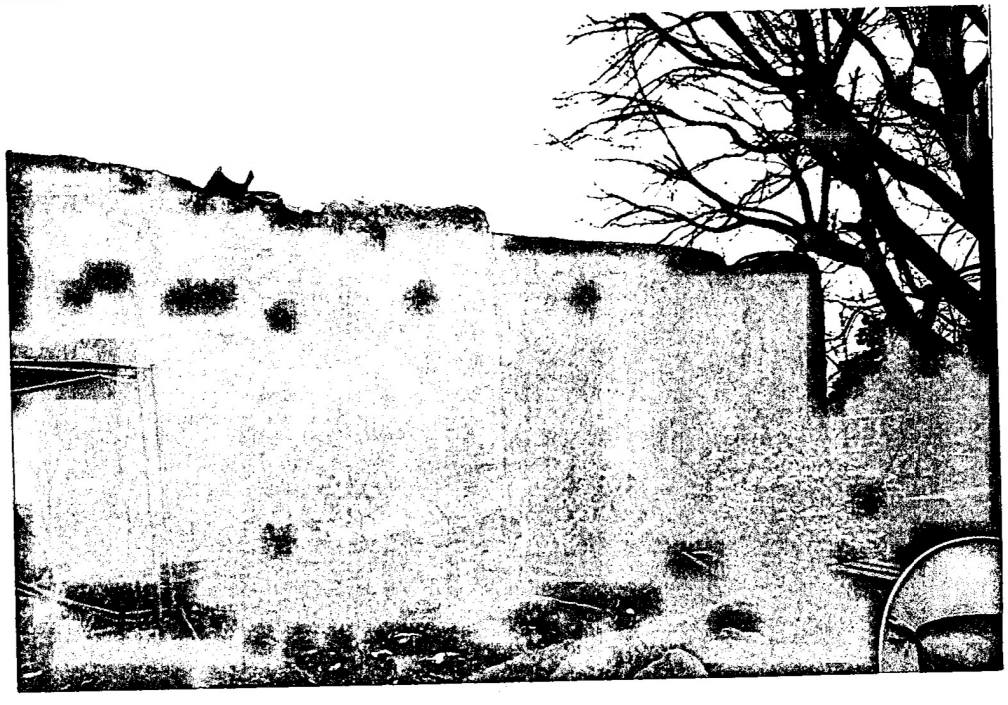


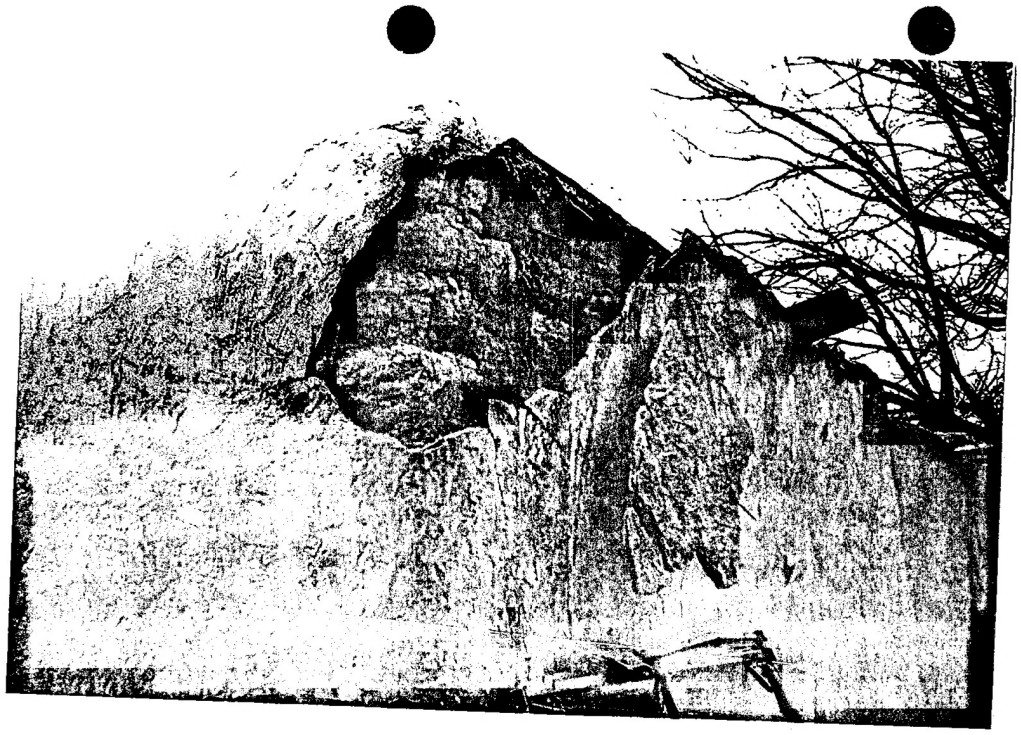
SOUTH



NORTH







NORTH - DETAIL PHOTOS



City of Santa Fe, New Mexico

memo

DATE: December 7, 1995

TO: Mary Grezeskowiak, Acting Planning Team Leader
Heather Pierson, Planner II

FROM: Rudy Gallegos, Inspections and Enforcement Team Leader

Issue

Structural Analysis inspection at 1295 Cerro Gordo.

Summary

In August of this year this inspector conducted an on-site inspection at the above address to determine the overall condition of said building.

Upon inspection this inspector noticed that the exterior structure walls are in such bad shape (walls leaning) to the point to which I feel this adobe structure could collapse at any time.

This structure has a roof that is constructed of vigas and 1" x 10" decking and appears to be in relatively good shape.

The building does not have any plumbing or electrical in it so that the plumbing and or electrical codes are not applicable in this case.

Recommended Action

Recommending razing of this structure.

c:\1295cerro.rfg

City of Santa Fe, New Mexico

memo

DATE: 28 November 1995

TO: Rudy Gallegos, Inspections & Enforcement Team Leader

FROM: Mary Grzeskowiak, Acting Planning Division Director
Heather Pierson, Planner II HP

The owner of 1295 Cerro Gordo Road has requested HDRB review of the proposed demolition of the one-story garage structure at this site. The review of this request has been scheduled for 12/12/95.

In accordance with the Historic Districts Ordinance, (Section 14-70.13D2 SFCC 1987), I am requesting a report from your staff on the state of repair and structural stability of the structure. The structure is located to the northwest of the main residence at 1295 Cerro Gordo Road.

Roberta Armijo is the project contact on this case. If access to the building is required, please call her at 982-2742.

I will need the requested report for distribution to the HDRB by 5:00 p.m. on 11 December 1995.

Call me if you need more information. Thank you.

corr/hlp/h95185.demo

RECEIVED
NOV 20 [illegible]
5PM

E X H I B I T (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval (✓)

Project Location: 1295 CERRO GORDO, SANTA FE, NM 87501

Owner: ROBERTA GLYNN ARMIJO Address: 1295 CERRO GORDO, SFNM 87501 Phone: 982-2742

Applicant: ROBERTA GLYNN ARMIJO Address: 1295 CERRO GORDO, SFNM 87501 Phone:

Project Proposal: DEMOLITION OF GARAGE

Public Visibility: North (✓) South (✓) East ( ) West (✓)

New Construction: Single-Family Residence ( ) Multi-family Residence ( ) Commercial ( )

Other Construction: Demolition (✓) Remodel ( ) Addition ( ) Restucco ( ) Sign(s) ( ) Wall/Fence ( ) Antenna ( ) Solar ( )

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

Roberta G Armijo
Signature of Applicant or Owner

11/20/95
Date

FOR OFFICIAL USE ONLY

Date Received: Case Number: H-95-185 Meeting Date

Historic District: Survey Number: Survey Area:

Age: Historic Significant ( ) Contributing ( )
Source: Status: Non Supporting ( )

Ordinance Compliance Checklist:

SECTION	DESCRIPTION			COMPLIES YES	COMPLIES NO
14-70.1	Harmony ( )	Proportion ( )	Style ( )	( )	( )
14-70.9	Harmony ( )	Proportion ( )	Style ( )	( )	( )
14-70.13	Demolition			( )	( )
14-70.14	Minimum Maintenance Requirements			( )	( )
14-70.15	Signs			( )	( )
	Applicable District Standards			( )	( )

Remarks:

1996 HISTORIC DESIGN REVIEW BOARD SCHEDULE

WED	FRI	TUES	FRI	TUES. *
11:00 AM SUBMITTAL DEADLINE.	REQUEST FOR ADDITIONAL INFORMATION	AGENDA DUE 2:30 P PACKET TO PRINT DUE 12:00 P	PACKET DISTRIBUTION	12:01 PM FIELD TRIP 6:00 PM H-BOARD MEETING
Dec 20, 1995	Dec 29, 1995	Jan 2	Jan 5	Jan 9
Jan 3	Jan 12	Jan 16	Jan 19	Jan 23
Jan 24	Feb 2	Feb 6	Feb 9	Feb 13
Feb 7	Feb 16	Feb 20	Feb 23	Feb 27
Feb 21	Mar 1	Mar 5	Mar 8	Mar 12
Mar 6	Mar 15	Mar 19	Mar 22	Mar 26
Mar 20	Mar 29	Apr 2	Apr 5	Apr 9
Apr 3	Apr 12	Apr 16	Apr 19	Apr 23
Apr 24	May 3	May 7	May 10	May 14
May 8	May 17	May 21	May 24	May 28
May 22	May 31	June 4	June 7	June 11
June 5	June 14	June 18	June 21	June 25
June 19	June 28	July 2	July 5	July 9
July 3	July 12	July 16	July 19	July 23
July 24	Aug 2	Aug 6	Aug 9	Aug 13
Aug 7	Aug 16	Aug 20	Aug 23	Aug 27
Aug 21	Aug 30	Sept 3	Sept 6	Sept 10
Sept 4	Sept 13	Sept 17	Sept 20	Sept 24
Sept 18	Sept 27	Oct 1	Oct 4	Oct 8
Oct 2	Oct 11	Oct 15	Oct 18	Oct 22
Oct 23	Nov 1	Nov 5	Nov 8	Nov 12
Nov 6	Nov 15	Nov 19	Nov 22	Nov 26
Nov 20	Nov 29	Dec 3	Dec 6	Dec 10
Dec 4	Dec 13	Dec 17	Dec 20	Dec 24
Dec 24	Jan 3, 1997	Jan 7, 1997	Jan 10, 1997	Jan 14, 1997

NOTE: Time and date of meeting may be subject to change. Please contact the Planning Division at 984-6808 for confirmation.

* IF A PROJECT IS TABLED BY THE HISTORIC DESIGN REVIEW BOARD AND A BOARD SUBCOMMITTEE IS ASSIGNED TO MEET WITH THE APPLICANT, A REVISED SUBMISSION AND/OR DRAWINGS REFLECTING CHANGES RESULTING FROM THE SUBCOMMITTEE MEETING ARE DUE TO STAFF TWO (2) WORKING DAYS AFTER THE SUBCOMMITTEE MEETING.

96HISREV.PM5-10/95

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor
Isaac J. Pino, City Manager

Councilors: **Larry A. Delgado, Dist. 1, Mayor Pro Tem** **Frank Montaño, Dist. 3**
Patti J. Bushee, Dist.1 **Art Sanchez, Dist. 3**
Steven G. Farber, Dist. 2 **Amy Manning, Dist. 4**
Cristopher Moore, Dist. 2 **Phil Griego, Dist. 4**

Project description . : ADD N ELE, WINDOW REPLACEMENT, RESTUCCO
Project number . . . : 96- 10100025
Case Number . . . . . : H-96-24
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 01/24/96

PROJECT LOCATION(S) : 1295 Cerro Gordo Road

PROJECT NAMES:

OW- Armijo, Roberta 1295 Cerro Gordo Road
Santa Fe, NM 87501 (505) 9833691

AP- Santa Fe NHS 1310 Monterey
Santa Fe, NM 87501 (505) 9836214

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on February 13, 1996, acted on the above referenced case. The decision of the Board was to conditionally approve your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: The parapet height of the addition shall be lowered 6".

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Planner III

Heather Pierson
Planner II

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

City of Santa Fe, New Mexico

memo

DATE: 13 February 1996

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III
Heather Pierson, Planner II HP

CASE #H-96-24 ADDRESS 1295 Cerro Gordo Road

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATIONS:

The applicant has provided illustrations for a 115 square-foot addition on the north elevation (rear) of an existing 812 square-foot residence on the subject property. The scope of work includes the addition, rearranging the interior spaces, reopening a historic entry under the portal on the south elevation, closing a non-historic entry in the same area, replacing a window on the east elevation to comply with egress requirements, and closing a door opening on the east elevation. Proposed stucco color will be El Rey *Desert Rose*, trim color is to be *Cool Lagoon*, and clad window color will be *Toffee Crunch*. Replacement and addition windows will be Marvin brand divided-lights. Historic casement windows on the west and south elevations are to be restored. Finally, the shed roof on the closet will be replaced with a flat roof to match the rest of the structure.

Staff acknowledges design standards for the Downtown and Eastside Historic District have been met. Staff also acknowledges the applicant's efforts to comply with preservation standards. The applicant will be restoring historic window units, and Staff commends the applicant's efforts to preserve such historic features (Section 14-70.73E1a 1987 SFCC). The applicant has also provided substantial documentation as to the previous existence of an entryway on the south elevation, therefore, Staff is not concerned with the proposed changes on this elevation (Section 14-

70.73E1b and 14-70.73E2 1987 SFCC). The addition will be placed to the rear of the historic structure, therefore complying with preservation standards as to the placement of additions (Section 14-70.73B4 1987 SFCC). Staff encourages that the addition's parapet be 6 inches lower than that of the historic structure so the addition can be differentiated from the historic structure. Pending resolution of this concern and determination of the appropriateness of the color scheme proposed, Staff recommends approval.

b:sr\hp\9624.hrb

14-70.9 Standards; Downtown and Eastside.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

Santa Fe
Neighborhood
Housing Services

P.O. Box 8241 1310 Monterey Drive
Santa Fe, New Mexico 87504-8241
505-983-6214

January 23, 1996

Ms. Heather Pierson
Urban Design Review Specialist
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

Re: Addition and remodel of home in Eastside Historic District for Roberta Armijo at 1295 Cerro Gordo.

Dear Ms. Pierson

To the best of the owner's knowledge, the original two rooms (living room and bedroom) were built by her uncle, Librado Ortiz, in the late 1920's. The kitchen, dining room and front porch were added in the early thirties. The closet with the shed roof was built in the early fifties.

We propose the following work:

1) A 6'x19' bathroom/laundry addition at the rear of the house and rearrange floor plan.

2) Replace south dining room window with a 36" wood and glass door (originally there was a door here that was removed). Remove existing front door (this was a later addition that was installed when the door to the dining room was removed) and fill-in. **See attached letters.**

3) Rebuild west dining room window and living room window.

4) Replace bedroom window with Marvin or equal metal clad wood double hung window that meets fire egress standard. Color to be brown.

5) Remove existing exterior side door from closet and stucco over.

DONATIONS ARE TAX DEDUCTIBLE
A Development of Neighborhood Reinvestment

a NeighborWorks® program

Santa Fe
Neighborhood
Housing Services
P.O. Box 8241 1310 Monterey Drive
Santa Fe, New Mexico 87504-8241
505-983-6214

6) Remove shed roof section on closet and reroof as flat.

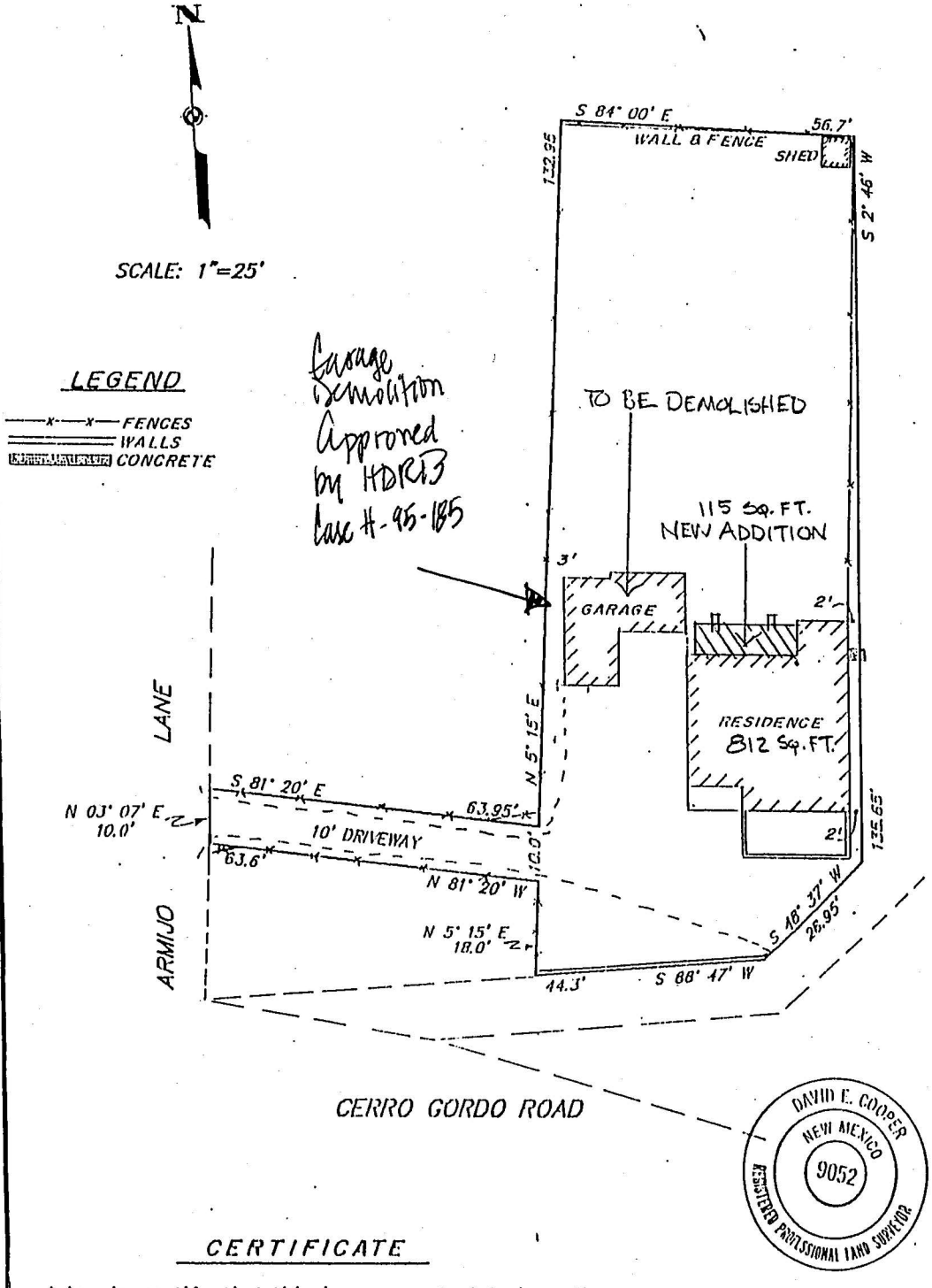
7) Restucco entire house in earthtone color (El Rey "Desert Rose").

Sincerely,

George Goettel
Project Manager

IMPROVEMENT SURVEY
FOR
ROBERTA GLYNN ARMIJO

ON A TRACT OF LAND LYING AT 1295 ARMIJO LANE, SANTA FE, NEW MEXICO.



CERTIFICATE

I hereby certify that this improvement plat shows the improvements as located on the premises described and is true and correct to the best of my knowledge and belief.

David E. Cooper N.M.R.L.S. No. 9052

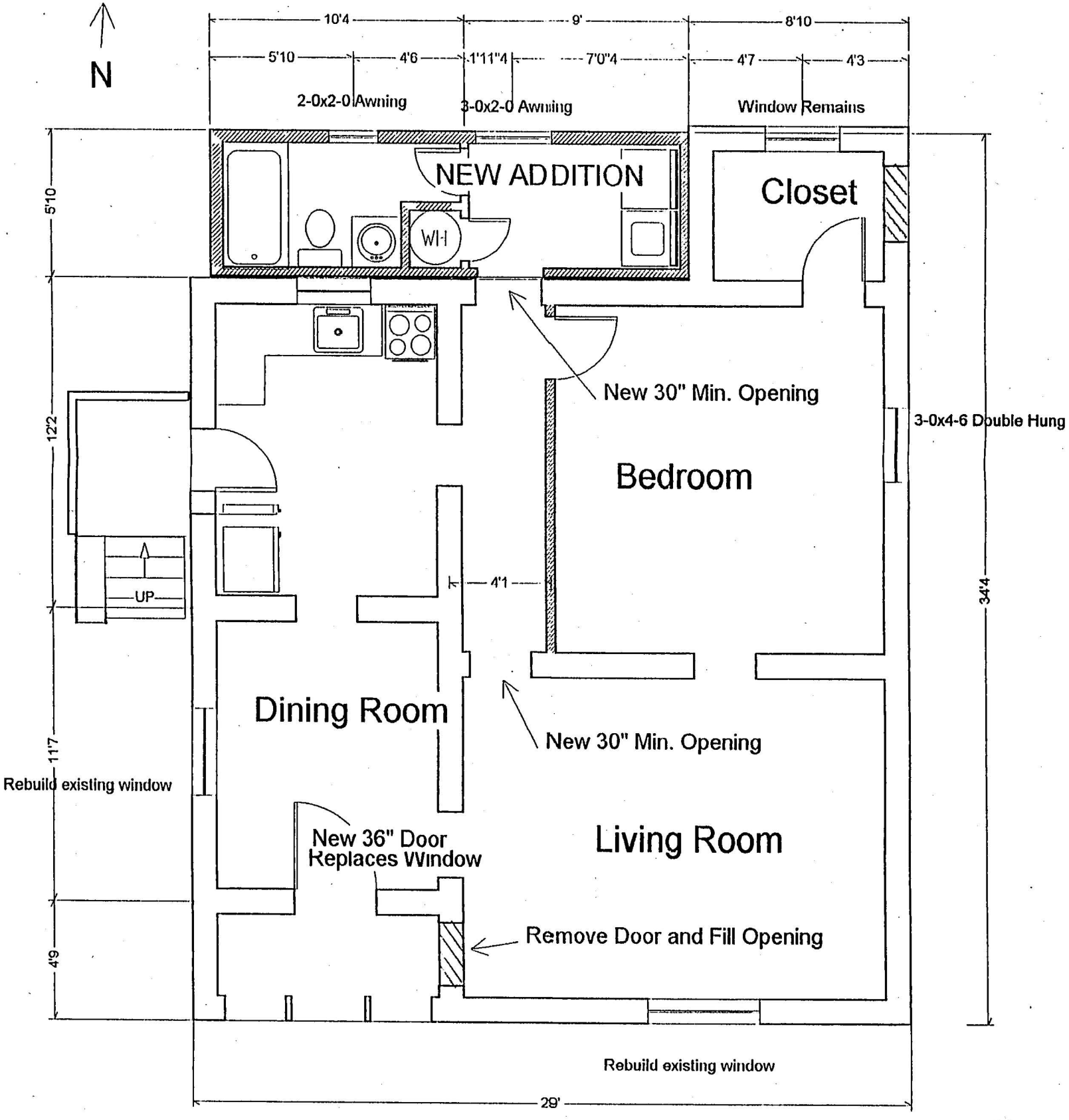
Sierra Land Surveying
P.O. BOX 4674 SANTA FE, NM 87502
APACHE RIDGE 983-5932

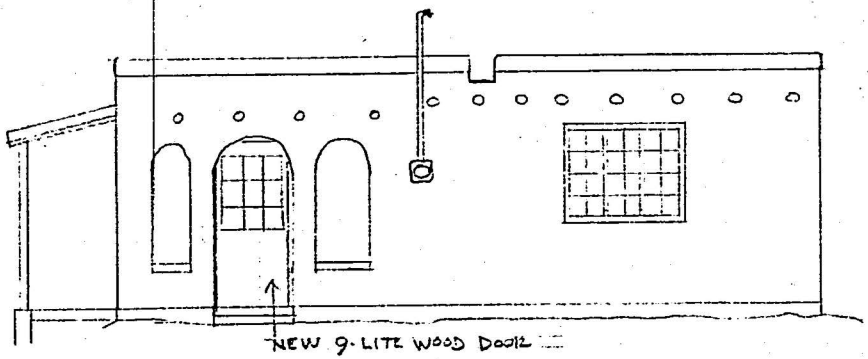
DATE August 29, 1988

PROJECT NO. 15-254-0888

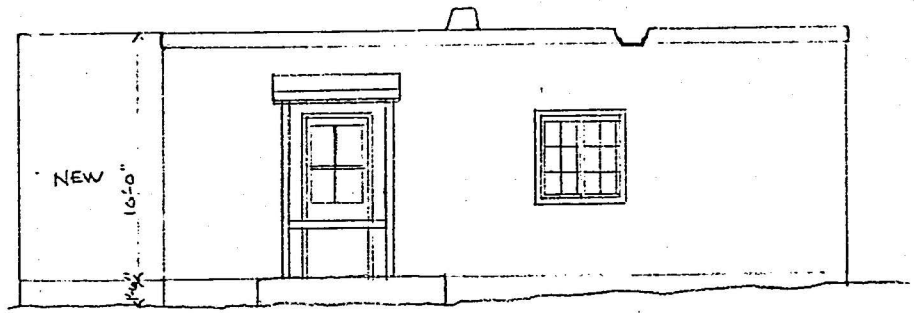
Addition for Roberta Armijo
1295 Cerro Gordo

Floor Plan
1/4"=1'-0"
1/22/96

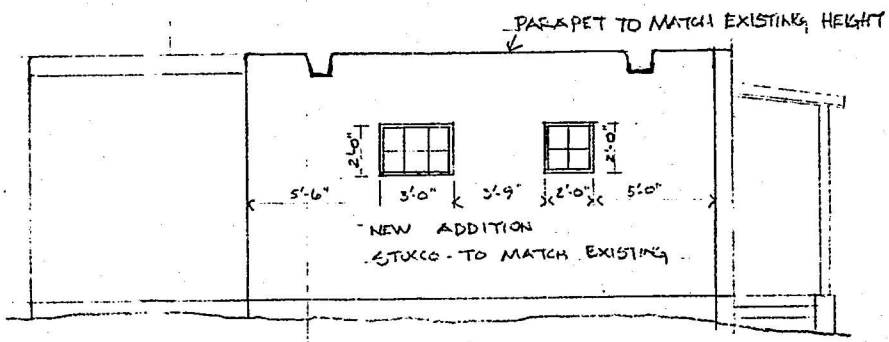




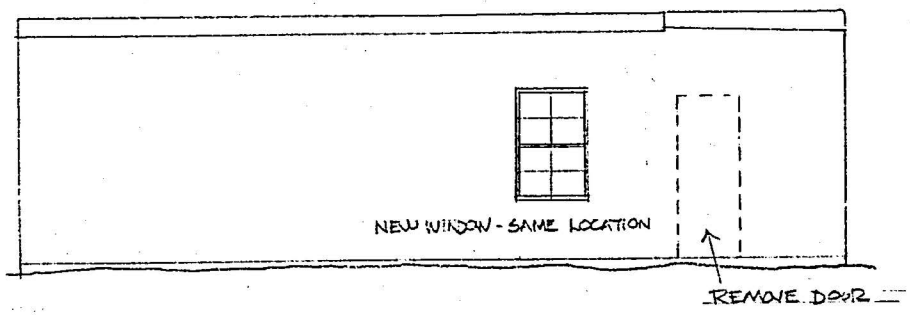
SOUTH 1/4"=1'-0"
VIEW FROM STREET



WEST



NORTH



EAST

EXISTING ELEVATIONS (Roberta Armijo--1295 Cerro Gordo)



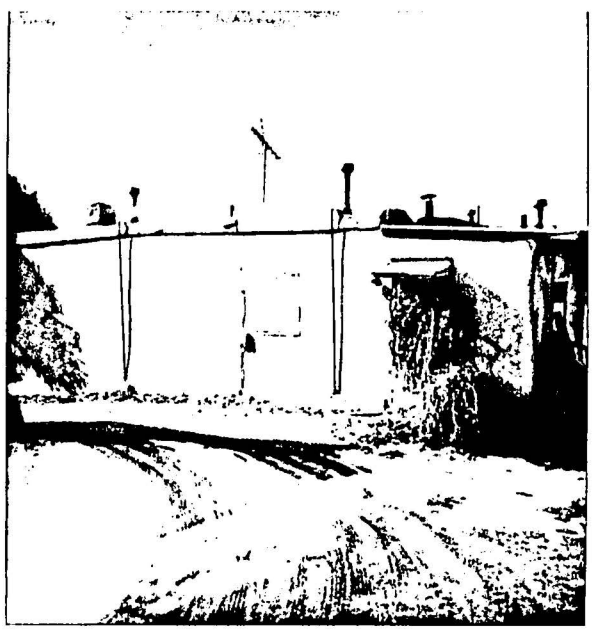
SOUTH ELEVATION



WEST



NORTH



EAST

January 21, 1996

To Whom It May Concern:

The dining room window was originally a doorway. It was later closed off when it became a bedroom for the Ortiz' son, Alfredo. At that time a doorway was opened in the livingroom and a window and shelves were built.

This is true to the best of my knowledge.

Sincerely, Margarita J. Armijo

Margarita J. Armijo
1299 Cerro Gordo
Santa Fe, New Mexico 87501

JANUARY 21, 1996

I, ABUNDIO ARMIJO JR. RECOLLECT THERE BEING A DOOR ON THE SOUTH SIDE OF THE SMALL BEDROOM AT ROBERTAS HOUSE. DURING THE SECOND WORLD WAR MY BROTHER FRANK AND MY SISTER-IN-LAW MOLLY WERE MARRIED AND LIVED WITH MY SISTER PLACIDA UNTIL THEY PURCHASED A HOUSE OF THEIR OWN. THE SMALL BEDROOM WAS USED AS A KITCHEN AND THAT WAS THE ONLY ENTRANCE AND EXIT TO THEIR SMALL APARTMENT. WHAT IS NOW THE LIVINGROOM USED TO BE THEIR BEDROOM.

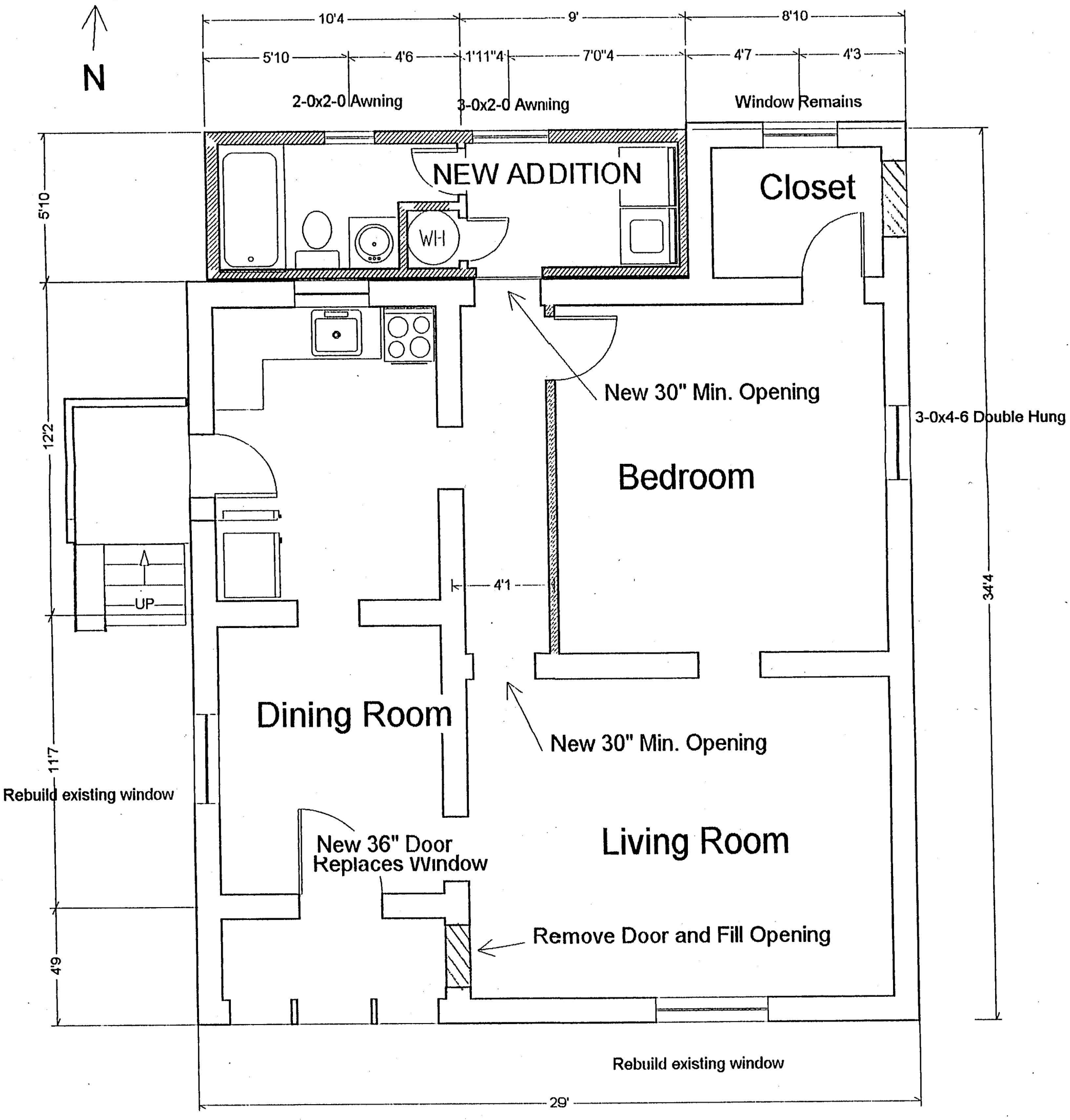
LATER WHEN THEY MOVED OUT THE KITCHEN WAS TURNED INTO A BEDROOM TO BE USED BY ALFREDO SON OF LIBRADO AND PLACIDA ORTIZ. THE DOOR WAS CLOSED AND A WINDOW WAS INSTALLED ON THE TOP PART. SINCE THE OPENING WAS THERE A BOOK SHELF WAS BUILT ON THE BOTTOM. THE OUTSIDE WAS PLASTERED AND STUCCOED.

A DOOR WAS PUT IN THE LIVINGROOM SINCE THERE WAS A SMALL PORCH LEADING INTO THE HOUSE.

Abundio Armijo Jr

Addition for Roberta Armijo
1295 Cerro Gordo

Floor Plan
1/4"=1'-0"
1/22/96



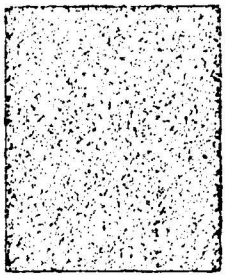
El Rey

KING OF STUCCOS ®

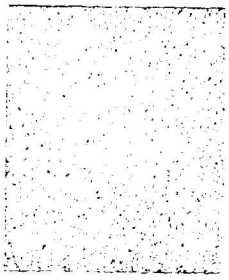
Stucco
COMPANY INCORPORATED

This change supersedes all others
effective 06-95 thru 06-96

CAUTION: Stucco Colors will vary from all samples, especially acrylic modified materials, due to methods of application, weather conditions and plant batching. Apply sample of some material to be used on actual substrate for final approval of owner before stuccoing with any stucco.



102 CAMEO



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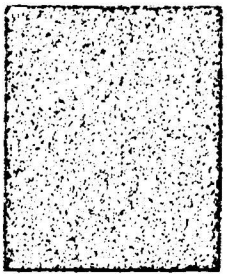
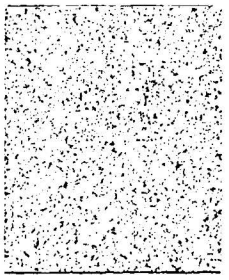


40 PEACH



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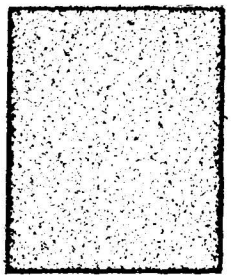
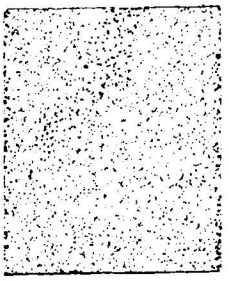
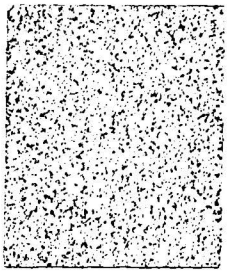


127 HACIENDA



128 CREAM



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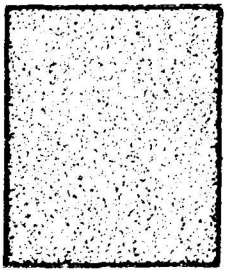

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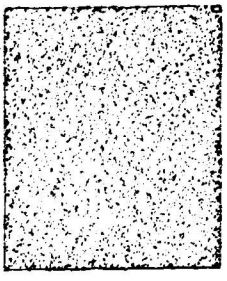

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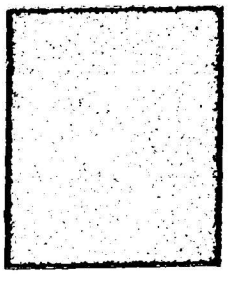
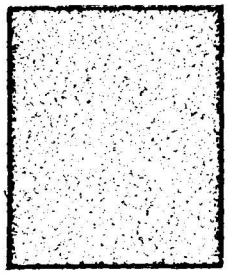


117 FAWN



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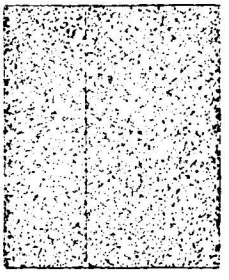

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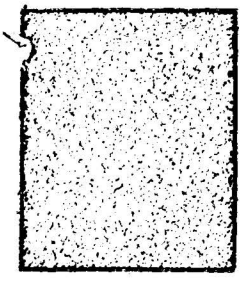
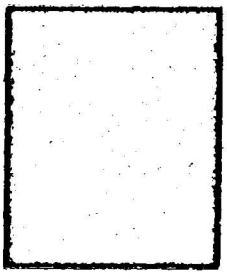


121 SANDALWOOD



122 STRAW



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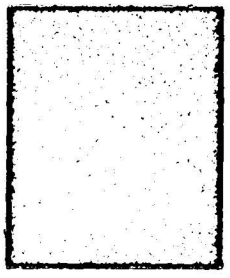

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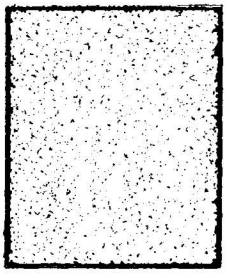

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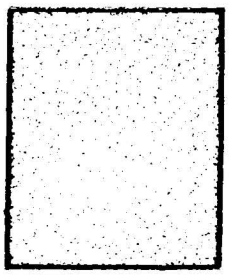

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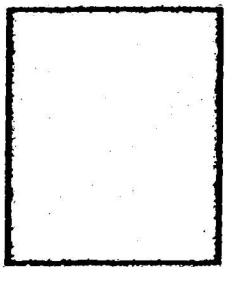

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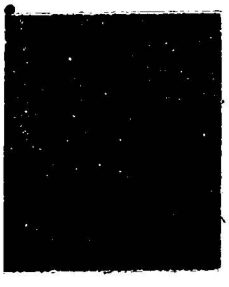

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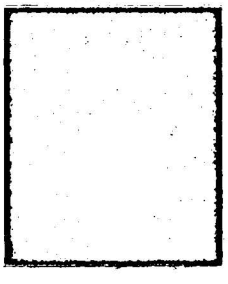

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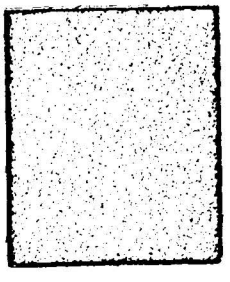

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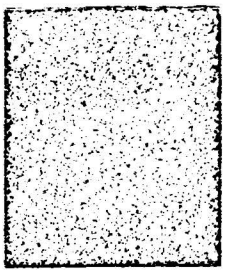

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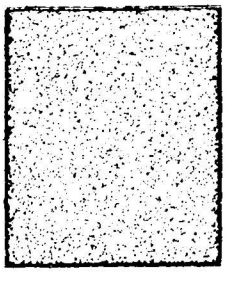

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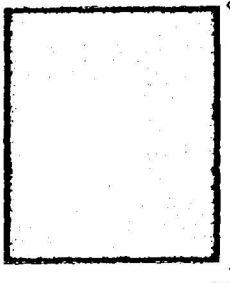
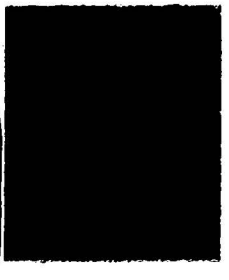


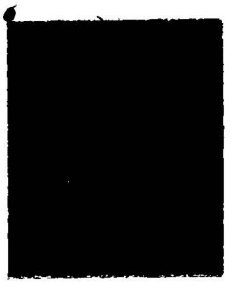
115 COTTONWOOD



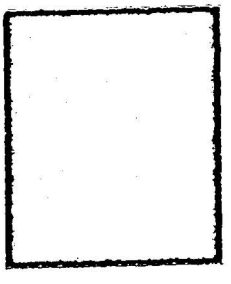
14 DESERT ROSE



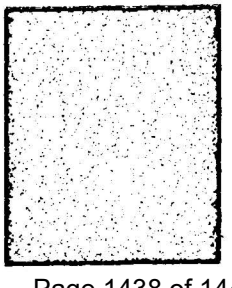
20 SANTA FE BROWN



125 LA LUZ



124 CORAL



113 DOVE GRAY

Why Use Stucco?

Stucco is one of the most universal facing materials. It can be applied to the exterior face of almost any structure. It can be given almost any desired "look" - textured, scored, swirled, stippled, raked, grooved, combed, and countless other deep or shallow surface finishes.

Colored marble chips or other aggregate can be embedded in either white or a colored stucco matrix to produce a "rock dash" or "marblecrete" finish.

Why Specify EL REY For Stucco?

EL REY Stucco is hard, strong, fire-resistant, and weather-tight material that does not deteriorate with age and holds its color well. Because it is a Portland cement product, stucco grows stronger with age and is impervious to termites, rot, and fungus.

New inert, non-fading pigments provide longer life than ever before, and the color goes all the way through the stucco finish coat.

Advantages of Factory Pre-Mix

When you specify stucco, specify a factory-prepared mix. This assures you of color uniformity in every batch and you have the advantage of plasticizing agents added to increase workability. Factory mixes are available in a wide variety of colors. Rigid quality control assures uniformity of color and hue.

SMA

Member of Stucco Manufacturers Association

SSC 6/95 20M

4100½ Broadway S.E.
Albuquerque, N.M. 87105
(505) 873-1180

3219 S. Brennan Industrial Loop
Colorado Springs, CO 80910
(719) 392-9003

Since there are many factors over which the manufacturer has no control, such as measurement of water, proper preparation of walls, etc. there is no warranty for finished work, either expressed or implied. If for any reason the contents are defective, liability is limited to replacement, by the manufacturer, with a like quantity of new material. Manufacturer is not liable for any consequential damages. There is no warranty which extends beyond those stated in this notice.

El Rey

Stucco COMPANY INCORPORATED

KING OF STUCCOS

OTHER QUALITY PRODUCTS

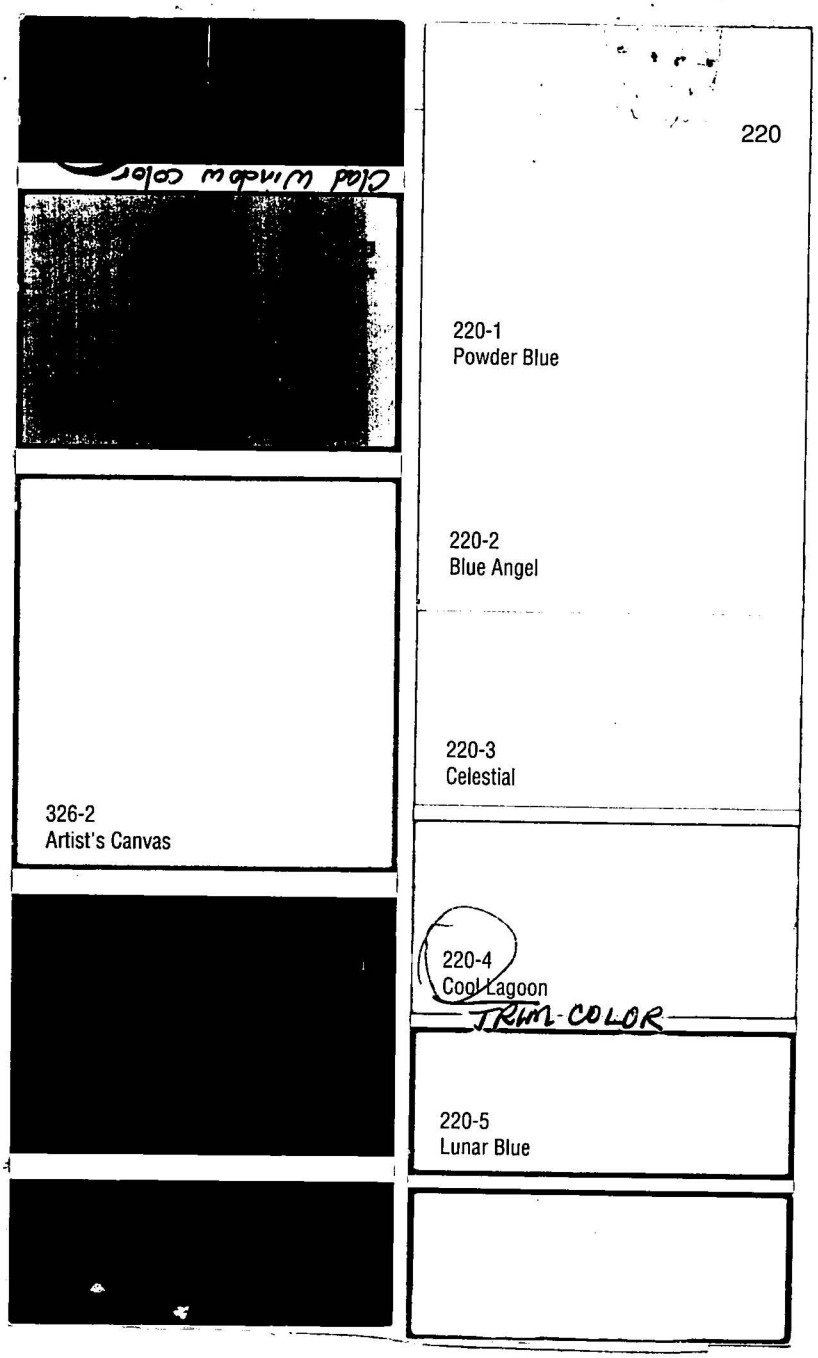
- Custom Colors
- Exterior Insulation & Finish Systems
  Insul-Flex®
- Synthetic Finishes
  Mill Mix™
  Perma-Flex®
- Bonding Agents
  "100"
- Acrylic Additives
  "200"
- Fiber Reinforced Thin Coat Stucco Systems
  Quickwall® & Plasterglas® Fastwall™
- Water Repellents & Sealers
  Crown Seal 300®
- Pool Deck Coating
  Super-Deck®
- Cement Color
  Harcros® Pigments

El Rey

KING OF STUCCOS ®

Stucco COMPANY INCORPORATED

Standard Colors for El Rey Premium Exterior Stucco


Clad window color
220
220-1
Powder Blue
220-2
Blue Angel
220-3
Celestial
326-2
Artist's Canvas
220-4
Cool Lagoon
TRIM-COLOR
220-5
Lunar Blue

RECEIVED
JAN 24 1996
10:45a

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval (✓)

Project Location: 1295 CERRO GORDO ROAD

Owner:	Address:	Phone:
ROBERTA ARMIJO	1295 CERRO GORDO	983-3691 (W)
Applicant:	**Address:**	**Phone:**
SANTA FE NHS	1310 MONTERREY	983-6214

Project Proposal: ADDITION AT BACK OF HOUSE, REPLACE WINDOWS, STUCCO

Public Visibility: North ( ) South (✓) East ( ) West (✓)

New Construction: Single-Family Residence ( ) Multi-family Residence ( ) Commercial ( )

Other Construction: Demolition ( ) Remodel (✓) Addition (✓) Restucco ( ) Sign(s) ( ) Wall/Fence ( ) Antenna ( ) Solar ( )

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

G. Gold (SFNHS) — Signature of Applicant or Owner

1-22-96 — Date

FOR OFFICIAL USE ONLY

Date Received: Case Number: H- Meeting Date

Historic District: Survey Number: Survey Area:

Age: Historic Significant ( ) Contributing ( )
Source: Status: Non Supporting ( )

Ordinance Compliance Checklist:

SECTION	DESCRIPTION	COMPLIES YES	COMPLIES NO
14-70.1	Harmony ( ) Proportion ( ) Style ( )	( )	( )
14-70.9	Harmony ( ) Proportion ( ) Style ( )	( )	( )
14-70.13	Demolition	( )	( )
14-70.14	Minimum Maintenance Requirements	( )	( )
14-70.15	Signs	( )	( )
	Applicable District Standards	( )	( )

Remarks: