Agenda **Regular Meeting**

AMENDED AGENDA of the
Historic Districts Review Board
February 11, 2025 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Historic Districts Review Board Meeting

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

Join on Zoom: https://santafenm-gov.zoom.us/j/89338445338

By Phone: 301 715 8592

Webinar ID: 893 3844 5338

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

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
   a. 12102024 Hboard Minutes-Final
5. Approval of Findings/Conclusions
   a. 2024-008945-HDRB. 1292 Lejano Ln. (September 10, 2024)
   b. 2024-008937-HDRB. 119 Kearny Rd. (September 10, 2024)
   c. 2024-009478-HDRB. 614 Paseo de Peralta (December 10, 2024)
6. Matters from the Public
7. Staff Communications
   a. State Executive Office Building Presentation

8. Old Business

9. New Business

   a. 2025-009719-HDRB, 878 E. Palace. Downtown and Eastside Historic District, Micheal Herrera, agent for Marilyn Halla, property owner, request a status review and primary façade designation. (Amanda Romero, alromero@santafenm.gov)

   b. 2025-009690-HDRB, 1525 Canyon Rd, Downtown & Eastside Historic District, Contributing, Rachel Heydemann, agent/owner, proposes to replace windows and doors and stucco. An exception is requested to 14-5.2(D)(5)(a) to replace historic windows and doors. (LJMcculley@santafenm.gov ,Lani McCulley)

   c. 2025-009689-HDRB, 1 Camino Pequeno Unit A, Downtown & Eastside Historic District, non-contributing, Courtenay Mathey, agent for Ann and Kevin Cooney, owners, proposes to construct 475 sq. ft. of additions to a height of 14'4", raise parapets to 12'5", install exterior insulation, replace windows and doors, and construct a 645 sq. ft. freestanding garage and studio to a height of 14'-4" where the maximum allowable is 14'-5", 5'8" high yard walls, fences and gates where the maximum allowable height is 5'-8", stucco, roof, install exterior lighting, solar panels and hardscaping. (Lani McCulley)

   d. 2025-009773-HDRB, 127 Duran St., Westside-Guadalupe Historic District, Non-contributing. Gayla Bechtol, agent for Jennifer Allen and Karen Kalat, owners, request a status review with primary façade designation, if applicable, for a residence and an accessory structure. (Lani McCulley)

   e. 2024-009202-HDRB, 925 Acequia Madre, Downtown & Eastside Historic District, Contributing. Gregory Waits, agent for Jason Flanagan, owner, requests a status review with primary façade designation(s) if applicable. (Paul Duran, paduran@santafenm.gov)

   f. 2025-009748-HDRB, 502 Cerrillos Rd., Historic Transition Historic District, Non-contributing. Kevin Skelly, agent for Debra Olinger, owner, proposes to enclose existing northeast portal and requests an exception to 14-5.2(D)(4) to enclose an existing portal (hllamboy@santafenm.gov, Heather Lamboy)

   g. 2024-009613-HDRB, 1182 Cerro Gordo Rd., Downtown & Eastside Historic District, Contributing. High Desert Contractors LLC, agent for Lanalee Lewis Rev. Trust, owner, proposes to remove the roof of a contributing structure, construct a new roof deck, exterior staircase, and install deck railing and fencing. Exceptions are requested to 14-5.2(D)(6) for replacing a roof not in-kind and to 14-5.2(D)(2)(5)(b) for constructing an architectural feature on a primary facade. (Lani McCulley)

   h. 2024-009650-HDRB, 202 Irvine St., Westside-Guadalupe Historic District, Non-contributing. Michael Bodelson, agent for Charles Rennick, owner, proposes to construct two closet additions on the east façade for a total of 125 sq. ft., relocate one window on the south façade, raise the chimney height to 11'-1" where the maximum allowable height is 12'-7", and requests an exception to 14-5.2(I)(a) to allow wood as an exterior wall material for an existing shed. (Paul Duran)

   i. 2025-009774-HDRB, 1184 Cerro Gordo, Downtown & Eastside Historic District, Non-contributing. Trey Jordan Architecture, agent for Sage Haven, LLC, owner, proposes to construct a 146 sq. ft. addition to a height of 9'-6" where the maximum allowable is 16'-5" and a 6'-0" high yard wall and fencing where the maximum allowable height is 6'-0". (Lani McCulley)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

   a. February 25, 2025

13. Adjourn

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

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
December 10, 2024

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:33 pm	3
Roll Call	Quorum Present	3
Approval of Agenda	Approved as amended	4
Approval of Minutes		
May 14, 2024	Approved	4
October 22, 2024	Approved	
April 29, 2024	Approved	
Approval of Findings & Conclusions	Approved or Approved as amended	4
Matters from the Public	Comments	5
Staff Communications	Comments	5-7
Old Business	None	7
New Business		
2024-009377-HDRB 449 Camino Monte Vista	Approved with Conditions	7-12
2024-009399-HDRB 465 Camino Manzano	Partially Denied Partially Approved	12-21
2024-009398-HDRB 346 Hillside Ave	Partially Denied Partially Approved with Conditions	21-29
2024-009478-HDRB 614 Paseo de Peralta.	Denied	29-40
2024-009323-HDRB 312 Pino Road	Postponed	40-41

2024-009479-HDRB 710 Canyon Rd.	Approved	41-46
Discussion Items	None	47
Matters from the Board	None	47
Next Meeting	Tuesday, January 14, 2025	26
Adjournment	9:58 pm	26-27

MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
December 10, 2024 – 5:30 PM

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. at a meeting held in the City Council Chambers at the Santa Fe Municipal Building, 200 Lincoln Avenue, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chair
Mr. John Bienvenue
Ms. Jennifer Biedscheid
Ms. Amanda Mather
Ms. Mary Ellen Degnan

MEMBERS ABSENT (EXCUSED)
Mr. Anthony Guida, Vice Chair
Ms. Madelein Aguilar Medrano

STAFF PRESENT:
Ms. Heather Lamboy, Assistant Land Use Director
Ms. Margarat Moore, Interim Assistant Land Use Director
Mr. Gary Moquino, Historic Preservation Division Manager
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Amanda Romero, Senior Planner
Ms. Lani McCulley, Senior Planner
Mr. Paul Duran, Senior Planner
Ms. Mariah Kavanaugh, Planner Technician

NOTE: The Board packet for all agenda items is incorporated herewith by reference. The packet is on file in the Historic Preservation Office and available on the City of Santa Fe Website.

B. APPROVAL OF AGENDA

Mr. Moquino stated that under New Business case E. 2024-009323-HDRB, 312 Pino Rd was postponed. The next meeting of the HDRB will be held on January 14, 2025.

MOTION: Member Degnan moved, seconded by Member Beidscheid, to approve the agenda.

VOTE: The motion passed by (4-0) roll call vote with Members Biedscheid, Bienvenu, Mather and Degnan voting in favor and none voting against.

C. APPROVAL OF MINUTES:

1. May 14, 2024, no changes were made.

MOTION: Member Biedscheid moved, seconded by Member Mather, to approve the minutes of May 14, 2024, as amended.

VOTE: The motion passed by (4-0) roll call vote with Members Bienvenu, Mather, Degnan, and Biedscheid voting in favor, none voting against.

2. October 22, 2024, no changes were made.

MOTION: Member Biedscheid moved, seconded by Member Mather, to approve the minutes of October 22, 2024, as amended.

VOTE: The motion passed by (4-0) roll call vote with Members Bienvenu, Mather, Degnan, and Biedscheid voting in favor, none voting against.

3. April 29, 2024, no changes were made.

MOTION: Member Biedscheid moved, seconded by Member Mather, to approve the minutes of April 29, 2024, as amended.

VOTE: The motion passed by (4-0) roll call vote with Members Bienvenu, Mather, Degnan, and Biedscheid voting in favor, none voting against.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

No Findings of Facts and Conclusions of Law were presented with this Agenda.

E. MATTERS FROM THE PUBLIC

Stephanie Beninato inquired about the turnaround time on Minutes and Findings of Facts and Conclusions of Law. She noted that some of them are 7 months old and under the Appeals Ordinance applicants have 35 days to appeal or until the Findings are adopted, whichever comes first. Therefore, appellants don't have the Findings of Facts completed when filing. She states that at least in the City's case they have YouTube, but again they must be written. She asked the Board to look into this and urged the council to change that part of the Appeal ordinance which gives the option for the appeal date to vary. So that appeals can be expedited. She further points out that the Findings are required by the District Court.

Chair Rios thanked Stephanie and asked if attorney Ruybalid, or Heather would like to respond in reference to this matter.

Ms. Lamboy stated she would defer to Attorney Ruybalid regarding the Findings of Facts and Conclusions of Law, but due to low staffing and transitions in the City's office and with Mr. Ruybalid's workload with the city does affect the Findings. In reference to the Minutes the City was not prepared when Ms. Melissa Byers left so there was no other stenographer available. The Land Use Department has hired a consultant to write the missing 2024 Minutes. The City staff in Land Use are endeavoring from this Hearing forward to transcribe the Minutes so they can be timely, but it's just an adjustment period while they identified resources for the minutes and taking of notes.

F. STAFF COMMUNICATIONS

Ms. Lamboy introduced Daniel Alvarado, Senior Planner and manager of the Land Development code update. He is working on updating the code language, the project as a whole and will provide an anticipated review timeline.

Ms. Lamboy also introduced Janice Biletnikoff, who is a Strategic Planner. She has a special role in the Division providing forward-looking planning and will provide more strategic initiatives as needed for the code update

Mr. Alvarado presented an update from last year's presentation regarding the Land Development update. The adoption phase of phase 1 is pending of the three-phase project that will be occurring over the next couple of years. Some of the changes that are taking place in this phase have to do with resolving some arbitrary rules around Zoning as well as introducing new policies that are piloting some ideas that Land Use would like to be expanded upon or modified in Phase 2 and 3. The goal is to have Phase 1 introduced in January and have it adopted by February or March. There will be approximately 9 meetings including: Governing Body, Public Comment, each Governing Body's Committees, Advisory Boards- Historic Districts Review Board, Planning Commission, and Archeological Review Committee for an Official Recommendation

which is a Code requirement for any changes that occur to the respective parts of Chapter 14. Member Biedscheid and others along with a subcommittee focused on the Historic overlay have been working with Mr. Alvarado. Mr. Alvarado reiterated that Phase 1 is mostly focused on Code hygiene, structural improvements, fixing inconsistencies, different typos and matters like that. A draft will be provided and will be in ordinance form when presented. At that point no other amendments can be accepted except those from the Governing Body.

Ms. Janice Biletnikoff, Project Manager for the General Plan Amendment stated the update to the General Plan will be a revision to the 1999 General Plan and will set an approximate 25-year vision for how the city will evolve. The Plan itself does not carry the weight of Law; however it is the foundation for the Land Development Code, which is the Law. The process will take two and a half years to three years. The Update has two components: The Plan and the Digital Platform. The Plan update will include revised text, maps, and graphics. The digital platform will serve public engagement efforts. It will also be maintained as an ongoing GIS based informational resource for the community well into the future by becoming our information hub for property data, Land Development entitlements, and all things planning.

Member Bienvenue stated he thinks that there needs to be some set of qualifications and the announcements and then vetting, so that they're sure that's an actual representative cross section of the committee.

Ms. Bilentnikoff thanked members and stated they'll take that into consideration in creating in finalizing.

G. OLD BUSINESS

There were no Old Business cases to be discussed.

H. NEW BUSINESS

Chair Rios asked that public comments be limited to two minutes. She also explained the appeal process.

1. **2024-009377-HDRB, 449 Camino Monte Vista**, Downtown & Eastside Historic District, Lorn Tryk, agent for Joseph and Mark Clark Rev. Trust, owner, proposes to construct a 4,695 sq. ft. residence, a 1,111 sq. ft. casita, a 436 sq. ft. accessory structure and an 877 sq. ft. garage to a maximum height of 17’-10” where the maximum allowable is 18’-0”, 5’-0” to 6’-0” high yard and retaining walls. (Paul Duran, paduran@santafenm.gov)

BACKGROUND & SUMMARY

The property at 449 Camino Monte Vista is a vacant lot in the Downtown and Eastside Historic District. The lot previously held a single-family residence that was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The structure was listed as non-contributing to the Downtown & Eastside Historic District. On April 28, 2015, under case H-11-081, the HDRB approved demolition of the non-contributing structure and approved new construction of a 1,568 square foot residential structure to the maximum allowable height of 18'-0" with a pitched roof exception request. While the previous non-contributing structure was demolished, the residential structure, as approved, was not constructed.

The applicant now proposes to:

1) Construct a 4,695 sq. ft. single-family residence to a maximum height of 17'-10" where the maximum allowable is 18'-0",
2) Construct a 1,111 sq. ft. casita to a height of 14'-0",
3) Construct a 435 sq. ft. accessory structure (guest bedroom) to a height of 13'-3",
4) Construct a 342 sq. ft. accessory structure (exercise studio) to a height of 17'-9",
5) Construct an 877 sq. ft. garage to a height of 13'-10",
6) Construct a 107 sq. ft. pergola to a height of 10'-0",
7) Construct 5'-0" to 6'-0" high yard and retaining walls,
8) Install Exterior Lighting, and,
9) Install HVAC ground mounted with a yard wall screening at a height of 4'-0".

STAFF RECOMMENDATION

Staff recommends approval of Case #2024-009377 subject to condition that the applicant constructs the structures with red brick coping which is recognized as a character defining feature for Territorial design style. With this condition staff finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Chair Rios asked in reference to this application if they are asking for three independent buildings plus a pergola and if the Residence, Casita, and Accessory Building amount to a total of over 7,000 sq. ft even though they are not attached to each other. She also asked for clarification that the Lot Coverage is 40% and inquired if the Applicant had gone over 40%.

Mr. Duran stated the Lot Coverage was 29% and the Applicant does have a PZR, so the applicant has not exceeded that.

Chair Rios Clarified 29 %

Mr. Duran verified

Chair Rios then also asked Mr. Duran to verify the proposed height for the front wall and gate.

Mr. Duran stated the proposed wall height was 6 feet max and 5'-6' for the Entrance Gate.

Chair Rios asked if this is located at a dead end and asked how Mr. Duran would describe the public visibility of this large project.

Mr. Duran explained from Camino Atalay public visibility is minimal from the coyote fencing since it provides enough coverage. Vehicle traffic would be able to see the top of the roofscape. On Camino Monte Vista any traffic would be able to see the structures but no more than what they would see from their neighbors.

Chair Rios asked Mr. Duran if he felt this project is in harmony with the Streetscape.

Mr. Duran replied that if the Applicant constructs with red brick coping on the structures, then Staff agrees that it would be more in line to what's already established on that streetscape.

Member Degnan asked if the Coyote fence would be 6' across the front of the property facing onto the Street.

Mr. Duran stated they are proposing to build a CMU wall to a maximum height of 6 feet.

Member Biedscheid inquired if there was a wall height calculation for the Street.

Mr. Duran stated as far as he knew the Applicant had the right to build up to 6 feet per the Zoning Code, but didn't have the height calculation and stated he could get that information.

Member Biedscheid thought we had some guideline for the front of properties to not go that high, but maybe the sides of the property can.

Mr. Duran stated it is dependent on the zoning of the Property. So, if this is a residential compound zoning then they have the ability to build up to 10'. The Applicants have different underlying zoning codes depending on the property's location.

Ms. Lamboy stated staff can get a wall height calculation for them and maybe they can defer that portion of the application until next hearing.

Member Bienvenue stated that he did think they need that because in addition to the underlying zone we have specific wall height requirements that are based on the streetscape, so without that it's difficult to know whether this would meet the standard. It seems like mainly low walls in that area, but I think that we shouldn't approve any heights without an exception for any beyond what's calculated for the streetscape and that would be true for the gate as well. Also, regarding the vehicle gate we have fence and wall and gate guidelines that require gates to be fenestrated. Has there been any consideration of fenestration for the gate.

Mr. Duran stated no he hasn't discussed anything besides the Territorial Design Style versus from what was previously proposed, but they did add that.

Member Bienvenue stated that since the first application it seems that they have added Territorial style coping.

Mr. Duran stated that it is correct.

Chair Rios asked for clarification from Mr. Duran if he's saying that the underlying zoning, allowing higher heights, overrides the historic.

Mr. Duran stated he would defer to Management, Gary Moquino at that time.

Mr. Moquino stated that he has a calculation for that street that is 57" and whatever is more restrictive is what is regulated. Even though it says 10' if Historic says 6' , then that is what they will use.

Chair Rios acknowledged and clarified, unless the Board says it is too much or too high.

Mr. Moquino said yes.

Ms. Lamboy confirmed the maximum wall height for that streetscape is 57" and that if they want a higher height of wall than what is permitted, they would have to request an exception.

APPLICANT PRESENTATION

Mr. Tryk stated the lot coverage was 22.3% and compared the area of roof to the neighborhood. We're at 7,200 sq. ft. We are surrounded by 8,000 sq. ft on the south, 7,300 sq. ft on the south. These properties are directly adjacent to us. There is 9,192 sq. ft. on the East and 5,462 sq ft. on the west and 5,935 sq. ft on the North. Mr. Tryk would argue that their project is quite in line with the projects that are around them.

Chair Rios asked if those buildings that he's talking about with large square footage are

one building or is it a multitude of buildings.

Mr. Tyrk stated in some cases it's one building, in some cases it's multiple. He deliberately broke this building up into pieces to lower the scale, give it more of a compound feel and deliberately put the garage up towards the front to minimize the amount of driveway. He doesn't know where this notion came in about a vehicle gate, he wasn't proposing a vehicle gate and what you were looking at was a picture of the courtyard gate. There is no vehicle gate also he was not proposing a wall along the street there is an existing fence there he was proposing to keep it. It's already been approved by the H-Board and He didn't see any reason to go there again.

Chair Rios clarified that Mr. Tryk is not proposing a wall or a gate on the front.

Mr. Tryk stated he was not and that he was proposing a masonry wall between him and his neighbors to the West, which is 6 ft high, but not the front of the property. He stated that it was mentioned the buildings around him are typically higher than what he's proposing. To the South it's 22' to the West is 24' to the east is 29' and 19'-8". He thinks from the standpoint of coverage size and height they are in keeping with what is around them and he hoped the Board would appreciate that he is going that extra mile with Territorial style not just with the brick coping but with painted shutters and two divided light windows, and thick walls. The walls are between 12" and 22" thick. He is really doing his best to make an exemplary building or buildings in this case.

PUBLIC HEARING

No members of the public had comments.

BOARD DISCUSSION/ACTION:

Member Bienvenue asked for clarification about the wall along the property side, if there was any concern about it since they don't have streetscapes. He was going to imagine that they don't have to worry about the height of that wall.

Mr. Duran stated that was correct and the applicant can build up to 6'.

Member Bienvenue stated that utilizing so many very traditional territorial features was to really be commended in this case the only issue he would have had was coping when it was first presented, but that had been resolved as well and he took it then from staff's perspective that the brick coping is shown in the plans in sufficient detail, for them to approve what's been offered and he didn't see need to see any revised plans.

Mr. Duran sated the applicant will need to provide the best plan set to pull a Permit.

MOTION: In Case 2024-009377-HDRB, 449 Camino Monte Vista, Member Bienvenue moved to approve the project as submitted subject to condition that the structures are constructed with red brick coping as indicated by staff and as indicated in the revised drawings. Member Mather seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Mather, Degnan, Biedscheid and Bienvenu voting in favor and none voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=Vk1h9FgJWNQ (31:48 – 58:56)

2. **2024-009399-HDRB, 465 Camino Manzano**, Downtown and Eastside Historic District, Richard Martinez, agent for Craig Smith and Carolyn Kenney, property owners, propose to remodel the north entrance portal, construct exterior fireplace in courtyard, recess to the garage, raise courtyard wall to 8', replace gate with 6'-8" board gate, replace windows and doors, and construct an 8' tall coyote fence and request (2) exceptions to 14-5.2(D)(2)(c) additions, canales and downspouts are not permitted on a primary façade and 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade on a contributing structure.

BACKGROUND & SUMMARY

The single-family residence at 465 Camino Manzano is listed as contributing to the Downtown and Eastside Historic District. The main residential structure was built in 1947 on a 0.47-acre lot. The structure now totals approximately 3,270 sq. ft. of heated space. The partial two-story structure was built in the Spanish Pueblo Revival and Territorial architectural design styles as seen by the adobe block and wooden viga construction materials, flat roof with rounded parapets, recessed doors and windows, and wooden casement divided lite windows. The north façade, which was recently designated as the primary, has a wooden two-story portal which once overlooked an orchard on the property.

The evolution of the structure is well documented by Mr. John Murphey's 2024 Historic Cultural Property Inventory (HCPI) form. Murphey (2024:16) demonstrates how the structure developed between 1947, 1958, post-1958, and post-1978. Murphy (2024:15) concludes that the north façade of the two-story structure expresses the design intention of the Dodge family and holds the most preserved integrity of the structure and recommended the north façade as primary. Earlier this year (February 2024), the HDRB

made a determination to upgrade the status of the structure to contributing and designate the north façade as primary as recommended by Mr. Murphey. In keeping with the historian's recommendation, the HDRB's determination, and the preservation of the primary north façade including the portal, the proposed changes to the primary north façade should be taken into consideration that the changes will not change the architectural vocabulary of the structure in which actions have been made to preserve.

The proposed remodel also includes replacing all the windows and several doors at the residence excluding those located on the primary north façade. In Mr. Ra Patterson's 2023 historic window and door assessment concludes that windows G, H, L, M, N, S and U and doors #1, 2, 3, 5, 7, 8, and 9 are not historic. Windows A, B, C, E, F, I, J, P, Q, R, and V and doors #4 and 6 are historic and restorable. Windows D, K, O, S, T, W, and X are historic but rotted and beyond repair and need to be replaced. Mr. Patterson also states that all the windows and doors with copper sills should have the copper removed due to adverse effects to the wall and sills. The window removal process may destroy the window entirely and the windows with copper sills will need to be replaced either historic or non-historic. Staff agree with Mr. Patterson's assessment and recommends the HDRB approve the historic architect's window and door assessment.

Previous Historic Districts Review Board (HDRB) cases include:

On February 27, 2024, in Case No. 2024-007828-HDRB, Member Guida moved to upgrade the status of the structure from non-contributing to contributing, per staff's recommendation and designate the north façade of the 1958 building as primary, inclusive of the two-story portal, noting that the portal had been altered over time and that many parts of it and its detailing are non-historic materials. The motion was seconded by Member Bienvenu with a friendly amendment, because he doesn't know that the Board has established that those are non-historic materials in the alterations because if it happened prior to 1973 they'd still be historic. He agreed that the Board should state that it acknowledges that there have been alterations to the portal and that the Board would be open to hearing more evidence to establish the historic status or significance. Member Guida accepted as friendly. The motion passed by (5-0) roll call vote with Members Aguilar-Medrano, Biedscheid, Bienvenu, Guida, and Valdo voting in favor and none voting against.

The current request (Case 2024-009399-HDRB) is for a remodel which includes the following:

1) Front portal remodel that completely changes the character of the portal, for which two exceptions are requested.
2) Raise courtyard wall to 8'-0" and replace existing gate with 6'-8" door for which an exception is requested.
3) Add exterior fireplace in courtyard.

4) Create a recess for a garage.
5) Document existing coyote fence on top of existing retaining wall along south/rear property line and existing replacement coyote fence on top of retaining wall along the east/side property boundary for which the property owner received a violation for constructing the coyote fence without construction permit or Historic Preservation Division review.
6) Remove and replace all windows on non-primary facades.
7) Add two new windows on a non-primary facade.
8) Interior remodel.

STAFF RECOMMENDATION

Staff found that the applicant did not meet the exception criteria for 2 of the 3 exceptions and recommends denial of those exceptions. Staff found that the applicant met the criteria for the exception to 14-5.2(D)(2)(d) and recommends approval. Staff recommends approval of the other items in the application as it complies with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Chair Rios asked Mr. Duran if he agreed with the window assessment that was made.

Mr. Duran said he did.

Chair Rios asked if Mr. Duran could indicate which windows and where the windows were located that he felt were historic that should be refurbished.

Mr. Duran stated he could get that information at another time, but in the Ray Patterson's Window Assessment it showed the numbers of the Historic windows in that packet.

Chair Rios asked Mr. Duran if some historic Windows have already been replaced, yes or no.

Mr. Duran replied that is correct. There has been work on this house and on this property throughout time, since it was constructed, so some of the windows in their initial conception have changed, some have not and on the northwest side you can clearly see some of those windows have been there since the time of inception um other windows throughout that property have been replaced repaired restored. The applicant is proposing to replace all the windows on the property excluding the ones on the North Primary facade so staff is recommending that the HDRB approve the historic window assessment by Ray Patterson given that there's Windows outside of that North Primary facade that may be impacted.

Chair Rios asked for clarification as to why the Applicant wished to add another 2' to

their existing 6’ wall in the courtyard.

Mr. Duran did not have an answer.

Chair Rios stated she would ask the Applicant. She then verified that this address is located at the very end of the driveway and inquired if the public visibility is limited.

Mr. Duran stated there is an Acequia located on the South end of this property people do have access to that area and walkway due to it being public access, but the visibility is very minimal the high walls would conceal visibility.

Chair Rios asked for Mr. Duran to explain the two exceptions he thought the Applicant did not meet.

Mr. Duran stated on February 2024 Mr. Sarason had brought the North primary facade to the Board and the Board approved the North Primary façade, including the portal and given that the Architectural Historian (Mr. John Murphy), the Board and Staff recommended preservation of this portal. The applicant is now proposing a design that may impact its’ integrity which is to be preserved. The removal of corbels, beams, flooring rucking, and putting down spouts on that North elevation, would be inconsistent of the historian's recommendation, Board's motion, for designation and the preservation of this North Primary façade. Staff are working towards preserving this North façade.

Chair Rios asked if there was anything else that Mr. Duran disagreed with.

Mr. Duran replies there was not.

Chair Rios asked members if there were any questions or comments

Member Bienvenue thanked Mr. Duran for his presentation and clarifying that last point and stated he believed what they were being asked to address, even though there was actually quite a long list of items in the packet, at least from staff's perspective was the Portal, everything else Staff should approve. He was a little confused by the windows because he thought they were pretty well settled on the idea that they do not have jurisdiction over historic windows except on a primary façade- that's been a major bone of contention. He thinks it's a parable feature of our ordinance because the ordinance specifically states in so many words, if not exact words, that windows should be repaired and replaced when they're on primary facades and then it goes on to exclude windows and doors from other provisions regarding historic material. He then asked how do they square with a request that we somehow protect the historic nature of windows and doors on the non-primary facades which members would love to do, but doesn’t think they have authority to.

Mr. Duran stated that staff stands by the historic architect's assessment and given that

Mr. Patterson does many, if not most historic window and door assessments and recommends that many of them can be restored, staff stands by the historic architect's decision. He thought it was the board's purview to make that decision.

Member Bienvenue stated he was just looking at the language and he thinks this is why they're stuck in this case. 5.2 (D)(5) which regards windows, doors, and other architectural features and then under (a) for all facades of the primary facades of contributing structures historic windows shall be repaired or restored wherever possible, so we're very clear on that. Unfortunately though (b) then says for all facades of contributing structures architectural features finishes and details, other than doors and windows shall be repaired rather than replaced and I just can't square the language of those two provisions with the ability to require replacement for windows and doors that are not on the primary facade although I would like to have a note made that I think that should be addressed in the update to the code but as the ordinance reads today, he thinks that regardless of the architectural or the door experts assessment he thinks the applicant has the right to make those changes, but even though he agrees with staff that it would be nice if the applicant did not choose to do so. He had no further comment.

APPLICANT PRESENTATION

Mr. Martinez presented a drawing that stated the historic report on the house was written by John Murphy and it states the main house looks over two fir trees and a lawn with a two-story façade and has double porch design unique for Santa Fe, Territorial style and continues to describe the structure. He states that in photographs of an earlier survey the railing had been replaced and he proposed that there was a previous portal there, but not currently. Due to the portal having a canale that comes off of the second story it caused rot. What he is proposing is to place a downspout. He is not wanting to take down the portal he just wants to add some things keeping with the design. On the side of the house the wall is 10 feet from the façade and needs an exception. The wall is being raised since the owner wants to have a private room on this side and that is why they request an exception for the wall height. He stands for questions.

Member Degnan asked why Mr. Martinez doesn’t make use of the northeast canale since it wouldn’t look pleasant. She then asked if Mr. Martinez could make a downspout for the existing canale.

Mr. Martinez stated he can but he’s proposing that the side walls be very narrow and the front walls be more wide and wants to utilize the width to mount the down spout. He does not want it to look packed on and in his design he wants the downspout to be part of the design to the portal. He stated that it doesn’t have to be on the front of the house and it can be on the side, whatever the Board decides he will do.

Member Bienvenue stated that when we designated the primary facade everything that's just been presented was presented at that time. It was a request not to designate

the portal or to exclude the portal from the primary designation for the same reasons that you brought forward tonight, and the board obviously did not agree. The board designated the portal as part of the primary and in doing they referenced both the HCPI which recommended that the portal be included in the primary facade designation. Also, the description of the residence in the HCPI included the portal's special importance to the design. I'm looking at this picture, but I wish I had a picture of what exists because what the HCPI was referencing, or the owner builder was referencing the design from the territorial period in the latter part of the 19th century. Which was longer utilized at the time this house was built in the 40's and the historian showed that it was more protected. I think there was even a photograph of San Francisco Street included in his HCPI there to show this exact type of two-story balcony. They were tall commonly at that time and they were spindly. I mean they look pretty much like that without the stucco on the top but in essence they are a very narrow square post holding up a portal or porch with a railing. They were more or less tacked on in front of commercial buildings on San Francisco Street. So, given that that was was precisely part of what we were protecting there was a reference to it and there was also knowledge that a portal in this exact location had existed in the original footprint from the time the house was built. The only thing that was questionable was the reference I think that was made in the HCPI and perhaps by you from your personal inspection that there may have been some non-historic materials that were now present but that was very vague even the reference in the HCPI to the posts. There wasn't any indication as to how historical these posts were. There was no suggestion if they were recent and constructed to look older than they actually were. They could still date back to the original structure's construction. We did go ahead and designate the entire porch and as I recall we made a specific note in the findings that we would be open to any further information that would be presented as to whether any specific materials like for example the railing that would say was demonstrably non-historic. We would take that in account in future consideration of any applications, but I don't know that I don't see anything that's been presented in that regard and even if it were that any would apply to specific aspects of the portal. To me we have a portal that is probably almost certainly historic that may have had some modifications specifically called out by the historian as worth protecting and was protected by the Board. Now the portal would be replaced by you in a new design that be for an aesthetic preference. So given that, I just don't see how the Board could find the exception criteria for this specific alteration have been met. Everything else in the application though is perfectly fine.

Mr. Martinez wanted to clarify that they are not proposing any replacement, it's an encasement. All the elements would remain but there would be walls built around them.

Chair Rios asked members if anyone had any comments or questions.

Member Mather inquired if there was any archival footage of this house, or any photographs that Mr. Martinez could provide.

Mr. Martinez said they do not show detail, but yes.

Member Biedscheid asked Mr. Martinez to clarify if he is proposing to completely remove and replace the portal or is he leaving the wood elements and encasing them in stucco.

Mr. Martinez stated he is leaving the corner posts, he is encasing them in Stucco to hold up the strip of Stucco at the top and then putting a strip of stucco in the center the ends of the bottom beams are not visible.

Mr. Karnes stated he wanted to briefly go over the three exceptions. The first being that the exception does not damage the character of the district. Staff response in the report states that the proposed design alters the historic status of the north portal and therefore would damage the character of the district and the recommendation was that that criteria is not met. I would submit that all exception requests by definition would alter the historic status of what is there today that's why it is an exception request and that's not the question. The exception criteria question is whether the design Richard showed you would damage the character of the district. These materials that are proposed to be added primarily the stucco wrapping, they exist throughout the district and I ask how can it be objectively said that this design that Richard showed would damage the character of the district if these materials and this type of design exist throughout the district and still define that the design is not congruous with the character of the district. This design is completely consistent with the character of the district and the existing house as Richard described the question is not whether the design would alter the historic status and staff's conclusion that the design would do so is not responsive to the question stated in the exception criteria as to whether this design would damage the character of the district.

Mr. Karnes continued as to a hardship the staff report states Mr. Duran acknowledged the drainage issues, which is a hardship that is what the question asks for and is satisfied in the staff report. Mr. Duran went on to say that the design would impact the north façade’s historic Integrity. Again, that statement in response to this question is not responsive. The question is limited to whether there is a hardship or not, the answer to that is yes. So, I would submit that the second criteria is satisfied.

Mr. Karnes concluded that the third criteria addressing consideration of all design options with a full range of design options, here again staff instead of addressing the applicant's response that's before you, staff elevated its previous non-responsive conclusion to say that the proposed design will remove the current historic integrity of the portal. Therefore, does not satisfy that exception criteria. That's not the question here the question is whether a full range of design options was considered and as Richard has explained to you that was done here and the applicant selected this particular design option and thereby satisfied the criteria. The responses before you in your packet address and respond to each of the three criteria and staff's responses in no way demonstrate that the criteria are not satisfied. I think if you focus on the aspects

of the design that Richard has put before you, we have demonstrated that the three exception criteria are satisfied. This also applies to the downspout that as Member Biedscheid pointed out, is a functional and substantive part of the application. We submit that those criteria have been addressed and satisfied as well. With that I'll address any questions you might have and thank you for your consideration

Chair Rios asked if Mr. Martinez had concluded his presentation.
Mr. Martinez stated that he had.

PUBLIC HEARING

John Eddy, 14 Avenida Campo Verde, was sworn. Mr. Eddie stated that the original structure is definitely and recognizably "carpentorial". He made up that adjective, but the carpentry that went into the building is going to be changing. This is because the massing of the portal based off the drawing that was provided, it is going from predominantly wood to a very strong masonry element. So, the massing is completely different and changes the character of the house because it is not as airy as the existing design.

Mr. Moquino stated since the Board was asking about the railing earlier anytime a construction permit is issued for items such as this non-compliant railing, the applicant would have to come into compliance and the railing would have to change to be in compliance.

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn. Ms. Beninato stated that the board has not inquired about the 8' tall fence and she feels that it is important. She does not believe this is a compound and to her understanding, 8' fences are only allowed in compounds or if your property is a residential property next to a commercial property. She wasn't sure if this was something the Board could even grant an exception to, and she does agree with Mr. Eddie that the new design would completely change the look of the building by having the masonry end walls. She didn't hear anything new in the presentation about the portal or its history or new documentation. A lot of time was spent discussing it before and the Board designated it as primary, and she didn't hear any more rationale as to how the exception criteria were met. She thinks there are ways of creating drainage with the way it looks, and she is sure there's ways to drain without damaging the foundation of the portal.

Mr. Duran clarified to the Board that the property is zoned in the RC8 Residential Compound Zoning District, therefore, it has different underlying zoning code for fences.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-009399-HDRB, 465 Camino Manzano, Member Bienvenue moved that findings be entered, that the exception criteria for modification of the portal which is part of the primary façade have not been demonstrated to have been met. He noted that the board specifically, earlier this year, designated the north facade including the two-story portal to be the elevation with features that define the character of the structure's architecture and that the board further found that some elements of the portal may be non-historic and invited the applicant to present additional evidence demonstrating which materials are non-historic in any future application. That the applicant has not offered no new information as to what is historic and non-historic in what has been presented. With respect to the first criteria did not damage the character of the district, that is because this is an alteration of the distinctive characteristics of what the Board has designated as the primary façade, that it damages the character of the district because the board has already found that those characteristics should be protected. With respect to the second criteria required to prevent a hardship to the applicant or an injury to the public welfare that the applicant has not presented sufficient evidence of any hardship that would result from denial of the application and the preservation of the existing portal. With respect to the third criteria to strengthen the unique heterogeneous character of the city by providing a full range of design options that also has not been met in this case because there has been no demonstrated need to have alternative design options that would alter the defining characteristics of this primary facade nor that that would be necessary to strengthen the character of the city nor has it been demonstrated that sufficient other design options to solve any actual problems have been demonstrated as opposed to design and aesthetic considerations have been sufficiently considered. Based on those findings I move that the board deny the request for the alteration to the portal find that the second request for exceptions with regard to the canale and downspout are thereby rendered moot and do not need to be decided and that the third request for exceptions that the applicant has presented sufficient information to find that they have been met for the reason set forth in the staff report. To conclude, the motion would be that the project be approved as submitted with the exception of the alteration to the portal. Member Degnan seconded the motion.

Member Biedscheid asked for a discussion and stated for the record that this project is not removing historic material, as the applicant described it would be encasing the material, and it may be removable at some point to take the stucco off of the corner post. Although there's not been any new evidence of historic assessment of the portal

none of that is being removed. So, in my mind we're actually preserving the portal as constructed. I think it's reasonable to assume that the corner posts which aren't aligned and are diminutive and have contributed to the deferred maintenance, which is a hardship for the applicant, are not well constructed and I think the other design option might be just to add larger posts, but that would then potentially constitute removal of historic material. So, I think we would also be unhappy with that proposal. So short of leaving it as is I think this is a pretty sensitive request for the exception of a of a minimal nature for consideration.

VOTE: The motion passed by (3-0) roll call vote with Members Mather, Degnan, and Bienvenu voting in favor and Biedscheid voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=Vk1h9FgJWNQ (59:04 – 1:58:38)

3. **2024-009398-HDRB, 346 Hillside Ave., Downtown & Eastside Historic District, Contributing**, Martinez Architecture Studio, agent for Martha Davis, owner, requests to alter a previous approval including removing a fireplace, changes to windows, doors, exterior stairs, patio, installing a water feature, HVAC, skylights, constructing fencing with pedestrian and vehicle gates to the maximum allowable height of 4'-11", and adding a standing seam metal roof. An exception is requested to 14-5.2(D)(6) for changing the roof material not in-kind.

BACKGROUND & SUMMARY

The property located at 346 Hillside contains both a single-family residence and a studio. The main residence is listed as contributing to the Downtown and Eastside Historic District, and the detached studio is listed as non-contributing to the Downtown and Eastside Historic District.

The home was constructed around 1920 in a simplified craftsman bungalow style. The fenestration is symmetrical on the north elevation, with a front door flanked by large windows. The hipped roof had brick red asphalt shingles. The kitchen addition on the east elevation, constructed between 1948-1958, has a flat roof (see Figure 2).

A sunroom on the south elevation was approved for removed in 2004, but the addition which was approved to replace it under case H-04-035 was never built. At that time a non-historic portal on the north elevation which connected to the kitchen was also approved for removal. The rear door "floats" and it is likely that there were concrete stairs similar to the ones further east on the south elevation that led to the backyard (see aerials). A tall wall on the west elevation connects the residence with the studio,

which was likely a garage.

A status review with primary façade designation was heard under case #2022-006142-HDRB. At that time, the HDRB retained the main residence's contributing status and assigned the north elevation, west elevation, and the northernmost portion of the east elevation excluding the kitchen addition at the southeast corner (with flat roof) as the primary facades and designated the garage/studio as a non-contributing structure.

In 2023, under case #2022-006237-HDRB the HDRB approved additions to the east and south elevations (non-primary), a portal on the south elevation and a deck and stone planters on the south elevation of the main residence. They further approved the removal of a portal on the south of the studio with an addition and portal to replace it. Later under case 2024-007809-ADMIN a roof mounted mini split system was added to the overall project.

During construction, the applicant made unauthorized changes to the board approved design (Case #2022-006237) and constructed items not previously considered or approved by the HDRB. On 10/25/2024 Historic Preservation inspectors issued a Stop Work Order (Red Tag) to the owner for the unauthorized alterations.

APPLICANT'S REQUEST:

The applicant now requests approval of the unauthorized and unapproved items, including:

1) Replace the shingle roof with a charcoal-colored metal roof. An exception to section 14-5.2(D)(6) for changing the roofing material not in-kind is requested.
2) Eliminate the fireplace in the new addition design (Studio).
3) Eliminate a bedroom window under the portal of the addition (Studio).
4) Install a roof mounted HVAC on the main residence. The HVAC unit will not be publicly visible.
5) Reconstruct the stairs on the north side of the kitchen to bring them up to current code.
6) Install guard and handrails at the steps.
7) Install skylights. The skylights are not publicly visible.
8) Install exterior lighting.
9) Construct an 18" high coyote fencing on top of the existing 4'6" tall yard wall for a total height of 72" in the rear of the property.
10) Construct coyote fencing along the street frontage to the maximum allowable height of 59". Staff notes that this fence currently stands at 86" in height and is planned to be cut down. The 73" high metal pedestrian and 69" high metal vehicular gate along the street frontage that were installed in 2020 will be retained in this newer fencing.

As stated in the previous case (2022-006237-HDRB) for this property's alteration:
"The character of the proposed renovation treatments is divergent from the historic character of the main residence. Unique architectural features on the historic building speaks to the place and time it was built as in the 1920s the bungalow was a very popular building type. This structure does not express that which is described in the Downtown and Eastside design standards; as a contributing building and the standards associated with additions set forth in Section 14-5.2(D)(2)(a) having similar materials and architectural treatments. The proposed windows and doors do not illustrate compatibility with the historic windows and doors on the residence."

Relative to the studio, the architectural vocabulary is very modern in nature and is not of "Old Santa Fe Style" or "Recent Santa Fe Style." The cantilevered portal element and large glass doors on the south elevation is inconsistent with the design standards that are set forth for non-contributing buildings in the Downtown & Eastside District.

It is the opinion of staff that, as designed, the proposed additions will impact the overall architectural integrity of the building and could threaten the contributing status of the residence."

Changing the roof of the contributing structure further diverts from the character of the contributing building as there is no evidence that the roof material has ever been metal. The dark color of the metal roof is also not present on the streetscape. Therefore, staff recommends denial of the roofing material change for this contributing structure.

It should be noted that no evidence has been provided by the applicant as to a historic existence of a metal roof on the historic structure. Section 14-5.2(D)(5)(b) states, "*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*." Without any documentation regarding the roof material, it is conjectural as to whether metal roofing existed historically.

Staff has done some research of historic aerials, and it is inconclusive as to the material of the roof. The only evidence available is the 1984 HCPI which stated that the roof had asphalt shingles.

STAFF RECOMMENDATION

Staff finds that the exception criteria have not been met and recommends denial of the exception request to replace the shingle roof with a charcoal-colored metal roof. Otherwise, staff recommends approval of Applicant's Request Items 2-15 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 Design Standards. Two motions will be required in this case.

Ms. Lamboy presented in Ms. Lani McCulley's place, for 346 Hillside Ave. She stated this was originally her case and this structure is a single-family structure bungalow that was constructed approximately in the 1920's. At the time when she presented this case there was a status review well as an addition to the south elevation. The status review involved designation of a primary façades along with the overall character of the building and history that was provided to the Board and that which can found in the HCPI. That what we're hearing this evening is regarding the metal roofing that was put onto the house without a permit or approval by this board. The metal roofing is a material that can be found on historic homes; however, with Bungalows and especially those that were sold by Sears, Roebuck, and Company or the like they all had asphalt shingles. Asphalt shingles were invented in 1903. This was the country's first affordable housing type because it was brought in on the train and the construction materials were there. Asphalt shingles were an economical way of constructing or providing for roofing. My own house in Denver is a bungalow very much like this and it has asphalt shingles historically. The applicant has not provided any evidence that there was previously any metal roofing and that is concerning to staff. In addition to put that type of finish or feature there, the applicant has to provide pictorial evidence or some sort of physical evidence that there was metal roofing at one point. This is an illustration of the PRI construction as it looks today and as you can see this changes the overall character of the building significantly. So, with reference in reference to this case 2024-9398 for the request to alter the roofing material staff recommends denial on the basis that it does not meet the exception criteria for 14- 5.2 (D)(6) in the replacement of roofing materials and that there has been no substantiation or evidence provided to illustrate that the structure once had a metal roof.

Chair Rios thanked Ms. Lamboy and clarified that she was indicating that the applicant went forward and put the roofing material without permission and that on the south part of the house the changes that were made were already approved administratively, by staff.

Ms. Lamboy stated that it is correct for both questions and that the details were only included in the packet for their review, but yes, they were already approved administratively. The reason that this entire case is coming before the board is because of the roofing material and so instead of approving something administratively you know for the rest of the other changes I just wanted to point out that staff could approve those administratively. We decided to bring the whole package to you.

Chair Rios asked if the Coyote Fence was also part of this application.

Ms. Lamboy stated that is correct.

Chair Rios asked what the height of that fence was.

Ms Lamboy states the height of the existing fence was 6’ and this fence she believes is 6’.

Chair clarified there was a fence there before.

Ms. Lamboy stated that is correct.

Chair Rios asked what the fence was made of.

Ms. Lamboy stated she would defer to the Applicant to answer that.

APPLICANT PRESENTATION

Mr. Martinez had already been sworn in and stated there was a fence there before and in their first application that they submitted to the Board. They got approval for the addition, and they stated they were going to replace the front coyote fence, posts were replaced. The structure of the fence was already there and he’s coming before the Board because Staff insists, they come back for something they have already received approval for and then of course the roof as well. He wanted to go through the history of the Application. On 11-14-22 is when the first application for the petition was submitted and approved by the HDRB at the hearing of January 10th 2023, then they applied for an Administrative Approval on April 14, 2023, there were changes that he was eliminating such as the outdoor fireplace, window and they never received an approval even though they were submitted to the staff and were included on their permit. It was not their intention to deceive anyone, they just got the approval and went forward with it. Then on June 14, 2024, it was brought up again since the case manager that they had left. The current application they submitted for the roof was submitted on September 10, 2024, but since it took 3 months the owner decided to move forward and replace the roof since it was in such bad shape. Mr. Martinez stated he was there to receive approval for the roof. The gates and fence were red tagged during the inspection of the property for the house because the front fence was too tall. He then presented pictures and showed that the fence existed before the owner purchased the place and all he did was replace the posts. The gates also existed. The picture was taken March 30,2022, and submitted with the original submittal.
Mr. Martinez then went on to talk about the roofing and how it is very Historic. The proposed roof is charcoal gray standing seam roof. They have no documentation that it was used on this house, but he thinks it was very possible that it was always a metal roof, but he will let Mr. Karnes also give his presentation.

Chair Rios asked for clarification that she heard him state that it was possible that it was

always a metal roof.

Mr. Martinez then stated he didn't mean always, but it was possible that it was originally metal.

Chair Rios then asked Ms. Lamboy if a height calculation in reference to the fence for this area had been done.

Ms. Lamboy stated she wasn't sure if there had been one and asked Mr. Moquino if Lani had conducted one.

Mr. Moquino stated, yes, that there is a maximum allowable height of 4'-11".

Ms. Lamboy stated anyway the maximum height of a fence is 6' and so that would be higher than what the underlying zoning allows.

Mr. Martinez stated he did get approval in the first submittal, but that he was not informed that he had to replace it at a different height.

Chair Rios asked Mr. Martinez if when he got approval if it was with the Board.

Mr. Martinez confirmed by saying yes and the project was approved as submitted and the original submittal stated removing the front fence which was submitted.

Chair Rios asked if Ms. Lamboy if she agreed with that.

Ms. Lamboy stated she does not agree with that because she was looking at the packet that was submitted to the Board and there was no note of replacement.

Mr. Martinez looked onto Ms. Lamboy's computer showed her on the existing site plan there was an existing coyote fence.

Chair Rios then verified with Ms. Lamboy that there was (In audioable)

Ms. Lamboy stated, yes, it did say to replace existing coyote fence.

Chair Rios clarified and asked that the existing fence had been approved by the Board.

Ms. Lamboy states it was illustrated on the plans but wasn't considered was the zoning regulations relative to that being higher than the permitted zoning height and also the case there was no height submitted to the Board she would state that was not fully approved because that was not part of the packet.

Mr. Martinez stated he asked the owner and is proposing a compromise and to make

the fence the same height as the gates.

Member Degnan asked Mr. Martinez how tall the metal gates were on the right side of the image they were viewing.

Mr. Martinez stated an answer which was inaudible.

Ms. Degnan verified Mr. Martinez said about 6 feet tall.

Ms Lamboy addressed Chair Rios stating she found a note on the site plan as well from that last time to replace the coyote fencing inside other existing fencing and so she will own a mistake, but at that time she was thinking it was an existing new fence inside an existing fence on the interior property line. Mr. Martinez knows that they do have to do height calculations for the streetscape and since that wasn't considered as part of the application, she would consider that fence height approved for the streets.

Mr. Martinez stated there was no intention of deceiving, they thought they were doing exactly what they were supposed to do.

Mr. Karnes stated he was going to speak on the roof rather than the fence. Ms. Lamboy testified that the original material of the roof; however, we don't know what it was since there is no evidence of what it was. However we do know that the pre-existing asphalt shingle roof was replaced with the metal roof. It leaked and it was non-historic. They know that the staff report asserts that the new roof is black in color. The application itself is in the materials, it indicates the roof being charcoal not black. The roof is not black, it's gray, The Historic Overlay Code does not regulate roof color. There are at least two roofs, one to the east and another to the west that are both green. The applicant has demonstrated hardship the pre-existing asphalt shingle roof leaked substantially that's why the applicant decided on her own to replace it and that's acknowledged in the staff report. The staff report, however, just like in the previous case it goes on to say that the acknowledges the hardship but goes on to say the applicant "needs to clarify why it is a hardship to install a new asphalt shingle roof". That's not part of the question that's before you the criteria is whether there's a hardship, a leaking roof is a hardship. So, I submit that the exception criteria has been satisfied now will a charcoal color metal roof damage the character of the district, We submit no it would not. Gray roofs and metal roofs exist throughout the district. This is consistent with and in harmony with existing roofs in the area within the Downtown and Eastside Historic District. Finally, did the applicant consider other design options? Absolutely! The application acknowledges that the applicant considered another asphalt shingle roof and decided for reasons of longevity, expense and effectiveness that she wanted to put a metal roof on the house. That's the applicant's prerogative and she chose a metal roof. So, in response to the question were design alternatives considered? Yes, indeed they were. So, again the pre-existing asphalt shingle roof was not historic and what are we trying to do here? We're trying to preserve the nature of an asphalt shingle roof. It is not addressed

anywhere in the historic overlay code. I don't think that's the intent of the code. We submit that the exception criteria have been satisfied and we ask for your approval with respect to the roof exception request.

PUBLIC HEARING

John Eddy, previously sworn in, stated that the fence was something that was missed admittedly by staff and fell through the cracks and it appears that what the applicant would like to do is to have a non-conforming existing fence and gate approved because it was too high to begin with. Mr. Eddie confirmed his understanding with Ms. Lamboy who verified that he was correct. Me. Eddie stated he's seen the Board struggle with this before where something is already there and they have to deal with it, but if it's non-conforming then he thinks it should be taken back to square one. The applicants brought this to you in spirit to work things out. As for the roof, it's counterintuitive to me as a builder that someone would take off a metal roof and replace it with asphalt shingles. I've never seen that happen and it's not logical to me, that that roof has ever had metal on it. It's pure conjecture. The design of that roof lends itself to asphalt shingles. It's a very low pitch roof. Northern New Mexico roofs which went to metal largely have a much higher pitch to them. So, the character of that house as I see it, lends itself to asphalt shingles. Asphalt shingles do wear out. Metal roofs wear out slower, but asphalt shingles can be replaced. That roof looks right with an asphalt shingle roof and I do think that that was what was originally on there, though it's pure conjecture.

Stefanie Beninato, previously sworn, stated she agreed with Mr. Eddie her concern is that the roof changed and whether it was ever a metal roof. If it was, then why would you take it away and put asphalt. Given that the applicants have been before the Board it would seem that they should have known that they needed approval for the change in material.

Mr. Martinez stated the color that is on the roof is the closest to the original that they originally submitted back in September.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-009398-HDRB, 346 Hillside Ave., Member Bienvenue moved to move to adopt the staff's recommended findings that the exception criteria have not been met with respect to the unauthorized alteration of the roofing material in the staff report or the conversation and would deny the exception request for those reasons to replace the shingle roof with metal roof. There's no request for exceptions coming before us on the fence and I was under the impression from the staff report that the applicant had agreed to reduce the height to the maximum allowed. Staff notes the

fence currently stands 86” in height and is planned to be cut down and it also notes the maximum allowable height is 59”. Regardless I would say that the fence should be no higher than the maximum allowed height that's calculated for the streetscape. I appreciate the offer of a compromise with respect to the metal structure that's already there but it I think it would be a simple matter to retain that structure and just reweld the top railing to a lower height so that it would be minimal in cost this would permit the gate to remain because it's completely fenestrated and already in existence and that all other aspects of the application be approved

Chair Rios then asked Member Bienvenue, in reference to the making of the motion, if he’d want to indicate the maximum allowable height.

Member Bienvenue stated he thought it was 59” but if that is not accurate, the height should be the calculated maximum allowable height.

Member Mather seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Mather, Degnan, Biedscheid and Bienvenu voting in favor and none voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at:
https://www.youtube.com/watch?v=Vk1h9FgJWNQ (1:58:44 – 2:36:44)

4. **2024-009478-HDRB, 614 Paseo de Peralta,** Downtown & Eastside Historic District, Contributing, Stefanie Beninato, agent for Miriam Leth Espensen, owner, proposes to construct a 5’-8” high coyote fence with pedestrian gates where the maximum allowable height is 4’-6”. Exceptions are requested to 14-5.2(D)(9) to exceed the maximum allowable height. (Lani McCulley)

BACKGROUND & SUMMARY

The single-family residence at 614 Paseo de Peralta is listed as contributing to the Downtown and Eastside Historic District. The residence is a moderately pitched gabled roof, deep set windows, and a large bay of windows on the north where a porch has been enclosed. It is obvious that the northern portal was enclosed sometime after 1985 because the photo of the 1985 HCPI shows an open portal. There is no case for that enclosure on file with the Historic Preservation Division office.

The property has held several fences along the street frontage of Paseo de Peralta over the years. Figure 1, shows photographic proof of a blue board fence present from 2007 through 2014, and a wood framed wire fence present from 2015 through 2023. The new coyote fence was constructed in 2023. There is no record of an approval from Historic Preservation and there are no permits on record for the changes to the fencing over

time.

The streetscape along Paseo de Peralta was built after the Anglo-American arrival and the houses in this area reflect the Anglo-American style of architecture, including low front yard fences. There is a consistent grade change between the properties on the south side of the street and those on the north side. Retaining walls characterize the streetscape on the north side, with additional walls that are substantially set back from the plane of the retaining walls. The applicant's proposed coyote fence is not in keeping with this streetscape with regard to height and material.

Section 14-5.2(D)(c)(ii) states that, "*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*." While the Historic Preservation Streetscape calculation allows for a 4'-6" high fence, this property is located within the BCDMAR subdistrict. In this subdistrict, fences are further limited to a maximum height of 4'-0" per 14-7.4(A)-1 Table of Dimensional Requirements for Townscape Districts. Per Section 14-1.7 the more restrictive code would apply which means the maximum allowable height at this property is the 4'-0" height per zoning code for the BCDMAR.

Section 14-5.2(C)(1)(a) states that, "*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.*"

A photograph from the 1985 HCPI (See Figure 2) illustrates that this house, like others in the streetscape, had low transparent fencing at the property line. Although it is difficult to discern the exact fence material, it is clear that historically the house had a direct relationship with the street as do other historic buildings in the streetscape.

Section 14-5.2(D)(1)(a) states, "*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 5'-8" high coyote fence causes a disruption in how the structure relates to the streetscape and if allowed, poses a threat to the building's historic status and the legibility of the streetscape. Additionally, the townscape, as set forth in the BCD design standards for the East Marcy/E Palace subdistrict also identifies the unique nature of the streetscape by limiting the height of fences and/or walls to a maximum height of 4'-0".

The city's inspections office issued a Stop Work Order (red tag) in August 2023 for the construction of the coyote fence without approval from the HDRB, the Historic Preservation Division or a construction permit.

The applicant now requests approval of the coyote fence by proposing the following exterior alterations:

1. Construct a 5’-8” high coyote fence with two wood plank pedestrian gates (one on the street frontage and one on the side property line) where the maximum allowable height is 4’-6”. An exception to section 14-5.2(D)(9) to exceed the maximum allowable height is requested.

Ms. Lamboy presented this case in Ms. McCulley’s absence. She stated this contributing building has had some changes over time but has retained much of its historic integrity. One of the changes includes the enclosure of the front porch that was originally there, as well as an addition that was done on the south elevation. However, the coyote fence that is currently standing was not approved administratively or by the Board. To provide some reference to the Board the fence can be seen on the far left here. It is the edge of the coyote fencing of that subject property. Looking west towards the Scottish Rite Temple and Kearney Avenue the fences are either retaining walls with no fencing on top or low walls with some potentially wrought iron on the top of the fence or the walls. So, looking the other way and with the subject property being on the right-hand side, you can see the development pattern illustrates low fences along the streetscape on the south side of the street, without the retaining walls. There is some coyote fencing that is higher, but it is set back from the street and is a side property line, not a front property line. This is an illustration of what the applicant is proposing which is the fencing that was constructed without a permit. This is that part of the street that is adjacent to or in between the subject property to the I guess south as well as the adjacent property to the north. Maybe my directions are wrong, but on both sides of the subject property. This is an illustration of the drawings of the proposed fence. The underlying zoning is something of a unique story here. So, with the Business Capital District a unique approach was taken with reference to the zoning and it all related to townscape districts So, not only was there a Historic Districts Review Board review required at one time but also a Business Capital District Review Board review as well. The townscapes’ character of the downtown changes radically from one block to another and those changes you know are reflected in the plaza area which is in the BCD Plaza Subdistrict. This property is part of the East Marcy/East Palace Subdistrict. There's also the BCD Capital Subdistrict with its unique character. So, there's underlying zoning that relates to the general dimensional standards and there's also underlying zoning that also relates to the character of the district, and in this particular case with the BCD East Marcy/East Palace subdistrict in which the site is located the maximum height for front yard fencing is 4 feet and that acknowledges the development pattern of which I've been speaking. Which is that there are low or no fences in the front yard of the properties therefore that's the reason for the maximum height of four feet and you can see that in the streetscape generally along that corridor this is an illustration of the development pattern. As seen on an aerial and you can see clearly Fort Marcy as well as a development pattern of the East Marcy/East Palace area. The Paseo de Peralta and Hillside intersection is there. So, if this case were to be approved by the Board

tonight as it is submitted then the case will have to be heard by the Board of Adjustment. It's just a reminder to the applicant and for the public's information that this isn't the only hearing that would take place. Also, the board of adjustment would have to hear the case to allow for a variance to allow the additional height over the underlying zoning. The staff's recommendation is that the exception criteria have not been met. It will be deleterious to the streetscape; it will impact the overall character of the Downtown and Eastside Historic District streetscape in this area and can impact potentially the overall character of the building to which it is adjacent which is contributing. The staff recommends denial in this case.

STAFF RECOMMENDATION

Staff finds that the exception criteria of Section 14-5.2(D)(9) have not been met and does not recommend approval of the application as it does not comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

While the applicant is requesting an exception from the HDRB to the streetscape height standard of 4'-6", Section 14-5.2(C)(5)(a) states that, "*if the applicant requests approval of a height in the historic district that exceeds the underlaying zoning district requirement, the applicant shall first receive an exception to this Section 14-5.2. If approved by the historic district board, the applicant shall proceed to the board of adjustment for consideration of the proposed variance*."
The underlying zoning district for this property is Business Capital District East Marcy/East Palace (BCDMAR) which permits a maximum height of 4'-0" for fences, per Table 14-7.4 (A)-1. Therefore, if the HDRB approves the exception, the applicant shall proceed to the Board of Adjustment for a variance to the standards of the underlying zoning. If the Board denies the exception, the applicant must produce a new proposal which complies with both the underlying zoning and historic design standards. One motion will be required in this case.

APPLICANT PRESENTATION

Ms. Beninato came forward to present, as she is the applicant. She stated she found herself in an unfortunate situation as they did submit a request for Member Biedscheid to recuse herself and stated she was curious how Member Biedscheid was going to respond.

Member Biedscheid stated she did see a copy of that request and discussed it with the City Attorney's office and that she has no bias against Ms. Beninato's client. She doesn't know her client. She knows Ms. Beninato pretty well from the hearings, but she has no bias against her. Her husband's job has absolutely nothing to do with her responsibilities on the Board. They work to keep things separate and respect ethical boundaries. In fact, she understands that her husband doesn't hear H-Board Appeals as part of his

job, as a State District Judge. She stated she was insulted for herself and all working women that are part of a marriage or partnership that it would be assumed she cannot be independent and capable of an intellectual border between hers and her husband's job duties. She is not influenced by her request, and she will hear this case impartially like all other cases.

Ms. Beninato stated that it was not at her instigation, but at her clients request and the wording is primarily from their sources. I just want to be clear that my client did have a very poor experience and with the other party, and that the complaining party here (for this project) are the same. It just builds that kind of sense of distrust on the part of my client and I.

Chair Rios stated member Biedscheid has been on the Board for quite some time and she agrees with Ms. Biedscheid's comments. She believes Ms. Biedscheid can be impartial and thinks she indicated that her husband's work has nothing to do with this Board and she is a person that will be impartial in this case as she is with every other.

Ms. Beninato thanked them for those considerations and reasons and then proceeded to state that she doesn't agree with Staffs recommendations and does think that her client has met the exception criteria. The fence should not affect whether this is a contributing building or not. This property belonged to the Anton family and was built in 1920 based by hand and is not a home kit Sears. The brothers Alonso and James inherited and split the property in 1935. At that time, both addresses were on Hillside. This residence was owned by James, who sold it in 1979 to Steven Long. Mr. Long later sold to the current homeowner in 1988. The house has been added onto several times between 1988 and 1991. The roof may have been asphalt shingles initially but when Miriam purchased it, it was rolled asphalt. The homeowner replaced it with approval from the Historic office, possibly administratively with a metal roof. She has also had approval to enclose the portal on the front of the building. This was enclosed due to the salt damage that occurred from the care for the icy road in bad weather which splashes onto the property and was damaging the portal. To prevent the salts from damaging the residence, the client put up the previous blue colored board fence. There was wire fencing behind the board fence when it was removed due to damage to the fence. The client tried to incorporate the wire and metal fencing in place of the board fence. However, as a result her property has been subject to a lot of trespassing and people have actually broken into her residence while she has been there. These houses are designed for work/live. The BCD was only introduced in the 1980s. I now see that it is divided into smaller sections, which makes understanding it more confusing. I do question the status of this building. I do not believe it should be a contributing structure. Either way, the fence should not affect the status of the structure. Again, this shouldn't affect the streetscape because the fences in existence are already a variety of fences. She feels it's a necessity to have the fence there, so she can live there safely. It would also be less maintenance from the salt and feels like it will be more durable and tried to make it more visibly interesting.

Ms. Beninato also felt it was important to point out the timeline of going through the process. The fence was put up in August of 2023 by contractor Fabian Nava who told the client that she did not require a permit if the fence was under 6 feet in height. My client met with the Historic Preservation Division in September of 2023 along with her representative, Eric Sommer. They discussed what needed to be done for the client to come into compliance. An inspector issued a red tag on the property in February 2024. My client went to the Historic offices and met with a planner who explained what paperwork she needed to present to Historic. There has not been a single planner assigned to the case for any length of time.

As for the exception criteria: staff seem to be pushing for a white picket fence to match the neighbors fencing, which is also not historic. They are from the 1980s and the 1990s. There is a variety of fencing in the streetscape including the picket fences, masonary walls, stone walls, and coyote fencing. Therefore, a coyote fence will not harm the district (criteria 1). Regarding the hardship (criteria 2): the homeowner is a longtime resident who is in close proximity to two parks, Cross of the Martyrs and Tommy Masson Parks. She has had to call 911 on several occasions for break-ins. A higher fence to keep trespassers off the property, will help her be able to continue to live in this location because a four-foot fence or wall can be stepped over. Regarding the third criteria, this residence is closer to the street than most on the streetscape, the squashed wire fencing is replaced with a coyote fence which is on the streetscape in a height that will keep the homeowner safe from trespassers and the fence type will help protect the building from damage from salts. Maintenance costs are very high when damage is to the residence. Most of the front area of the streetscape changed when Paseo de Peralta was put in by the government in the 1960's. This is unique to this streetscape and is not the cause of Ms. Epsensen. The issue with the care and maintenance of the road, the location proximity to the parks, and the rise in crime are not the homeowners cause either.

Ms. Beninato continued: the Board has issued exceptions for safety reasons at Girls Inc most recently for a 6' fence on that streetscape due to safety concerns for the girls and their family's due to the proximity to Tommy Masson Park. My client's safety should be a concern and a reason for approval of this exception as well. Ms. Beninato gave several other examples of higher fences at properties for safety concerns including a significant structure on Saint Francis.

Ms. Beninato concluded that this request is for a safety concern of the elderly owner, and she was sorry that the homeowner was given bad advice from the contractor.

Ms. Espensen stated that when she moved in the fence was a white fence and before it was a white fence it was a natural fence. She didn't know anything about Historic but after a few years of getting all the dirt and salt on the fence, it looked terrible, so every spring she would sand, wash and repaint it, but after a while the white became too difficult to maintain. So, it then changed into the blue fence that everyone has seen in the pictures. It became tiresome to care for and she really wanted a coyote fence. She couldn't afford it, so she went with a wire fence and the issue with the wire fence is that it did not prevent people from jumping over it. She had a lot of strangers and homeless that would pass through her property and even though she locked the gate people would still jump over it. She was informed that if the fence wasn't 6 feet or taller she wouldn't need a permit, so based off of that information she put in the coyote fence with the help

of Fabian Nava. She felt that the fence was a solution to dealing with the increased traffic, tourists, and criminal elements of the city.

Chair Rios acknowledged and stated she always appreciates it when the owners of the property come to speak to the Board. She thinks even though the owners have representatives, it's important to hear from the owners and she feels for Ms. Espensen's situation. She doesn't know what the Board will decide in terms of the height, unfortunately she does think this fence impacts the street in a negative way, but that is her opinion. She would recommend something shorter and that the coyote fence, while popular through the city is not in keeping with this particular streetscape.

Ms. Beninato stated there are coyote fences in that area, for instance there is one directly across from her client's residence and one for Girls Inc. and the picket fence is not historic.

Ms. Espensen stated that allowing the neighbors to have coyote fencing but not her makes absolutely no sense to her and she believes that it is discrimination.

Chair Rios stated the main question here was height and asked to hear from other members of the Board.

Member Degnan stated she appreciates that Ms. Espensen has been able to maintain a successful business in this town all these years. She just thinks it's their role is to try to honor what the rules and regulations are and certainly sometimes it requires flexibility which is why you applied for an exception. She just thinks that while there may be another example of a tall coyote fence that generally speaking, tall fences are like creating a wall. I respect the fact that you want to be safe and understand that entirely. However, that due to all of the access around the property just having the coyote fence on Paseo de Peralta isn't going to keep people out of the property. It is her opinion that it will not be effective, and the fence is too tall.

Member Bienvenue stated that he felt this is a strikingly unattractive feature on the streetscape and it really would be aesthetically nicer if it was a small picket fence just like the neighbors even if they're not historic in that area though they certainly are. Even if the particular ones nearby are not historic that's certainly a historic feature for the style of architecture in that area, but I do see your situation as being unique and that is what is to me feeling the most important consideration in this particular case. We have in recent times gone beyond the boundaries of what both the code say and what I think our personal aesthetic choices would be in an ideal world with respect to safety issues and that has come up both in terms of neighborhood safety for a residential house and that was the case for the significant structure and then most recently with respect to the Girls Inc where an extremely tall fence was approved. That literally towers over the streetscape purely for safety reasons and that was the only reason it was allowed. Your property does strike me, the more I looked at it today and also hearing tonight has

similarly unique situation because of the fact that it's on such an incredibly narrow section of Paso de Peralta that your house is located so very close to the street. This is most likely because of the reconfiguration of Paeo de Peralta and its location with respect to very public areas both the park nearby and the park across at the martyr's walkway. On top of it you're using it as a residence which is also unusual in that particular location which is something that I think we want to encourage in our downtown. So, I am inclined to think that because of all of those very unique circumstances even though I do believe that this is not aesthetically a very good design solution to your difficulties; I'm not I'm not certain there is a really good design solution; you need a certain height where 4 feet will probably not be sufficient for purposes of your safety concerns. I would prefer it to be fenestrated in some way like picket fences are but that would also perhaps be a little averse to the safety issues that you have and in addition to safety it does seem that you do have some issues with respect to the maintenance of the road that's impacting on your property. The fencing all of which strike me as a little bit not as applicable to the immediate properties surrounding you which are commercial properties that are set back more from the street and therefore can accept that kind of more aesthetically appealing picket fence. So, I do think with the precedence we've set in some of these other cases that your circumstances may be unique enough to suggest that we should grant an exception, I don't know how the rest of the board feels. I think they might feel different but if we were to go down that path is there any kind of a compromise that can be reached from what you have right now such as any kind of lowering of the fence that would still give you sufficient privacy? I mean I note for one thing it's a fairly it's cut straight across as far as the top of the fencing goes. You probably know that we usually mandate that there be staggering of the latillas which hasn't happened here. If it were staggered by three or four inces would bring some of the height down. So, I'm wondering if you could live with something that's more like a 5-foot coyote fence or a 5ft. or 5ft 2in. coyote fence with some staggering involved. Also, we could suggest that you and could also add plantings on top of the fencing, which will bring it up in height. This is one of the things that our fence guidelines permit or even suggest and encourage as a possibility for privacy purposes without it being so dramatic from the point of view of the passerby.

Chair Rios stated she thought Stephanie indicated that there was another possibility of another type of fence and then asked Ms. Beninato if she heard her say that.

Ms. Beninato stated that was not correct and what she said was that the gate is a different material than the fencing to try and visually break up the coyote fencing. She believed her client would be willing to make it irregular, but she doesn't think a 5'-2" is sufficient and anything less than that doesn't give protection. She thinks 5'-5" might work with a couple of inches variations, but nothing less than that will give the protection needed. Generally, she likes lower fences as well, but she believes as it was stated this is a unique situation and all the other properties are being rented out and not needing the same exception.

Chair Rios clarified that Ms. Beninato said 5½'.

Ms. Beninato stated 5'-6" but not 3" or 4" in variation, so 5'-4" or 5'-6" will give Ms. Espensen the safety she needs.

Ms. Lamboy stated in reference to the width of the street she presented the 1930 Sanborn map and stated that when it was Hillside Avenue you could see the subject property at that curve and the street neck down to 28 feet but here it was 30', So the street itself in its width has not changed very much over time.

Member Biedscheid stated she does believe there are a few other residential properties on this street, especially at the intersection of Otero and Paseo De Peralta which have fences that are higher but are fenestrated on the top with wrought iron. This fence, the material is definitely out of character for the streetscape. A fenestrated fence or even a wire fence would be more appropriate so that it could be seen through. She doesn't think there's a wall that's even 3' on this street. It's very out of character but she does understand the safety concerns. She doesn't think this is the right solution for that.

PUBLIC HEARING

Mr. Mann stated that his family also lives in a house built by the Anton family on 618 Paseo De Peralta and the 4-foot white fence has been there for 36 years. The history of the Anton family built both houses around 1900 and 1912. He recently talked with Waldo Anton who is now 97 years old, and they discussed the house that he grew up in. He also spoke with Sarah Melton who had lived in the area, stated she spoke for the houses because the houses didn't have a voice. He's heard a lot discussion about what someone needs and how in fact it will dimmish the historic character of a contributing structure. His structure where he resides is contributing, the house next door is significant, and it is his understanding that Ramon Sarason delivered Ms. Espenson a report telling her what style and height the fence would need to be. He personally objects to the coyote fence, as it is ugly on a primary façade, and it would diminish the architectural and historic view of their properties. The idea that you can put that fence up and then plead necessity puts a personal need ahead of a federal historic structure and I personally feel that all that testimony about need should be put aside and to the point made that she's the only one who lives there we have a tenant living upstairs. I lived up there. We raised our child there. I certainly understand people's necessity for security, but do we want to sacrifice the way a building looks and maybe have the federal government look at the way we maintain our historic district and say we're willing to compromise so easily. I'm sorry I wish that it could be a win-win when you deliberately say I didn't know I needed a permit. However, that's no excuse.

John Eddy, previously sworn, stated that on occasion you do get cases like this and one thing that needs to be said is that this house is too close to Paseo De Peralta. The

biggest problem being its 6’ away from the curb of this street and that will continually be affected by weathering of the traffic on that road. As we keep repaving the roads they continue to get higher, extenuating the potential damage being splashed onto this fence and house. He is very conflicted and thinks the needs of the people living in houses should be addressed and is a valid concern.

Ms. Beninato stated she wanted to clarify that she has known many contractors who do not get permits even when they’re supposed to. Her client relied on a licensed contractor, Fabian Nava, who informed her that she didn’t need a permit. Her client was just given bad advice. She is being pushed and pushed that she has to have a picket fence which is actually not true. Ms. Beninato understands that some people may think that this (the coyote fence) doesn't really work, but this works in terms of maintenance. Ms. Beninato thinks this is one of the issues. Also when you look at the streetscape, it's not just the south side of the street it is the entire streetscape; north and south of that street. Overall, what you see are some retaining walls that are about 4’ high, a 10’ high retaining wall, for some distance, and then right across the street at Otero there's an 8’ retaining wall. So, if you're looking at the streetscape within 300’ from her property, you will see these high retaining walls that are massive. Ms. Beninato pointed out that as Member Bienvenue stated, it’s a unique situation.

BOARD DISCUSSION/ACTION:

Member Degnan asked Ms. Beninato for clarification that it was mentioned that perhaps it would be amendable, or agreeable to a 5’-6” fence to satisfy to some extent their concerns.

Ms. Beninato said yes, they believe a 5’-6” for the safety concern could still be effectively met. Her client is even willing to make it vary every couple of inches so it would be the 5’-4” to the 5’-6”.

Member Degnan moved to suggest that the fence be amended or adjusted or redone lowered to 5’-6”. No second was given so the motion died.

Member Bienvenue stated he has had concerns as the hearing has gone forward about trying to do a redesign on the fly because the issues are both height and the materials. He thinks a compromise solution can be reached someplace but it is going to have to address both the height the materials and some kind of fenestration because it really is very important section of our historic district where this is located. I do think that some design work on the part of the applicant in conjunction with staff is probably the only way we're going to be able to find a solution that would be acceptable to all of the Board members. So unfortunately, I think that leaves us in my mind no choice but to deny the application as submitted with the hope that the applicant will resubmit with a new proposal that will address their legitimate concerns in a manner that will be acceptable

to staff.

MOTION: In Case 2024-009478-HDRB, 614 Paseo de Peralta, Member Bienvenue moved that findings be entered by adopting the reasoning set forth in staff's report that the exception criteria have not been made met, for the application as submitted and the fence as currently existing and that the application therefore be denied without prejudice to a resubmittal. Member Mather seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Mather, Degnan, Biedscheid and Bienvenu voting in favor and none voting against.

Chair Rios explained after the motion that this had been denied but without prejudice, which means that you can come back before the board with a different application that's indicates exactly the kind of material you're going to use, the exact height, or you can appeal it to the city council.

Ms. Beninato stated that’s right because what the Board is asking her to do is take down the coyote fencing even though her property has coyote fencing on it now. You don't want the same fencing that she actually has all over her property she's supposed to do a new type of fencing and then asked if that’s what they're stating and would not approve a coyote fence.

Chair Rios stated she did not hear that in the motion.

Ms. Beninato then stated the Board said something about the materials being unacceptable.

Chair Rios stated she believed that was a personal statement she gave earlier in case and asked Member Bienvenue for clarification.

Member Bienvenue stated his motion stated but I did say that there were concerns with respect to both height and materials and that I would hope that the applicant could address those concerns and redesign. That doesn't mean there is direction as to what material materials have to be, or what the exact height needs to be. I truly believe something can be designed here that will meet the needs of your client as well as the board and the staff but and I'm not and purposefully did not want to get involved in trying to design from this perspective which is you came in you asked for exactly what you have and that's been denied. There may be someplace other that you can find a solution that the board will approve.

Ms. Beninato stated she wanted clarity that the board was basically rejecting the coyote

material because it's being said that they should look at other material and proceeded to ask if that is correct.

Chair Rios stated that options are open in other words if they would want to resubmit with that then she does not know if the applicant would get a denial. The Board is just saying there's other options.

Ms. Beninato stated that was not much direction.

Ms. Lamboy stated this case has gone to municipal court and the Applicant is before the Board based on some direction that this be considered by the H-Board. Since this particular design was denied, Ms. Lamboy would like to just communicate to the applicant that they can come back to the Board within 90 days, or remove their fence within 90 days. She wanted to provide them with some parameters, as to what the next City action would occur since it is being considered by the Court. She stated Mr. Frank Ruybalid could affirm they have three months either to come back to the Board, or then they will need to remove the fence to comply with the code.

Mr. Ruybalid stated as he understood at that time. He asked if a red tag had been issued.

Ms. Lamboy stated yes, and a citation to Municipal Court, so the applicant has been to court already regarding this issue.

Mr. Ruybalid stated he would have to look at the Municipal Court order, he didn't know what the municipal court order said.

Ms Beninato stated she just wanted it to be on record that her client is being treated differently in this manner than many other people.

Mr. Ruybalid stated this was out of order.

Chair Rios stated this case was over and thanked them for stating their concerns and stated to have a discussion with Staff and they will guide them through the process.

To view the entire recording of this hearing, ***see*** the YouTube video at:
https://www.youtube.com/watch?v=Vk1h9FgJWNQ (2:36:54 – 3:51:11)

6. **2024-009479-HDRB, 710 Canyon Rd., Downtown & Eastside Historic District, Contributing,** Conron & Woods Architects, agent for Anna Marie Hamilton, owner, proposes to remove a portion of the portal, raise parapets, relocate a door, re-roof the portal and residence, replace skylights and

canales, stucco, and hardscape. An exception is requested to 14-5.2 (D)(6) to replace the roof not in-kind.

BACKGROUND & SUMMARY

The commercial property at 710 Canyon Road includes two structures. The front building faces the street and was constructed before 1912. The front building is contributing to the Downtown and Eastside Historic District. The back building was built in 1988 and is non-contributing due to age.

The front structure is a square structure with thick adobe walls and a pitched brown terneplate metal roof. The northwest corner has a long narrow 1973 addition. The south elevation ground level features an addition which according to the Historic Survey was constructed between 1966 & 1973. The addition is constructed with a flat roof and frame with a single glazed door opening near the west end. A portal traces the edge of the addition and continues along the east side of the wing. The owner believes the portal most likely was constructed as part of the 1987 approval; however, the case file is not available for confirmation.

In October 2024, the HDRB assigned the north elevation as the primary façade due to the craftsman influence of unpainted patterned shingles, narrow wood windows, knee braces, pediments, terneplate roof, and thick adobe walls.

APPLICANT REQUEST:

The applicant now proposes the following exterior alterations:

1. Replace the 3,475 sq. ft. of existing terneplate or crimped metal roofing with a standing seam roof in reddish brown color. An exception is requested to section 14-5.2(D)(6) to replace the roof in a material that is not in-kind.
2. Demolish approximately 323 sq. ft. of the south portal. The eastern portion of the portal will remain. The southern portion will not be reconstructed. It is being removed to protect the building from damage from the significant tree and to save the tree.
3. Relocate the door of the south façade to the west so that it will be under the remaining portion of the portal.
4. Replace the concrete flooring throughout the portal area (both the remaining portal and the removed portal section) with flagstone (fossil creek) flooring.
5. Raise approximately 62 linear feet of the south parapet to a height of 24" above the roof to conceal skylights.
6. Replace the 1,755 sq. ft of existing roofing of the building flat roof area and remaining portal to be removed to decking (damaged decking to be replaced) and replaced with tan colored TPO roofing system.
7. Existing canales on the south and east of the structure will be replaced with new wood, metal lined canales/ scupper Painted to match Buckskin stucco.
8. Replace white dome with aluminum frame skylights in the northwest wing with

one 24” X 24” and two 24” X 48” white dome with aluminum frame on 8” curbs to match the existing. The tops of the skylights will be approximately 18” above finished roof and will not be publicly visible.

9. Replace six 24” X 48” white dome with aluminum frame skylights on the southern addition of the main building with three 36” x 120” pyramid skylight with white glazing and aluminum frame on a 12” curb. The tops of the skylights will be approximately 20” above the finished roof. The skylights are to the rear of the building and will not be publicly visible.
10. Re-Stucco with El Rey cementitious “Buckskin” to match the existing stucco.
11. Paint the portal, exterior door, and trim, in Sherwin Williams Puro White.

STAFF RECOMMENDATION

Staff finds that the exception criteria have not been met and recommends denial of the exception to replace the roof not in-kind. Otherwise, staff recommends approval of the applicant’s requested items 2-11 (see Applicant Request) as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards. Two motions will be required in this case.

Mr. Moquino presented this case in Ms. McCulley’s absence.

Chair Rios asked if she heard Mr. Moquino correctly indicate that they want to replace this turnplate metal roof with a standing seam.

Mr. Moquino stated that was correct.

Chair Rios stated she thought she heard on the field trip that they were to find a material that was closely related to the existing material.

Mr. Moquino stated that is correct. They want to replace it with a standing seam, but there is material out there that is similar. The one they have now is a 3V and there is a 5V out there that they can replace it with.

Chair Rios clarified that the existing roof has a turn plate metal, but it seems like there is a seam in the middle of the panel.

Mr. Moquino stated that it is crimped in the middle of the panel.

APPLICANT PRESENTATION

Ms. Marie Hamilton stated that when her husband built the back building her husband imitated the roof that’s in the front, so they could look alike and maybe that’s why it passed inspection, but her husband went through some extreme effort. Ms. Hamilton stated she didn’t know they could replace the front roof with a crimp, and they don't really have objection to that. They just thought that the standing seam that's on the back

roof was logical for them to replace it like that. But they didn't really know that they could replace the front roof with a similar product.

Chair Rios asked if the applicants were willing to do that.

Ms. Hamilton stated she thought so, she doesn’t have much objection to it. She doesn’t know what the difference is or the longevity. She did know that the roofs across the street were standing seam and just thought if they were doing it then the roofing they would’ve been putting on would be more interesting. She just doesn’t know much about the crimped material.

Chair Rios asked Mr. Moquino if he had any knowledge of it.

Mr. Moquino stated not really, but the only difference between the 3V and the 5V is the spacing of the area.

Chair Rios verified that it is very similar to what they have.

Mr. Moquino stated that is correct.

Mr. Aida stated that he was hoping to match the roof that’s already there since he didn’t want two different types. He did check, but they no longer make the 3V crimp system, but they do have the 5V. It’s going to look a lot smaller and then it would also have the double crimps on the edges and one in the middle, so it would be doubling up on the seams.

Ms. Hamilton stated she thought it would be better for the property if those roofs were closer together and if you compare what's in the neighborhood there isn't anything that looks nearly as interesting or as nice as this roof that they have in the back.

Mr. Aida stated he did contact MBCI which is a huge roofing company and they stated they could match what they currently have. They have something very similar.

Chair Rios asked if they had something similar to what’s already existing or similar to what is being shown

Mr. Aida clarified the one that is being shown and stated they said that the only way to get a 3V crimp is to have it special ordered and even then he doubts that anyone would want to attempt making that.

Mr. Bienvenue stated the issue from staff's perspective obviously from the staff report and at least from his perspective as a Board member is he can understand the applicants thought that they would want to match the back because it's all one property, but from a historic perspective their goal is to match the historic property that's in the

front. So, it seems to him it would be most important to come up with a solution that is as close to the existing metal roof that's on the front structure as opposed to trying to make it consistent with a non-historic structure in the back even if it's quite aesthetically pleasing. From the historic preservation perspective, they look to always match in-kind and he gathers that they can't do that exactly in this case but staff is suggesting that the closest to an in-kind match be the 5V to match the 3V. For clarification I think that's the justification for the staff report.

Ms. Hamilton stated she can understand that, and she also thinks Mr. Aida makes a lot of sense as well because he doesn't even know if somebody is willing to make the material so the roofs match.

Member Bienvenue stated that is what Staff is recommending.

Mr. Aida stated he thought that it would not be approved because it was 5V crimp and it looked different and the other one looked closer to this than this one, but if the Board suggests and okays it and the owner agrees that they would be okay with it.

Ms. Hamilton asked if it came in red.

Mr. Aida stated that won't be the color of the roof and they will match the color of the roof to its existing color and the 5V crimp is something that comes from MBCI so it would be readily available, and they would have to work with the color a little bit.

Chair Rios asked if Mr. Aida thinks with this crimped metal roof that he could match it more closely to what exists.

Mr. Aida stated, as far as color.

Chair Rios asked everything else wise?

Mr. Aida stated you can see how the crimps look different you're going to have one crimp then you're going to have a double then you're going to have one then you're going to have a double. It's going to look a little different from this one than from the other one. The one that we suggested is just one crimp each. As far as the color goes, we would have to get with MBCI and see what they can do about how closely they can match it.

Ms. Lamboy stated they often run into these issues when there's old materials, old ways of constructing things and then new codes and that necessitate slight changes and so certainly staff enforce the code in that. The statement is the existing roof styles and material shall be maintained, or replaced in- kind, if necessary, so even though this isn't exactly in-kind what has been illustrated here on the back portion, which doesn't have

the double CRM it is under the Board's authority to allow, for this newer material to apply with current code, but still maintains the overall aesthetic of what the roof once was. That's a possibility, but according to the code you know staff can't recommend for that, but that was sort of a roundabout way of saying that you have the authority to allow for minor modifications considering the current materials we have available. So, the Board has to consider both of these to make a determination.

Member Bienvenue asked for clarification and asked if they wouldn't need an exception and to find all the exception criteria been met to approve the metal that would match the roofing material that would match the new structure in the back as opposed to the 5V.

Ms. Lamboy stated yes, the Board would need differently from the Staff, as to the exception criteria. The hardship being is that they cannot find the old material exactly in-kind.

Member Bienvenue clarified they wouldn't need to find the exception criteria to have been met in order to approve the replacement with the 5V because that is in Ms. Lamboy's opinion as close to in-kind as is needed.

Ms Lamboy stated as this gentleman stated there's actually a double type of crimp that's at the edge that would be problematic, and it wouldn't be the same in profile as you see with the other material that they have on the back building.

Member Bienvenue stated he was confused because he thought that staff was saying we do not find that the exception criteria have been met for the material as proposed which is the standing seam so, you should deny it. I thought that what was meant but we would find that the ordinance is met and could approve if we desire because that's an available in kind.

Ms. Lamboy stated based on the conversation this evening and the applicant pointing out that there's a double crimp at the edge that would impact visually the difference. She felt that information is revealing and that potentially it's more similar.

Mr. Moquino stated that it is correct the double crimp hold on the 5V, but the existing only has one, but it's the same material, so between the 3V and the 5V.

Member Bienvenue stated he was still confused.

Mr. Moquino stated if the applicant wanted to go with a standing seam then that would be a different type of material and if they go with a 5V that would be in-kind material with which the exception criteria would need to be met.

Member Biedscheid stated she thinks there's a consideration for color. The Applicant seems to think they can replicate the color correctly with the standing seam and there

might be a question about the 5V crimp color. They wouldn't want a bright red color on that roof.

PUBLIC HEARING

Ms. Beninato, previously sworn, stated it seems like the definitions change depending on how you want the outcome to be done, this is the original roof and if it's supposed to be replaced in-kind that's what needs to be there. It can be custom done there may not be a warranty on it if it's custom done, so there is that option. Then the question is really whether a totally new material which is the 5V would really be in-kind either which is not because of the changes at the edges and this standing seam roof is also different but is more visually the same as the original roof. If you're not going to have them, go to the trouble and possibly expense of actually having a custom roof, put in because aesthetics are so important and roofing is so important to the status of a building then I would suggest that you actually allowed the standing roof.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-009479-HDRB, 710 Canyon Road, Biedscheid moved to approve the application with a standing seam roof, as requested by the applicant noting that the roof cannot be replaced in-kind due to the unavailability of the original 3V crimped turn plate roof and that the standing steam roof will most closely match the current pattern in terms of the spacing of the seams and the color that the 5V recommended by staff based on testimony presented tonight is not the closest match visually. Member Degnan seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members, Mather, Degnan, Biedscheid and Bienvenu voting in favor and none voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=Vk1h9FgJWNQ (3:51:18 – 4:17:32)

I. NEXT MEETING: Tuesday, January 14, 2025

J. ADJOURN

Motion: Member Mather moved to adjourn the meeting at 9:58 pm. The motion was seconded by Member Degnan. (4:19:58)

Vote: The motion passed by (4-0) roll call vote with Members Mather, Degnan, Biedscheid, and Bienvenu voting in favor and none voting against.

Submitted by:

Mariah Kavanaugh, Planner Technician

City of Santa Fe Land Use Department

Approved by:

Cecilia Rios, Chair

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

Case # 2024-8945-HDRB
Address – 1292 Lejano Ln.
Agent's Name – Thomas Hughes
Owner/Applicant's Name – Catherine Wright and Burr Phillips

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 10, 2024.

BACKGROUND

On a sloping site, the Applicant proposes to build a 1,902-square-foot detached accessory dwelling unit to a height of 16'6" where the maximum allowable height is 14'5". The existing residential structure at 1292 Lejano Ln. is a 3,700-square-foot residence built in 2020 in the Downtown and Eastside Historic District, as approved by the Historic Districts Review Board. See Case # 2019-1553-HDRB. The site has a steep grade and sits at the corner of Lejano Lane and Lorenzo Road. The main house is set back 72 feet from Lejano Lane and 85 feet from Lorenzo Road. The topography has presented challenges for the project Applicants, with approximately 13 feet of elevation change over the footprint of the primary house

The HDRB approved the project application for the existing, main house in a hearing April 28, 2020, after four postponements, from January 28, 2020, to March 10, 2020, to March 24, 2020, to April 14, 2020, and finally to April 28, 2020. In the hearing January 28, 2020, the Board postponed its decision and required the Applicant Mr. Hughes to return with a site plan laid over a topographical survey, and more detailed architectural drawings. On March 10, 2020, the Board approved the application except for four south-facing windows, and required the Applicant to redesign them or request an exception for non-divided-lite windows. The postponements March 24, 2020, and April 14, 2020, were caused by the COVID pandemic. In the final hearing, the Board approved the main house with exceptions to permit non-divided-lite windows on the south elevation.

The ADU the Applicant now proposes to build has 1,430 square feet of heated space and 472 square feet of portals. The elevation change on the site is over two feet, and the board may grant an additional four feet over the maximum permitted height, per Santa Fe City Code ("SFCC") Section 14-5.2(D)(9)(c)(ii)(F).

a. North Elevation:
   i. Place a 5' by 9' fenestration on the eastern end at the entry to the east portal where the main entry doors are located. To the west place a row of five 3' by 3' awning windows, and two triple 3' by 9' (9' by 9' total opening) door panels.
   ii. On the west end, place a portal over the two triple windows. The portal will have a concrete floor with integral color Omaha Tan and sand finish, and the walls and ceiling will be finished with white lime plaster.

b. West Elevation:
   i. Place two double 3’ by 3’ awning windows side by side (3' by 6’ total opening).
   ii. The HVAC condensers will be wall hung.

c. South Elevation:
   i. Place a single 3’ by 3’ awning window.
   ii. Place four 12” by 8” metal canales with 2’ projections and 4’ by 4’ basins for piping to the pond.

d. East Elevation:
   i. Place a single large window opening consisting of four 5’ by 9’ panels (20’ by 9’ total opening).
   ii. A partially enclosed portal will be accessed from the north elevation and has an open area to the north end of the east wall. The portal will have a concrete floor with integral color Omaha Tan and sand finish, and the walls and ceiling will be finished with white lime plaster.
   iii. Build a 4’6”-high yard wall projecting from the wall to lead to the entrance and screen the walkway.

Finishes:

e. The residence will be finished in a La Habra “Belle Glade” stucco to match the main residence.
f. Windows and doors will be black aluminum finish.
g. Exterior lighting will consist of five 4” recessed can lights on the north portal, eight recessed can lights on the east portal, and a WAC step light at 16” above ground at the entrance to the east portal.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and finds that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.

5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. No exception is required for the height of the structure at 16'6", where the maximum allowable height is 14'5". This is a sloping site where the difference in the natural grade along the structure's foundation exceeds two feet, and per SFCC Section 14-5.2(D)(9)(c)(ii)(F) the Board has the discretion to permit additional height where the excess is not more than four feet above the allowable height of the streetscape.
8. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for new construction on the condition that changes relating to the exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves the project, items (a) through (g), as set forth in the application and as recommended by Staff, with the following additional conditions:
    a. The HVAC condensers shall be screened with coyote fencing and a drawing reflecting this element will be submitted to the Staff for approval.

IT IS SO ORDERED ON THIS 11th DAY of FEBRUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-8937-HDRB
Address – 119 Kearny Rd.
Agent's Name – Craig Hoopes, Hoopes + Associates, Architects Ltd., Co.
Owner/Applicant's Name – David Snead and Charles Butler

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 10, 2024.

BACKGROUND

The single-family residential structure located at 119 Kearny St. is contributing to the Downtown and Eastside Historic District. The 1967 Spanish-Pueblo Revival residence is two stories with a historic footprint of 879 square feet. An enclosed 146-square-foot porch and a 272-square-foot deck were added in the 1980s, bringing the total square footage to 1,297. It has a low yard wall which is also designated as a contributing structure. The Board reviewed its historic status in 2021, designated its historic status as contributing and assigned the east, south and west façades as primary façades, excluding the north-side deck and shed-style roof. The Board also designated the yard wall south of the structure contributing, excluding the portion along the east parking area. See Case # 2020-2852-HDRB.

On September 28, 2021, the Board approved a remodel application to place a 1,296-square-foot addition on the north façade. This increased the footprint of the house from 1,297 square feet (which included both the historic footprint and a 1980s addition) to a total of 2,593 square feet. See Case # 2021-4179-HDRB. The new addition would be set back from the original home and offset from the 1980s addition to break up the massing of the house. Its height was not to exceed the original house, and would be 6 inches shorter than the existing structure. The Board approved an exception for the Applicant to add more than 50 percent of the house's historic footprint.

The Applicant has made alterations outside of the scope of the 2021 approval from the HDRB, which were found during inspections. Therefore, the Applicant now requests approval of these constructed changes:

1. The addition's roof was lowered by 12" to maintain the 6" difference between the historic home and the addition. The original house was lower than originally measured.
2. This lowering of the roof resulted in the elimination of a clerestory window on the west elevation.

North Elevation:

3. The approved coyote fence railing has had pilasters added to the design. This railing has been extended to include the north side of the east portal.
4. A sidewalk has been installed at the north end of the property leading from the parking

area to the east yard and north garden area.
5. Exterior stairs have been added at both the north and the west garden areas.
6. Exterior lighting has been added at the doors.

East Elevation:
7. The east elevation design had a staircase leading from the courtyard to the lower yard. This has been removed and the wall has been extended through the area to prevent falls.
8. The compressors that were originally hidden behind the stairs have now been screened with a 5'0"-high coyote fence with varying latillas.
9. In the courtyard on the east and south elevations the doors were installed without the approved divided lites. These doors are stepped in between the addition and original building and have minimal public visibility.
10. East elevation windows have been reglazed.

South Elevation:
11. The doors in the west and south primary facades were replaced. No window and door assessment is available and the doors have been replaced. The historic integrity of the doors can no longer be evaluated.
12. The front steps on the south entry have a second step due to the height of the step down.
13. South-elevation windows were reglazed.
14. South-elevation original single pane door was replaced with a divided-lite door.
15. Exterior lighting has been added at the doors.

West Elevation:
16. The doors in the west primary facades were replaced. The new doors have divided lites. No window and door assessment is available and the doors have been replaced. The historic integrity of the doors can no longer be evaluated.
17. The west elevation had two matching steel-frame windows. Only one remained at the time of the original application. The one to the south had been removed and an air conditioner and half-sized sliding aluminum window had been installed. This window has been restored to the original size with a steel sash window to match the original.
18. Removed plan for window in the middle on the second floor.
19. Pilasters have been added to the approved coyote fence railing, a gutter and downspout were added at the north side of the portal, and true divided-lites were added to the glass doors that were approved without the divided-lites.
20. Fireplace is rounded rather than rectangular.
21. Exterior lighting has been added at the doors and above the exterior stairs by the window on the west elevation.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the alterations to the approved project appear to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").

2. Historic Preservation Division Staff reviewed the alterations and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and finds that the alterations comply with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. There is insufficient evidence for the Board to determine whether the doors removed from the south and west primary façades were historic, but the available evidence is that they were not historic.
9. There is insufficient evidence for the Board to determine whether the window removed from the west primary façade was historic, but it was a sliding, aluminum-frame window that was not original to the house and likely was non-historic.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
11. The information contained in the Staff Report, and the exhibits, testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-21 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 11th DAY of FEBRUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-9478-HDRB
Address – 614 Paseo de Peralta
Agent's Name – Stefanie Beninato, Attorney at Law
Owner/Applicant's Name – Miriam Leth-Espensen

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on December 10, 2024.

BACKGROUND

The single-family residence at 614 Paseo de Peralta has a contributing historic status in the Downtown and Eastside Historic District. The Applicant, who owns and lives on the property, has built an unpermitted 5'8" coyote fence, abutting the sidewalk and extending across the entire north street frontage for this property. The streetscape along Paseo de Peralta was built after the Anglo-American arrival and the houses in this area reflect the Anglo-American style of architecture, including low front-yard fences. There is a consistent grade change between the properties on the south side of the street and those on the north side. Retaining walls characterize the streetscape on the north side, where there is a pronounced slope, with some retaining walls substantially set back from the street.

The property has had several fences along the street frontage in the years since 1985. A photograph from the 1985 HCPI shows that this house, like others in the streetscape, had low, transparent fencing at the property line. Historically the house was unobstructed and apparent from the street as were other historic buildings in the streetscape. Photos show a blue board fence present from 2007 through 2014, and a wood-framed wire fence from 2015 to 2023. The coyote fence which is the subject of this application was built in 2023. There is no record of approval from Historic Preservation and no permits on record for changes to the fencing over time. A City inspector issued a Stop Work Order in August, 2023, for construction of the coyote fence without approval from HDRB or the Historic Preservation staff or a construction permit. The City of Santa Fe sent the Leth-Espensen Trust (the owner of record) a Notice of Violation in January, 2024, and the matter is pending in Municipal Court. See Case # CE-2024-5.

The Staff has determined that the Applicant's 5'8"-high coyote fence is inconsistent with this streetscape with regard to height and material. Santa Fe City Code ("SFCC") Section 14-5.2 (D)(9)(c)(ii)(C) reads, "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." The Staff's streetscape calculation allows for a 4'6"-high fence. The Staff's opinion is that the 5'8"-high coyote fence disrupts the structure's relationship with the streetscape and, if permitted to remain, threatens the building's historic status. SFCC Section 14-5.2(D)(1)(a) reads, "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 Applicant now requests approval of the coyote fence by proposing the following exterior alterations:

> Construct a 5'8"-high coyote fence with two wood-plank pedestrian gates (one on the street frontage and one on the side property line) where the maximum allowable height is 4'6". An exception to SFCC Section 14-5.2(D)(9) to exceed the maximum allowable height is requested.

This property also is located within the Business Capital District East Marcy / East Palace Subdistrict (BCDEAS). In this subdistrict, fences are further limited to a maximum height of 4'0", per SFCC Section 14-7.4(A)-1, Table of Dimensional Requirements for Townscape Districts. While the applicant is requesting an exception from the HDRB to the streetscape height standard of 4'6", SFCC Section 14-5.2(C)(5)(a) reads:

> "If the applicant requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the applicant shall first receive an exception to this Section 14-5.2. If approved by the historic district board, the applicant shall proceed to the board of adjustment for consideration of the proposed variance."

Therefore, if the HDRB approved the exception, the Applicant would proceed to the Board of Adjustment for a variance to the standards of the underlying zoning.

At the outset of this hearing, Stefanie Beninato, the Agent for the Applicant, asked Board member Jennifer Biedscheid to disqualify herself, claiming Ms. Biedscheid had a conflict of interest in this case. Ms. Biedscheid declined to disqualify herself, denying that she had a conflict of interest and noting that she had consulted the City Attorney's Office about Ms. Beninato's request.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code.
2. Historic Preservation Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff found that the exception criteria of SFCC Section 14-5.2(C)(5)(c) had not been met and did not recommend approval of the application, as it did not comply with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.

4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. The property is located in the Business Capital District, East Marcy / East Palace Subdistrict (BCDEAS), and is subject to the district and subdistrict design standards set forth in SFCC Section 14-7.4(A) and (B)(3)(e).
8. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
9. Under SFCC Section 14-5.2(D)(9)(c)(ii)(C), yard walls and fences are limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.
10. The Applicant seeks approval for a 5'8"-high coyote fence on the street frontage and on a side property line where the maximum allowable height is 4'6". Staff determined that an exception to SFCC Section 14-5.2(D)(9)(c)(ii)(C) would be required for approval of the application, and the Applicant requested an exception.
11. To obtain an exception, the Applicant was required to conclusively demonstrate that the six exception criteria set forth in SFCC Section 14-5.2(C)(5)(c) have been met.
12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has not conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(c)(i), the Board finds that granting the exception would damage the character of the streetscape because the height of the fence is inharmonious with the streetscape, and disregards the standards for the BCDEAS district. The heights of the walls and fences along this streetscape of Paseo de Peralta range in height from 24" (2 feet) and 108" (9 feet), with the highest walls being rock or stuccoed-masonry retaining walls on the north side of the street where there is a substantial grade change. The south side of the street, where the house walls do not abut the sidewalk, is lined almost entirely with lower yard walls and fences with stepped heights or wrought iron, picket and wire fences, creating an open fenestration of the wall or fence;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(c)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare, because there has been no persuasive showing that the security of the property cannot be upheld by features less harmful to the character of the district, such as a lower fence or yard wall, a fence or wall with more fenestration, or other security measures;
    c. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iii), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts, because the Applicant has not

shown a need for safety at her property greater than at any other heavily traveled location, and other design options are available to enhance the occupants' safety there;

d. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iv), the Board finds that there are not special conditions or circumstances that are peculiar to the land or structure involved that are not applicable to other lands or structures in the related streetscape: All the properties on the south side of Paseo de Peralta abut the sidewalk or have a minimal setback, similar to the subject property, and are in a heavily traveled area. The setback, traffic and pedestrian travel are not peculiar to this lot. Some of the properties are commercial and others are residential, but the use of the property can change and is not inherent in the land or the structure;

e. Pursuant to SFCC Section 14-5.2(C)(5)(c)(v), the Board finds there are no special conditions or circumstances affecting this property that fulfill this exception criterion. The Applicant should be held to the same standard as the occupants of other structures in the streetscape, which must follow the height and design restrictions in the ordinances;

f. Pursuant to SFCC Section 14-5.2(C)(5)(c)(vi), the Board finds that granting the exception would not provide the least negative impact with respect to the purposes set forth in SFCC Section 14-5.2(A)(1), because the proposed coyote fence at that height is a threat to the historic status of the historically contributing structure. It obstructs the view of the house, which is uncharacteristic for that streetscape. The standards for the Business Capitol District, East Marcy / East Palace Subdistrict, express a preference for "low walls that are compatible with the characteristic open yards." See SFCC Section 14-7.4(B)(3)(e)(iii).

13. The Board finds that the Applicant has failed to conclusively demonstrate that all of the exception criteria have been met.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
15. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have not 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 denies Item # 1 as set forth in the application.
3. The Board denies the exception requested in the application.
4. These denials are without prejudice, and the Board may reconsider the project if the Applicant submits another application with a redrawn design for the fence.

IT IS SO ORDERED ON THIS 11th DAY of FEBRUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

February 3, 2025

Heather Lamboy, Director
City of Santa Fe Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: State of New Mexico Executive Office Building Project
Design Phase Initial Consultation

Dear Heather,

This letter is submitted on behalf of the State of New Mexico ("Applicant") in request for initial design consultation with the Historic Districts Review Board ("HDRB") in accordance with SFCC 14-5.2(M)(2)(a) for the proposed State Executive Office Building ("EOB"). The 2.49-acre subject property comprises the parcels at 128 South Capitol Street (Motor Pool Building and maintenance/garage structure), 130 South Capitol Street (Concha Ortiz y Pino Building), 402 Don Gaspar Avenue (casita and garage), 406 Don Gaspar Avenue (casita and garage), 410 Don Gaspar Avenue (casita and garage), and 414 Don Gaspar Avenue (casita only).

The subject property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the Executive Office Building, the HDRB requested a historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project. In 2023, the State resumed work on the project, requesting a new historic status review of all structures on the subject property at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and status designations are summarized below:

Address	Structure	Date of Construction	Status Designations 2012	Updated Status May 9, 2023
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non-Contributing	**Non- Contributing**
	Garage	c. 1970-1981	Non-Contributing	**Non- Contributing**
	Yard Wall	c. 1970-1981	N/A	**Non- Contributing**
130 South Capitol St.	Concha Ortiz y Pino	1961	Non-Contributing	**Contributing**
402 Don Gaspar Ave.	Casita	c. 1930	Significant	**Contributing**
	Garage	c. 1930	Non-Contributing	**Contributing**
406 Don Gaspar Ave.	Casita	c. 1930	Significant	**Contributing**
	Garage	c. 1930	Non-Contributing	**Contributing**
410 Don Gaspar Ave.	Casita	c. 1930	Significant	**Contributing**
	Garage	c. 1930	Non-Contributing	**Contributing**
414 Don Gaspar Ave.	Casita	c. 1930	Significant	**Contributing**

Subsequently on October 16, 2023, applications were submitted to the City Historic Preservation Division requesting demolition of all structures on the site. As required by City Code, a conceptual exterior building design was developed and submitted with the applications to demonstrate how the streetscapes would be re-established. The HDRB considered the demolition requests on March 26, 2024. The Board approved demolition of the Concha Ortiz y Pino Building, the Motor Pool Building, the garage, and the yard walls at 128 and 130 South Capitol Street. Demolition of the casitas was denied.

In accordance with NM Statute §3-22-6 (G), the denial of the requests to demolish the casitas constituted "unresolved issues" between the State and the City, necessitating formation of a state-local government historic review board to render a decision with respect to demolition. The board was subsequently formed in collaboration with the City as required by the statute. The state-local government historic review board convened a meeting on June 26, 2024 to consider demolition of the casitas. In recognition of the City's stated preference that the design be complete prior to considering demolition. Senator Wirth, Chair of the board, elected to discontinue the proceedings and agreed that the State would proceed with design, which would later be submitted to the City for review and consideration in conjunction with the demolition requests.

Facility Needs Assessment

In 2021, the State developed a Long-Range Strategic Space Master Plan (the "Master Plan") to serve as a road map for building utilization and improvements for State-owned buildings and sites in the Santa Fe area. The key objectives outlined in the Master Plan are as follows:

1. Increase Capacity of Selected Buildings
2. Consolidate agencies to improve efficiency (move from leased space)
3. Construct New Facilities (move from leased space)
4. Renew Existing Buildings
5. Decommission Selected Buildings

Please refer to the attached Master Plan excerpts for more information.

The proposed EOB accomplishes the key goals of alleviating overcrowding at the Bataan Building, North Capitol, and the Capitol, and relocating all elected officials (i.e. State Auditor and State Treasurer) from leased space to the Main Capitol Campus. The Master Plan states that the Main Capitol Campus should house constitutionally created or statutorily attached agencies (elected officials), and agencies with a high degree of legal or financial responsibilities. Accordingly, the potential occupants may include, but are not limited to, the following agencies:

- Department of Finance and Administration
- Secretary of State
- State Treasurer
- State Auditor

Based on these programmatic needs, the EOB is being designed as a multi-story building of approximately 165,000 square feet to accommodate 550 full-time employees, inclusive of below-grade parking for approximately 660 cars. The current exterior design concept is addressed below.

Conceptual Design of Executive Office Building

Submitted herewith for the HDRB's review and feedback is the conceptual exterior design package prepared for the previous demolition applications. Originally, the building was presented as potentially comprising 190,000 square feet, but in response to community concerns expressed about the size, we reduced the square footage to approximately 165,000 square feet, and the parking structure has been reduced from 720 to 660 spaces.

Pedestrian circulation is a critical factor in the site design, considering multiple buildings in the surrounding area that are important for pedestrian connection – primarily the State Capitol to the east, the Bataan Memorial Building and adjacent annexes to the north, and the Villagra Building to the west. Consideration for plazas, pathways, portales, and intuitive wayfinding have been woven into the plan. The main entrance to the building faces South Capitol Street, supporting the relationship and connection to the Bataan Memorial Building. Parking is below grade, and the entrance to the garage is proposed on Galisteo St., adjacent to the entrance/exit at the public parking garage to the south. Understanding the vehicular flow and one-way traffic for the site, it was logical to plan for the vehicular access to be located at the southwest corner of the site. This reduces additional traffic in the area by removing cars from the roadway sooner, thereby improving pedestrian circulation on the northern part of the site.

A pedestrian alley is proposed to the south between the proposed building and the existing parking garage, which will allow for east-west movement between the structures and support easy access to the State Capitol. A secondary entrance to the EOB is aligned with the vertical circulation core of the existing garage, so users exiting the parking garage can easily access the new building.

The EOB is designed in the Territorial Revival style and reflects the City's design standards provided in SFCC 14-5.2(M)(3), and the proposed design aligns with the character of adjacent state buildings. The goal is to achieve harmony with other buildings in the Capitol Complex with the use of similar materials, color, proportions, and details. Strategies also include shaping the building to reduce the scale, with the use of stepped parapets and setbacks in the façade to

break up the overall massing. The exterior material is stucco of different colors, and where a cornice is present in the design, it will be of brick or stucco. The window pattern is primarily a set of punched windows with some inset to help with shading and to reference the character of historic adobe buildings in the vicinity. A portal is used on the north and west facades to aid in pedestrian circulation to and from the State Capitol. A portico is used to help denote the primary entry and is part of the public plaza on the north face of the building.

Careful considerations were given to the alignment of the EOB's edges with those of adjacent structures to preserve the continuity of the streetscape pattern. In addition, the northeast corner of the building is set back to protect the view corridor of the State Capitol from the historic Villagra Building. The site slopes from east to west with a grad change of approximately 11 feet. The result is a building with stepped massing that transitions at the public entry plaza, roughly midway across the site from east to west. The lower level is partially below grade and exposed on the north and west sides. This results in a shorter building element that can be closer to the street, helping with an improved building massing and a better street edge. Building setbacks and heights balance the zoning and historic overlay requirements with the scale of other state buildings within the immediate vicinity. The maximum permissible building height per SFCC 14-5.2(M)(3)(vi) is 57.56’ and the proposed building height is 54’-0" at the highest point. By way of comparison, the State Capitol Building is approximately 63’ tall and the Bataan Memorial Building is approximately 104’ tall at their respective highest points. Furthermore, the setbacks respect the Business Capital District zoning standards of the State Capitol subdistrict.

Please let me know if you have any questions or require additional information.

Sincerely,

Jennifer Jenkins

Site Plan

STATE OF NEW MEXICO
Executive Office Building
Historic Districts Review Board Submittal
August 28, 2023
fbt architects

Main North Entry

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt architects

North Facade

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects

East Facade

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects

West Facade

STATE OF NEW MEXICO
Executive Office Building
Historic Districts Review Board Submittal
August 28, 2023
fbt architects

North Elevation

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects

East Elevation

STATE OF NEW MEXICO
Executive Office Building
Historic Districts Review Board Submittal
August 28, 2023
fbt architects

West Elevation

STATE OF NEW MEXICO
Executive Office Building
Historic Districts Review Board Submittal
August 28, 2023
fbt architects

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

Architectural Research Consultants, Incorporated

Albuquerque, New Mexico 505-842-1254 https://arcplanning.com

July 2021

Proposed Strategy

The proposed strategic space master plan strategy responds to the key objective of the Santa Fe Area plan adopted by the Capitol Buildings Planning Commission and embodied within the project scope.

See Exhibit 21

The strategy has five components that will be discussed each in turn.

1. **Increase Capacity of Selected Buildings**
2. **Consolidate agencies to improve efficiency (move from leased space)**
3. **Construct New Facilities (move from leased space)**
4. **Renew Existing Buildings**
5. **Decommission Selected Buildings**

Exhibit 21:
Long-Range Strategic Space Plan Goals

Project Goals

- Seek opportunities to move state agencies from leased to state-owned space and for consolidation,
- Dispose, or acquire facilities to facilitate access to services, promote economies of scale, achieve cost-effective operations, and
- Make most efficient use of space in accordance with the state space standards and best practices

1. Increase Capacity of Selected Buildings

This strategy seeks to increase the potential capacity of selected buildings with an inherent building footprint that either supports a flexible layout now, or that can be improved through renovation. This strategy is complementary to Strategy 4, an ongoing effort to renew building systems as buildings age.

Of the seven buildings with a footprint and size to potentially support a flexible, modern office environment, ARC recommends that the state should initially focus on improving these three:

- PERA
- Apodaca
- Chino

See Exhibit 22 and Appendix B

Exhibit 22:
Increase Selected Building Capacities based on Space Need Scenarios

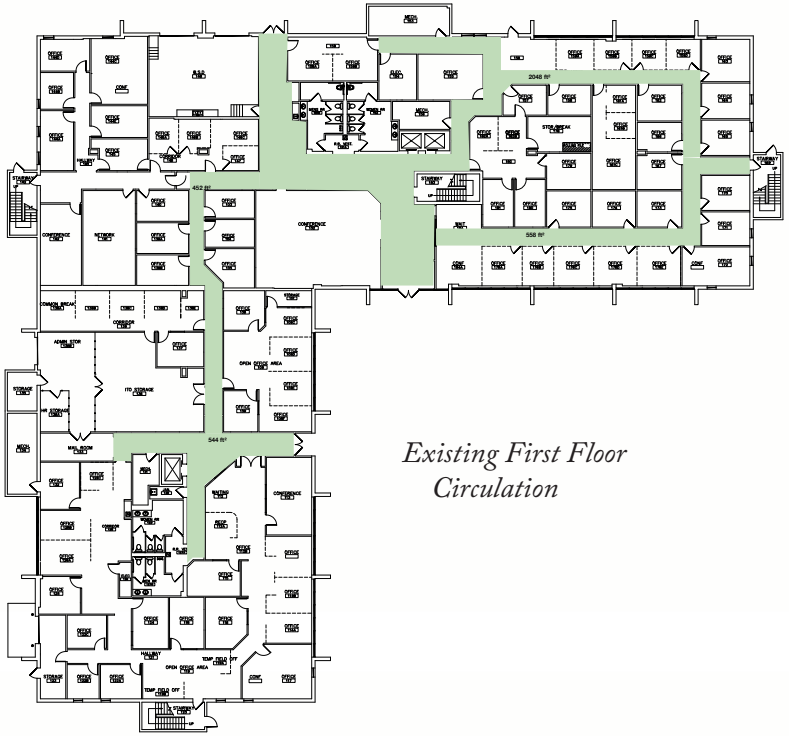
Building Capacity				
Building	Scenario 1	Scenario 2	Existing Filled FTE	Existing Budgeted FTE
PERA	623	480	364	452
Jerry Apodaca Building	178	159	156	219
Wendell Chino	230	188	144	234

Of these, the PERA is the highest priority, due to its size and potential increase of capacity. Renovations can be scheduled incrementally, so an individual floor or wing can be done at a time.

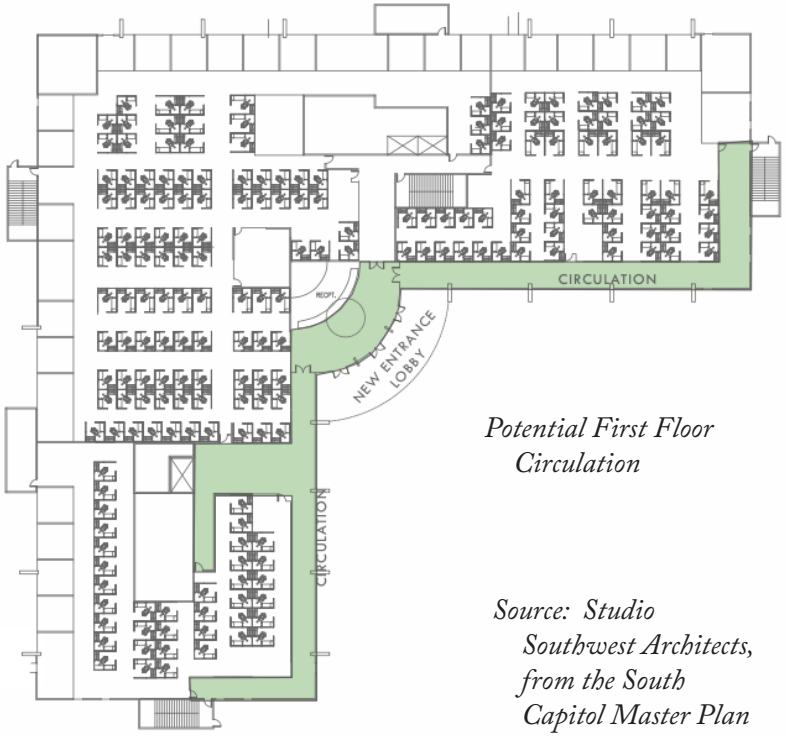
See Exhibit 23

The South Capitol Master Plan suggested a renovation concept for the Wendell Chino Building that could improve the circulation flow and provide open areas suitable for flexible open office environments.

Exhibit 23:
Potential Improved Circulation Pattern for the Wendell Chino Building to Promote Office Flexibility



Existing First Floor Circulation



Potential First Floor Circulation

Source: Studio Southwest Architects, from the South Capitol Master Plan

2. Consolidate and Colocate Agencies to Improve Efficiency and Access to Public (Move from Leased Space)

This proposed strategy seeks to consolidate agencies with natural affinities, improve visibility and access to the public, and to move from leased to owned space. Proposed actions include:

- Consolidate Children, Youth and Families (CYFD) and Early Childhood Education & Care Department (ECECD) in the PERA building. Previously, CYFD was distributed among four floors of the five-floor PERA building (55,400 USF) and leased space (~30,000 RSF). ECECD is a new department, created largely from personnel within CYFD.

See Appendix B

  During the course of this study, GSD / FMD successfully consolidated CYFD and ECECD in the PERA building with CYFD on floors 1, 3, and 5, and ECECD on floors 2 and 3. Floor 3 (the ground level) will be the public interface for both agencies.

  In order to make room for the new agency, the Public Regulation Commission (PRC) was vacated from the building into leased space. The State Office of the Superintendent of Insurance remains in the building consolidated on floor 4.

- Consolidate other agencies and move from leased space through construction of new state-owned office space. These agencies include:
  - Public Education Department (PED) - now split into owned (Apodaca) and leased space.
  - Administrative Office of the Courts (AOC) - now split into owned (Supreme Court Building, Capitol North) and leased space in Santa Fe and Albuquerque.
  - Secretary of State (SOS) - now split into two owned buildings (Capitol North and Bataan).
  - Human Services Department (HSD) - now totally in leased space.
  - Department of Health (DOH) - now split between owned (Runnels) and leased space.

See Exhibit 26

3. Construct New Facilities (Move from Leased Space)

This proposed strategy constructs two new state buildings: the Executive Office Building at the Main Capitol Campus, and a new facility to house the Department of Health at the South Capitol Campus. Both proposed buildings are consistent with CBPC adopted master plans for these two sites.

Construct a New Executive Office at the Main Capitol Campus

The 2008 Santa Fe Area Plan proposed an Executive Office Building (EOB) to house the Department of Finance and Administration (DFA) and implement a key goal of the Main Capitol Master Plan to relocate all elected officials (i.e., the State Auditor and State Treasurer) from leased space. State revenue bonds for the EOB were authorized in 2009, payable from the state building bond fund not to exceed $115 million. Planning was initiated in 2010 for a building of ~60,000 GSF, but never finalized.

See Appendix A for the EOB site study

Part of ARC's direction for this current Strategic Space Plan was to identify, analyze, and recommend a potential site for the EOB. ARC, in association with D/P/S Architects, identified two potential site options for the facility:

- A site west of the Capitol on the northeast corner of Don Gaspar and South Capitol Place, and north of the Capitol Parking Garage; and
- A site east of the Capitol in what is now a parking lot serving the State Buildings in the area (i.e., Capitol, PERA, Lamy, and Lew Wallace).

The CBPC considered both site options and directed staff to conduct a study to identify the maximum building capacity for the site west of the capitol and associated underground parking. The site capacity study identified that maximum development of the west for the west site to be a 3-story 192,250 GSF building and 723 +/- parking spaces in three levels of an underground parking structure. To achieve maximum building capacity requires demolition or relocation of four casitas and demolition of the Concha Ortiz y Pino Building.

Depending on the chosen occupants, construction of this facility will enable moving the State Auditor and Treasurer from leased space to the Main Capitol Campus, and potentially make available space in the Bataan Building, Supreme Court Building, and Capitol North for various moves and relocations.

The site east of the Capitol has additional building capacity of 222,000 GSF. Development of this site will also require development of underground parking.

See Exhibit 24 and Exhibit 25

See also Appendix A: "Executive Office Building Siting" for an implementation road map for the west capitol site

Appendix A.
Executive Office Siting

Executive Office Building Siting

The objectives of this study include assessing the current state inventory of vacant land, and look at siting options for the proposed Executive Office Building (EOB), as well as other opportunities for growth.

Planning Context

The Capitol Building Planning Commission (CBPC) adopted the Santa Fe Area Plan to guide development and redevelopment of the five Santa Fe state campuses.

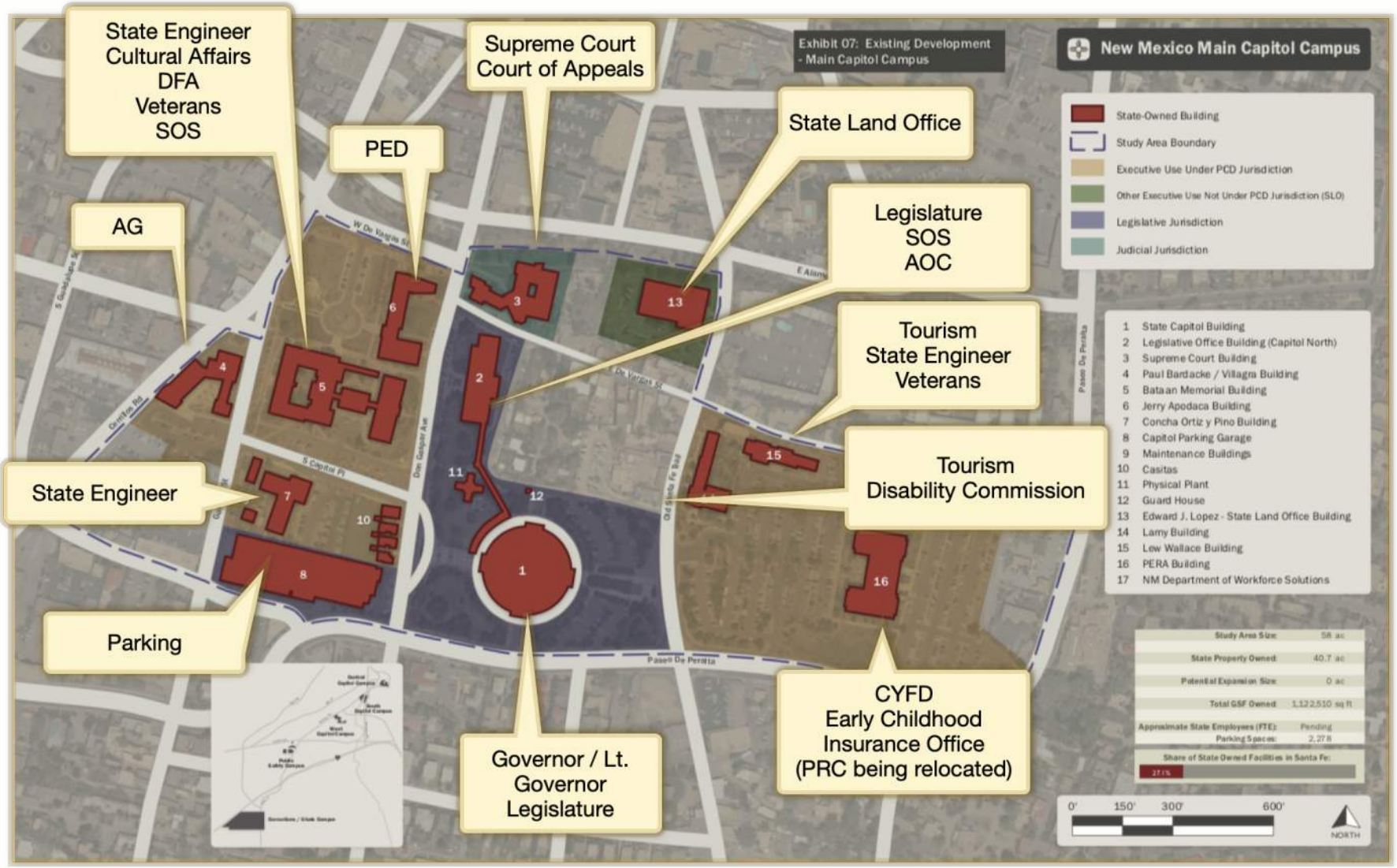
See Exhibit A-01

The Main Capitol Campus is about 40 acres in size, with about 1.15 million gross square feet and 1,500 FTE current occupants. The Main Capitol Campus is unique in State campuses in that all branches of state government own and occupy buildings on the campus. There are about 2,000 parking spaces in surface lots and in parking structures associated with state-owned Capitol Campus buildings. There are about an additional 100 spaces in public street parking in the area. A long-standing issue has been the greater demand for parking than available supply during the annual legislative sessions.

The Santa Fe Area Plan established these general and site location principles for the state campuses and the main campus in particular:

  - General Location Principles/Implementation Strategies
  - Construct new buildings to accommodate functions in leased facilities and to relieve overcrowding
  - Provide generic "tenant" development space
  - Use adopted location principles to gradually locate (relocate) agencies as opportunities become available
  - Colocate agencies or functions according to adopted criteria
  - Acquire designated parcels, land or buildings over the long term for campus development, contingencies and buffers
  - Acquire and maintain an inventory of leased space for use by agencies with federal and other revenue sources for agencies with fluctuating programs, and to meet needs faster than possible via the standard capital funding process
  - Develop site master plans to guide specific development and redevelopment
- Main Capitol Campus:
  - Agencies to be housed there:
    - Constitutionally created or statutorily attached agencies (elected officials)
    - High degree of legal or financial responsibilities

Exhibit A-01:
Main Capitol Campus – Site, Buildings, and Occupants



    - High degree of interaction with constitutional agencies
    - Special relationship to Capitol area
- Five-year planning strategy (adopted December 2008)
    - Construct new owned facilities in the most cost-effective manner
    - Phase projects over several years
    - Redirect lease revenue to fund capital costs
    - Minimize multiple moves in achieving long-range goal, where possible
    - Relocate agencies from leased space to state-owned space
    - Begin as soon as possible to design, construct, and relocate agencies

Goals for the five-year strategy are to:

- Relieve overcrowding in Bataan, North Capitol, and the Capitol (i.e., relocate DFA, AOC and possibly SOS);
- Complete existing building renovations / facility renewal projects;
- House intended occupants in the Bataan Building, including the Secretary of State, Auditor, Treasurer, Department of Cultural Affairs and Department of Veterans' Affairs; and
- Move agencies currently in leased space into owned space (Auditor,Treasurer, Higher Education Department, Public Education Department, and Public Regulation Commission[1]).

The five-year planning strategy also identifies several long-term agency moves, including relocation of the Administrative Office of the Courts (AOC) from the Capitol North Building to the Apodaca Building, and the colocation of the PED and HED administrative offices in a future new building.

Executive Office Building

The first component of the five-year plan adopted in 2008 was to construct an Executive Office Building (EOB). The EOB was originally envisioned as a new building at the Main Capitol Campus adjacent to the Capitol Parking facility to house the Department of Finance and Administration (DFA). The thought at the time was that the construction of this building would allow DFA to vacate their current offices in the Bataan Building and provide space for the State Auditor and State Treasurer to relocate from leased space.

1 The Public Regulation Commission relocated from the PERA building to leased space in 2020 to make room to consolidate CYFD and the ECECD

Legislative Session SB0221 of 2009 authorized state revenue bonds for state building use, directly benefiting the EOB. The legislation authorized the New Mexico Finance Authority to issue and sell revenue bonds payable from the state building bond fund not to exceed $115 million.

A contract to prepare design-build documents for the project was executed in 2010. Planning envisioned a facility about 60,000 GSF in size located on a site west of the Capitol, north of the parking structure. The project required demolition of the Capitol casitas, which the city deems as historic structures whose modification would attract additional attention. The state initiated meetings with the city regarding demolition of the casitas, but the planning stalled due to administration and agency personnel changes. The project was never finalized.

There is now current interest from the Executive and Legislature to implement this project, but with direction to consider other sites and potential occupancy.

New Facility Siting Options

ARC worked collaboratively with Dekker Perich Sabatini (D/P/S) Architects to identify potential new development sites at the Main Capitol Campus, as well as their building capacities.

Two locations offer the potential for general site development:

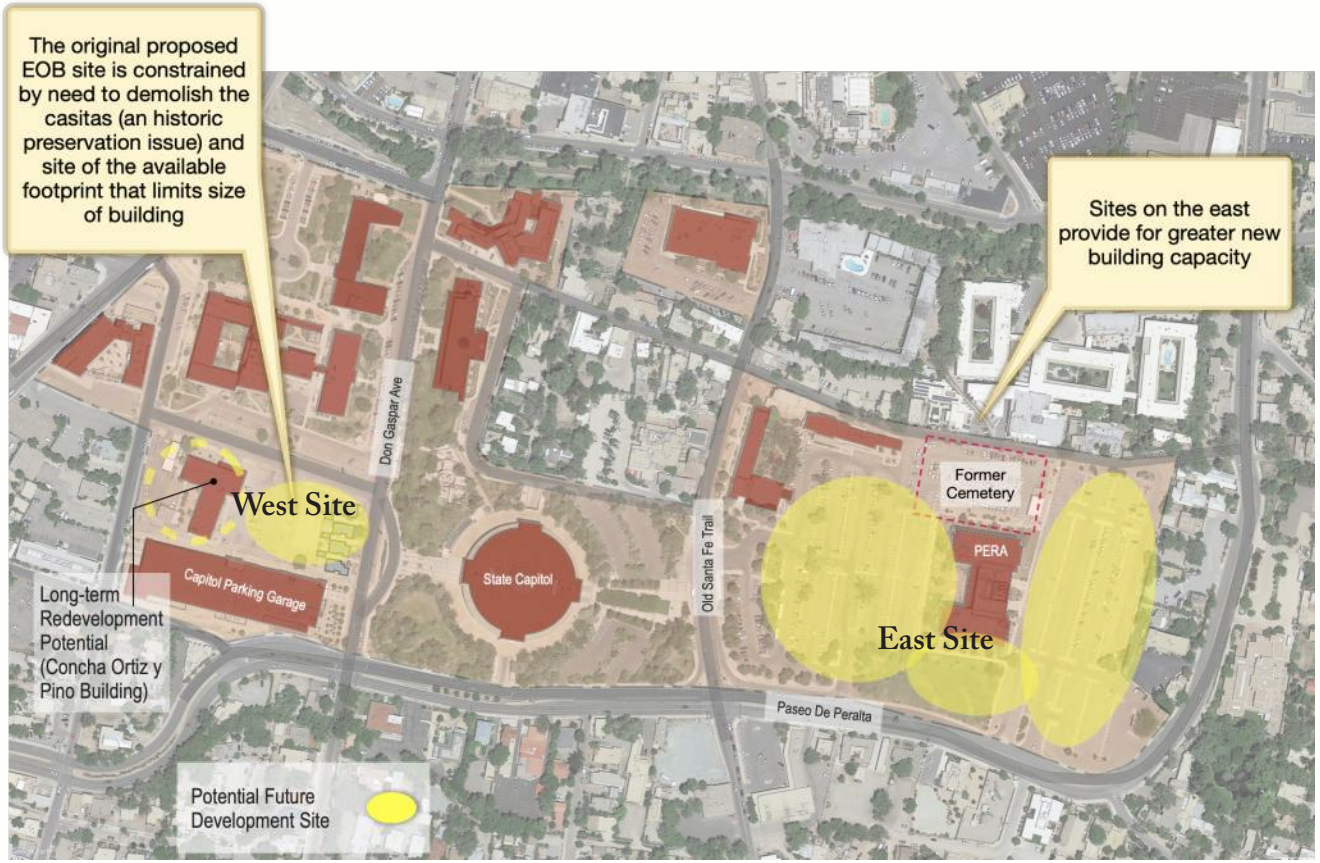
- A site north of the Capitol Parking Garage, west of the Capitol Building, and east of the Concha Ortiz y Pino Building. This was the original site of the 2009 proposed EOB. It most likely entails the removal or relocation of the four casitas bordering on Don Gaspar. The potential historic significance of these casitas is an issue that will need to be addressed if this site is developed. The Concha Ortiz y Pino is a 1970s-era building that has potential for redevelopment.
- Development opportunities are available on the east side of the Capitol Building, mainly in the parking lots that surround the PERA Building, with potential access points from Old Santa Fe Trail and Paseo de Peralta. Reportedly, the northern site of the PERA Building borders a former cemetery, which may hamper potential development.

See Exhibit A-02

Based on the Santa Fe Area Plan, a distillation of key siting principles are:

- Maintain Capitol Building as campus focus
  - The Capitol Building should be highest point on the campus. This generally implies any new building will have a height limitation of 3-stories above the ground level.
  - The Capitol Building should also be the visual focus of the Capitol Campus.
  - Respect the Historic District look and feel in any future development. This generally means maintaining what has been termed the "Santa Fe Style" characterized by large buildings with extensive landscaped grounds. Any development should seek to interact with local government and historic groups, taking advantage of the historic style guidance that has been promulgated over the years.

Exhibit A-02:
Main Capitol Campus - Potential General Building Development Locations



- Maintain existing street network. The Main Capitol Campus is a major gateway to downtown Santa Fe and the Plaza area. Old Santa Fe Trail (two-way travel) and Don Gaspar (one-way travel) that bisect the campus will need to be maintained.

City of Santa Fe, New Mexico

memo

DATE: **February 11, 2025**

TO: **Historic Districts Review Board**

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

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

2025-009719-HDRB, 878 E. Palace. Downtown and Eastside Historic District. Micheal Herrera, agent for Marilyn Halla, owner, requests a status review and primary façade designation.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

_x_ Historic Inventory Form

____Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

___ Proposal Letter

___Site Plan/Floor Plan

___ Elevations

___ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing and the east and south yard walls to be designated as non-contributing. Staff recommends that the east and north façades of the structure be designated as primary as identified in the façade diagram as numbers 1 and 2(excluding non-historic material) per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family residence at 878 E. Palace Ave. is listed as contributing to the Downtown and Eastside Historic District. A reconnaissance survey conducted in 1985 designated the structure as Contributing. The 900 sq. ft. main residential structure was built on a 0.088-acre lot in the early 1930s and the 64 sq. ft. shed structure was built in the mid-1990s. The main structure was built in the Spanish Pueblo Revival architectural style as seen by flat roof, rounded parapets and cut through canales. In the 2024 Historic Cultural Properties Inventory (HCPI) form, Mr. Murphey identifies additions to the west and south facades as identified in the façade diagram as numbers 3 and 4, with the enclosure of the south elevation porch and the north elevation portal completed by the 1970s. Mr. Murphy states the windows and doors are non-historic; however, the exact date is unknown. The east yard wall was constructed prior to 1966 and was raised in height between 1973 and 1978. The south yard wall was constructed between 1973 and 1978 as identified in the HCPI form.

Although the structure has undergone several alterations over the years, it retains the design qualities that are significant to the district, is well over 50 years old and if protected should continue to contribute to the character of the district.

As illustrated on a State Engineer's Office 1914 map, the property on which the house is located belonged to Miguel Rodriguez who used the land for agricultural purposes. The house was constructed by 1930 near the old Fishcher Brewery on a part of East Palace that still was part of a working-class neighborhood. The house has been predominantly used as a rental or a second home over the years.

Previous Historic District Review Board (HDRB) cases include:

On June 1, 1984, case #1984-010100230 the board approved the enclosure of the portal on the west façade identified as number 3 in the façade diagram. Staff has no further information on the hearing.

On October 23, 2018, case #H-18-100-1762, applicant requested roof mounted HVAC to be heard by the HDRB, this case was postponed to be handled administratively. There are currently no records for the roof mounted HVAC system or for the ground mounted HVAC system on the north façade.

878 E. Palace Ave: Façade Diagram

Primary Façade

Non-Primary Façade

APPLICANT'S REQUEST:

The applicant requests a status review with primary façade designation(s) if applicable.

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

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

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

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

(1) Old Santa Fe Style

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

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

almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

(e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or

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

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: November 11, 2024 - F

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

1. Name of property:

Lugarda Sparr House/ Halla Residence

2. Location:

878 East Palace Avenue
Downtown and Eastside Historic District – Santa Fe

3. Local Reference Number:
Santa Fe ID: H-2935

4. County: Santa Fe
Parcel # 12625792

5. Property Type:
_x Buildings: 1, house
_x Structures: yard walls
__ Site __ Object

6. Date of Survey:
October 27, 2024

7. Previous Survey Date(s):
_x_Yes: March 1985, Susan Lopez
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6811028,-105.926169

10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of property from East Palace Avenue.

11. Brief Description of the Property:

Constructed around 1930, 879 East Palace Avenue is a simple adobe box enclosing approximately 900 square feet. It's arranged on an east-west axis, with its façade facing Palace Avenue. The flat-roof building is square in plan and displays a few Pueblo Revival elements consisting mainly of earth-colored skin, rounded parapets, and cut-through *canales*. It holds one bedroom which was built across the front portal in the 1970s. The rear of the house has an enclosed porch holding a bathroom and a laundry. There is a non-historic shed at the rear of the property and connected yard walls, two of which (east and south) belong to the property. The house is currently designated Contributing to the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property?

13. Construction Date:
Date: Before c.1929-30
_ _Known _x_ Estimated Source: city directories

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

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

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
505-577-7593/707-583-7819
John@archhistoryservices.com
w/ Giulia Caporuscio

For: Current owner, Ward B. and Marilyn M. Halla

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

Current owner: Ward B. and Marilyn M. Halla

N/A

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-2935
Lugarda Sparr House/ Halla Residence	878 East Palace Avenue Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: October 27, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Casement & Fixed	Wood	4-4	2
Casement	Wood	9	2
Casement	Wood	Paired 8	3

11. Door Types

Type	Style	Material	Number
Single-Leaf	Decorative	Wood	1
Single-Leaf	Divided-Lite	Wood	1

12. Chimneys _x_ two, corner pots

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Date unknown; enclosure of back porch; aerial photographs and visual material evidence, particularly windows.
#2 Date: 1970s; enclosure of front portal; aerial photographs, owner's knowledge, and visual and material evidence.
#3 Date: Post-1978; unification and extension of parapet sections; aerial photographs.

16. Primary Architectural Style __ Not Applicable

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

Notes: __ Other: Vernacular

17. Documents Available and Their Locations

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

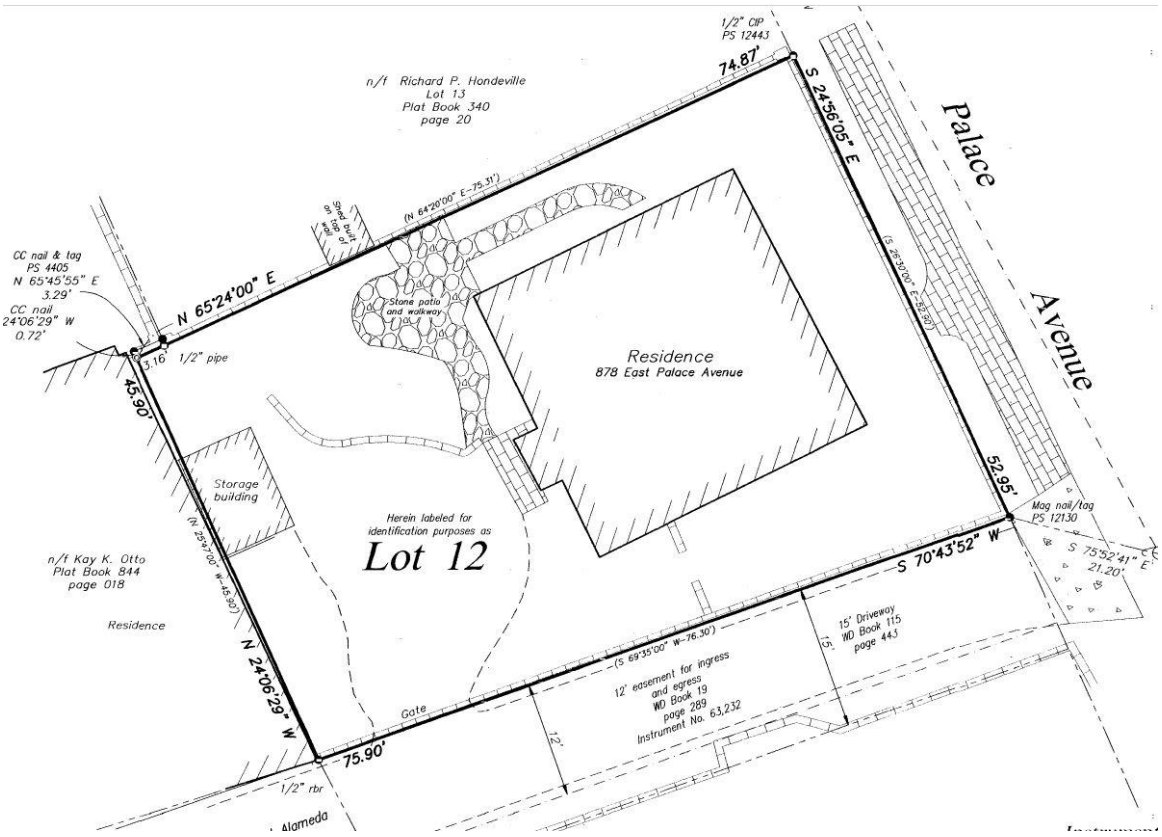
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Portion of 2019 survey plat. Courtesy of Sierra Land Surveying, Inc.



For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

Architectural Description Continued

Setting

The house sits near the east end of Palace Avenue in an area formerly in agricultural use. Beginning in the 1920s, the small and level fields of this area became house lots. The subject house was one of several constructed during this period near the end of Palace Avenue. The house is mostly hidden from the street behind a privacy wall (Photo 1). The front yard is entered by a non-historic rustic wooden gate. Vehicular access is along an alley, edging the south side of the property. The 0.9-acre flat lot is minimally landscaped with gravel, a stone patio, and a footpath at the home's northwest corner, with a towering fir tree in the backyard.

House

East (Front)

Beyond the wooden gate, one encounters an unassuming façade composed of a door and two windows (Photo 2). The portal — which once lent interest to the house — was enclosed in the 1970s to create the bedroom (Photo 3).[1] This involved shifting the entry to the exterior and installing two small windows (Photo 4). A chimney was erected at the addition's corner, mimicking a similar chimney at the opposite end of the façade. The portal enclosure may have also coincided with a change of the parapets. Comparing aerials from the 1970s with current conditions shows that the once discontiguous sections have been connected at a uniform height, with a piece extended at the southwest corner (Fig. 6 & Field 15).

South

The south elevation begins at the east end with the enclosed portal (Photo 5). Beyond the addition is an older pair of eight-light wood casements. The single-glazed windows open outward by small barrel hinges (Photo 6). Similar windows are found on the north elevation. In both instances, they are deteriorated. Their age is indeterminate, but they

[1] Marilyn Halla, email to John W. Murphey, October 23, 2024. The infill portal is detected by a slight offset at the wall, the new windows, and the change in parapet.

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: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

do not date to the 1930s. The elevation moves west through an overgrown bush, terminating at its connection with the enclosed porch (Photo 7).

West

The west façade is split into two sections. The south holds what appears to have been a porch that was enclosed at some point (Photo 8). A non-historic multi-light wood door at the center opens to a laundry room. To the south, representing the original porch, are two, four-light wood windows at the bathroom. These windows, along with the same units north of the door, are not historic.

North

Looking onto a property wall, the north elevation contains two groups of eight-light casement windows (Photos 9-11).

Walls

Based on a 2019 survey plat, the east and south yard walls are part of the property. The east wall (Photo 1), measuring 62” to 92” tall, may have started as a much shorter wall which gained in height in the 1970s. This lower wall appears on a 1966 aerial photograph (Fig. 5) and seems to have stayed at that height through at least 1973 (Fig. 6). By 1978, it had gained height to match a new wall built along the alley (Photo 12 & Fig. 7). The alley wall measures between 62” and 102” above finished grade. Neither is considered historic.

Historical Overview

The End of Palace Avenue

In the late Territorial period, East Palace Avenue emerged as Santa Fe’s fashionable district, becoming a street lined with large homes owned by wealthy families. But beyond its bend, near the old Fischer Brewery, it sheltered poorer families and remained unpaved. Their traditional homes sat on the east side of the road, on a small

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: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

ridge overlooking farm fields reaching down to the Santa Fe River. The *Acequia de Muralla* watered the fields planted with corn and alfalfa.

The subject house was built over a such field shown on the 1914 hydrological map planted with alfalfa (Fig. 1). Sixteen years later, the property had been subdivided, with the subject lot holding a small house. It is unclear who built the house, but it may have been Francisco Montoya, who is thought to be the landowner. The house may have been an investment as it initially worked as a rental.

Early Tenants

The first known tenants, in 1930, were a married couple, James and Pearl Wiley.[2] James worked as a vulcanizer — someone who repairs rubber tires — at the Closson and Closson garage (now Santa Fe Village) on Don Gaspar Avenue.[3] The Wileys were followed quickly by William and Rose Jones. Like Wiley, William Jones worked with automobiles, as a mechanic at a garage on West Santa Francisco Street. In 1934, Ailleen Roberson, who came from Oklahoma and managed the Unique Beauty Service shop on Palace Avenue, lived in the home with her mother, Clara.[4] They left and were replaced by James and Janet Murray.[5] James worked as an electrician for the Prokosh Electric Company. The Murrays seem to be longest-term renters, living in the house for four years.

Lugarda Sparr

After renting the house out for ten years, Francisco and Guadalupita Montoya sold the property and house to Lugarda Sparr, a widow from Albuquerque, for $900,00 cash.[6] At

[2] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1930* (El Paso: Hudspeth Directory Company, 1930), 201 & 232.
[3] Ibid., 1932, 93 & 202.
[4] Ibid., 1934, 157 & 228.
[5] Ibid., 1936, 144 & 251.
[6] Contract of Sale and Purchase, Francisco Montoya and Guadalupita de Montoya to Lugarda Sparr, recorded March 15, 1940, Book FCNT/Page 157, Instrument # 61478, Santa Fe County, New Mexico.

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: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

At the time, the property stretched down to East Alameda Street. The house was described in an accompanying deed as having three rooms and a bathroom.[7]
Lugarda (or Lulu as she was known) grew up on Palace Avenue as a member of the Lobato family — Spanish settler descendants who have lived on Palace Avenue for more than 130 years.[8]

In the 1910s, Lulu married Edson "Ted" Sparr, a cowboy who worked for the federal government as a cattle detective.[9] The couple initially lived with his mother in Atrisco but later purchased a ranch in San Ysidro, near Jemez Pueblo. Ted Sparr died in 1939 from injuries he suffered while repairing a car.[10] He was 48.

Lugarda moved into the East Palace Avenue home around 1940, likely to be closer to her family. She appeared to live a quiet life. She died at St. Vincent's on the afternoon of Sunday, February 9, 1970. A rosary was read at Cristo Rey Church a few days later, and her body was buried at Rosario Cemetery.[11]

Later Owners

It is unclear how the transaction transpired, but the property ended up in the ownership of John T. Midyette III and his wife, La Merle Boyd.[12] Midyette was a Connecticut-born architect who arrived in Santa Fe in the late 1960s full of ideas, and later made his mark for his globular Pueblo architecture. The Midyettes do not appear to have ever lived in

[7] Warranty Deed, Francisco Montoya and Guadalupita de Montoya to Lugarda Sparr, recorded October 16, 1940, Book 19/Page 289, Instrument # 1940063232, Santa Fe County, New Mexico
[8] U.S. Census Bureau, 1910; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T624_918; Page: 1a; Enumeration District: 0221; FHL microfilm: 1374931; John W. Murphey, "The House at the Top of Palace Avenue: The Apolonio and Cleofes Lobato House," (Private house history prepared for Brad and Suzanne Miller, September 14, 2021), 3-4.
[9] United States, Selective Service System. *World War I Selective Service System Draft Registration Cards, 1917-1918*. Washington, D.C.: National Archives and Records Administration. M1509, 4,582 rolls. Imaged from Family History Library microfilm.
[10] "Injury Proves Fatal to SCS Range Rider," *The Albuquerque Tribune*, June 1939, 1.
[11] "Lugarda Sparr Rites Scheduled," *Santa Fe New Mexican*, February 10, 1970, 2.
[12] There was no deed found for either individual as a grantee to the property. Lugarda Sparr's estate was settled in 1974, the same year the property was surveyed for a plat. This unrecorded plat, mentioned subsequent deeds, has not been located.

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: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

the home. They sold or leased the property to Frank L. Halla, Jr., and his wife, Judith Webb Halla. The Hallas used it as a second home.

Halla, who had been raised in El Paso, graduated from Southern Methodist University and served in the Vietnam War. He received a doctorate in history from the University of Texas, Austin, and later taught at the University of Missouri and Texas Tech.[13] Dr. Halla worked as a psychotherapist in Lubbock for many years. In 1980, Midyette gave the Hallas a deed for the property which involved taking over his mortgage with First National Bank.[14]

Frank Louis Halla, Jr. died in 1990. As the executrix of the estate, his wife deeded the Palace Avenue property to herself in 1997.[15] Her brother-in-law, Ward B. Halla, had received a half-interest for the property in 1984.[16] The house is now owned by Ward, and his wife, Marylin M. Halla.

Evaluation of Historical Status

The house is designated Contributing to the Downtown and Eastside Historic District. The status followed a reconnaissance survey in 1985, in which the surveyor was not aware that the front façade had been greatly altered in the 1970s when its portal was enclosed. Only the north elevation shows what may be considered original design. But this elevation is modest, holding two windows and a few canales. It is unclear if this house should remain Contributing. Neither section of yard wall on the property is historic.

[13] "Halla [obituary]," *El Paso Times*, June 9, 1990, 6-C
[14] Warranty Deed (Joint Tenants), John T. Midyette III and La Merle Boyd to Frank and Judy W. Halla, recorded January 8, 1980, Book 393/Page 202, Instrument # 452013, Santa Fe County, New Mexico.
[15] Deed of Personal Representative, Judith Ann Webb Halla to Judith Ann Webb Halla, recorded April 3, 1997, Book 1360/Page 998, Instrument # 979333, Santa Fe County, New Mexico.
[16] Warranty Deed, Frank and Judy W. Halla to Ward B. Halla, recorded December 26, 1984, Book 509/Page 345, Instrument # 557854, 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: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

Illustrations

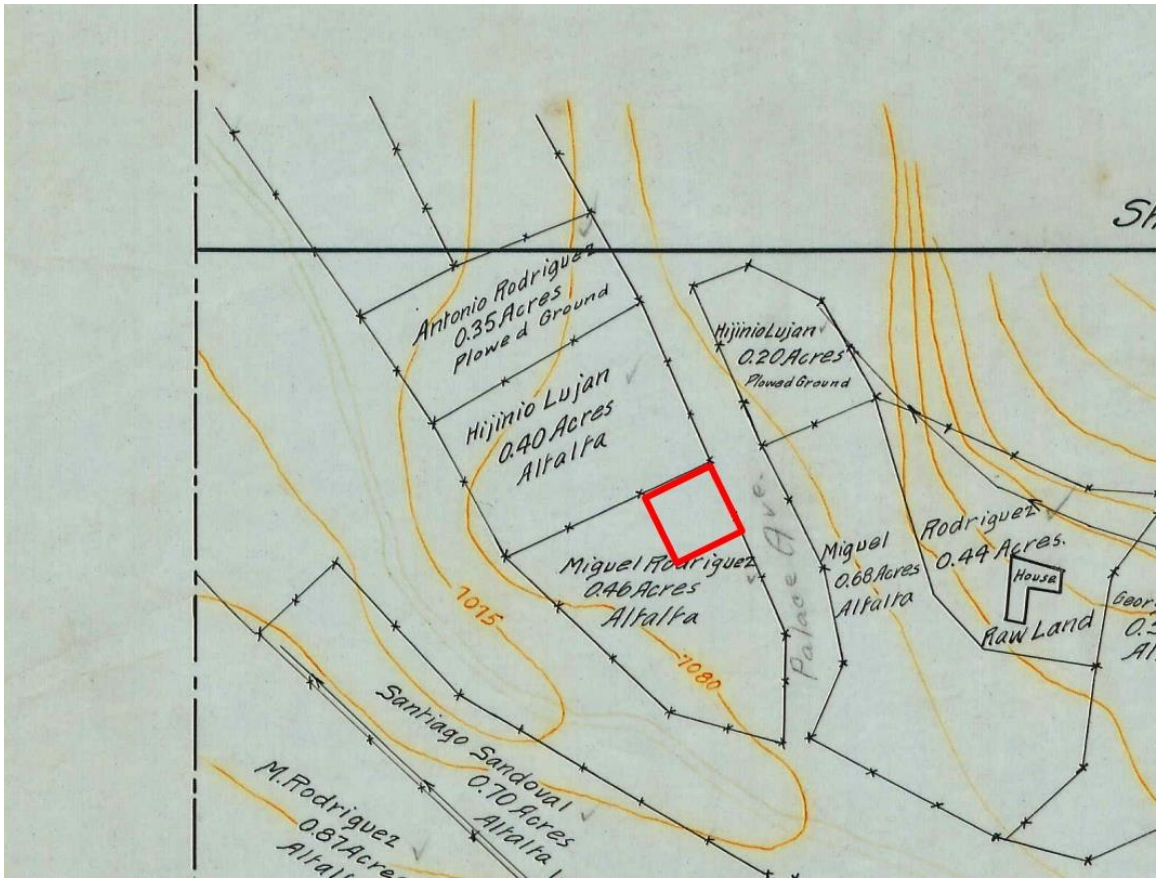


Figure 1: Proximate location of current parcel over 1914 map.
Source: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919).

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: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

Figure 2: Presence of house on 1935 aerial photograph.
Source: United States Soil Conservation Service, Sheet # 1009.

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: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

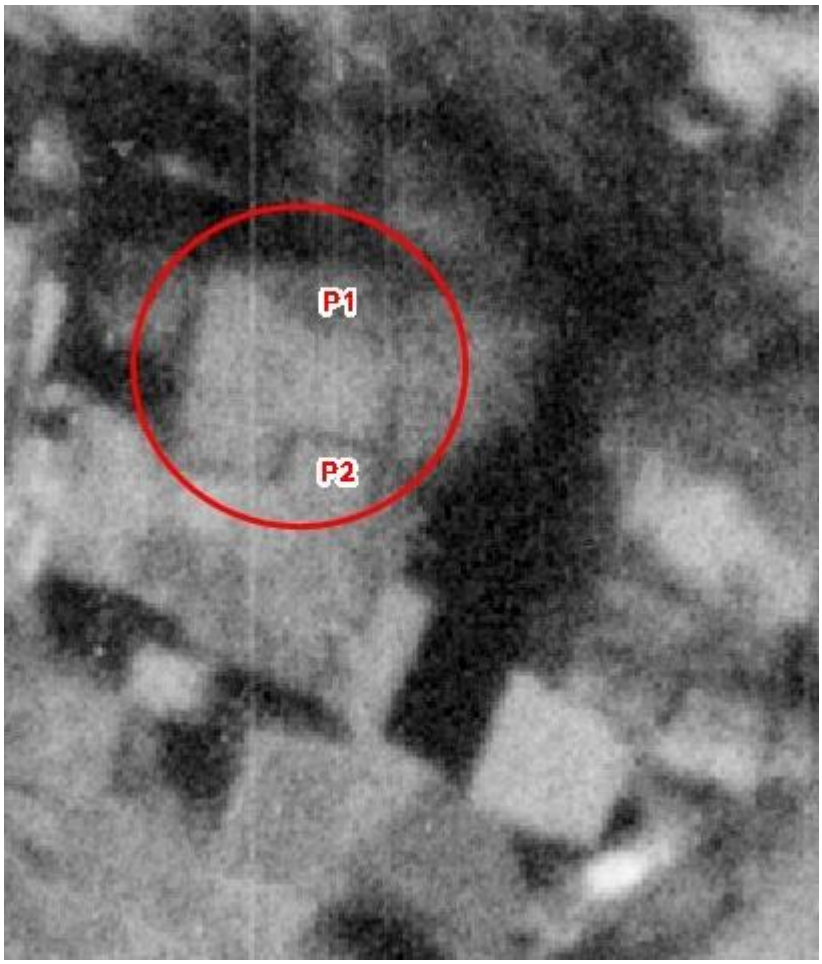


Figure 3: Footprint of house is discernable on 1958 aerial photograph. Note its roof form consists of a square footprint with two porches (P1 & P2) at the corners. Source: November 10, 1958, Sheet 1.

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: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

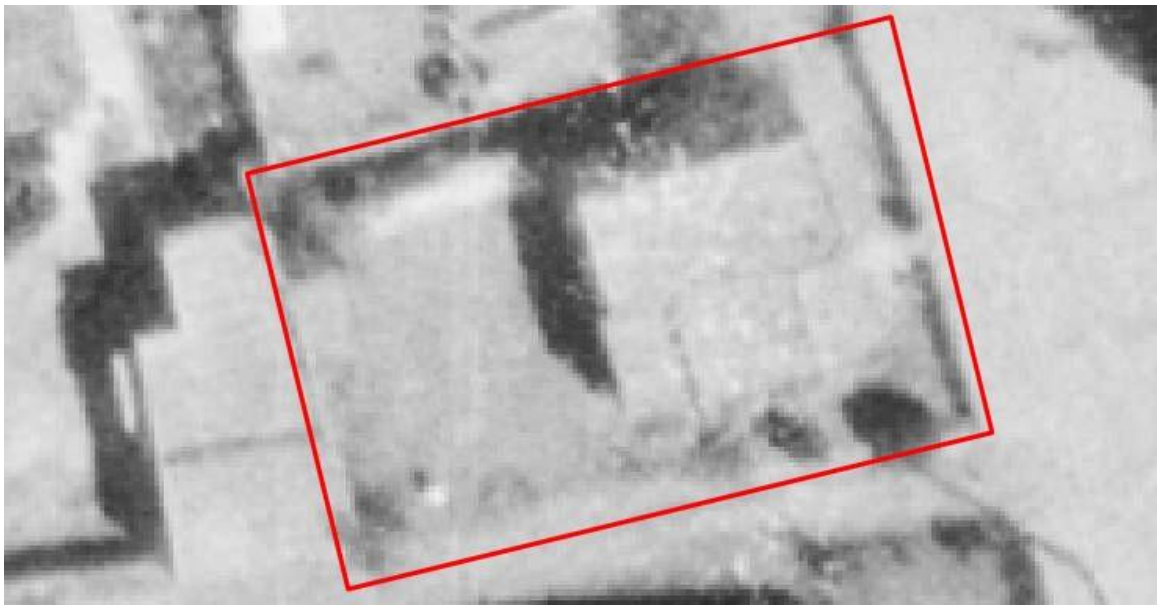


Figure 4: 1966 aerial photograph. Note low wall along the alley. Source: May 2, 1966, Sheet 16.

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: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

Figure 5: 1973 aerial photograph. Source: May 11, 1973, Sheet 64.

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: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

Figure 6: 1978 aerial photograph. Note discontiguous parapet line; compare with current aerial in Field 16. Note also wall along alley. Source: September 11, 1978, Sheet 75.

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: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

Survey Photographs

(All images taken by Giulia Caporuscio on October 27, 2024).

Photo 2: East oblique angle. 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: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

Photo 3: East elevation, south end. 1970s portal enclosure highlighted. 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: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

Photo 4: East elevation, portal enclosure. Non-historic window. 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: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

Photo 5: South elevation, east end. 1970s portal enclosure highlighted. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

Photo 6: South elevation. Older casement window.

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: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

Photo 7: South elevation, at southwest corner. Enclosed porch at left. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

Photo 8: West elevation. Enclosed porch highlighted. 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: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

Photo 9: North elevation. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

Photo 10: North elevation. Older casement windows.

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: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

Photo 11: North elevation, northeast corner. 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: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**

Photo 12: Alley wall. Camera facing northeast.

City of Santa Fe, New Mexico

memo

DATE: **February 11, 2025**

TO: **Historic Districts Review Board Members**

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

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

2025-009690-HDRB, 1525 Canyon Rd, Downtown & Eastside Historic District, Contributing, Rachel Heydemann, agent/owner, proposes to replace windows and doors and stucco. An exception is requested to 14-5.2(D)(5)(a) to replace historic windows and doors.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Exception Criteria

STAFF RECOMMENDATION:
Staff finds that all the exception criteria have been met and recommends approval to replace the historic windows in-kind on the primary facade and recommends approval of window replacement on non-primary facades as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

a. Approve <u>or</u> deny the exception to 14-5.2(D)(5)(a) to replace historic materials on a primary facade.

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

BACKGROUND & SUMMARY:

The single-family residence at 1525 Canyon Road and accessory shed structure are designated as contributing to the Downtown and Eastside Historic District.

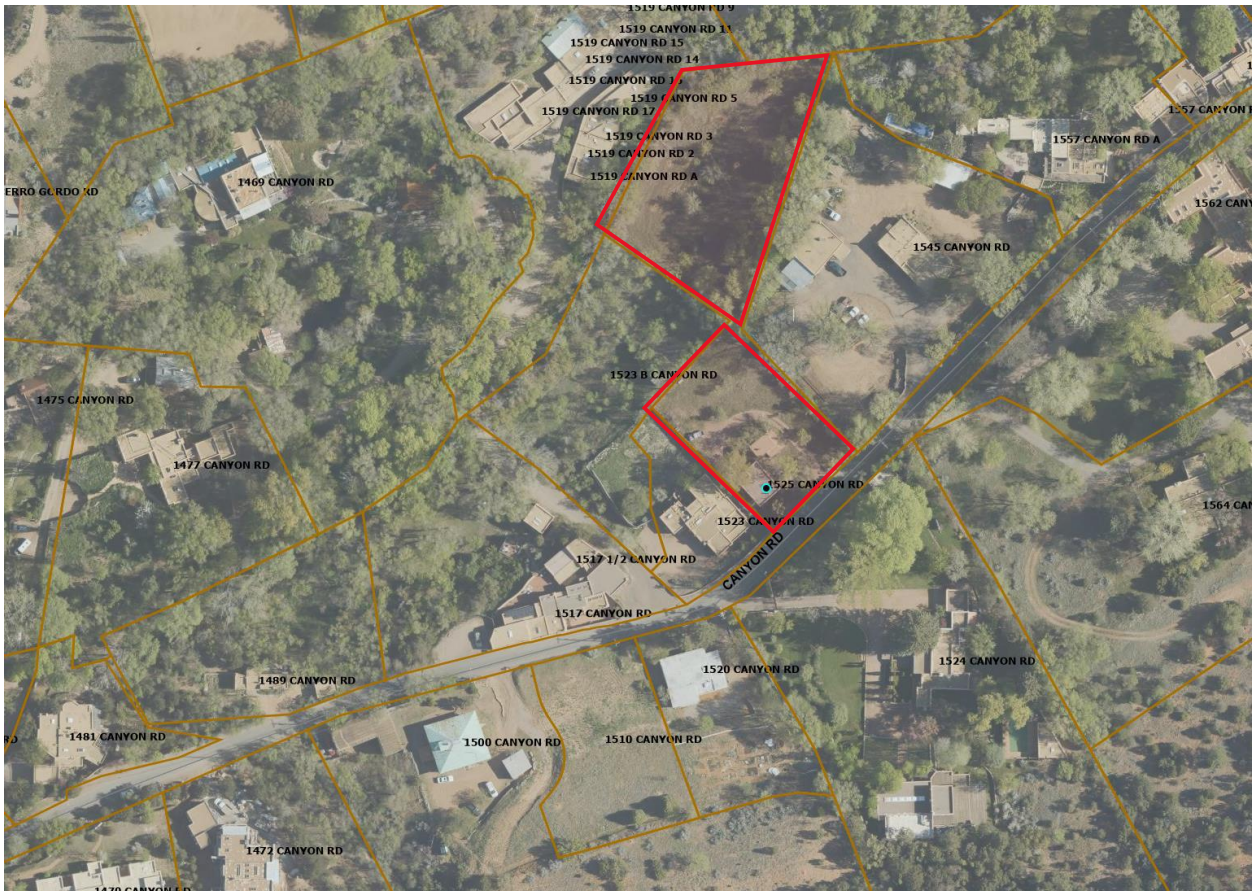


Figure 1: Location Map

Known as the Tobias and Gumecinda Lujan house, the primary structure was constructed in the 1930's and is approximately 980 sq. ft.

As detailed in the 2024 HCPI,

> "*The house faces southeast toward Canyon Road and is simple in its expression. Its walls are thick and without articulation. The parapet runs along the southeast elevation and turns a few feet down the east and west elevations before terminating. A heavy raised foundation runs along the perimeter of the building. The southeast elevation has a ¾ lite*

door and a six over six, double-hung wood sash window, covered with a storm unit. A heavy concrete sill terminates the opening. The long east elevation has two six over six windows bookending a small single pane window. The windows have crude concrete sills. There are square openings in the parapet, serving as drains. The northwest elevation held a porch which was enclosed after 1969. The unaffected northeast side of the elevation has an opening fitted with a six over six window. The northwest side has a newer wood panel door giving entry to the enclosed porch. The roof in this area is slightly lower and the walls are fenestrated with recycled windows. On the west elevation the enclosed porch portion holds four repurposed eight lite sash windows arranged in a wood frame and covered with storm units. The corner windows hang on barrel hinges and may have once been operable. The remainder of the elevation is penetrated with two six over six double-hung wood sash windows. The residence is coated with cementitious stucco in a buckskin color."

The 2024 HCPI continues,

"The unaltered core of the house dates to at least 1948, as discernable in aerial photography. The only significant change is the enclosure and raising of the roof of the northwest porch in 1978. The surviving windows and doors of the other (south, east, and west) elevations are historic. The house, while humble in its expression, communicates the vernacular form of its period and is associated with 20th-century farming in the Upper Canyon area. The shed, constructed after 1966, is also vernacular but is not part of this application."

The HDRB designated the status and primary façades for the residence under case 2024-008233-HDRB in June of 2024. The decision of the Board was to retain both the residence and the accessory shed structure as contributing to the Downtown and Eastside Historic District and to designate both the south and east elevations (facades 2 and 3) of the main residence as primary and the south elevation (facades G3 and G5) of the accessory structure as primary (see Figure 2, Primary Facade Map).

Figure 2: Primary Façade Map

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Replace 7 of the 8 windows on the main residence including the historic windows on each of the two primary facades. An exception is requested to 14-5.2(D)(5)(a) to replace historic materials on primary facades.
2) Restucco the residence in cementitious stucco in "buckskin" color.

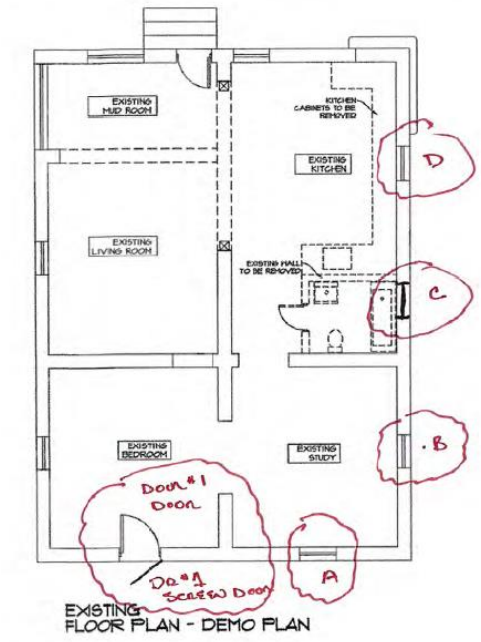


Figure 3: Window schedule

Window A, located on the south (primary) elevation and window B, located on the east (primary) elevation are both historic windows which the window assessment calls out as being in fair condition. According to the window assessment, "Note, that though the sills are buried in the wall with a flush concrete sill added to exterior. Since the sills are flush it is allowing water to run back into the adobe wall causing damage."

The window assessment continues, "To resolve this issue, the window would need to be removed, and the sills replaced and protrude slightly to exterior like they were originally. The problem is the windows perimeter jamb is also the buck for the opening, meaning the window would be destroyed during removal. Therefore, a new window will need to be made in like and kind for the two windows."

The window assessor also points out that Window D on the east elevation is in fair condition with historic jambs, but the sashes are not original.

While window C on the east elevation is not historic, it is in fair condition and the assessor recommends replacing all four windows and one door on the south and east elevations with in-kind to that era either wood or clad exterior/wood interior and divided light windows.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(a): The applicant requests an exception to replace historic windows.

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

Applicant Response: Windows A and B need to be addressed to preserve the historic structure. They will be replaced with exact replicas – in like and kind – thus preserving the character of the district.

Note, that though the sills are buried in the wall with a flush concrete sill added to exterior. Since sills are flush it is allowing water to run back into the adobe wall causing damage.

Staff Response: Staff finds that this criterion has been met. Per the window assessor, though the windows are historic, and the sills are buried in the wall, the sills are leaking water into the adobe wall causing damage to the historic building. To resolve the issue, sill replacement would damage the windows beyond repair. Therefore, replacement of the windows is recommended. The replacement of the windows in-kind will preserve the structural integrity of the historic building, maintain the look of the building, and preserve the integrity of the district.

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

Applicant Response: As per the professional opinion of Ra N. Patterson, the current windows are allowing water to run back into the adobe wall, causing significant damage to the structure by deteriorating the adobe wall and compromising its structural integrity. The adobe wall will continue to erode if this issue is not resolved, posing tremendous risk to the overall property with the potential for complete disintegration over time. The windows cannot be preserved nor can the situation continue to be neglected to live safely in the structure and to also ensure the short and long term preservation of the historic property with integrity.

The windows need to be replaced in order to protect the structure to mitigate this drainage issue. As Ra. Patterson detailed, the windows *need* to be replaced.

"The windows perimeter jamb is also the buck for the opening, meaning the window would be destroyed during removal. Therefore, a new window will need to be made in like and kind for the two windows."

Staff Response: Staff finds that this criterion has been met. Per the window assessor, though the windows are historic, and the sills are buried in the wall, the sills are leaking water into the adobe wall causing damage to the historic building. To resolve the issue, windowsill replacement would damage the windows beyond repair. The replacement of the windows in-kind will preserve the integrity of the historic building while maintaining the character of the building.

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

Applicant Response: The replacement windows for A + B will strengthen the unique heterogeneous character by remaining contiguous with the existing design while also protecting the overall structure of the historic home from continuous and inevitable disintegration. Granting this exception is an act of integrity to the mission of this board in service of preserving historic structures by allowing me to invest in the protection of this cultural and historical asset. With each passing year left neglected, it becomes more difficult if not impossible to maintain this house for posterity.

Staff Response: Staff finds that this criterion has been met and recognizes that the in-kind replacement will maintain the residence's appearance while protecting the building from further damage.

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

(5) Exceptions

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

(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.

(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.

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

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

(1) Old Santa Fe Style

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

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

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

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

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

(e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible; provided, that the exterior *walls* are not less

than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: April 12, 2024

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:
Tobias and Gumecinda Lujan House and Shed	1525 Upper Canyon Road (1525 Canyon) Downtown and Eastside Historic District – Santa Fe	Santa Fe ID: H-1205
		4. County: Santa Fe Parcel # 11452800

5. Property Type:
_x Buildings: 2: house and shed
__ Structures:
__ Site __ Object

6. Date of Survey:
April 6, 2024

7. Previous Survey Date(s):
_x_Yes: June 30, 1983, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6835256,-105.9017879

10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of south (main) façade. Camera facing north.

11. Brief Description of the Property:

Sitting on an overgrown lot about 2.5 miles southeast of the Plaza are two undistinguished adobe buildings. They are set close together. The front building is an approximately 980-square-foot dwelling holding a single bedroom and a bath. It was constructed in the 1930s, with its back porch enclosed and roof raised after 1969. Next to it is a 575-square-foot shed/garage erected after 1966. Both are of crude construction and in poor condition.

Continued on Page 5.

12. Who uses the property?

13. Construction Date:
Date: House, 1930s; Shed, 1966-1969
__Known _x_ Estimated Source: aerial photographs, deeds, and other sources

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

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

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

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

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

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

For: Jeffrey J. Seres, A.I.A. and owner

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

Current owner: Widening Circles LLC

N/A

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-1205
Tobias and Gumecinda Lujan House and Shed	1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: April 6, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: _x_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 Shed

Operation	Material	Glazing	Number
Double-Hung	Wood	6/6	6
Casement	Wood	1	1
Casement	Wood	6	2
Casement (non-function)	Wood	8	4
Fixed (barn sash)	Wood	4	1
Fixed (barn sash)	Wood	9	1

11. Door Types House and Shed

Type	Style	Material	Number
Single-Leaf	½-Light (9) & Panel (1)	Wood	1
Single-Leaf	Solid	Wood	1
Single-Leaf	6-Panel	Metal	1
Double	Swinging	OSB	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1966-69; enclosure, raising roof, and adding at northwest corner of house; aerial photographs and physical and visual evidence

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ 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

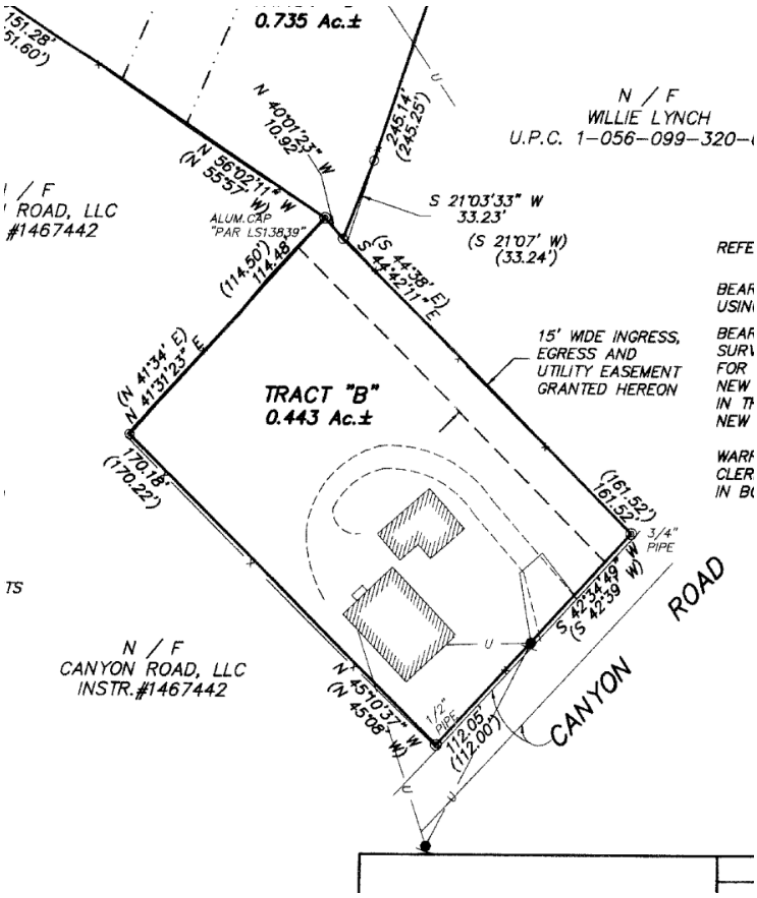
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2007 survey plat. Courtesy Associated Surveys.



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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

Architectural Description Continued

Setting

The Tobias and Gumecinda Lujan house stands on the north side of Upper Canyon Road, about 400' distant from the much older and better-preserved Martinez-Rivera farmhouse. Across the street, to the south, is the former John W. Williams estate; east is the property of the old Lynch fence company; west is a greatly expanded home that Tobias' brother once owned; and to the north are fallow farm fields and the remnant of an apple orchard historically cultivated by the Lujans.

House

The house faces southeast toward the road and is simple in its expression. Its walls are thick and without articulation. A heavy raised foundation/contrapared runs along the perimeter of the building. It is coated with cementitious stucco in a buckskin color.

South

The south elevation has two openings: one holding a door, the other a window. Both are set deep into the wall (Photo 2). The ¾-light wood door appears to be older. The window is a 6/6, double-hung wood sash. Its mullion style and window locks place it in the vintage category. It and other windows around the house are covered with storm units (Photo 3). A heavy concrete sill terminates the opening.

East

The long east elevation has two 6/6 windows bookending a small window in the bathroom (Photo 4). Like the south façade, the windows have crude concrete sills. Of interest are the square openings in the parapet, serving as drains.

North

The north elevation, once facing farm fields, shows the greatest alteration — principally due to a post-1969 porch enclosure (Photo 5). The unaffected east side of the elevation has an opening at the bedroom fitted with a 6/6 window. The change occurs to the west

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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

with a relatively new wood panel door giving entry to an enclosed porch. This space has a slightly lower roof and is fenestrated with recycled windows.

West

Rounding the corner is a continuation of the porch enclosure (Photo 6). Four repurposed 8-light sash arranged in a wood frame and covered with storm units draw light into the room. The corner windows hang on barrel hinges and may have once been operable. The remainder of the elevation is penetrated with two 6/6 double-hung wood sash windows (Photo 7).

Shed

Set close to the home's northeast corner is a structure the county assessor has designated a utility shed. The building, made of adobe, is arranged on a roughly east-west axis and composed of two distinct parts. However, it encloses only one room. Based on aerial photographs, it was erected between 1966 and 1969 (Figs. 5 & 6).

West

The west elevation is closest to the house and holds a small one-car garage (Photo 8). Swinging doors made of Oriented Strand Board open to this space. A separate wall with a wood entry door is set back approximately 9' from the garage (Photo 9).

North

The north elevation has no openings but reveals the building's two parts (Photo 10). The longer section has north-south placed vigas and is topped with a flat roof. Attached to this is a lower section wrapping around the east elevation. It has a shed roof supported by east-west placed rafters.

East

The east elevation represents the shed roof section. It has a large barn sash window near its center and an angled stove pipe at the northeast corner (Photo 11).

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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

South

The building's two parts become apparent on the south elevation (Photo 12). The viga-spanned room at the west has an opening containing two eight-light wood casements. The window, with its 2"x4" mullion, was likely repurposed. The shed roof portion has no openings.

Historical Overview

You could call it a farmhouse. The building was erected when the land bordering Upper Canyon Road was still under cultivation. But its owner, Tobias T. Lujan, was not a farmer. He worked full-time at a printing press downtown. But even as a pressman, aerial photographs show that he grew crops. In 1969, this lot, fronting Upper Canyon Road, still had a little strip with rows of plants.

The Lujan Land

The upper Santa Fe River Valley, colloquially called Upper Canyon, had been nourished for millennia by nutrients washing down from the mountain. Sheltered and with mostly a level floodplain, it was developed with farm plots by families who had established land grants outside the town center. In the floodplain grew corn, wheat, and alfalfa; in the terraces above were orchards watered by acequias. The piece of land holding the house is part of this legacy.

According to a 1914 hydrographic map, it falls within a larger parcel owned by Carmen Trujillo, who was likely Tobias's grandfather (Fig. 1). At the time, it was planted with oats — a quick-release starchy grain fed to horses, who were then Santa Fe's primary means of transportation. Tobias' father, Juan Lujan, appears to have married into the Trujillo family.

The 1900 census recorded the Lujan family unit living in "Upper Santa Fe" between Canyon and Cerro Gordo roads along the Santa Fe River Valley. Tobias, just two years

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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

old, was the third of four children.[1] The oldest, José E. Lujan, would gain his father's land and distribute pieces of it to his brothers.

Twenty years later, the census found the family now overseen by his mother, Carmelita T. Lujan. The household consisted of Carmelita, 46; José, 26, who worked as a coal miner; Tobias, 20, who helped at the family farm; daughters Ernestina, 18, Vincentita, 15, and Juanita, 10; and son Bernardino, 13.[2] Carmelita is identified as owning the farm, with the home located on Cerro Gordo Road.

Tobias Lujan

Son Tobias soon went out on his own. A few years after the 1920 census, he became a New Mexico Publishing Company pressman. As one of two pressmen employed by the printing company,[3] he worked the press machinery that printed the daily New Mexican, as well as printing jobs for government agencies and the occasional private press printing of poetry. His employment on the ground floor of the New Mexico Press Building at 123 West Palace Avenue was a world away from the farm in the Upper Canyon.

On July 11, 1928, Tobias received the subject property from his older brother José.[4] José, who had moved to town, gave each of his younger brothers land on the same day. For many years, Tobias lived next door to his younger brother Bernardino, who built a home at 1023 Upper Canyon Road.

The following year, Tobias married Gumecinda (sometimes Gumicinda**)** Montoya and soon welcomed his first child, son Lauriano. Interestingly, a published notice in 1929 shows Tobias being granted a permit to build a three-room adobe.[5] It is unclear whether

[1] U.S. Census Bureau, Year: 1900; Census Place: Upper Santa Fe, Santa Fe, New Mexico; Roll: 1002; Page: 9; Enumeration District: 0119.
[2] U.S. Census Bureau, Year: 1920; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 9A; Enumeration District: 131.
[3] "Memory of Old Office Towel Kept Green at New Mexican Shop Fest at Bishop's Lodge," *Santa Fe New Mexican*, January 4, 1926, 6.
[4] Warranty Deed, Jose E. Lujan to Tobias Lujan, recorded July 11, 1928, Book 8/Page 24, Instrument # 1928035778, Santa Fe County, New Mexico.
[5] "Building Activity Keeps Up and Small Houses Continue to Be Popular in Santa Fe*," Santa Fe New Mexican*, July 3, 1929, 3.

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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

this is the subject house, as no address was provided. The census of 1930 listed the young family living on Canyon Road, but again, no address was given.[6] Tobias owned the property, which was valued at $500 and sat adjacent to another parcel owned by his younger brother, Bernardino. The 1940 city directory shows Tobias and Gumecinda residing in a house at 1525 Canyon Road.[7]

The census of 1940 recorded the family at that address and provided a picture of Tobias and Gumecinda's life ten years into marriage.[8] Tobias, probably reflecting the effects of the Great Depression, was working for the Works Progress Administration or WPA — the federal work-relief program that employed hundreds of Santa Feans on relief. He had worked for the WPA as a laborer for at least a year, earning $620. His brother, Bernardino, also worked for the WPA. The family had grown to five children — four boys and one girl — ranging in age between three and ten.

Tobias did not serve during World War II. Two of his sons, Lauriano and Ralph, enlisted after the war, with the former earning a Purple Heart during the Korean Conflict.

Tobias' career changed after the war. While he would still work as a pressman (last employed by the Southwest Publishing Company), he took on a role as a guard. In this capacity he worked first for El Fidel Hotel, and later First National Bank, which included a photo of him in a 1956 newspaper ad (Fig. 2). He was active in fraternal groups, including the Knights of Columbus, Woodmen of the World, and La Union Protectiva. Gumecinda was also active. She was a member of the Altar Society of Cristo Church, the Franciscan Society, and the League of the Sacred Heart.

Tobias T. Lujan died in his home on Canyon Road on June 27, 1979.[9] He had lived 82 years, of which at least 50 were spent at 1525 Canyon Road. Gumecinda continued to

[6] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 6B; Enumeration District: 0003; FHL microfilm: 2341134.
[7] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1940 (El Paso: Hudspeth Directory Company, 1940), 167.
[8] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 7A; Enumeration District: 25-5B.
[9] "Lujan Tobias T.," *Santa Fe New Mexican*, June 28, 1979, 13.

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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

live in the house for a time, assisted by her family. She later moved to Albuquerque, where she died in 2003 at 89.[10]

Evolution of Property

Being distant from downtown, aerial photograph coverage for Upper Canyon is spotty. However, older higher-altitude imagery combined with contemporary imagery gives a sense of the property's development.

The first available aerial from 1935 shows what appears to be the footprint of a building and possibly, based on other sources, the subject house (Fig. 3). A 1948 aerial provides more clarity on this building's placement (Fig. 4). A 1966 view shows the house with its identifiable northwest corner indent (Fig. 5). The shed is not apparent.

The superior color imagery from 1969 best captures the property (Fig. 6). The house, seeming to be painted white, stands adjacent to a new structure: the shed. A dirt vehicular entry ambles along the west property line, providing the only access to the house. Behind the house is a flattened area working as a car park. What is currently the vehicular entry on the east was being farmed. Based its configuration, this was likely a chile plot.

By the next available aerial, from 1978, the northwest ident had been filled in with the porch enclosure (Figs.7 & 8). A two-track entry had been introduced across the east side of the house, and the small patch of row crops was gone.

[10] Lujan, Gumicinda M.," *Albuquerque Journal*, June 8, 2003, D-9.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

Evaluation of Historical Status

The unaltered core of the house dates to at least 1948, as discernable on an aerial photograph. The only detectable significant change is the enclosure and raising of the roof of the northwest porch. The surviving windows and doors of the other elevations are historic. The house, while humble in its expression, communicates the vernacular form of its period and is associated with 20th-century farming in the Upper Canyon area. The shed, constructed after 1966, is also vernacular but has less substance. In some ways, its haphazard design and proximity detract from the much older house.

Conclusion

For the above reasons, the house is recommended to remain a Contributing resource to the Downtown and Eastside Historic District. The shed is recommended to be downgraded to Noncontributing.

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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

Illustrations

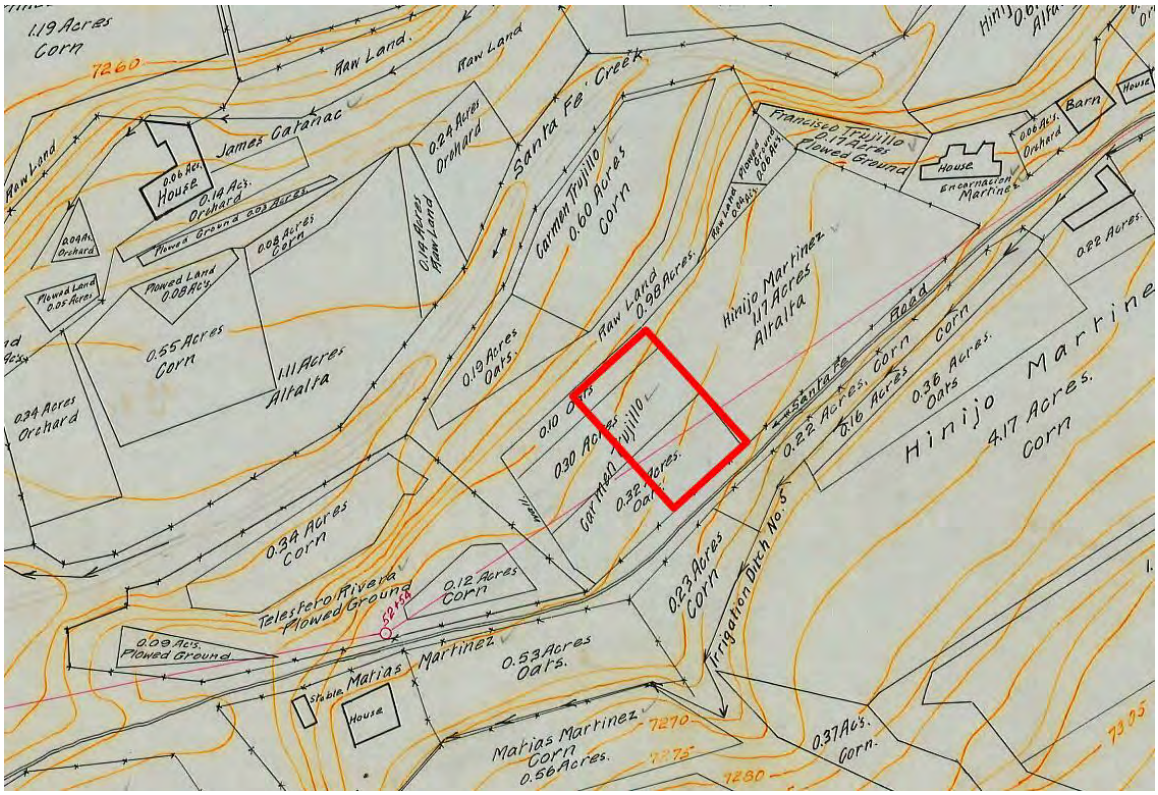


Figure 1: Approximate boundary of subject parcel
State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (1919), Sheet 8.

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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

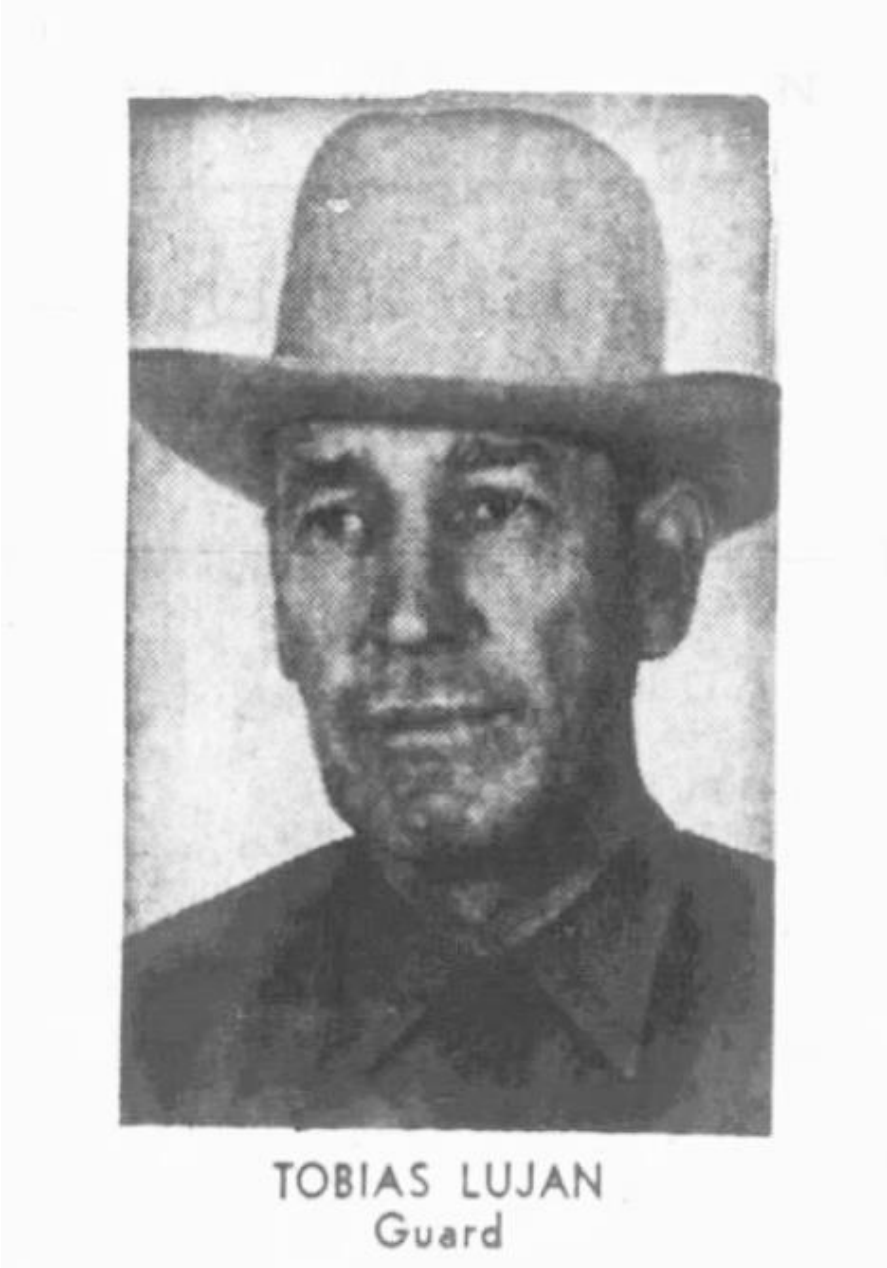


Figure 2: Tobias Lujan. 1956 First National Bank advertisement. Courtesy The Santa Fe New Mexican.

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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

Figure 3: 1935 aerial photograph. Subject house (assumed) highlighted.

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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

Figure 4: 1948 aerial photograph laid over contemporary image. Subject house outlined.

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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

Figure 5: 1966 aerial photograph. Subject house outlined. Note the shed is not present.

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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

Figure 6: 1969 aerial photograph. Note indent at northwest corner of house and presence of shed.

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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

Figure 7: 1978 aerial photograph. Note raised roof of northwest corner.

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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

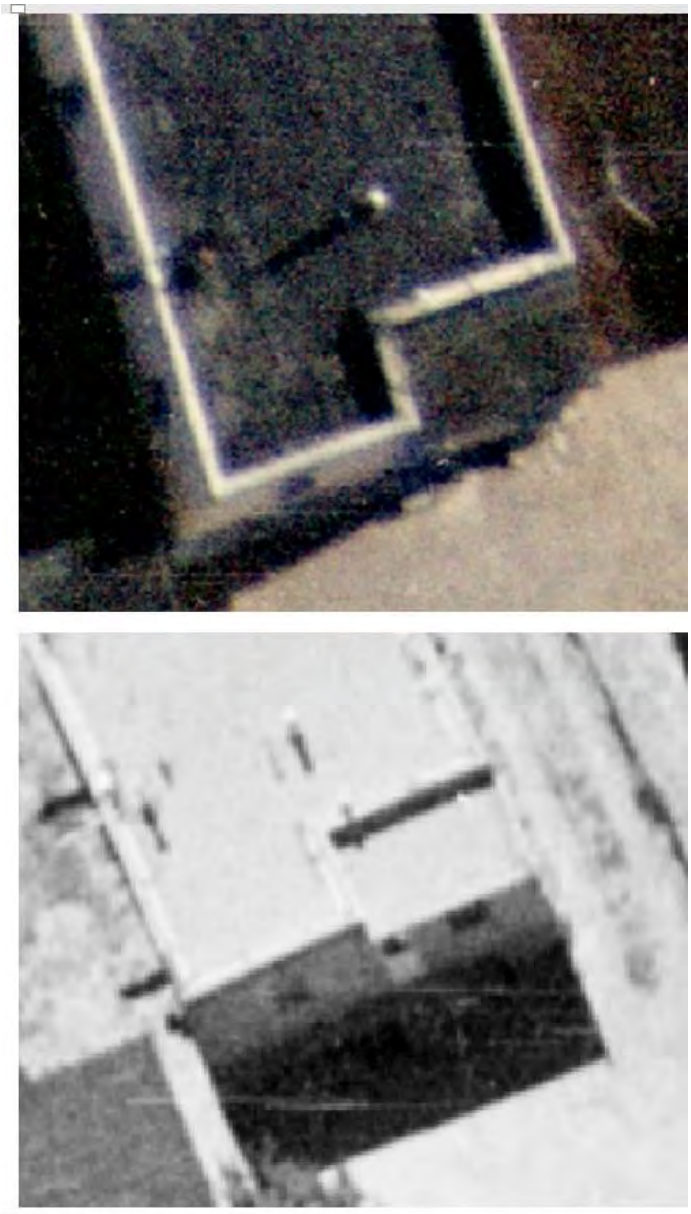


Figure 8: Alteration of northwest corner: 1969 (top) to 1978 (bottom). Alteration included raising the roof, and likely enclosing an existing porch and adding new windows and shifting the location of the entry door.

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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

Survey Photographs

(All images taken by Giulia Caporuscio on April 6, 2024)

House

Photo 2: South elevation. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

Photo 3: Typical window with extended sill. 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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

Photo 4: 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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

Photo 5: North elevation. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

Photo 6: North end of west elevation. Post-1969 porch enclosure at left. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

Photo 7: West elevation. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

Shed

Photo 8: West elevation. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

Photo 9: 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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

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

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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

Photo 11: 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: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205
		4. County: Santa Fe
		5. Date of Survey: April 6, 2024

Photo 12: South elevation. Camera facing north.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

#1205

building threatened? yes	surveyed date 30-6-83 by mb	county Santa Fe	ID no. 051600491
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 1525 Canyon

city/town: Santa Fe

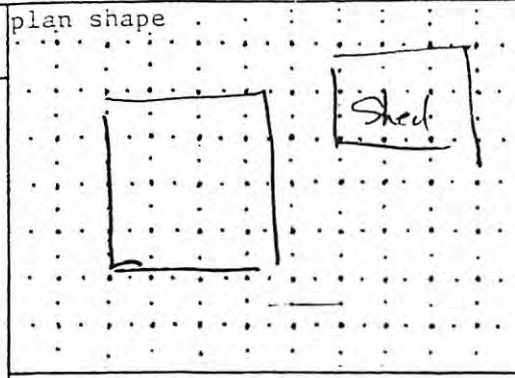
land grant/reservation: ~~land grant/reservation~~

building name: Lujan

legal description: tnsp 17 N ☒ range 10 E ☒ sec 20 SE ¼ SW ¼

film roll by mb no. 22	negative nos. 22,23	loc. of neg. HPB

plan shape



date of construction: Pre 1944 estimate _____ actual

source: Directory

use
present: residential
other: _____
historic: residential
other: _____

condition
___ excellent ___ X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style	foundation material
Pueblo Revival	Not vis
	wall material/surface: Stucco

architectural features

Windows - 6/6 wood dbl hung no lintel exp. —
Coyales - wood w metal extensions
7 metal flues/vents
Door - French

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
~~fire (rock)~~
wood fence
landscape
street trees
stone curb
0 setback
2 cequia

Streetscape

associated buildings? X yes

what type?
Shed

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: 2024-008233-HDRB. 1525 Canyon Rd. Downtown and Eastside Historic District. Contributing. Jeff Seres, agent for Rachel Heydemann, owner, requests primary facade(s) designation for a contributing residential structure and to downgrade the status of a contributing accessory structure.

CASE NUMBER: 2024-008233--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 1525 CANYON RD
Santa Fe, NM 87501

CONTACTS:		
Applicant	SANDRIN INC	369 MONTEZUMA AVE 194 SANTA FE , NM 87501
Property Owner	Rachel Heydemann	1525 Upper 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 May 14, 2024. The decision of the Board was to retain both the residence and the accessory structure as contributing to the Downtown and Eastside Historic District and to designate both the south and east elevations (facades 2 and 3)of the main residence as primary and the south elevation (facades G3 and G5) of the accessory structure as primary.

For further information please call 505-955-6605.

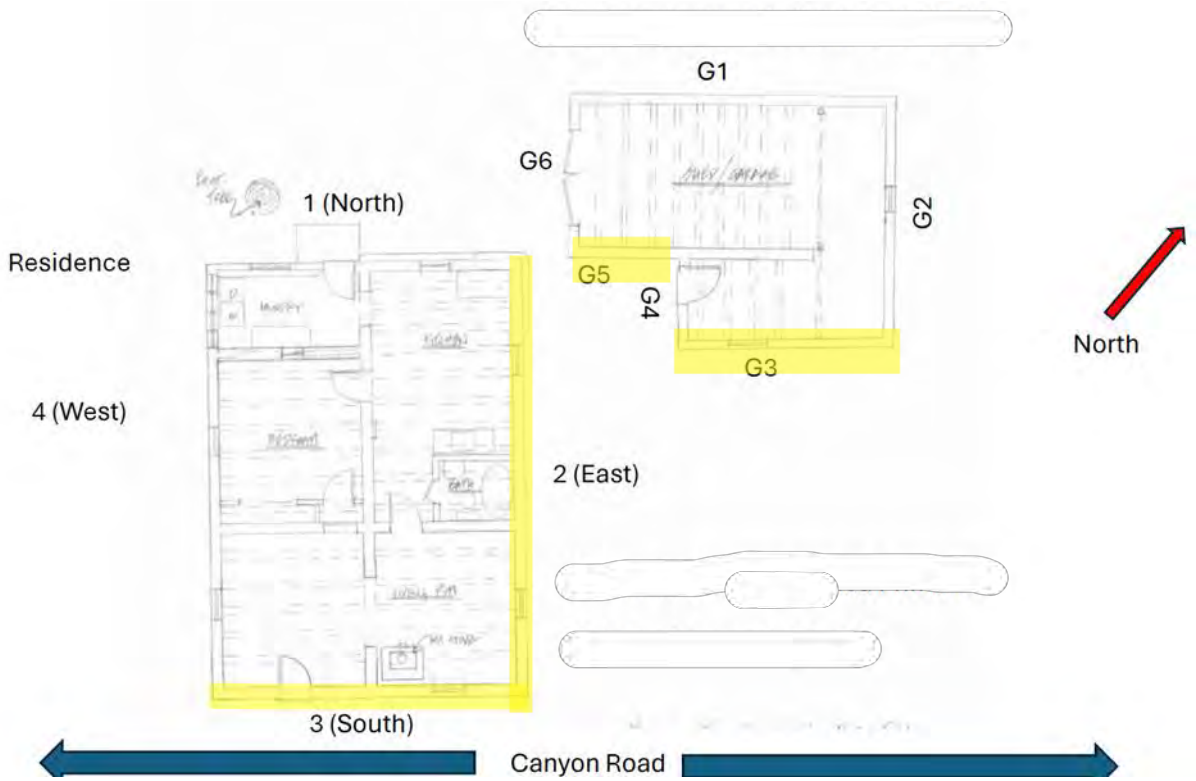
Sincerely,

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

1525 Canyon Road designated primary facades



December 16, 2024

Dear Historic Districts Review Board and City Staff,

I, Rachel Heydemann, the owner of the property at 1525 Upper Canyon Road, am submitting this application to replace the home's existing windows and doors to honor and protect its historic significance, its Old Santa Fe design standard. I am also applying to conduct a re-stucco in the same buckskin color: El Rey Buckskin Stucco Finish.

There are nine windows in the home. I will replace eight of the nine with exact replicas – equal dimensions, in the precise divided light patterns currently represented, refurbished exterior frames in white, matching the current pattern and type of window. Six of the windows are six over six divided light double hung sash windows. In the enclosed porch, there are four repurposed eight lite sash windows arranged in a wood frame and a steel-framed nine lite steel window. I will replace those in the same pattern, in a modern, energy efficient version.

The ninth window is an exception: it is a non-historic window, likely added when a bathroom was installed inside the home (which was not typical at the time the home was built) to provide ventilation for that interior addition. That room will remain a bathroom, thus ventilation is important, however the window is out of character with the historic pattern of the other windows. It is much smaller, single pane casement window, and disruptive to the primary facade in its incongruous design. I propose to replace this window, as shown in the elevations, with an exact match of the other windows on this facade.

I believe this will enhance the facade by creating balance, harmony, and symmetry that currently feels disjointed, haphazard, and unattractive. In that regard, this change meets the intentions of the historic board. When an installation was done in a way that undermines the historical integrity of the neighborhood, whether due to a lack of aesthetic awareness, lack of commitment to the cause of preservation, limited financial resources and use of any available material, or any other reason, our only choice is to attempt to redeem that decision and create integrity and harmony where it was lacking.

All windows will be replaced with aluminum clad.

Additionally, the door on the non-primary north-facing facade will be replaced with a door that is more harmonious than the existing black, metal door. The door will be wood and will feature a consistent divided light pattern to fit in with the vernacular of the home.

~

Brief history:

The Tobias and Gumecinda Lujan house constructed in the 1930's at 1525 Canyon Road is a 980 sq. ft. adobe single family residence. The house faces southeast toward Canyon Road and is simple in its expression. Its walls are thick and without articulation. The unaltered core of the house dates to at least 1948, as discernable in aerial photography. The only significant change is the enclosure and raising of the roof of the northwest porch in 1978.

~

Thank you very much for your service to our community.

Sincerely,

Rachel Heydemann

(i) Do not damage the character of the district

Response:

Windows A and B need to be addressed to preserve the historic structure. They will be replaced with exact replicas – in like and kind – thus preserving the character of the district.

Note, that though the sills are buried in the wall with a flush concrete
sill added to exterior. Since sills are flush it is allowing water to run back into the adobe wall causing damage.

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

Response:

As per the professional opinion of Ra N. Patterson, the current windows are allowing water to run back into the adobe wall, causing significant damage to the structure by deteriorating the adobe wall and compromising its structural integrity. The adobe wall will continue to erode if this issue is not resolved, posing tremendous risk to the overall property with the potential for complete disintegration over time. The windows cannot be preserved nor can the situation continue to be neglected to live safely in the structure and to also ensure the short and long term preservation of the historic property with integrity.

The windows need to be replaced in order to protect the structure to mitigate this drainage issue. As Ra. Patterson detailed, the windows *need* to be replaced.

“The windows perimeter jamb is also the buck for the opening, meaning the window would be destroyed during removal. Therefore, a new window will need to be made in like and kind for the two windows.”

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

Response:

The replacement windows for A + B will strengthen the unique heterogeneous character by remaining contiguous with the existing design while also protecting the overall structure of the historic home from continuous and inevitable disintegration. Granting this exception is an act of integrity to the mission of this board in service of preserving historic structures by allowing me to invest in the protection of this cultural and historical asset. With each passing year left neglected, it becomes more difficult if not impossible to maintain this house for posterity.

South Side – Residence Front Elevation

East Side - Residence Elevation

1525 U Canyon Rd. Heydemann Residence 4-12-2024

North Side – Residence Rear Elevation

West Side - Residence Elevation

1525 U Canyon Rd. Heydemann Residence 4-12-2024

South Side - Shed / Garage Front Elevation

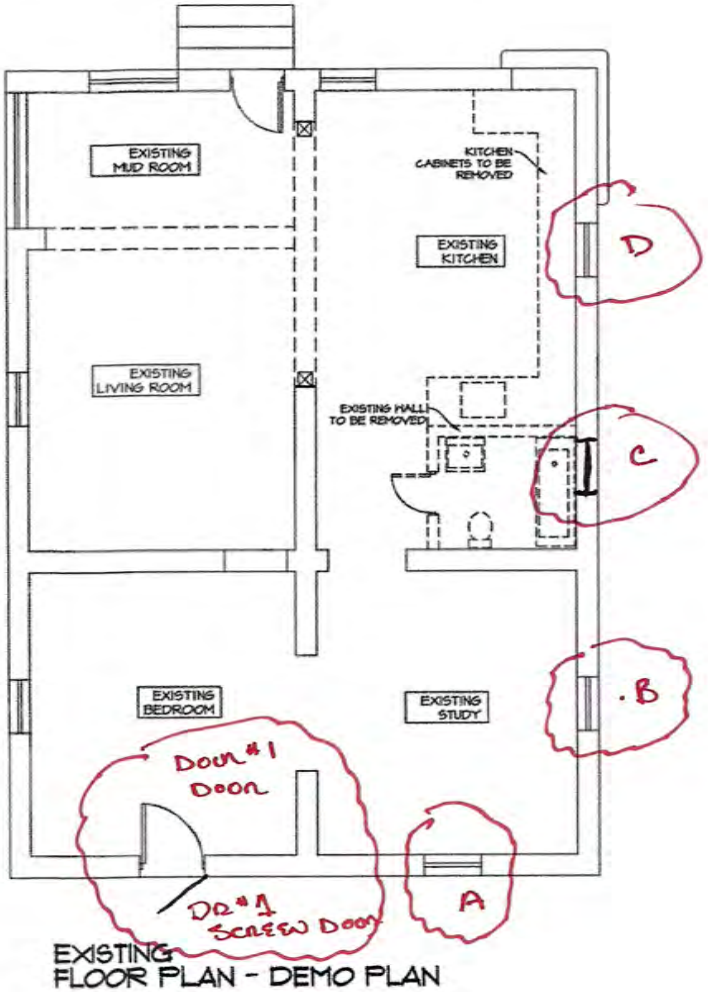
East Side – Shed / Garage Elevation

North Side – Shed / Garage Rear Elevation

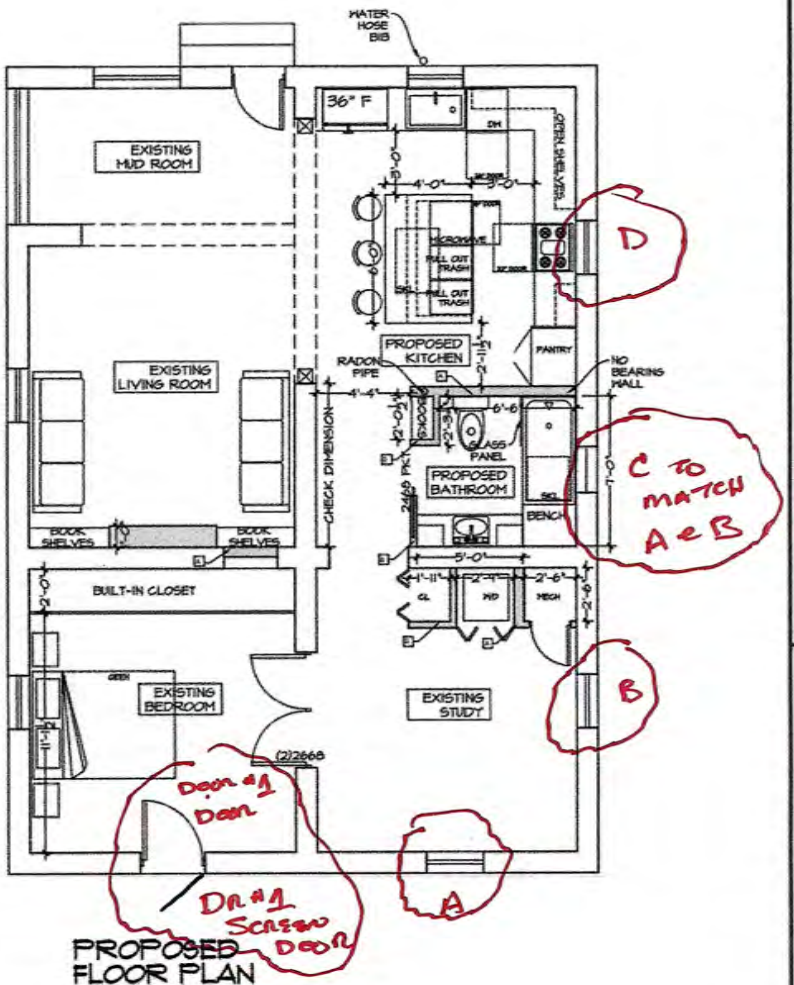
West Side – Shed / Garage Elevation

Street View – Looking East - U Canyon Rd.

Street View – Looking West - U Canyon Rd.



EXISTING FLOOR PLAN - DEMO PLAN



PROPOSED FLOOR PLAN

WALL KEY

A — INTERIOR WALL – 2X6 WOOD STUD @ 16" O.C. WITH BLOWN CELLULOSE INSULATION. 7/16 GYPSUM WALL BOARD ON EACH SIDE.

7/16 DRYWALL
2X6 STUD
R13 BLOWN INSULATION
7/16 DRYWALL

B — INTERIOR WALL – 2X4 WOOD STUD @ 24" O.C. 7/16 GYPSUM WALL BOARD WITH TEXTURE FINISH ON EACH SIDE.

7/16 DRYWALL
2X4 STUD
7/16 DRYWALL

DK design construction

DANIEL KALOGERIN
330 7865165
kalogerinli@gmail.com

HOME REMODELING
1525 UPPER CANYON RD.
SANTA FE, NM

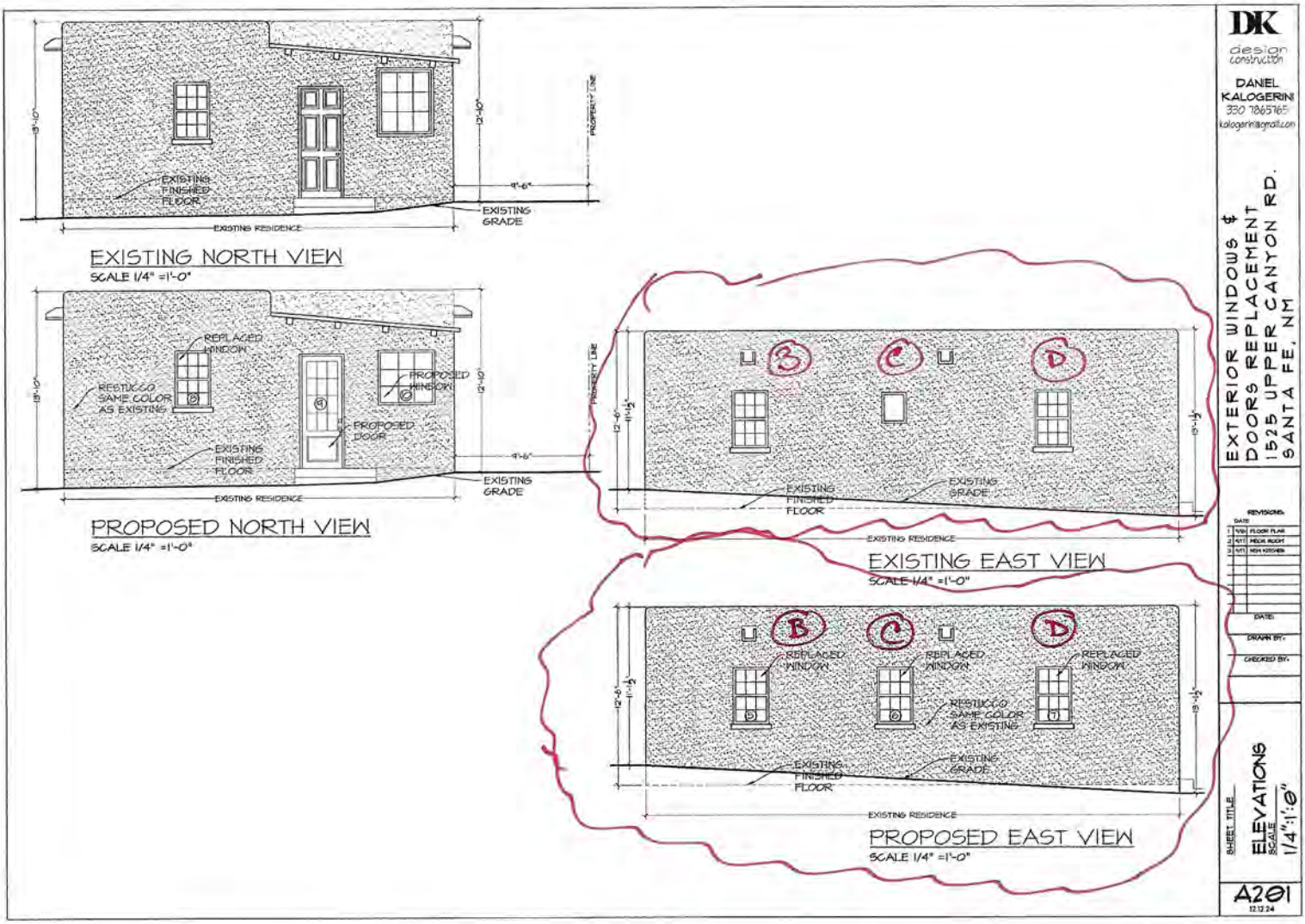
REVISIONS:

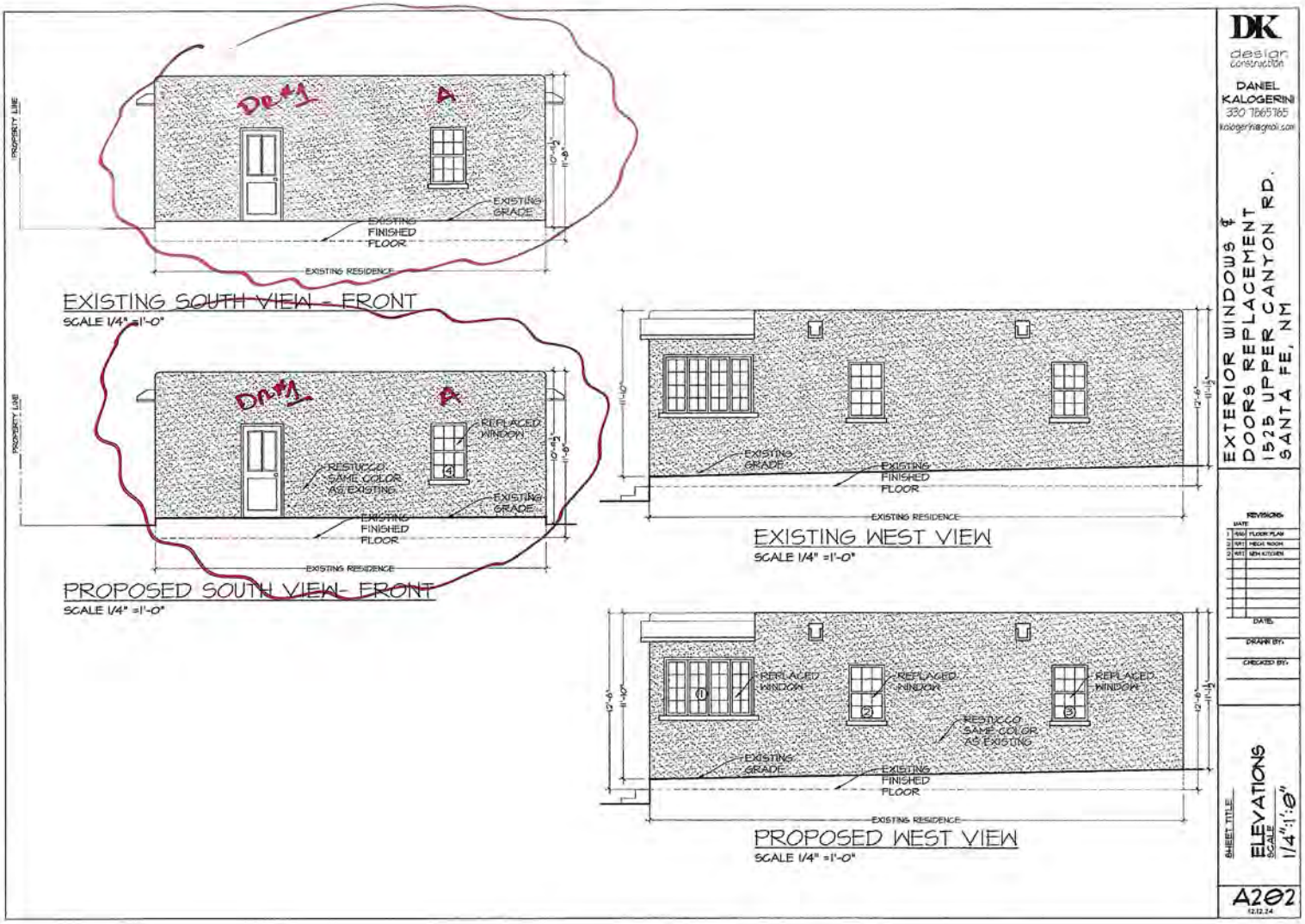
	DATE	
1	4/16	FLOOR PLAN
2	4/17	MECH. ROOM
3	4/17	NEW KITCHEN
4	4/24	NEW MECH ROOM

DATE:
DRAWN BY:
CHECKED BY:

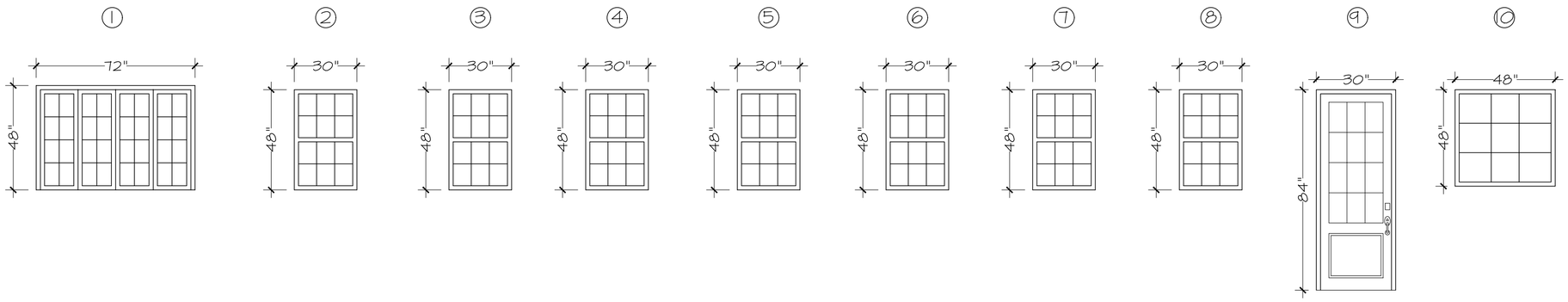
SHEET TITLE: PROPOSED FLOOR PLAN
SCALE: 1/4":1:0"

A101
SEPT 24, 2024


EXISTING FINISHED FLOOR
EXISTING RESIDENCE
EXISTING GRADE
PROPERTY LINE
EXISTING NORTH VIEW
SCALE 1/4" =1'-0"
REPLACED WINDOW
RESTUCCO SAME COLOR AS EXISTING
PROPOSED WINDOW
PROPOSED DOOR
PROPOSED NORTH VIEW
SCALE 1/4" =1'-0"
EXISTING EAST VIEW
SCALE 1/4" =1'-0"
PROPOSED EAST VIEW
SCALE 1/4" =1'-0"
DK design construction
DANIEL KALOGERINI
330 7865765
kalogerini@gmail.com
EXTERIOR WINDOWS & DOORS REPLACEMENT
1525 UPPER CANYON RD.
SANTA FE, NM
REVISIONS
DATE:
DRAWN BY:
CHECKED BY:
SHEET TITLE
ELEVATIONS
SCALE 1/4":1'-0"
A201
12.12.24


PROPERTY LINE
EXISTING GRADE
EXISTING FINISHED FLOOR
EXISTING RESIDENCE
EXISTING SOUTH VIEW - FRONT
SCALE 1/4" =1'-0"
REPLACED WINDOW
RESTUCCO SAME COLOR AS EXISTING
PROPOSED SOUTH VIEW- FRONT
SCALE 1/4" =1'-0"
EXISTING WEST VIEW
SCALE 1/4" =1'-0"
PROPOSED WEST VIEW
SCALE 1/4" =1'-0"
DK
design construction
DANIEL KALOGERINI
330 7865765
kalogerini@gmail.com
EXTERIOR WINDOWS & DOORS REPLACEMENT
1525 UPPER CANYON RD.
SANTA FE, NM
REVISIONS
DATE
DRAWN BY:
CHECKED BY:
SHEET TITLE
ELEVATIONS
SCALE 1/4"=1'-0"
A202
12.12.24

WINDOWS & DOOR SCHEDULE			
ITEM	OVERALL SIZE	LOCATION	TYPE
1	72"X48"	MUDROOM	ALUMINIUM CLAD, TRUE DIVIDE LITE.
2	30"X48"	LIVING ROOM	DOUBLE HANG, ALUMINIUM CLAD, TRUE DIVIDE LITE.
3	30"X48"	BEDROOM	DOUBLE HANG, ALUMINIUM CLAD, TRUE DIVIDE LITE.
4	30"X48"	BEDROOM	DOUBLE HANG, ALUMINIUM CLAD, TRUE DIVIDE LITE.
5	30"X48"	STUDY	DOUBLE HANG, ALUMINIUM CLAD, TRUE DIVIDE LITE.
6	30"X48"	BATHROOM	DOUBLE HANG, ALUMINIUM CLAD, TRUE DIVIDE LITE.
7	30"X48"	KITCHEN	DOUBLE HANG, ALUMINIUM CLAD, TRUE DIVIDE LITE.
8	30"X48"	KITCHEN	DOUBLE HANG, ALUMINIUM CLAD, TRUE DIVIDE LITE.
9	36"X84"	BACK DOOR	WOOD DOOR, WITH 12 TRUE DIVIDE LITE .
10	48"X48"	MUD ROOM- REAR SIDE	ALUMINIUM CLAD, DIVIDE LITE.



DK
design
construction

DANIEL
KALOGERINI
330 7865765
kalogerini@gmail.com

HOME REMODELING
1525 UPPER CANYON RD.
SANTA FE, NM

REVISIONS:

	DATE	
1	9/16	FLOOR PLAN
2	9/17	MECH. ROOM
2	9/17	NEW KITCHEN

DATE:

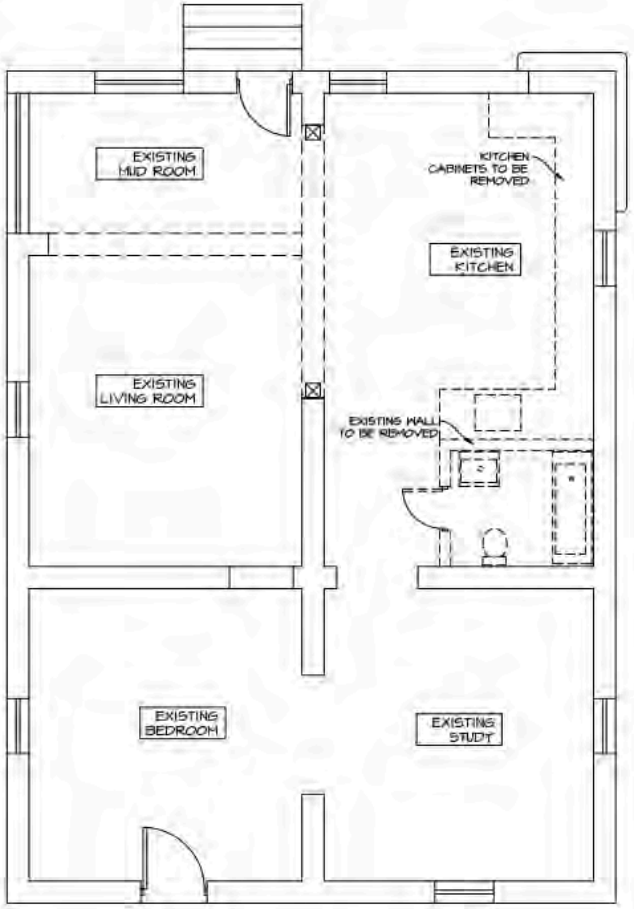
DRAWN BY:

CHECKED BY:

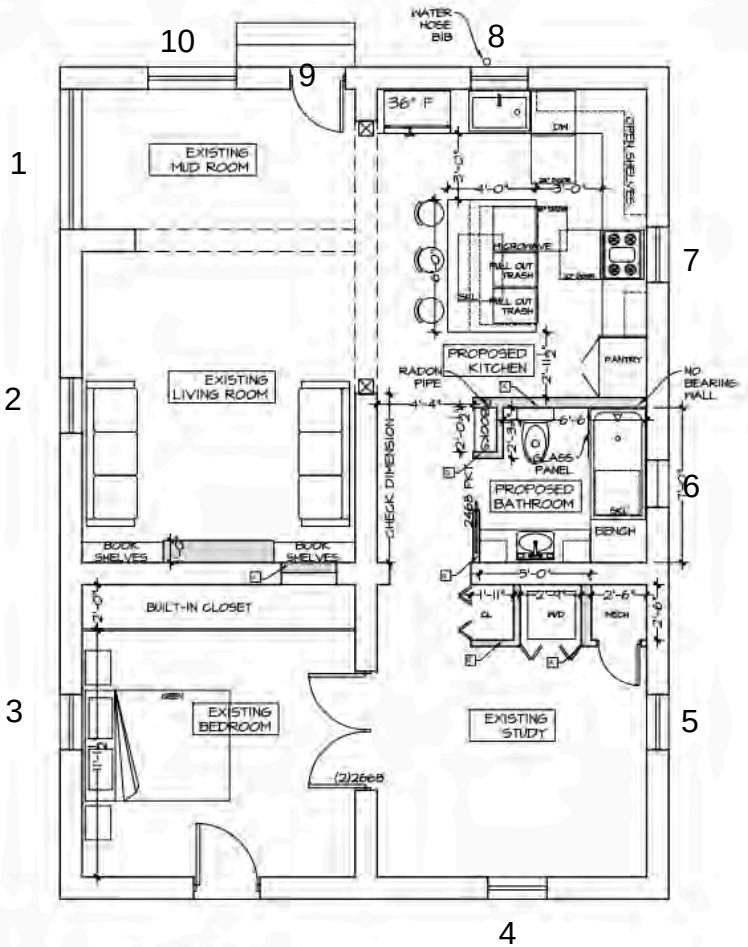
SHEET TITLE
WINDOWS & DOOR SCHEDULE

SCALE

A201
9.17.24



EXISTING
FLOOR PLAN - DEMO PLAN



PROPOSED
FLOOR PLAN

WALL KEY

A — INTERIOR WALL — 2X6 WOOD STUD @ 16" O.C. WITH BLOWN CELLULOSE INSULATION, 7/16 GYPSUM WALL BOARD ON EACH SIDE.

7/16 DRYWALL
2X6 STUD
R13 BLOWN INSULATION
7/16 DRYWALL

B — INTERIOR WALL — 2X4 WOOD STUD @ 24" O.C. 7/16 GYPSUM WALL BOARD WITH TEXTURE FINISH ON EACH SIDE.

7/16 DRYWALL
2X4 STUD
7/16 DRYWALL

DK
design construction
DANIEL KALOGERINI
330 7865765
kalogerini@gmail.com

HOME REMODELING
1525 UPPER CANYON RD.
SANTA FE, NM

REVISIONS:

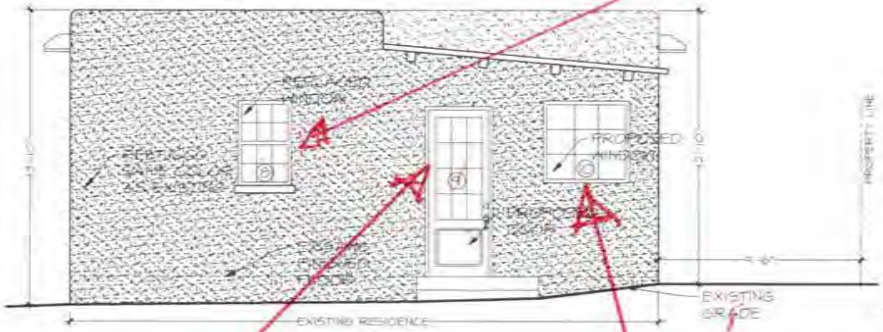
	DATE	
1	9/16	FLOOR PLAN
2	9/17	MECH. ROOM
3	9/17	NEW KITCHEN
4	9/24	NEW MECH ROOM

DATE:
DRAWN BY:
CHECKED BY:

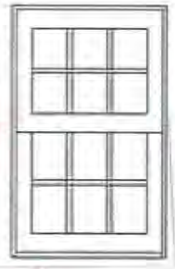
SHEET TITLE: PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

A101
SEPT 24, 2024

EXISTING NORTH VIEW
SCALE 1/4" =1'-0"

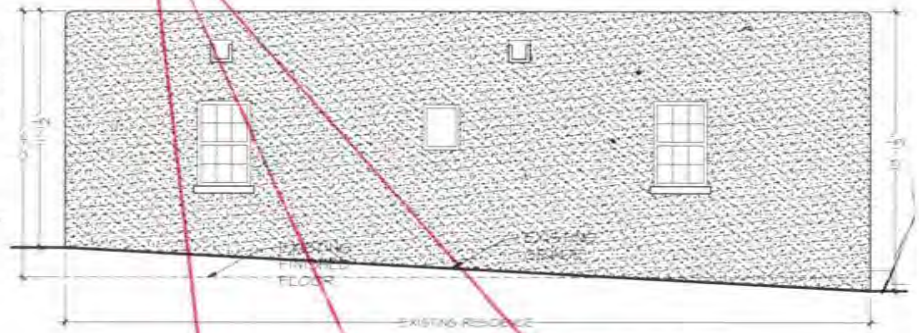


PROPOSED NORTH VIEW
SCALE 1/4" =1'-0"

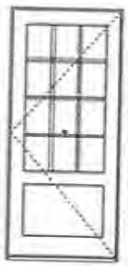


RO: 28"x45 1/2"
Jamb: 4 9/16"
Loc: EXISTING STUDY
Sym: 5

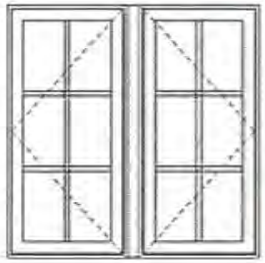
$6,7,8 BATH & Kitchen



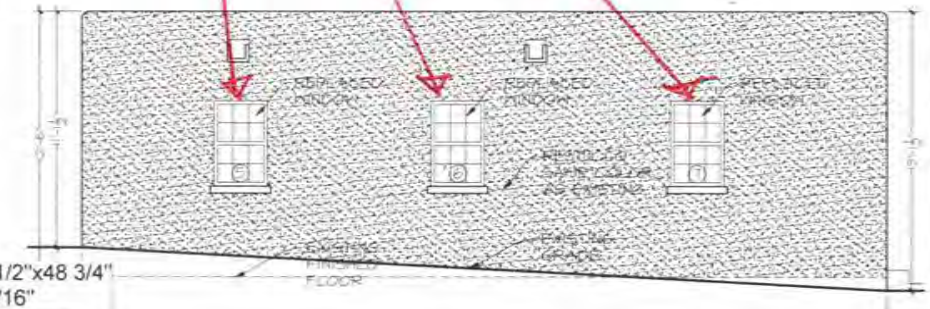
EXISTING EAST VIEW
SCALE 1/4" =1'-0"



RO: 38"x85"
Jamb: 4 9/16"
Loc: MUDROOM
Sym: 9



RO: 48 1/2"x48 3/4"
Jamb: 4 9/16"
Loc: MUDROOM
Sym: 10



PROPOSED EAST VIEW
SCALE 1/4" =1'-0"

DK
design construction
DANIEL KALOGERIN
330 7865765
kalogerin@gmail.com

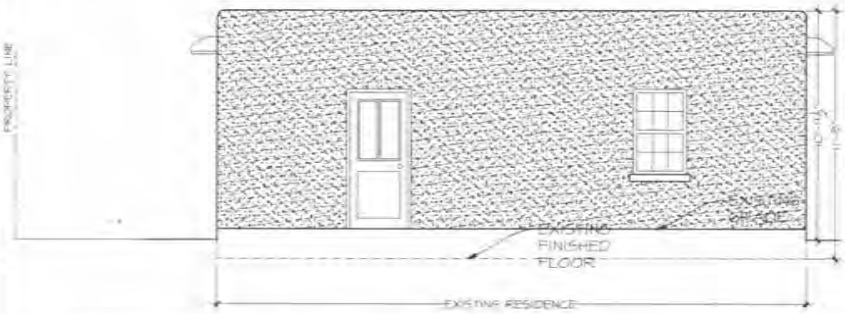
EXTERIOR WINDOWS & DOORS REPLACEMENT
1525 UPPER CANYON RD.
SANTA FE, NM

REVISIONS
DATE

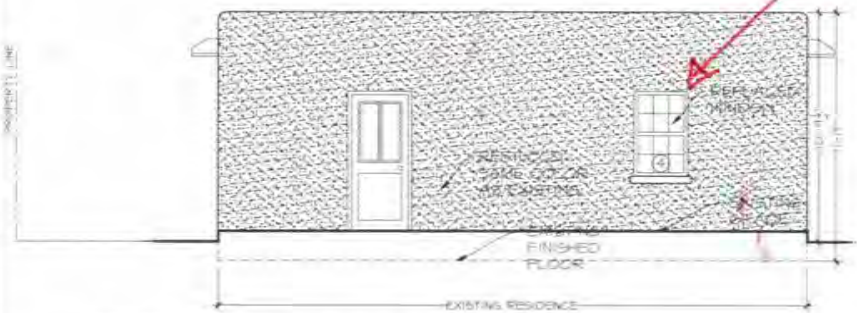
DRAWN BY:
CHECKED BY:

SHEET TITLE
ELEVATIONS
SCALE
1/4":1'-0"

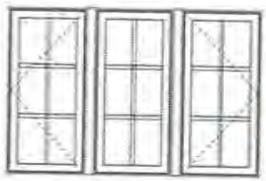
A201
12.12.24



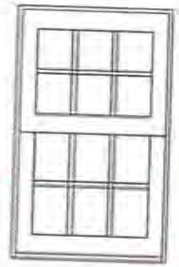
EXISTING SOUTH VIEW - FRONT
SCALE 1/4" =1'-0"



PROPOSED SOUTH VIEW- FRONT
SCALE 1/4" =1'-0"

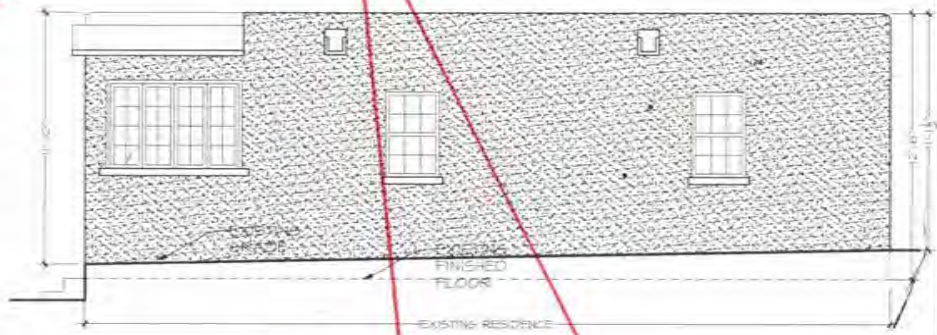


RO: 73 1/2"x48 3/4"
Jamb: 4 9/16"
Loc: MUDROOM
Sym: 1

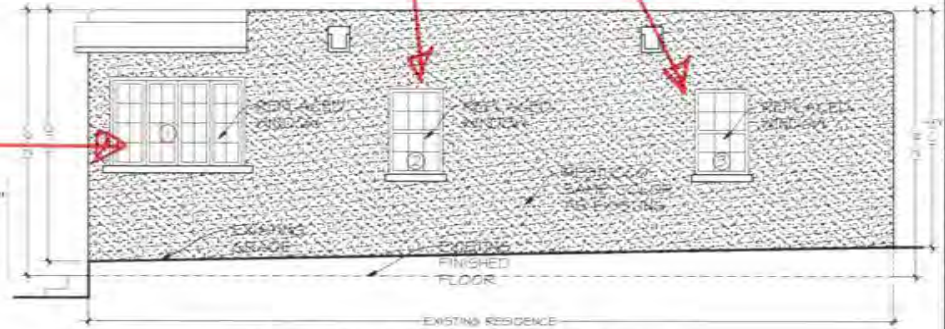


RO: 28"x45 1/2"
Jamb: 4 9/16"
Loc: LIVING ROOM
Sym: 2

& 3. BEDROOM
4. STUDY



EXISTING WEST VIEW
SCALE 1/4" =1'-0"



PROPOSED WEST VIEW
SCALE 1/4" =1'-0"

DK design construction
DANIEL KALOGERINI
330 1865765

EXTERIOR WINDOWS & DOORS REPLACEMENT
1525 UPPER CANYON RD
SANTA FE, NM

REVISIONS
DATE

DATE:
DRAWN BY:
CHECKED BY:

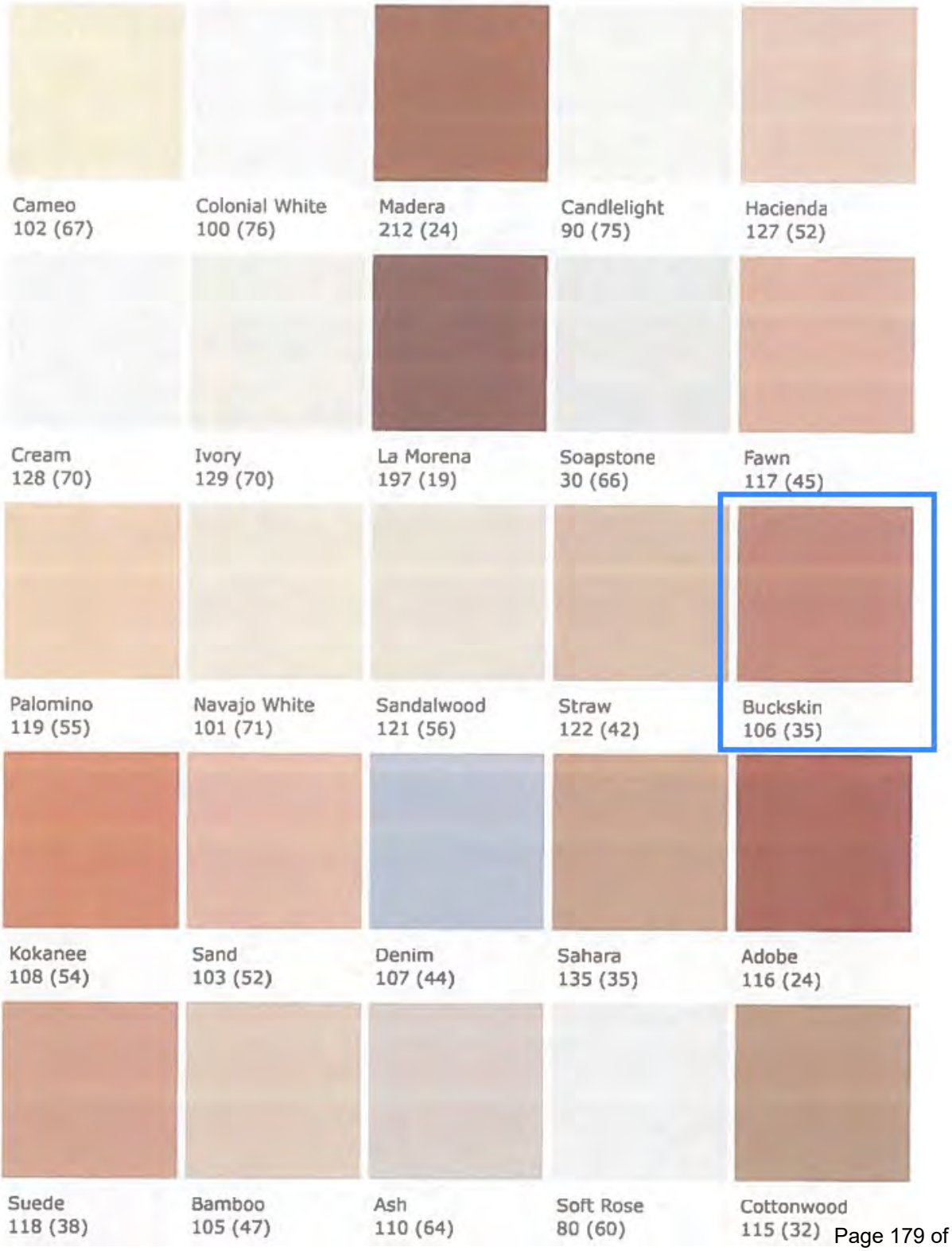
SHEET TITLE
ELEVATIONS
SCALE
1/4":1':0"

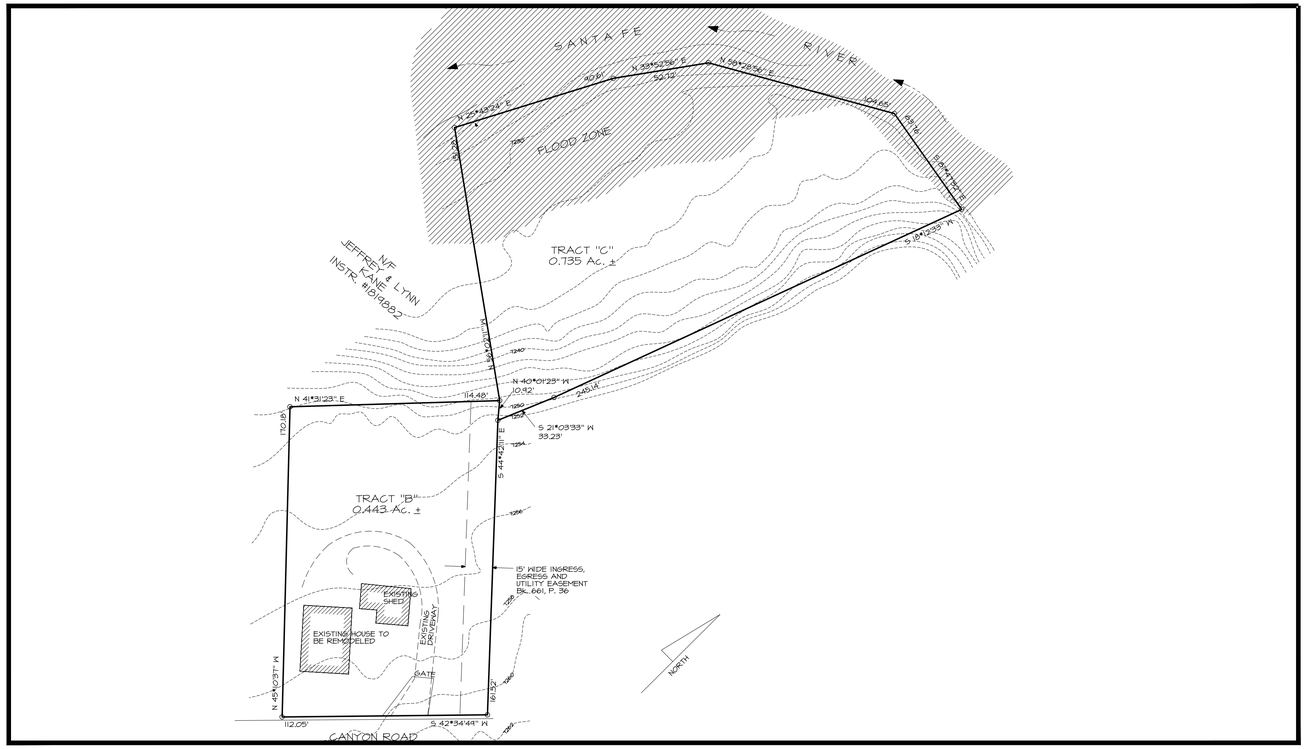
A202
12.12.24

Color Charts

*COLOR SELECTED TO MATCH EXISTI

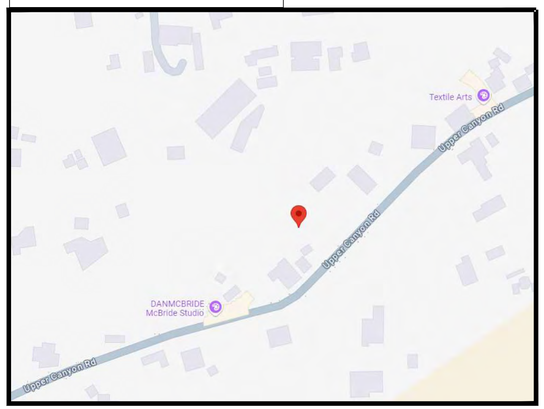
Premium Stucco Finish Colors





SITE PLAN

VICINITY MAP :



DK
design construction
DANIEL KALOGERINI
330 7865765
kalogerini@gmail.com

DO NOT RE-SCALE DRAWINGS CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCCION.

DATE	REVISION
	REVISIONS:

PROJECT TITLE:

HOME REMODELING

1525 UPPER CANYON RD. SANTA FE

OWNER'S NAME

DATE

DATE

TITLE SHEET

COVER SHEET

CS

GENERAL NOTES

THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO REQUIRE AND TO INCLUDE ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY FOR THE WORK. THE CONTRACTOR SHALL INSPECT AND VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, DETAILS, UTILITY SERVICES, AND ACCESS TO THE SITE. IF ANY DISCREPANCIES ARE FOUND, REPORT IMMEDIATELY TO THE OWNER OR HIS DESIGNATED REPRESENTATIVE

DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL PERTINENT CODES GOVERNED BY THE JURISDICTION IN WHICH THIS PROJECT IS BEING CONSTRUCTED.

OWNER AND DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS, OR FOR CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN STRICT ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

ALL QUESTIONS SHALL BE DIRECTED TO THE OWNER OR HIS DESIGNATED REPRESENTATIVE.

IT IS INTENDED THAT THE WORK SHOWN AND SPECIFIED CONSTITUTE A FINISHED, FULLY WORKABLE PROJECT. EACH CONTRACTOR IS RESPONSIBLE TO PROVIDE A COMPLETE JOB WHETHER OR NOT EACH SHALL BE CONSULTED WHEN ANY QUESTION ARISES RELATIVE TO MATERIALS NOT SPECIFICALLY SHOWN OR SPECIFIED.

COORDINATE WORK OF ALL DISCIPLINES (DESIG., STRUCT., ELECT., ETC.) WITH EXISTING CONDITIONS, SPECIAL REQUIREMENTS, CONSTRUCTION SCHEDULE AND OTHER CONTRACTORS PERFORMING
WORK AT SITE.

CONTRACTOR SHALL DESIGN AND PROVIDE ALL TEMPORARY SHORING, BRACING, ETC. AS NEEDED FOR THE WORK SO AS TO NOT ENDANGER ANY EXISTING STRUCTURAL INTEGRITY.

FINISHED DOOR OPENINGS SHALL BE A NOMINAL 2- ½" FROM FINISHED CORNER OF ROOM EXCEPT WHERE DIMENSIONED OTHERWISE.

NO UTILITIES MAY BE DISCONNECTED OR OTHERWISE INTERRUPTED WITHOUT PRIOR APPROVAL OF OWNER OR HIS DESIGNATED REPRESENTATIVE.

STRUCTURAL WOOD

ROOF FRAMING
DO NOT NOTCH OR DRILL JOISTS, BEAMS, OR LOAD BEARING STUDS WITHOUT PRIOR APPROVAL OF STRUCTURAL ENGINEER OR DESIGNER. PROVIDE 2X SOLID BLOCKING AT SUPPORTS OF ALL JOISTS. DOUBLE UP STUDS AT JAMBS AND UNDER BEAMS IN BEARING WALLS. PROVIDE MID-HEIGHT BLOCKING. ALL NAILINGS OF JOINTS SHALL BE COMMON OR SMOOTH BOX NAILS. ALL DIAPHRAGM ATTACHMENTS SHALL BE ASSUMED AS COMMON NAILS WITH ACCEPTABLE ALTERNATIVES AS SHOWN IN ICBO REPORT #2403 FOR THE SAME ALLOWABLE LATERAL STRENGTH.

WALL FRAMING - PER PLANS

HARDWARE
ALL HARDWARE CONNECTIONS PER SIMPSON FRAMING CATALOG.
ALL TRUSS MEMBERS @ 24" O.C. (U.N.O.)
MULTIPLE STUDS OR POSTS EACH SIDE BEAMS AND HEADERS TO WIDTH OF BEAM.
CONTRACTOR TO VERIFY AND CONFIRM ALL FIELD CONDITIONS PRIOR TO TRUSS FABRICATION.
ALL BLOCKING PER TRUSS MANUFACTURER SPECS AND RECOMMENDATIONS.
DO NOT DEVIATE FROM DESIGN WITHOUT WRITTEN CONSENT FROM DESIGNER.
DO NOT SUBSTITUTE HARDWARE WITHOUT WRITTEN CONSENT FROM DESIGNER.
TRUSS INSTALLATION PER MANUFACTURER SPECS.-SUBMIT SHOP DRAWINGS TO DESIGNER PRIOR TO FABRICATION.
LOADS: FLAT ROOFS: LIVE LOAD 25 PSF DEAD LOAD 15 PSF
LATERAL - SEISMIC: CATEGORY D o Rw = 5.5, WIND: 90mph, EXPOSURE "C"

WOOD
SAWN LUMBER- FRAMING LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. JOISTS, LEDGERS, BEAMS, ETC., SHALL HAVE THE FOLLOWING MINIMUM BASE DESIGN PROPERTIES OF DOUGLAS FIR-LARCH:
DIM. LUMBER #2 875 45 1,600,000
BEAMS > 4: WIDE #1 1350 85 1,600,000
POSTS > 5" x 5" #1 1200 85 1,600,000
STUDS STUD 675 45 1,600,000

SHEATHING @ WOOD TO WOOD - ALL SHEATHING SHALL BE APA RATED SHEATHING, EXPOSURE 1 SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY. LAY UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. STAGGER JOINTS. ALL NAILING COMMON NAILS. ALL SHEATHING SHALL BE OF THE FOLLOWING THICKNESS, SPAN / INDEX
RATIO AND SHALL BE NAILED AS FOLLOWS:
USE THICK'S 5/1 RATIO EDGE INTERM ROOF 5/8 T&G 32/16 AS ON DWGS 8D AT 12"

STRUCTURAL NOTES

DESIGN CRITERIA
GRAVITY LOADS:

	DEAD LOAD (PSF)	LIVE LOAD (PSF)
ROOF	= 25 PSF	= 20 PSF

MECHANICAL - AS NOTED ON DRAWINGS

SEISMIC FOR NON-STRUCTURAL COMPONENTS: ASCE 7-05

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS.
NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
- SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED.
-SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NONBEARING PARTITIONS.
-SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES,DEPRESSED AREAS, CHANGES IN LEVER, CHAMFER, GROOVES,INSERTS, ETC.
-SIZE AND LOCATION OF FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN.
-FLOOR AND ROOF FINISHES.
-STAIR FRAMING AND DETAILS (EXCEPT AS SHOWN).
-DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.

SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
-PIPE RUNS, SLEEVES, HANGER, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
-ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
-CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
-SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR -BOLTS FOR MOUNTS.

CODE ANALYSIS DATA

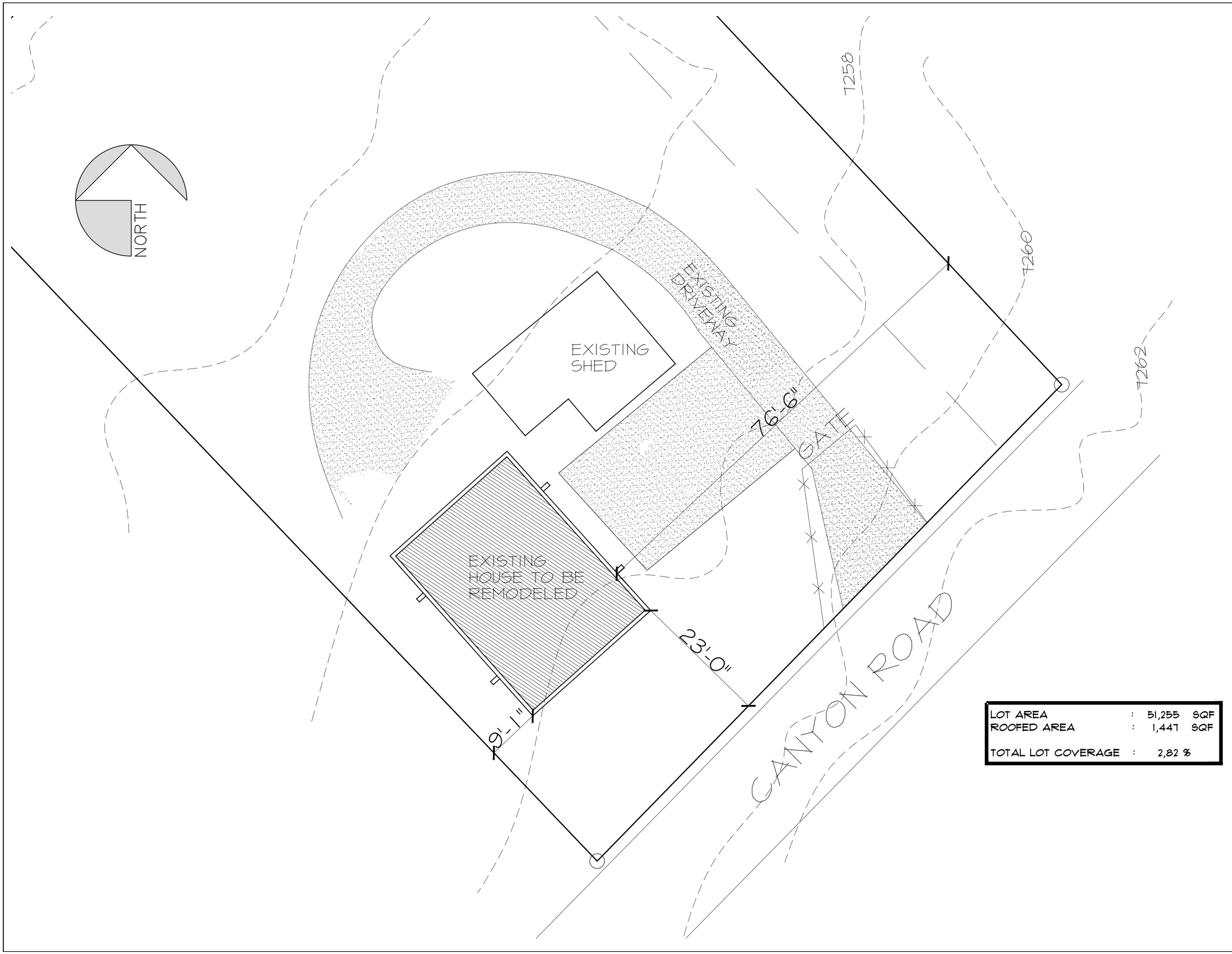
APPLICABLE CODES:

2021 NEW MEXICO RESIDENTIAL BUILDING CODE
2021 NM EXISTING BUILDING CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2021 NM ENERGY CONSERVATION CODE

EXISTING AREAS	
HEATED AREA	1,035 SQ. FT
SHED AREA	490 SQ. FT
TOTAL	1,525 SQ. FT

INDEX TO DRAWINGS

CS COVER SHEET
V101 SITE PLAN
A101 FLOOR PLAN
A201 ELEVATIONS
A202 ELEVATIONS
E101 ELECTRIC PLAN



LOT AREA	:	51,255	SQF
ROOFED AREA	:	1,447	SQF
TOTAL LOT COVERAGE	:	2,82 %	

DK
design construction
DANIEL KALOGERINI
330 7865765
kalogerini@gmail.com

HOME REMODELING
1525 UPPER CANYON RD.
SANTA FE, NM

REVISIONS:

	DATE	
1	9/16	FLOOR PLAN
2	9/17	MECH. ROOM
2	9/17	NEW KITCHEN

DATE:

DRAWN BY:

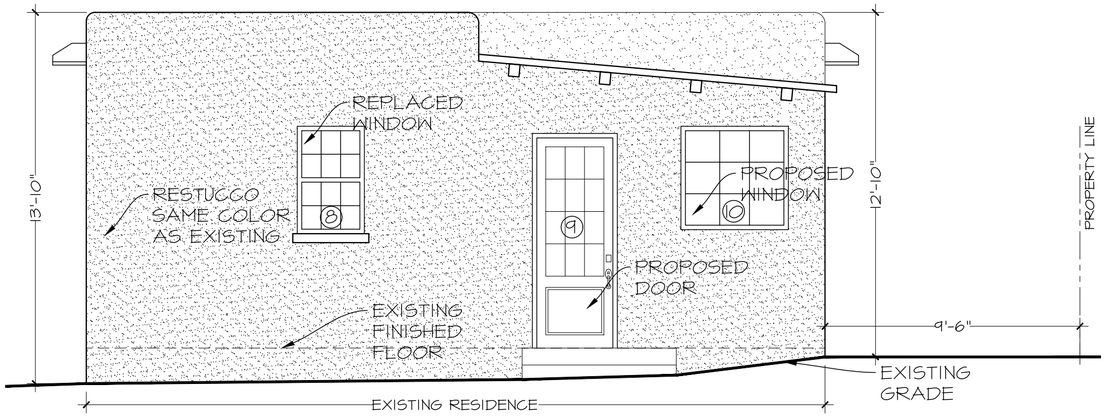
CHECKED BY:

SHEET TITLE
PROPOSED SITE PLAN
SCALE
1":10'

V101
9.17.24

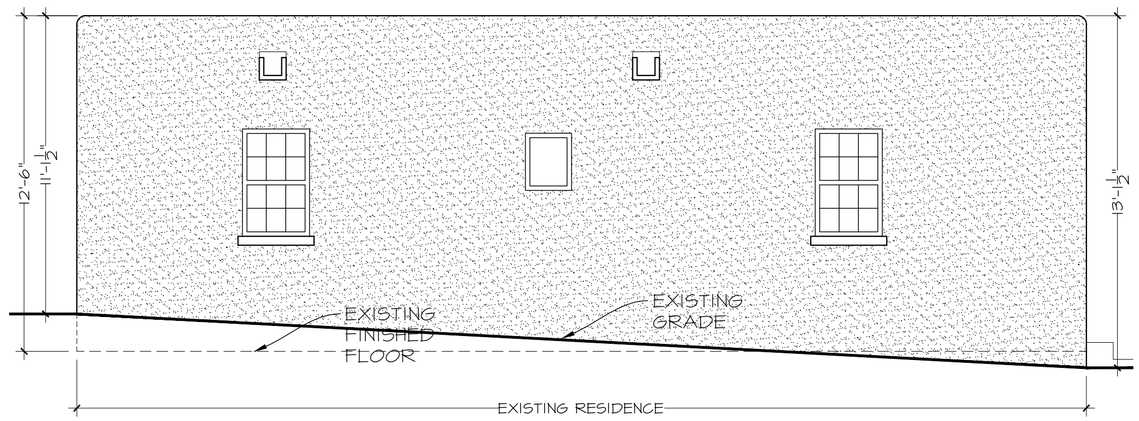
EXISTING NORTH VIEW

SCALE 1/4" =1'-0"



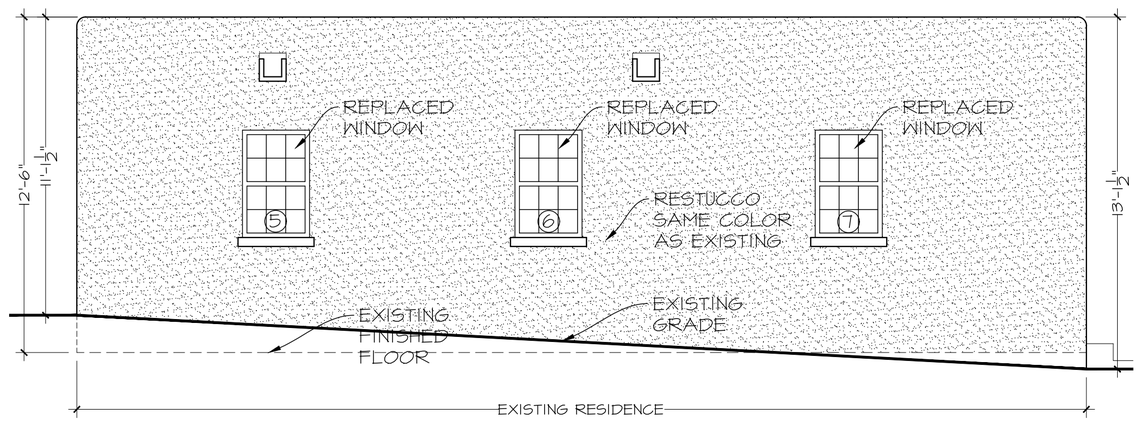
PROPOSED NORTH VIEW

SCALE 1/4" =1'-0"



EXISTING EAST VIEW

SCALE 1/4" =1'-0"



PROPOSED EAST VIEW

SCALE 1/4" =1'-0"

DK
design construction
DANIEL KALOGERINI
330 7865765
kalogerini@gmail.com

EXTERIOR WINDOWS & DOORS REPLACEMENT
1525 UPPER CANYON RD.
SANTA FE, NM

REVISIONS:

	DATE	
1	9/16	FLOOR PLAN
2	9/17	MECH. ROOM
2	9/17	NEW KITCHEN

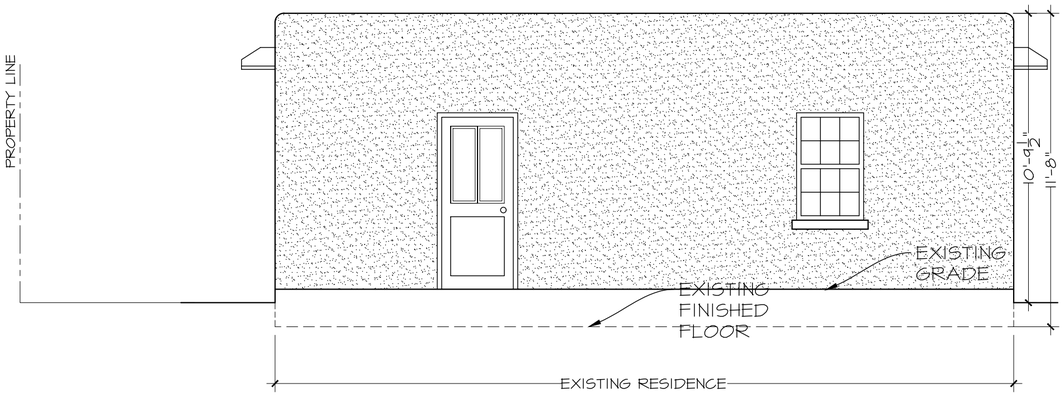
DATE:

DRAWN BY:

CHECKED BY:

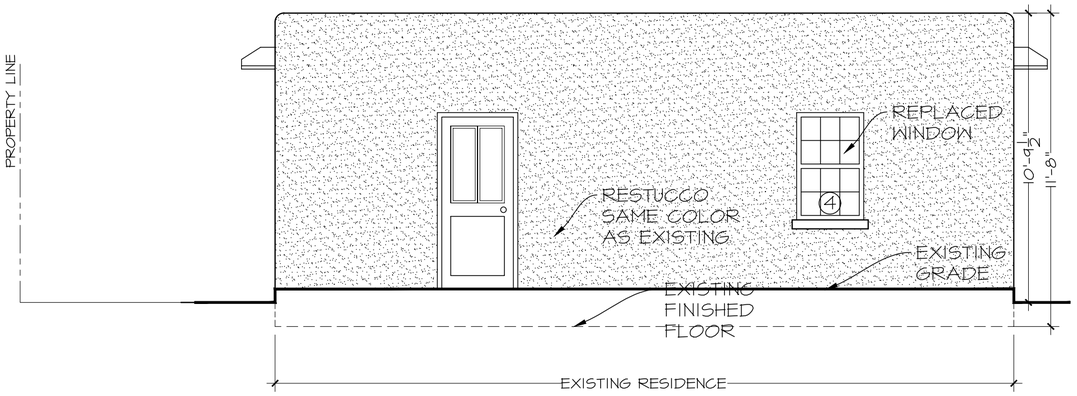
SHEET TITLE
ELEVATIONS
SCALE
1/4":1':0"

A201
12.12.24



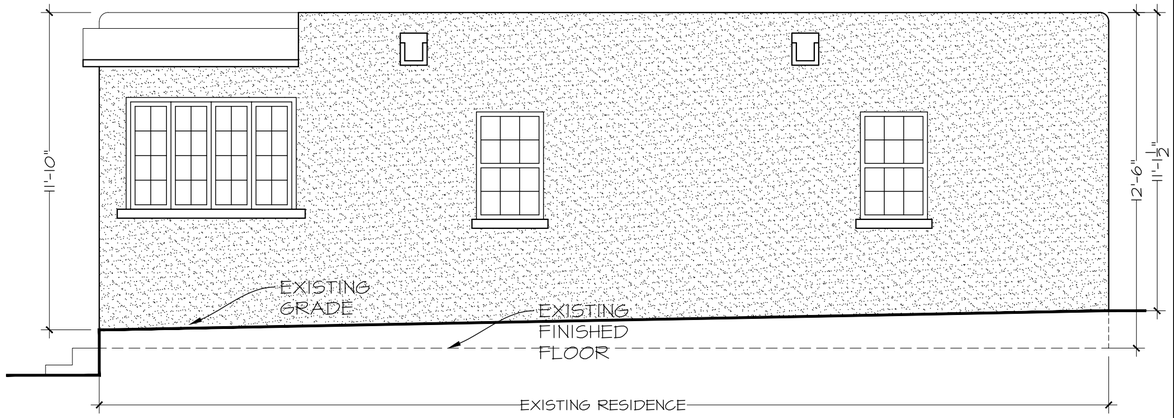
EXISTING SOUTH VIEW - FRONT

SCALE 1/4" =1'-0"



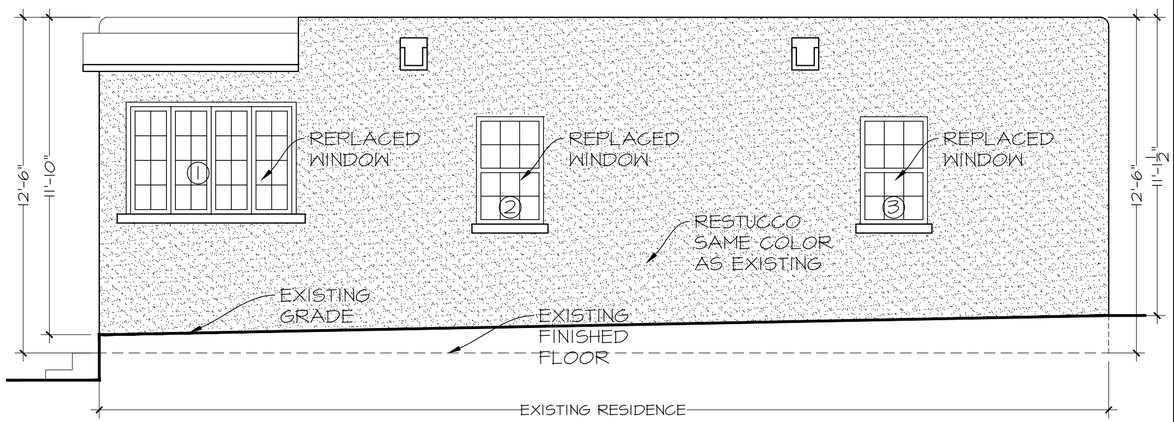
PROPOSED SOUTH VIEW- FRONT

SCALE 1/4" =1'-0"



EXISTING WEST VIEW

SCALE 1/4" =1'-0"



PROPOSED WEST VIEW

SCALE 1/4" =1'-0"

DK
design construction
DANIEL KALOGERINI
330 7865765
kalogerini@gmail.com

EXTERIOR WINDOWS & DOORS REPLACEMENT
1525 UPPER CANYON RD.
SANTA FE, NM

REVISIONS:

	DATE	
1	9/16	FLOOR PLAN
2	9/17	MECH. ROOM
2	9/17	NEW KITCHEN

DATE:

DRAWN BY:

CHECKED BY:

SHEET TITLE: ELEVATIONS
SCALE: 1/4":1':0"

A202
12.12.24

WARRANTY DEED

Jose E. Lujan

TO

Tobias Lujan

STATE OF NEW MEXICO,) ss. #35778
County of Santa Fe)

I Hereby certify that this instrument was filed for record on the 11 day of July A. D. 1928, at 10 o'clock A. M., and was duly recorded in Book 8, page 24.

M. C. Safford, County Clerk

M. McNitt. Deputy

THIS INDENTURE, Made the 9th day of July in the year of our Lord One Thousand, Nine Hundred and twenty-eight between Jose E. Lujan, a single man,

of Santa Fe County, New Mexico ~~part~~ of the first part, and Tobias Lujan, of Santa Fe, New Mexico, ~~part~~ of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten ($10) Dollars lawful money of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold, remised, conveyed, released, and confirmed, and by these presents does grant, bargain, sell, remise, convey, release and confirm unto the said party of the second part, his heirs and assigns, forever, all the following described lot or parcel of land and real estate, situate, lying and being in the County of Santa Fe, State of New Mexico, to-wit:

Beginning at a point on the north side of Canyon Road, which point bears S. 56degrees 58' west from a concrete and iron marker located in east line of Santa Fe Grant where it crosses dam of Santa Fe Water & Light Co.; thence N. 42 degrees 55' West along a small acequia 163.93 feet to an old wall, thence in a westerly direction along the line of said old wall 114½ feet, more or less, thence, thence in a southeasterly direction 173 feet, more or less, to the northerly side of Canyon Road, thence N. 45 degrees 23' East 112⅔ feet, more or less, to the point of beginning; also another tract of land lying to the northeast of the above described tract, and having for its west line the east line of that certain tract conveyed by the grantor in July, 1928, to Bernardino Lujan, and bounded on the north by the Santa Fe River, on the northeast by the Santa Fe River, and on the south and southeast by property of Mrs. Jose F. Trujillo, Higino Martinez and an old retaining wall separating this tract from the land of Higino Martinez.

Together with all and singular the lands, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever of the said party of the first part, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises above bargained and described, with the appurtenances unto the said party of the second part, his heirs, and assigns forever.

And the said party of the first part, for himself and his heirs, executors and administrators, doth covenant, and agree to and with the said part y of the second part, his heirs, and assigns, that at the time of the ensealing and delivery of these presents he is well seized of the premises above conveyed as of a good, sure, perfect and indefeasible estate of inheritance in law in fee simple and has good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of what kind and nature whatsoever; and the above bargained premises, in the quiet and peaceable possession of the party of the second part, his heirs, and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in presence of

Jose E. Lujan (L. S.)
(L. S.)
(L. S.)
(L. S.)

STATE OF NEW MEXICO,)
County of Santa Fe) ss.

On this 9th day of July, 1928, before me personally appeared Jose E. Lujan, a single man,

to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal)

Ida C. Krick
Notary Public.

My commission expires Oct. 27, 1929.

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 Rachel Heydemann
1525 Upper Canyon Rd
Santa Fe, NM 87501
rachel.heydemann@gmail.com

HISTORIC ASSESSMENT
NO. 171224-HA

JOB	DATE
1525 UPPER CANYON RD, SANTA FE, NM 87501	12/17/2024

LOCATION	DESCRIPTION
SOUTH	
DR #1	32 x 80 ½ SCREEN DOOR RH O/S
DR #1	32 x 80 ½ LH 3W5H DOOR
A	28 x 46 DH 3W2H/3W2H
EAST	
B	28 x 46 DH 3W2H/3W2H
C	20 x 25 LH INSWING CASEMENT 1-LT
D	28 x 46 DH 3W2H/3W2H

In closing, my professional opinion is as follows:

Door #1 is non-historic, 1989 Simpson fir door with wood bead and air gun nails. The screen is non-historic mechanical nails and plywood panel.

Window A and B are historic. Note, that though the sills are buried in the wall with a flush concrete sill added to exterior. Since sills are flush it is allowing water to run back into the adobe wall causing damage.

To resolve this issue, the window would need to be removed, and the sills replaced and protrude slightly to exterior like they were originally. The problem is the windows perimeter jamb is also the buck for the opening, meaning the window would be destroyed during removal. Therefore, a new window will need to be made in like and kind for the two windows.

Window C is non-historic, a shop made one light sash, mechanical nails, glass, has no divided light. Adobe shows signs of being filled in, looks to be an added window. The window was probably the size of A and B originally.

Window D has historic jambs, but the sashes are not original. The top sash is a bottom sash installed upside down. This is the reason the sashes don't align at the check rail. The sill and rail widths are different from the windows A and B. Window C sashes are typical to barn sashes from Empire Builders Supply. The sashes are approximately from 1985 or newer.

The historic windows A and B would have to be removed to repair which would destroy the windows upon removal. Windows C and D are non-historic.

All window screens and door #1 screen are non-historic. They are shop made with air nails.

I would suggest replacing in like and kind all four windows and one door to that era either all wood or clad exterior/wood interior and divided light to meet the historic code.

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 & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #1 (SCREEN)	32 x 80 ½ RH O/S	U	NON-HISTORIC
DR #1	32 x 80 ½ LH INSWING DOOR 3W5H	F	NON-HISTORIC
A	28 x 46 DH 3W2H/3W2H	F	HISTORIC – SEE NOTE
B	28 x 46 DH 3W2H/3W2H	F	HISTORIC – SEE NOTE
C	20 x 25 LH INSWING 1-LT	F	NON-HISTORIC
D	28 x 46 DH 3W2H/3W2H	F	HISTORIC – FRAME; NON-HISTORIC – SASHES

NOTES:

South Elevation Door #1

South Elevation Screen door #1

South Elevation
Window A

East Elevation
Window
B

East Elevation
Window
C

East Elevation Window D

Window
C
Showing Adobe in fill

City of Santa Fe, New Mexico

memo

DATE: **February 11, 2025**

TO: **Historic Districts Review Board Members**

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

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

2025-009689-HDRB, 1 Camino Pequeno Unit A, Downtown & Eastside Historic District, non-contributing, Courtenay Mathey, agent for Ann and Kevin Cooney, owners, proposes to construct 475 sq. ft. of additions to a height of 14'-4", raise parapets to 12'-5", install exterior insulation, replace windows and doors, and construct a 645 sq. ft. freestanding garage and studio to a height of 14'-4" where the maximum allowable is 14'-5", 5'-8" high yard walls, fences and gates where the maximum allowable height is 5'-8", stucco, roof, install exterior lighting, solar panels and hardscaping.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: 2023-007399-HDRB

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

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

Sample motions:

a. Approve or deny Case #2025-009689-HDRB to allow these additions and alterations to 1 Camino Pequeno Unit A.

BACKGROUND & SUMMARY:

The structure at 1-A Camino Pequeno is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. Constructed in 1973 as an accessory dwelling unit to 1 Camino Pequeno, the structure is a stucco-on-frame construction. 1-A Camino Pequeno was split off from 1 Camino Pequeno in 2015 and is now on its own lot.

The dwelling is roughly square in footprint and encloses 1,178 square feet. The recent Santa Fe style home shows a mix of Pueblo and Territorial revival themes with a modern style cantilevered entrance portal to the south and north. Most windows are original to construction date and feature territorial style pedimented treatment.

The property came before the Board in November 2023, under case 2023-007399-HDRB where the Board confirmed the status of the structure as non-contributing.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Main Residence:

1) Construct a 308sq. ft. addition to a height of 14'-4" where the maximum allowable height is 15'-2" on the west elevation of the residence. The addition is designed in a Pueblo revival style with bullnosed corners to match the existing structure.
2) Construct a 28 sq. ft. addition in the alcove on the south elevation to replace the existing cantilevered portal.
3) Construct a 23 sq. ft. portal addition on the north elevation with wood corbels and beams with a low slope overhanging roof.
4) Construct a 41 sq. ft. portal addition on the west elevation with wood corbels and beams with a low slope overhanging roof.
5) Construct a 64 sq. ft. portal addition on the south elevation with wood corbels and beams with a low slope overhanging roof.
6) Replace windows and doors. Exterior doors and windows will be metal clad with divided lite in Sierra Pacific "linen" and "sandstone".
7) Install Roof-mounted photovoltaic panels on the house – screened by 17 ½" min. parapets. The panels will not be publicly visible.

8) Raise parapets on the existing residence from 11'-5" to 12'-5" to conceal photovoltaic solar units on the roof.
9) Install exterior insulation.
10) Re-roof using modified bitumen membrane in tan or gray finish.
11) Stucco using either Sto elastomeric in either "suede" or "pueblo".
12) Install a ground mounted condenser on the north elevation.
13) Insall exterior lighting on the wall of the east elevation of the residence, at the north elevation door, and on the wall by the window and at the door on the west elevation. Light fixture design included in the applicant's packet.

Accessory Structure Construction:

14) Construct a 613 sq. ft. freestanding accessory structure which will include a one-car garage to a height of 11'8" where the maximum allowable height is 15'2". The structure is designed in a Pueblo revival style with bullnosed corners. The garage door is labeled as either metal or wood. Staff recommends that the door be made of wood.
15) Construct a 43 sq. ft. portal addition on the south elevation of the garage with wood corbels and beams with a low slope overhanging roof.
16) Install ground mounted condenser on the west elevation.
17) Install exterior lighting at the doors on the west and south elevations

Other:

18) Construct 68" to 72" high stucco yard walls and coyote fencing. The yard walls and fences at the street frontage will be at 68" where the maximum allowable height is 68". Side and rear property line yard walls and fences will be at 72" where the maximum allowable height is 72".
19) Install a 68" high wrought iron pedestrian gate in west side of the driveway leading into the front yard.
20) Install a 72" high wrought iron vehicle gate at the driveway on the southeast of the property.
21) Install exterior lighting at the east elevation gates on the yard wall.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

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

(1) General

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

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

(2) Additions

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

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

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

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

(a) Applicability

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

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

(c) Height

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

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

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

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

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

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

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

(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.

(E) Downtown and Eastside Design Standards

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

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

(b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located

under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;

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

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

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

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 8, 2023

For HPD Office use only: HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe Parcel # 910006111
5. Property Type: _x Buildings: 1 __ Structures: __ Site __ Object		
6. Date of Survey: July 27, August 1 and 3, 2023		
7. Previous Survey Date(s): __Yes: _x_No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.680834, -105.916795		

10. Photo Information: John Murphey, photographer. Photo 1: View front (south) and east elevations, facing northwest.

11. Brief Description of the Property:

Tucked along Camino Pequeño is a stucco-on-frame building constructed in 1973 as a mother-in-law unit. The dwelling, approximating a tract house, is roughly square in footprint and encloses 1,178 square feet: two bedrooms, one bath, a living room, and a kitchen. The home shows a mix of Pueblo and Territorial revival themes. It is without distinction. The property does not have any other structures.

Continued on Page 5.

12. Who uses the property?

13. Construction Date:
Date: 1973
_x_Known __ Estimated Source: drawing and family memory

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 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

For current owner: Kevin P. and Ann M. Cooney

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

Current owner: Kevin P. and Ann M. Cooney

Martin Kuziel

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 th**ink this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: N/A
Mary Kuziel House - Guesthouse	1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __Metal: V- Crimp: Red Panel
__ Tile: Terra Cotta __ Wood: Shingle
Other: Gravel

10. Window Types

Operation	Material	Glazing	Number
Double-Hung	Wood	1/1*	9
Single-Hung	Vinyl	1/1*	1
Casement	Vinyl/Metal	1*	4

* include affixed grids of different light patterns

11. Door Types

Type	Style	Material	Number
Single-Leaf	Panel	Wood	1
Double	French	Wood	1

12. Chimneys _x_ one, stucco-clad at east wall

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap
Unsupported canopy, 2

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Post-1973; replacement of several windows and back doors; visual and material evidence

 (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: Ranch – combination Pueblo/Territorial

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

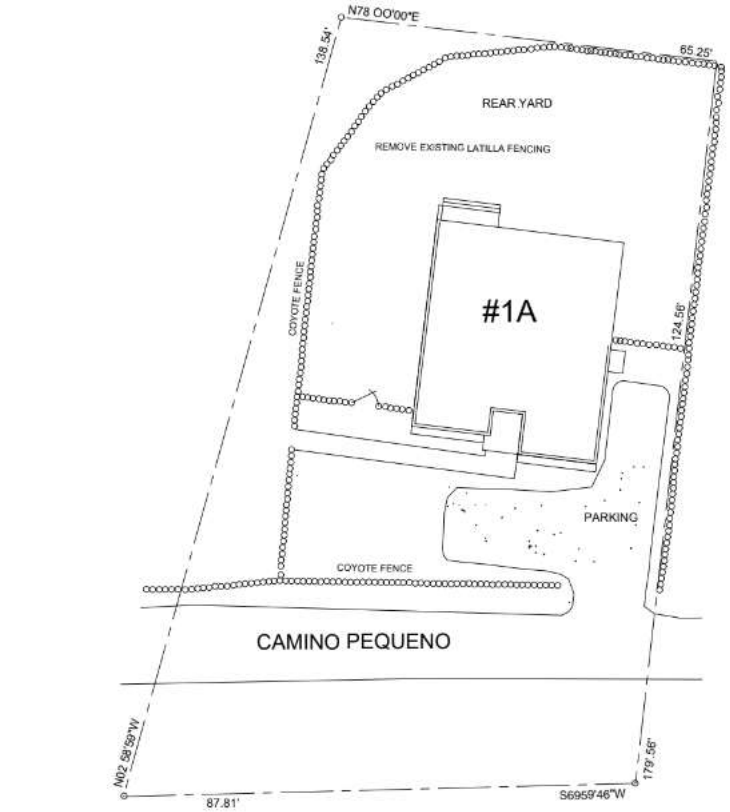
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No.

19.Site Plan: Current site plan.



EXISTING SITE PLAN

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Setting

The house sits along the north side of Camino Pequeño, an unimproved private gravel lane edging along the Santa Fe River (Photo 2). It is part of a 0.2-acre lot that extends across the road. It is surrounded by a tall coyote fence, separating it from its primary home (a house now on a separate property at 1 Camino Pequeño). The land is in a floodplain, covered with typical riparian plants along with invasive elms. A few relict shrubs are planted in the front yard, including juniper, hawthorn, and Oregon grape. Otherwise, landscaping is minimal.

House

The tract-like house faces south onto the Camino Pequeño. It is approached from the west by a brick path leading to the entry vestibule (Photo 3). It rests 18" above grade on a concrete block foundation. It is made of 1½" x 3½" stud frame construction. The walls are clad with a three-coat stucco, with ¼" brown finish coat. The roof is graveled.

South – Façade

The façade is divided into three openings. Beginning at the west is a pair of 6/6 wood sash placed in a Territorial Revival frame with a center mullion (Photo 4). The windows are Andersen Narroline double-hung, single-light units with "snap-in" Perma-Fit grids to give a divided light appearance (Fig. 1). Andersen developed these factory-primed frame-and-sash sets in 1962 as a lightweight, low-cost window.[1] They offered easy operation with built-in handles and PVC sash runs, and included an option for window "grilles." Composed of injection molded acrylic pieces, the three-dimensional grids were snapped into the inside frame with sockets (Photo 5).

At the center of the composition is a deep, dark entry leading to the front door (Photo 6). The opening holds a raised wood panel door flanked by single-glass sidelights. The original drawing for the house called for divided sidelights over a panel dado (Fig.2). The 38-square-foot space has a brick floor and painted plywood ceiling. An unsupported,

[1] Andersen Corporation, "Product Features and History," 37, www.andersenwindows.com/-/media/aw/files/technical-docs/parts-catalog/partscatalog-windows-patiodoors-producthistory-features--400series--200series.pdf.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

non-compliant canopy shelters it. This, too, differs from the drawing, which showed a much more refined canopy with a molded frieze. Instead, the house got a boxed fascia overhang.

The third element is a slight projection of the wall plane enclosing the living room. Bumping out 28”, it has a single, 1/1 wood sash window missing its grid. Like the other window, it sits in a wood frame crowned by a pedimented head casing.

East

The east elevation has two openings and a chimney (Photo 7). A bank of four casement windows gives light to the living room (Photo 8). The vinyl and aluminum units appear to be replacements and do not match the original drawing (Fig. 3). The double-hung window in the bedroom has an 8/8 grid. Both are trimmed with Territorial Revival casings.

North

The back side of the house faces a small yard. It is fenestrated with two openings, including a smaller sized window at the secondary bedroom and French Doors opening to the primary bedroom (Photo 9). The 15-light doors are replacements, which were originally on the drawing as two 10-light doors (Fig. 4). An unsupported canopy extends over the entry. It projects 32” from the wall and is faced with wood fascia.

West

The west elevation has the most fenestration, having four windows placed in the primary bedroom, bathroom, and kitchen (Photo 10). Like other windows in the house, they are wood double-hung in Territorial type casings except at the bathroom. The opening at the bathroom was reduced in size and now holds a modern sash window (Fig. 5 & Photo 11).

Interior

The compact interior is arranged into almost an apartment floor plan. Finishes are minimal and confined to the living room, which has a dark stained square beam and

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

diagonal board ceiling, and a raised "beehive" fireplace similar to those found in houses built by Allen Stamm (Photo 12). The other rooms have painted gypsum board walls and ceilings.

Historical Overview

Summary

The building came about in 1973 as a guesthouse for the primary home at 1 Camino Pequeño. It was designed by Frank J. Kuziel, an artist and draftsman, for his mother, Mary Kuziel, who lived in the guesthouse for a short time before moving to La Residencia. It then became a rental and now is in private ownership on a parcel no longer associated with the primary home.

Place Context

Low-lying areas along the Santa Fe River were not suitable for housing until flood control mitigation arrived, starting in the 1930s, with the Civilian Conservation Corps' fortification of the river's banks. Before that, low-lying acreage was put into agricultural use. The 1914-17 hydrographic survey shows the area of future Camino Pequeño as raw land and small parcels planted with wheat and corn (Fig. 6). The map indicates Beatrice Vigil as the owner of the future homesite. Vigil shares the name of a daughter of Simon Vigil, who owned considerable property in the area. Nearly 50 years later, Beatrice Vigil's land was still undeveloped (Figs. 8 & 9). In 1970, Frank J. Kuziel, a Yale-trained artist, purchased it to build a house. His mother, Mary Kuziel, would move into a nearby guesthouse three years later.

The Kuziels

Born on January 20, 1919, Frank Joseph Kuziel was the son of Polish immigrants. His father, Martin Kuziel, had arrived in the United States in 1911, sailing across the Atlantic

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

from Antwerp.[2] He had left his home in Nowy Sącz, a city in southern Poland, alone, as his wife, Mary, had immigrated earlier. They settled in New Haven, Connecticut, where Martin worked in a steel mill.[3] Frank was the third youngest of five children, all born in Connecticut. He attended local schools and entered Yale University, where he graduated with a BFA in 1943. Three years prior, his mother brought an "alienation of affections" suit against his father, alleging he abandoned her.[4]

In 1946, Frank married Isabel Sinclair Cannon, whom he met while she sketched on the Yale Green.[5] Nearly ten years younger, Isabel grew up in North Branford, Connecticut, where her father worked as an insurance agent. Her father would die when she was young.

Frank and Isabel discovered Santa Fe through a magazine article about the city's art scene. Frank first ventured there in 1949, returning in 1950 with Isabel to live at Lischke apartments off Siringo Road.[6] Evelyn Lischke — a weaver and widow of Polish American Frank Lischke — owned the old Siringo Ranch and rented some of its rooms.
The Kuziels later moved to a rental on Agua Fria Road. Frank's first job was working as a clerk at a lumberyard.[7] But he and Isabel soon left New Mexico, returning east.
They returned in the mid-1950s, living at the Laboratory of Anthropology where Isabel worked as a department custodian. She gave birth to her daughter, Wanda, in the lab's living quarters.[8]

Frank was a portraitist and his work was shown at private galleries around town. In the early 1960s, he began working as a draftsman for homebuilder Allen Stamm (Fig. 7).[9] In

[2] National Archives at Boston; Waltham, Massachusetts; ARC Title: Petitions and Records of Naturalization for New Haven, 4/1911-1992; NAI Number: 6050435; Record Group Title: Records of District Courts of the United States, 1685-2009; Record Group Number: Rg 21.
[3] U.S. Census Bureau, Year: 1930; Census Place, New Haven, New Haven, Connecticut; Page: 1A; Enumeration District: 0037; FHL microfilm: 2340010.
[4] "Twelve Meriden Lawsuits Listed in County Court," *Meridien Record* (Meridien, Connecticut), May 8, 1940, 7.
[5] "Isabel Sinclair Cannon Kuziel [obituary]," *Santa Fe New Mexican*, May 23, 2021, C-2.
[6] "Artists' Activities in Our New Mexico," *Santa Fe New Mexican*, July 16. 1950, 12.
[7] U.S. Census Bureau, National Archives at Washington, DC, Washington, D.C, Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Agua Fria, Santa Fe, New Mexico; Roll: 3579; Page: 17; Enumeration District: 26-42.
[8] 1953 "Laboratory Baby," *Santa Fe New Mexican*, February 1, 1953, 16

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

1963, he taught art at the newly opened Santa Fe School of Fine Arts on Canyon Road and later at Santa Fe Prep. He had previously instructed high school and adult art classes in New York and Connecticut.[10]

Kuziel continued to exhibit his art around town. Reviewing an open invitational show at the Fine Arts Museum, Helen Peterson, the art columnist for the *New Mexican*, wrote that his "Mother and Child" painting was "not one of his most effective works."[11] In the next line, Putman praised fellow Polish American Josef Bakos' "Ocean Fog" as a "poem of sails and sea." His biggest break came with a portrait of Senator Dennis Chavez. Kuziel doesn't seem to have reached the pantheon Santa Fe artists; none of his work is held in the permanent collection of the New Mexico Museum of Art.[12]

After living in different places, including Albuquerque, the Kuziels settled on Camino Pequeño, a hidden enclave of rustic houses, acquiring over an acre of raw land (Fig. 8 & 9). James Wing, an artist and woodworker, probably pioneered the settlement in the late 1950s with his hand-built studio home. The Kuziels built their own home at the foot of the private lane, on land that would be given the address 1 Camino Pequeño. It was designed by Frank and constructed by the family.[13]

On April 7, 1973, Frank Kuziel prepared a set of drawings for another building titled the "Guest House." For the most part it depicted the house in place today, a stucco-on-frame compact ranch house ornamented with a few Territorial touches. A contract indicates that his mother, Mary Kuziel, paid for its construction. She was still residing in Connecticut.[14] A local firm, AAA Construction Company, built the five-room house for $19,947.00. The short-lived firm, located in the old Allen Stamm office on Osage Avenue, may have had a connection with the homebuilder's company. It was completed in the early summer of 1973.[15]

---

[9] "When You Buy a Stamm Home Design is Your Bonus Value [advertisement]," *Santa Fe New Mexican*, August 19, 1962, 22.
[10] "Faculty Announced for SF Prep," *Santa Fe New Mexican*, June 27, 1963, 11.
[11] Helen Peterson, "About the Arts," *Santa Fe New Mexican*, *Pasatiempo,* January 20, 1963, 2.
[12] Ruth LaNore, email communication to John Murphey, September 7, 2023 (LaNore is the Head of Registration and Collections for the New Mexico Museum of Art).
[13] Erica Kuziel, telephone conversation with Ann Maest, based on questions posed by John Murphey, August 27, 2023. Erica is the wife of Martin Kuziel, son of Frank and Isabel Kuziel.
[14] "Contract of Sale," typed contract, c. May 1973. In the collection of the homeowner.
[15] Erica Kuziel, telephone conversation.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Mary lived in the guesthouse for a few years, later moving to La Residencia nursing home. She died in 1987 and is buried in West Haven, Connecticut. It was then used by Frank and Isabel's children and their spouses and later became a rental. It gained its current address (1 A) around 2012. [16]

Frank Joseph Kuziel passed in 2009, followed by his wife Isabel Sinclair Cannon Kuziel in 2021. The property then moved out of family ownership.

Evaluation of Historical Status

Despite meeting the minimum threshold for Contributing status as a property 50 years old, the house has no architectural significance or historical associations.

For this reason, the recommendation is to maintain Non-Contributing status to the Downtown and Eastside Historic District

[16] The house was given the new address potentially as early as 2003, but it didn't appear in city directories until 2012.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Illustrations

Figure 1: Illustration from Andersen windows in SANBUSCO catalog. Author's collection.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

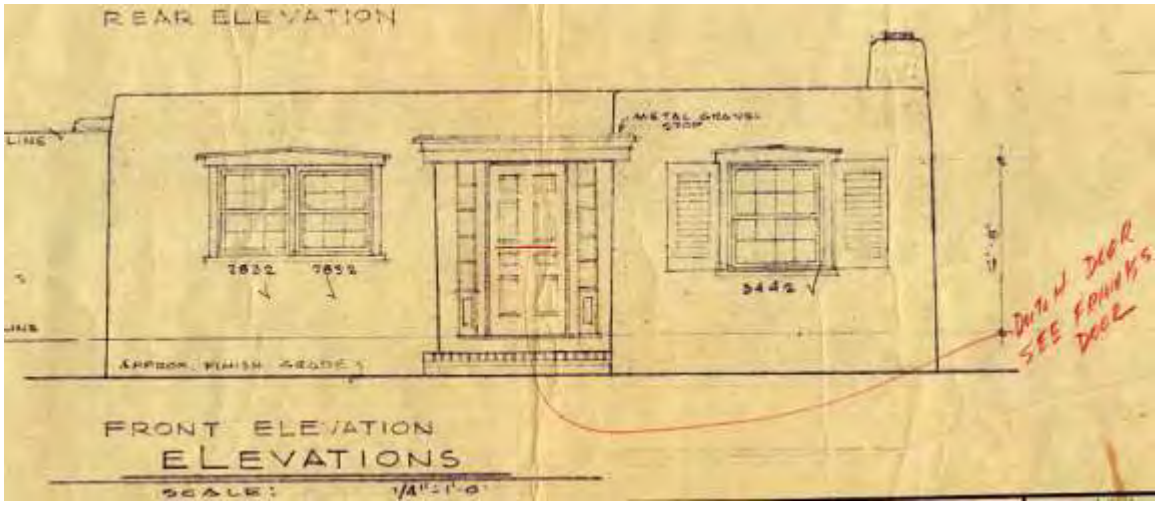


Figure 2: South elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

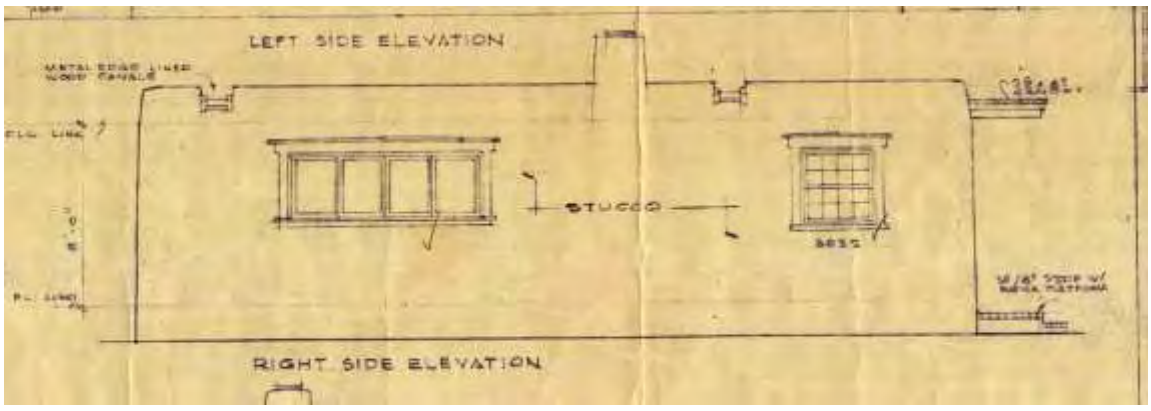


Figure 3: East elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe 5. Date of Survey: July 27, August 1 and 3, 2023

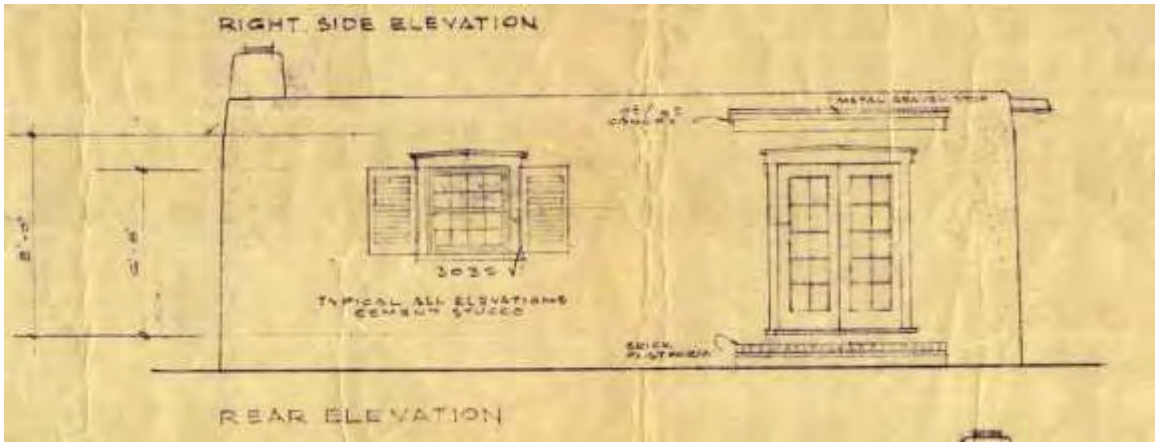


Figure 4: North elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

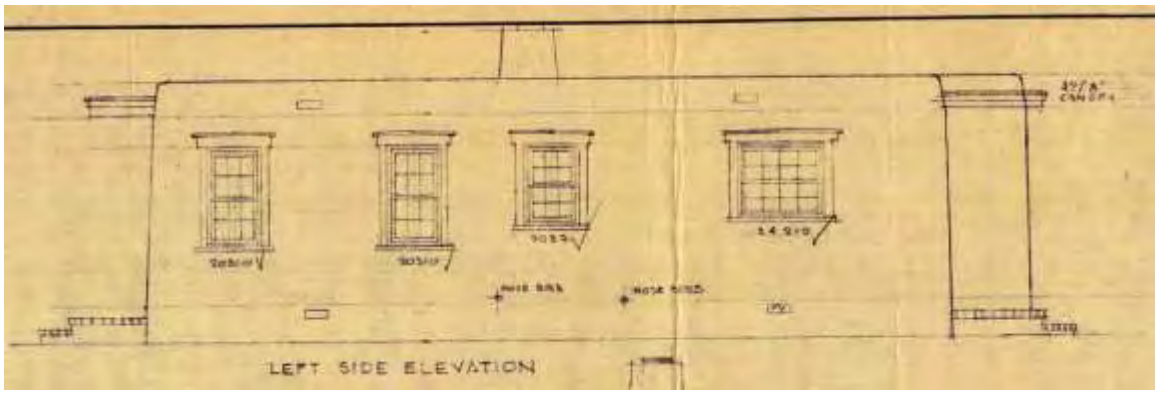


Figure 5: West elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe 5. Date of Survey: July 27, August 1 and 3, 2023

Figure 6: Portion of 1914-17 hydrographic survey map. Approximate location of future house circled.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Figure 7: Frank J. Kuziel, as draftsman for Allen Stamm, 1962.
Courtesy *Santa Fe New Mexican*.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Figure 8: September 25, 1960, aerial photograph.
Approximate location of future house circled.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Figure 9: May 5, 1966, aerial photograph.
Approximate location of future house circled.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Survey Photographs

(All images taken by John Murphey, July 27, 2023, unless otherwise noted)

Photo 2: Camino Pequeño sign. Camera facing northeast. August 3, 2023.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Photo 3: South (front) façade. 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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Photo 4: Andersen Narroline windows. Front façade. 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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Photo 5: Andersen Narroline windows showing snap-in socket. Camera facing down. August 3, 2023.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

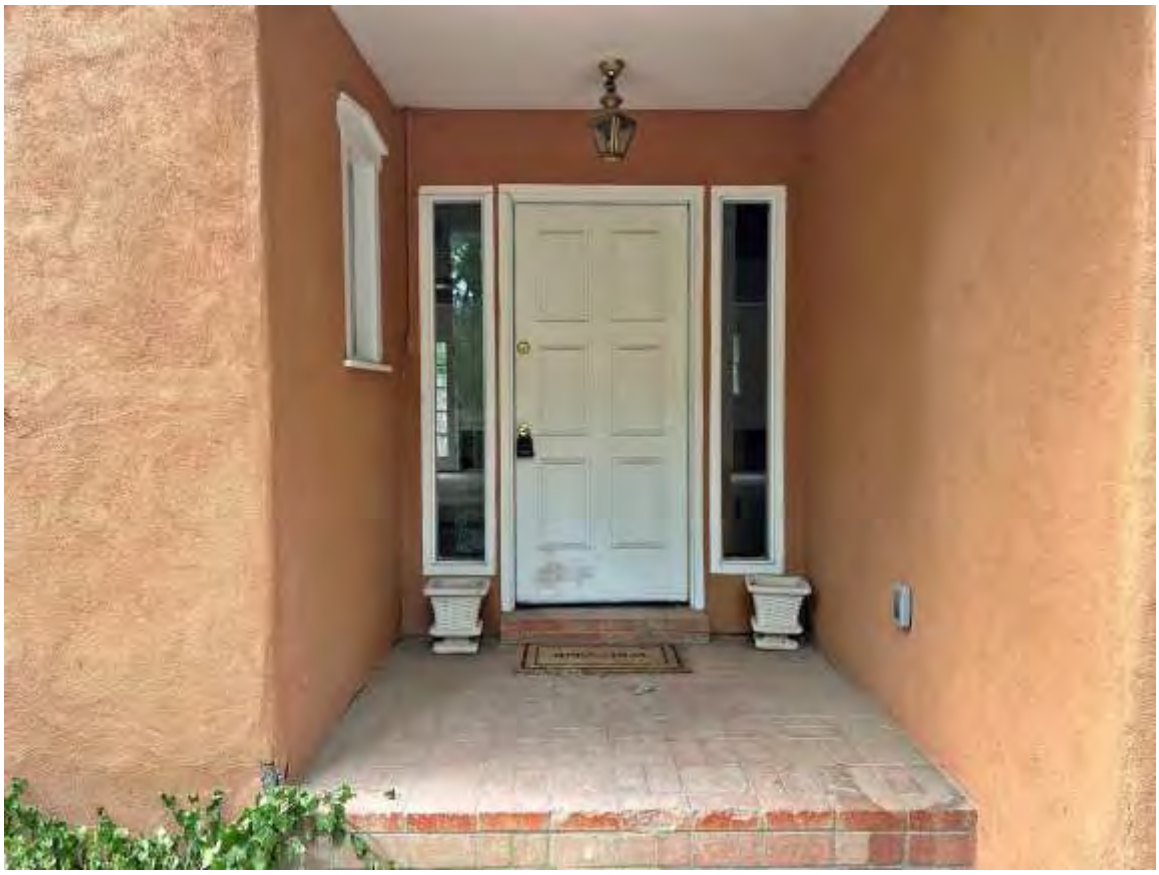


Photo 6: South elevation, entry. Camera facing north.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Photo 7: South and east elevations. 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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Photo 8: East elevation, casement windows. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Photo 9. North elevation. 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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Photo 10: West elevation. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Photo 11: West elevation, replacement window at bathroom. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Photo 12. Living Room. Camera facing north.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: October 1, 2024

Property Owner of Record: Kevin and Ann Cooney

Applicant/Agent Name: Courtenay Mathey, Architect

Contact Person Phone Number: ( ) 505/986-9854

Site Address: 1A Camino Pequeno

Proposed Construction Description: House remodel and addition, add garage, walls, fencing

TOTAL ROOF AREA: 2398 SF

Zoning District: R-5

Overlay: □ Escarpment _____
☑ Flood Zone* DOWNTOWN/ EASTSIDE
☑ Other: HISTORIC DISTRICT

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

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

Access and Visibility: □ Arterial or Collector**
☑ Visibility Triangle Required

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

Terrain: □ 30% slopes EXISTING SLOPES UNDER 5%

Lot Coverage : 24.3 %
□ Open Space Required: _____

Setbacks:
Proposed Front: NA Minimum: NA
2nd Front? _____
Proposed Rear: 0' Minimum: 6"
Proposed Sides: L 5' R 12' Minimum: 5'

Height: Proposed 15'-2"
Maximum Height: 15'-2" or
☑ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 4 Accessible _____
Minimum: _____

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

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

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

Courtenay Mathey, Architect [□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.

C. Mathey, Architect October 1, 2024
SIGNATURE **DATE**

To Be Completed By City Staff: 2024-009277-PAR

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

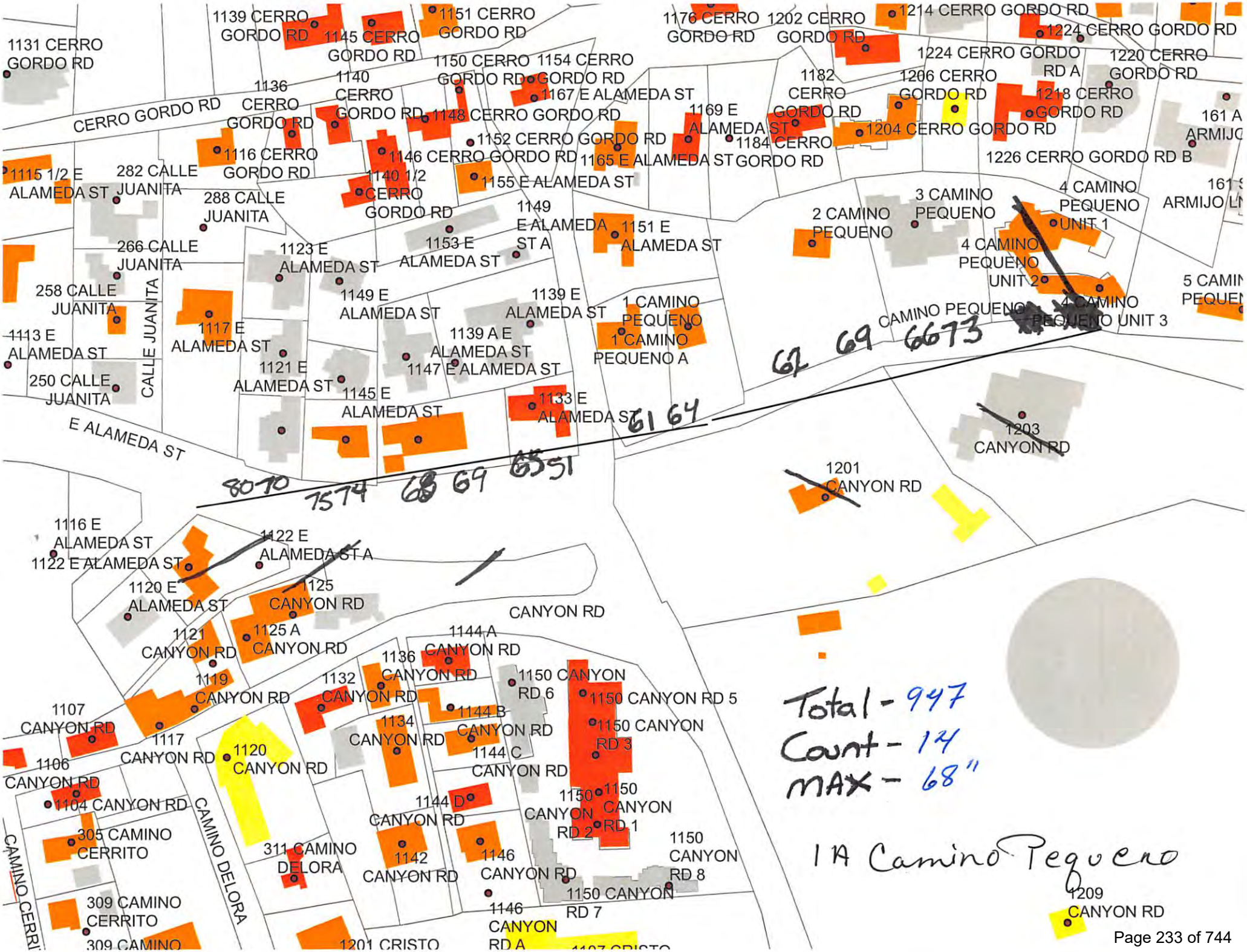
Zoning Approval:
☑ **Preliminary Approval □with conditions □ Rejected**
Comments/Conditions: Building outside of the floodplain

REVIEWER: Rebekah Clouser **DATE:** 10/15/2024

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

Revised 20 November 2020

1 Camino Pequeno
Total 183.8
Count 14
Avg 13.13
Max 15' 2"
CERRO GORDO RD
RIM RD
LORENZO RD
CALLE JUANITA
E ALAMEDA ST
CAMINO PEQUENO
CANYON RD
S ARMIJO
9/12/2024


1139 CERRO GORDO RD
1145 CERRO GORDO RD
1151 CERRO GORDO RD
1176 CERRO GORDO RD
1202 CERRO GORDO RD
1214 CERRO GORDO RD
1224 CERRO GORDO RD
1131 CERRO GORDO RD
1224 CERRO GORDO RD A
1220 CERRO GORDO RD
1150 CERRO GORDO RD
1154 CERRO GORDO RD
1140 CERRO GORDO RD
1136 CERRO GORDO RD
1167 E ALAMEDA ST
1182 CERRO GORDO RD
1206 CERRO GORDO RD
1218 CERRO GORDO RD
CERRO GORDO RD
1148 CERRO GORDO RD
1169 E ALAMEDA ST
1204 CERRO GORDO RD
161 A ARMIJO
1152 CERRO GORDO RD
1184 CERRO GORDO RD
1116 CERRO GORDO RD
1146 CERRO GORDO RD
1165 E ALAMEDA ST
1226 CERRO GORDO RD B
1115 1/2 E ALAMEDA ST
282 CALLE JUANITA
1140 1/2 CERRO GORDO RD
1155 E ALAMEDA ST
288 CALLE JUANITA
1149 E ALAMEDA ST A
3 CAMINO PEQUENO
4 CAMINO PEQUENO UNIT 1
161 ARMIJO LN
2 CAMINO PEQUENO
1151 E ALAMEDA ST
266 CALLE JUANITA
1123 E ALAMEDA ST
1153 E ALAMEDA ST
4 CAMINO PEQUENO UNIT 2
5 CAMINO PEQUEN
258 CALLE JUANITA
1149 E ALAMEDA ST
1139 E ALAMEDA ST
1 CAMINO PEQUENO
4 CAMINO PEQUENO UNIT 3
CAMINO PEQUENO
CALLE JUANITA
1113 E ALAMEDA ST
1117 E ALAMEDA ST
1139 A E ALAMEDA ST
1 CAMINO PEQUENO A
1147 E ALAMEDA ST
1121 E ALAMEDA ST
250 CALLE JUANITA
1145 E ALAMEDA ST
1133 E ALAMEDA ST
E ALAMEDA ST
1203 CANYON RD
1201 CANYON RD
1116 E ALAMEDA ST
1122 E ALAMEDA ST
1122 E ALAMEDA ST A
1120 E ALAMEDA ST
1125 CANYON RD
CANYON RD
1121 CANYON RD
1125 A CANYON RD
1144 A CANYON RD
1136 CANYON RD
1150 CANYON RD 6
1150 CANYON RD 5
1119 CANYON RD
1132 CANYON RD
1144 B CANYON RD
1107 CANYON RD
1134 CANYON RD
1150 CANYON RD 3
1117 CANYON RD
1120 CANYON RD
1144 C CANYON RD
1106 CANYON RD
1104 CANYON RD
1144 D CANYON RD
1150 CANYON RD 2
1150 CANYON RD 1
305 CAMINO CERRITO
CAMINO DELORA
311 CAMINO DELORA
1142 CANYON RD
1146 CANYON RD
1150 CANYON RD 8
CAMINO CERRI
1150 CANYON RD 7
309 CAMINO CERRITO
1146 CANYON RD A
1209 CANYON RD
1201 CRISTO
Total - 947
Count - 14
MAX - 68"
1A Camino Pequeno

Public Hearing:

There were no public comments.

Board Discussion/Action:

Motion: In Case 2023-007314-HDRB, 918-D Acequia Madre, Member Biedscheid moved to maintain the contributing status of this building and designate the longest portion of the Eastern façade, which is consistent with the HCPI report, which indicates that this may be the oldest portion of the house, it's roughly 34-inch-long wall as primary and no other facades as primary and including the historic windows A and B on this facade and excluding the non-historic overhang and door #3 on that facade as well as all historic doors and windows. The motion was seconded by Member Aguilar Medrano with clarification that door #1 is non-historic but it's interesting because it's hand carved. She asked if that was excluded.

Member Biedscheid said she was trying to follow the window and door assessments, which indicates that is non-historic.

Mr. Martinez said it's non-historic but character defining.

Member Aguilar Medrano said if it wasn't included in the exclusions and it's on the primary façade, then it would be protected.

Member Biedscheid agreed and confirmed she was just excluding the overhang and historic windows.

Member Aguilar Medrano confirmed that she seconded and stated that both windows (A and B) on that façade are historic, and she didn't think there needed to be language to exclude them.

Member Biedscheid confirmed.

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

To view the entire recording of this item, ***see*** the YouTube video at: https://www.youtube.com/watch?v=kTowXumR29o (42:14 – 1:00:12)

3. **2023-007399-HDRB. 1-A Camino Pequeno**, Downtown & Eastside Historic District. No status. Courtenay Mathey, agent for Ann & Kevin

Cooney, owners request historic status review and designation of primary facades (Ramón J. Sarason)

Staff Report:
1-A Camino Pequeno is a single-family residence listed as not-resurveyed in the Downtown and Eastside Historic District. Constructed in 1973 as a mother-in-law unit is a stucco-on-frame building. The dwelling is roughly square in footprint and encloses 1,178 square feet: two bedrooms, one bath, a living room, and a kitchen. The recent Santa Fe style home shows a mix of Pueblo and Territorial revival themes with a modern style cantilevered entrance portal to the south and north. Most windows are original to construction date and feature territorial style pedimented treatment.

Now, the applicant requests the following to determine future renovations:

1) Status review and designations of primary facades.

Staff Recommendation
Staff recommends the historic status of the structure be designated as Contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Staff further recommends the South and East facades be designated as primary.

Vice Chair Guida confirmed that staff's recommendation is contrary to the HCPI report.

Applicant Presentation

Ann Cooney, 1-A Camino Pequeno, Santa Fe, was sworn, said she did not agree with staff's recommendation. There's a big difference between the HCPI and what staff is recommending. She's not sure it rises to the level of being historic.

Vice Chair Guida said he's dismayed by the idea that just because something meets a 50-year mark it would be designated as contributing to the Downtown & Eastside Historic District. It's the District that is a recognized historic resource. It's not to dismiss a building because it's old but it's to determine whether a building is contributing to the district because it is part of its period of significance or it's a comment on its periods of significance or it somehow changes the district in an important historic way.

Member Aguilar Medrano said it's difficult hearing these cases separate from the design. She said the applicant mentioned that this house used to be a guest house and it feels divorced from the primary. She asked if her intent going forward is to make

it more in harmony with what once was the primary house or because now it's separated will the renovation have it stand on its own and separate from house.

Ms. Cooney said they would like it to look like the 1973 plans which she thinks is more beautiful and more appealing than what got constructed.

Member Bienvenu said on the general concept, the plans themselves were more striking than the house. Given that this house is almost 50 years, it's an extremely modest house, he doesn't see it as contributing. He commended staff's zealousness into looking into this as a potential contributing structure.

Public Hearing:

Elizabeth West, 318 Sena Street, Santa Fe, was sworn. She said there's an opportunity to do the right thing by not calling it contributing.

Board Discussion/Action:

Member Biedscheid thanked the applicant for having the HCPI completed. That is very helpful to the Board.

Motion: In Case 2023-007399-HDRB. 1-A Camino Pequeno, Member Biedscheid moved to designate the status as non-contributing consistent with HCPI report. The motion was seconded by Member Bienvenu.

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

To view the entire recording of this item, ***see*** the YouTube video at: https://www.youtube.com/watch?v=kTowXumR29o (1:00:12 – 1:15:29)

4. **2023-007468-HDRB. 826 Camino del Poniente**. Downtown & Eastside Historic District. Non-contributing. Martinez Architecture Studio, agent for Larry Colton and John McCoy, owners, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure. (Lani McCulley)

Staff Report:
The residence at 826 Camino del Poniente is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The structure is a Territorial Revival style residence and is a simple rectangle. The south was most likely

City of Santa Fe, New Mexico

memo

DATE: November 14, 2023

TO: Historic Districts Review Board Members

FROM: Ramón Sarason, Senior Planner, Historic Preservation Division

Case # 2023-007399-HDRB. 1-A Camino Pequeno, Downtown & Eastside Historic District. No status. Courtenay Mathey, agent for Ann & Kevin Cooney, owners request historic status review and designation of primary facades.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan (included in the HCPI)**

__x__ **Elevations (included in the HCPI)**

__x__ **Photographs (included in the HCPI)**

__x__ **Other: Façade diagram**

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be designated as Contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.
Staff further recommends the South and East facades be designated as primary.

BACKGROUND & SUMMARY:

1-A Camino Pequeno is a single-family residence listed as not-resurveyed in the Downtown and Eastside Historic District. Constructed in 1973 as a mother-in-law unit is a stucco-on-frame building. The dwelling is roughly square in footprint and encloses 1,178 square feet: two bedrooms, one bath, a living room, and a kitchen. The recent Santa Fe style home shows a mix of Pueblo and Territorial revival themes with a modern style cantilevered entrance portal to the south and north. Most windows are original to construction date and feature territorial style pedimented treatment.

Now, the applicant requests the following to determine future renovations:

1) Status review and designations of primary facades.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

Proximity of Addition to Primary Façade:

14-5.2(D)(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

Windows & Doors:

14-5.2(D)(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.

14-5.2(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.

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-3.14(G) Standards for Demolition of Historic or Landmark Structures

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

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

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

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
(f) Flat roofs shall have not more than thirty (30) inches overhang.

Ramón J. Sarason, Senior Planner
Historic Preservation Staff
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501
(by email; rjsarason@santafenm.gov)

Ann and Kevin Cooney
1A Camino Pequeño
Santa Fe, NM 87501

10 September 2023

Dear Ramón,

Attached please find the HCPI for our home at 1A Camino Pequeño. The report was written by John Murphey, who has completed many other HCPIs for homes on the Historic East Side of Santa Fe and is recommending that the current Non-Contributing status be maintained.

I will be presenting a summary of his report and will answer any questions from the Historic Division Review Board at their meeting on October 24, 2023.

Thank you for your field visit to the house in July and for all the assistance you have given us.

Best regards,

Ann M. Cooney

Ann M. Cooney
aamaest@gmail.com
303-324-6948

Attachment: Historic Cultural Properties Inventory (HCPI) for 1A Camino Pequeño, by John Murphey

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 8, 2023

For HPD Office use only: HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe Parcel # 910006111
5. Property Type: _x Buildings: 1 __ Structures: __ Site __ Object		
6. Date of Survey: July 27, August 1 and 3, 2023		
7. Previous Survey Date(s): __Yes: _x_No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.680834, -105.916795		

10. Photo Information: John Murphey, photographer. Photo 1: View front (south) and east elevations, facing northwest.

11. Brief Description of the Property:

Tucked along Camino Pequeño is a stucco-on-frame building constructed in 1973 as a mother-in-law unit. The dwelling, approximating a tract house, is roughly square in footprint and encloses 1,178 square feet: two bedrooms, one bath, a living room, and a kitchen. The home shows a mix of Pueblo and Territorial revival themes. It is without distinction. The property does not have any other structures.

Continued on Page 5.

12. Who uses the property?

13. Construction Date:
Date: 1973
_x_Known __ Estimated Source: drawing and family memory

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 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

For current owner: Kevin P. and Ann M. Cooney

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

Current owner: Kevin P. and Ann M. Cooney

Martin Kuziel

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 th**ink this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: N/A
Mary Kuziel House - Guesthouse	1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __Metal: V- Crimp: Red Panel
__ Tile: Terra Cotta __ Wood: Shingle
Other: Gravel

10. Window Types

Operation	Material	Glazing	Number
Double-Hung	Wood	1/1*	9
Single-Hung	Vinyl	1/1*	1
Casement	Vinyl/Metal	1*	4

* include affixed grids of different light patterns

11. Door Types

Type	Style	Material	Number
Single-Leaf	Panel	Wood	1
Double	French	Wood	1

12. Chimneys _x_ one, stucco-clad at east wall

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap
Unsupported canopy, 2

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Post-1973; replacement of several windows and back doors; visual and material evidence

 (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: Ranch – combination Pueblo/Territorial

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

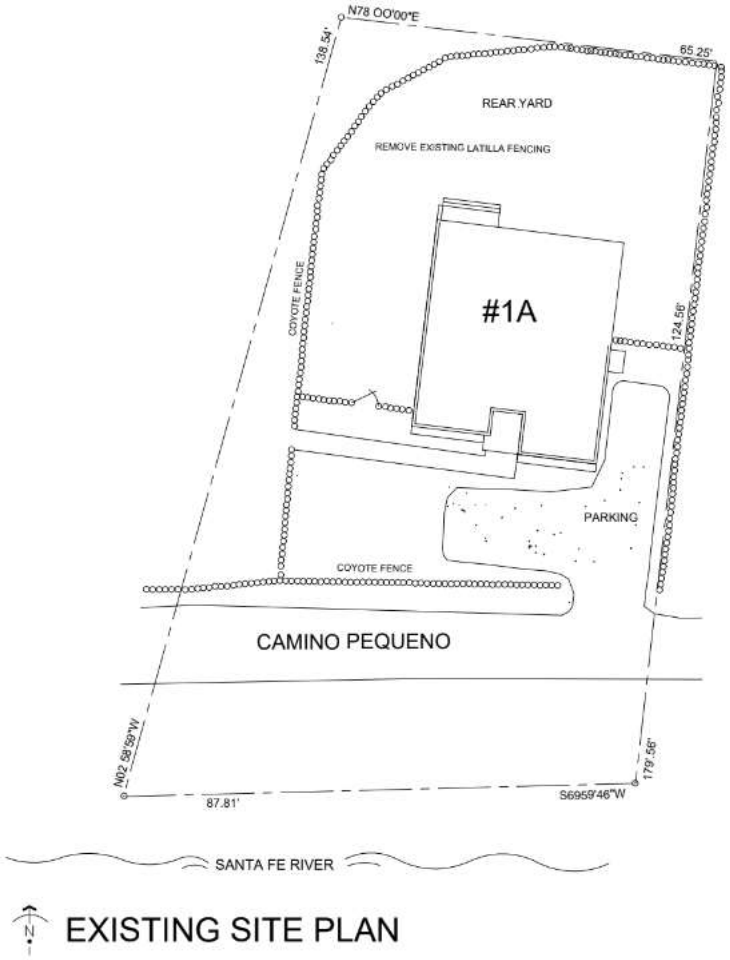
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No.

19.Site Plan: Current site plan.



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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Setting

The house sits along the north side of Camino Pequeño, an unimproved private gravel lane edging along the Santa Fe River (Photo 2). It is part of a 0.2-acre lot that extends across the road. It is surrounded by a tall coyote fence, separating it from its primary home (a house now on a separate property at 1 Camino Pequeño). The land is in a floodplain, covered with typical riparian plants along with invasive elms. A few relict shrubs are planted in the front yard, including juniper, hawthorn, and Oregon grape. Otherwise, landscaping is minimal.

House

The tract-like house faces south onto the Camino Pequeño. It is approached from the west by a brick path leading to the entry vestibule (Photo 3). It rests 18" above grade on a concrete block foundation. It is made of 1½" x 3½" stud frame construction. The walls are clad with a three-coat stucco, with ¼" brown finish coat. The roof is graveled.

South – Façade

The façade is divided into three openings. Beginning at the west is a pair of 6/6 wood sash placed in a Territorial Revival frame with a center mullion (Photo 4). The windows are Andersen Narroline double-hung, single-light units with "snap-in" Perma-Fit grids to give a divided light appearance (Fig. 1). Andersen developed these factory-primed frame-and-sash sets in 1962 as a lightweight, low-cost window.[1] They offered easy operation with built-in handles and PVC sash runs, and included an option for window "grilles." Composed of injection molded acrylic pieces, the three-dimensional grids were snapped into the inside frame with sockets (Photo 5).

At the center of the composition is a deep, dark entry leading to the front door (Photo 6). The opening holds a raised wood panel door flanked by single-glass sidelights. The original drawing for the house called for divided sidelights over a panel dado (Fig.2). The 38-square-foot space has a brick floor and painted plywood ceiling. An unsupported,

[1] Andersen Corporation, "Product Features and History," 37, www.andersenwindows.com/-/media/aw/files/technical-docs/parts-catalog/partscatalog-windows-patiodoors-producthistory-features--400series--200series.pdf.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

non-compliant canopy shelters it. This, too, differs from the drawing, which showed a much more refined canopy with a molded frieze. Instead, the house got a boxed fascia overhang.

The third element is a slight projection of the wall plane enclosing the living room. Bumping out 28”, it has a single, 1/1 wood sash window missing its grid. Like the other window, it sits in a wood frame crowned by a pedimented head casing.

East

The east elevation has two openings and a chimney (Photo 7). A bank of four casement windows gives light to the living room (Photo 8). The vinyl and aluminum units appear to be replacements and do not match the original drawing (Fig. 3). The double-hung window in the bedroom has an 8/8 grid. Both are trimmed with Territorial Revival casings.

North

The back side of the house faces a small yard. It is fenestrated with two openings, including a smaller sized window at the secondary bedroom and French Doors opening to the primary bedroom (Photo 9). The 15-light doors are replacements, which were originally on the drawing as two 10-light doors (Fig. 4). An unsupported canopy extends over the entry. It projects 32” from the wall and is faced with wood fascia.

West

The west elevation has the most fenestration, having four windows placed in the primary bedroom, bathroom, and kitchen (Photo 10). Like other windows in the house, they are wood double-hung in Territorial type casings except at the bathroom. The opening at the bathroom was reduced in size and now holds a modern sash window (Fig. 5 & Photo 11).

Interior

The compact interior is arranged into almost an apartment floor plan. Finishes are minimal and confined to the living room, which has a dark stained square beam and

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

diagonal board ceiling, and a raised "beehive" fireplace similar to those found in houses built by Allen Stamm (Photo 12). The other rooms have painted gypsum board walls and ceilings.

Historical Overview

Summary

The building came about in 1973 as a guesthouse for the primary home at 1 Camino Pequeño. It was designed by Frank J. Kuziel, an artist and draftsman, for his mother, Mary Kuziel, who lived in the guesthouse for a short time before moving to La Residencia. It then became a rental and now is in private ownership on a parcel no longer associated with the primary home.

Place Context

Low-lying areas along the Santa Fe River were not suitable for housing until flood control mitigation arrived, starting in the 1930s, with the Civilian Conservation Corps' fortification of the river's banks. Before that, low-lying acreage was put into agricultural use. The 1914-17 hydrographic survey shows the area of future Camino Pequeño as raw land and small parcels planted with wheat and corn (Fig. 6). The map indicates Beatrice Vigil as the owner of the future homesite. Vigil shares the name of a daughter of Simon Vigil, who owned considerable property in the area. Nearly 50 years later, Beatrice Vigil's land was still undeveloped (Figs. 8 & 9). In 1970, Frank J. Kuziel, a Yale-trained artist, purchased it to build a house. His mother, Mary Kuziel, would move into a nearby guesthouse three years later.

The Kuziels

Born on January 20, 1919, Frank Joseph Kuziel was the son of Polish immigrants. His father, Martin Kuziel, had arrived in the United States in 1911, sailing across the Atlantic

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

from Antwerp.[2] He had left his home in Nowy Sącz, a city in southern Poland, alone, as his wife, Mary, had immigrated earlier. They settled in New Haven, Connecticut, where Martin worked in a steel mill.[3] Frank was the third youngest of five children, all born in Connecticut. He attended local schools and entered Yale University, where he graduated with a BFA in 1943. Three years prior, his mother brought an "alienation of affections" suit against his father, alleging he abandoned her.[4]

In 1946, Frank married Isabel Sinclair Cannon, whom he met while she sketched on the Yale Green.[5] Nearly ten years younger, Isabel grew up in North Branford, Connecticut, where her father worked as an insurance agent. Her father would die when she was young.

Frank and Isabel discovered Santa Fe through a magazine article about the city's art scene. Frank first ventured there in 1949, returning in 1950 with Isabel to live at Lischke apartments off Siringo Road.[6] Evelyn Lischke — a weaver and widow of Polish American Frank Lischke — owned the old Siringo Ranch and rented some of its rooms.
The Kuziels later moved to a rental on Agua Fria Road. Frank's first job was working as a clerk at a lumberyard.[7] But he and Isabel soon left New Mexico, returning east.
They returned in the mid-1950s, living at the Laboratory of Anthropology where Isabel worked as a department custodian. She gave birth to her daughter, Wanda, in the lab's living quarters.[8]

Frank was a portraitist and his work was shown at private galleries around town. In the early 1960s, he began working as a draftsman for homebuilder Allen Stamm (Fig. 7).[9] In

[2] National Archives at Boston; Waltham, Massachusetts; ARC Title: Petitions and Records of Naturalization for New Haven, 4/1911-1992; NAI Number: 6050435; Record Group Title: Records of District Courts of the United States, 1685-2009; Record Group Number: Rg 21.
[3] U.S. Census Bureau, Year: 1930; Census Place, New Haven, New Haven, Connecticut; Page: 1A; Enumeration District: 0037; FHL microfilm: 2340010.
[4] "Twelve Meriden Lawsuits Listed in County Court," *Meridien Record* (Meridien, Connecticut), May 8, 1940, 7.
[5] "Isabel Sinclair Cannon Kuziel [obituary]," *Santa Fe New Mexican*, May 23, 2021, C-2.
[6] "Artists' Activities in Our New Mexico," *Santa Fe New Mexican*, July 16. 1950, 12.
[7] U.S. Census Bureau, National Archives at Washington, DC, Washington, D.C, Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Agua Fria, Santa Fe, New Mexico; Roll: 3579; Page: 17; Enumeration District: 26-42.
[8] 1953 "Laboratory Baby," *Santa Fe New Mexican*, February 1, 1953, 16

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

1963, he taught art at the newly opened Santa Fe School of Fine Arts on Canyon Road and later at Santa Fe Prep. He had previously instructed high school and adult art classes in New York and Connecticut.[10]

Kuziel continued to exhibit his art around town. Reviewing an open invitational show at the Fine Arts Museum, Helen Peterson, the art columnist for the *New Mexican*, wrote that his "Mother and Child" painting was "not one of his most effective works."[11] In the next line, Putman praised fellow Polish American Josef Bakos' "Ocean Fog" as a "poem of sails and sea." His biggest break came with a portrait of Senator Dennis Chavez. Kuziel doesn't seem to have reached the pantheon Santa Fe artists; none of his work is held in the permanent collection of the New Mexico Museum of Art.[12]

After living in different places, including Albuquerque, the Kuziels settled on Camino Pequeño, a hidden enclave of rustic houses, acquiring over an acre of raw land (Fig. 8 & 9). James Wing, an artist and woodworker, probably pioneered the settlement in the late 1950s with his hand-built studio home. The Kuziels built their own home at the foot of the private lane, on land that would be given the address 1 Camino Pequeño. It was designed by Frank and constructed by the family.[13]

On April 7, 1973, Frank Kuziel prepared a set of drawings for another building titled the "Guest House." For the most part it depicted the house in place today, a stucco-on-frame compact ranch house ornamented with a few Territorial touches. A contract indicates that his mother, Mary Kuziel, paid for its construction. She was still residing in Connecticut.[14] A local firm, AAA Construction Company, built the five-room house for $19,947.00. The short-lived firm, located in the old Allen Stamm office on Osage Avenue, may have had a connection with the homebuilder's company. It was completed in the early summer of 1973.[15]

---

[9] "When You Buy a Stamm Home Design is Your Bonus Value [advertisement]," *Santa Fe New Mexican*, August 19, 1962, 22.
[10] "Faculty Announced for SF Prep," *Santa Fe New Mexican*, June 27, 1963, 11.
[11] Helen Peterson, "About the Arts," *Santa Fe New Mexican*, *Pasatiempo,* January 20, 1963, 2.
[12] Ruth LaNore, email communication to John Murphey, September 7, 2023 (LaNore is the Head of Registration and Collections for the New Mexico Museum of Art).
[13] Erica Kuziel, telephone conversation with Ann Maest, based on questions posed by John Murphey, August 27, 2023. Erica is the wife of Martin Kuziel, son of Frank and Isabel Kuziel.
[14] "Contract of Sale," typed contract, c. May 1973. In the collection of the homeowner.
[15] Erica Kuziel, telephone conversation.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Mary lived in the guesthouse for a few years, later moving to La Residencia nursing home. She died in 1987 and is buried in West Haven, Connecticut. It was then used by Frank and Isabel's children and their spouses and later became a rental. It gained its current address (1 A) around 2012. [16]

Frank Joseph Kuziel passed in 2009, followed by his wife Isabel Sinclair Cannon Kuziel in 2021. The property then moved out of family ownership.

Evaluation of Historical Status

Despite meeting the minimum threshold for Contributing status as a property 50 years old, the house has no architectural significance or historical associations.

For this reason, the recommendation is to maintain Non-Contributing status to the Downtown and Eastside Historic District

[16] The house was given the new address potentially as early as 2003, but it didn't appear in city directories until 2012.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Illustrations

Figure 1: Illustration from Andersen windows in SANBUSCO catalog. Author's collection.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

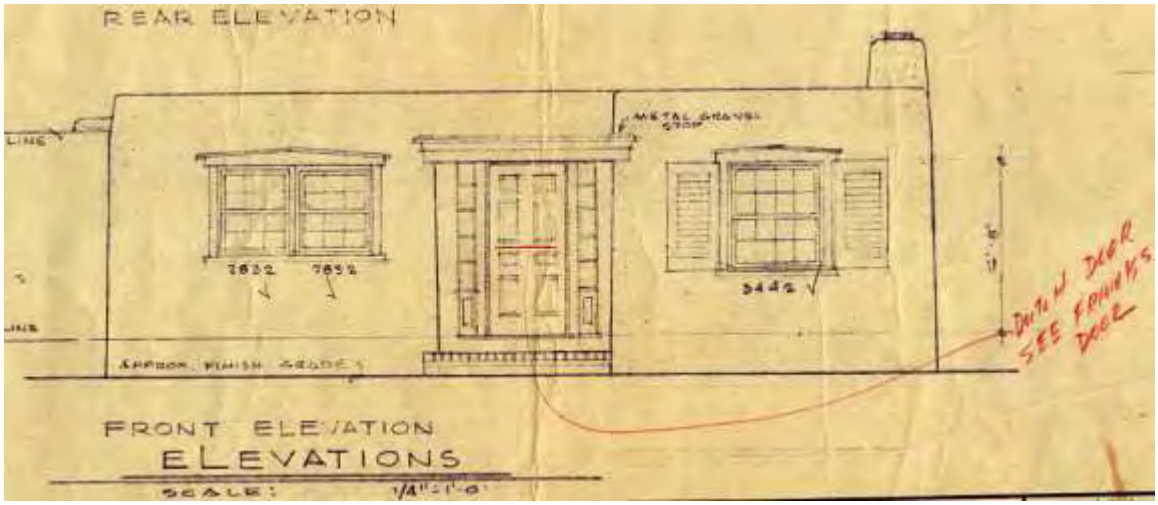


Figure 2: South elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

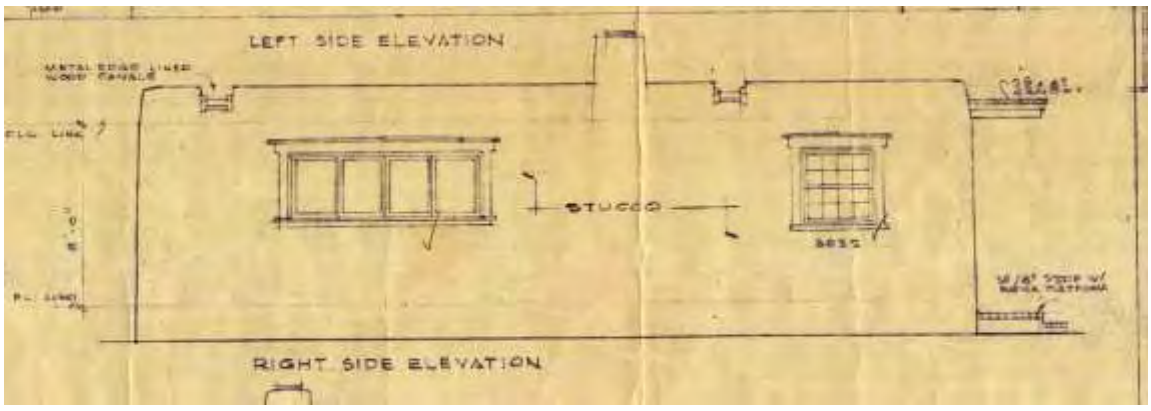


Figure 3: East elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe 5. Date of Survey: July 27, August 1 and 3, 2023

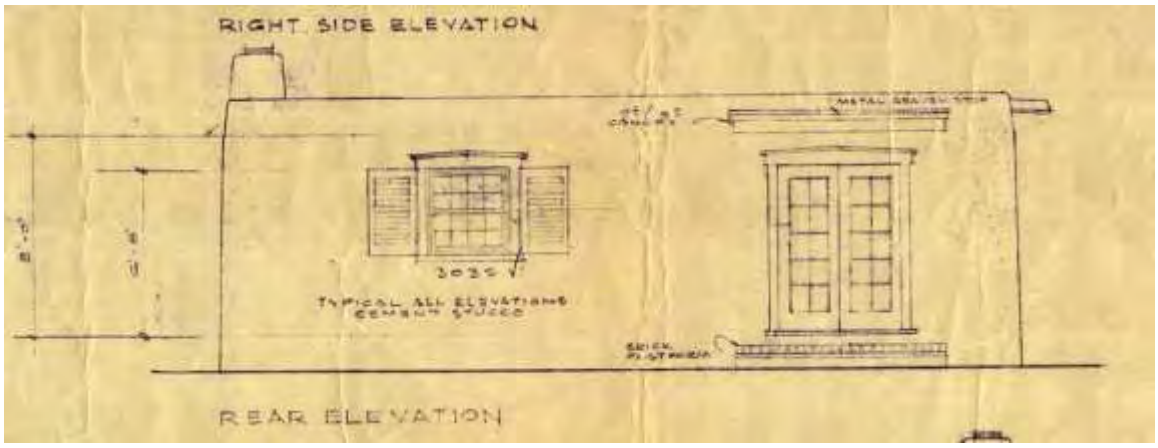


Figure 4: North elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

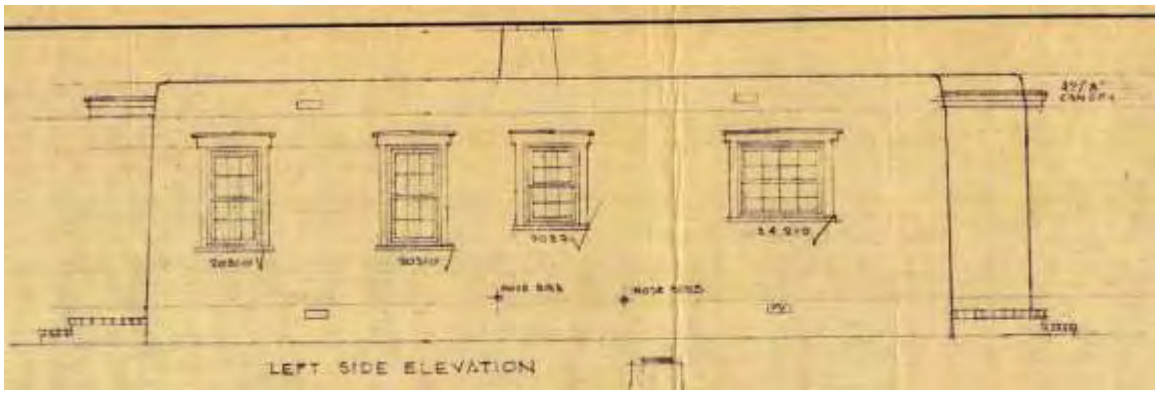


Figure 5: West elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe 5. Date of Survey: July 27, August 1 and 3, 2023

Figure 6: Portion of 1914-17 hydrographic survey map. Approximate location of future house circled.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Figure 7: Frank J. Kuziel, as draftsman for Allen Stamm, 1962.
Courtesy *Santa Fe New Mexican*.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Figure 8: September 25, 1960, aerial photograph.
Approximate location of future house circled.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Figure 9: May 5, 1966, aerial photograph.
Approximate location of future house circled.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Survey Photographs

(All images taken by John Murphey, July 27, 2023, unless otherwise noted)

Photo 2: Camino Pequeño sign. Camera facing northeast. August 3, 2023.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Photo 3: South (front) façade. 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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Photo 4: Andersen Narroline windows. Front façade. 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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Photo 5: Andersen Narroline windows showing snap-in socket. Camera facing down. August 3, 2023.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

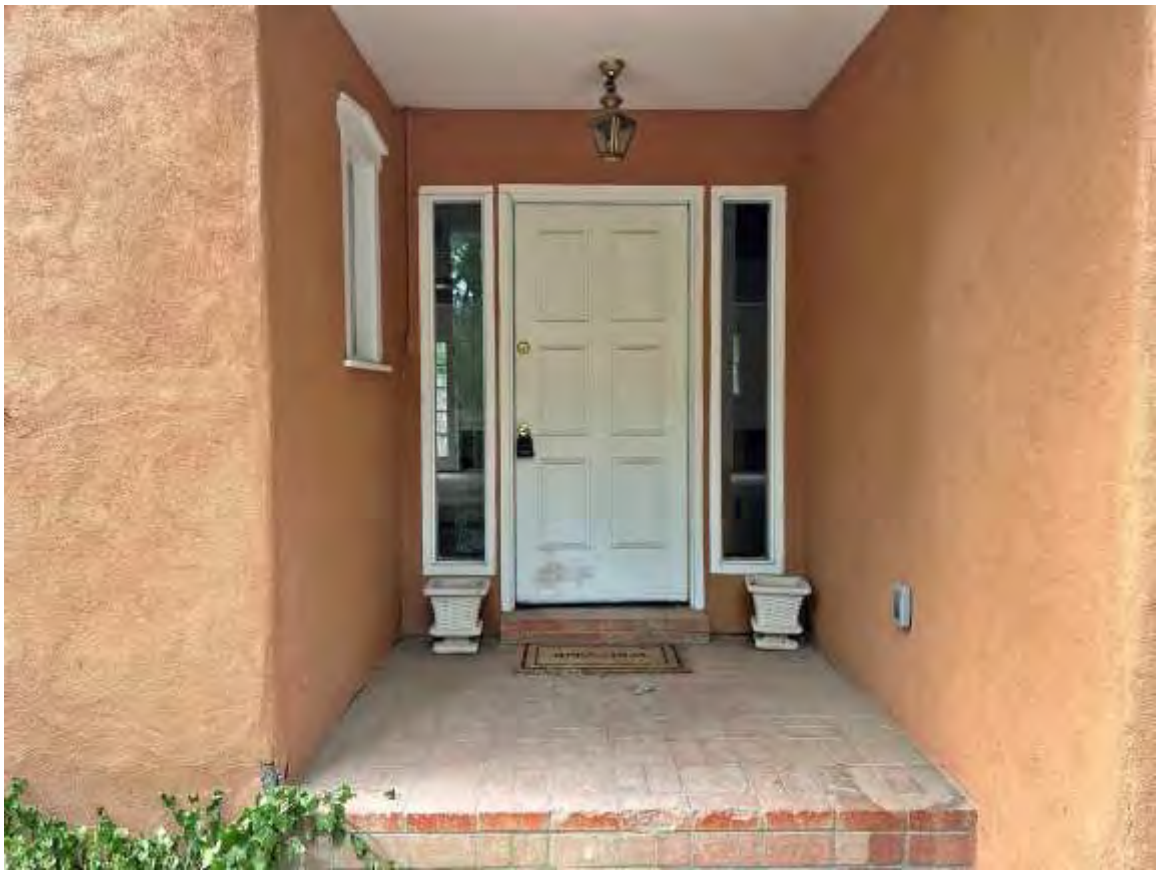


Photo 6: South elevation, entry. Camera facing north.

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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Photo 7: South and east elevations. 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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Photo 8: East elevation, casement windows. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Photo 9. North elevation. 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: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Photo 10: West elevation. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

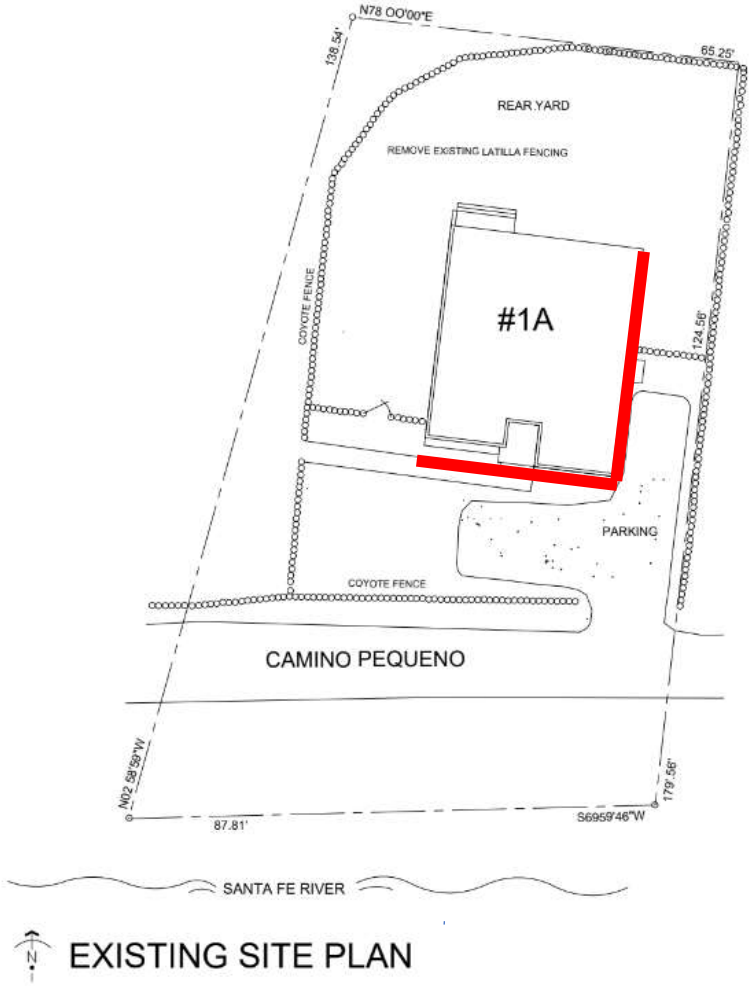
Photo 11: West elevation, replacement window at bathroom. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: July 27, August 1 and 3, 2023

Photo 12. Living Room. Camera facing north.



Proposed Primary Facades

Mathey Associates
ARCHITECTS
574 W. San Francisco St. Santa Fe, NM 87501

December 16, 2024

Attn: City of Santa Fe Historic Review Division
Re: Historic Design Review, 1A Camino Pequeno
Owner: Ann and Kevin Cooney

Dear Historic Design Review Board,

This proposal is regarding the remodel of and addition to a single-story home and creating a new detached single-car garage with a study and bathroom at 1A Camino Pequeno in the Downtown and Eastside Historic Review District.

The existing house was reviewed by the HDRB on October 24, 2023 and was determined to be non-contributing in regards to historical status, with no Primary Facades. The stucco-on-frame home was constructed in 1973 as a mother-in-law unit for the main house at 1 Cm. Pequeno. The home shows a mix of Pueblo and Territorial revival themes. Cantilevered portal roofs at the front and back do not comply with historical design guidelines.

The proposed project is designed in a Pueblo revival style, with rounded stucco corners, wood corbels and beams at the portals and a flat roof with parapets on the house and low slope overhanging roofs at the portals. Doors and windows will be recessed from the face of stucco. The main roof area will have photovoltaic collectors which will be shielded from view by the parapets as shown on the plans. Construction will be of wood frame with elastomeric or cement stucco exterior finish.

The primary scope of proposed work includes:

Remodel:

- 1178 sf of existing house – upgrade utilities/services, raise parapets, new exterior insulation and stucco, doors/windows, roofing, interior remodel

New:

- 336 sf attached Dining Room and Entry Addition
- 613 sf detached Garage, Study and Bathroom
- New portals
- New 200’ LF X 6’ high max. cmu/stucco yard walls
- New 68” – 72” high max. stuccoed yard walls and coyote fencing
- New gravel driveway and parking
- Roof-mounted photovoltaic panels on the house – screened by 17 ½” min. parapets.

AREA SUMMARY

LOT = 9878 SF

EXISTING HEATED AREA = 1178 SF
PROPOSED HOUSE ADDITION = 336 SF
TOTAL HOUSE HEATED AREA = 1514 SF

PROPOSED GARAGE/OFFICE = 613 SF

NEW PORTALS = 171 SF

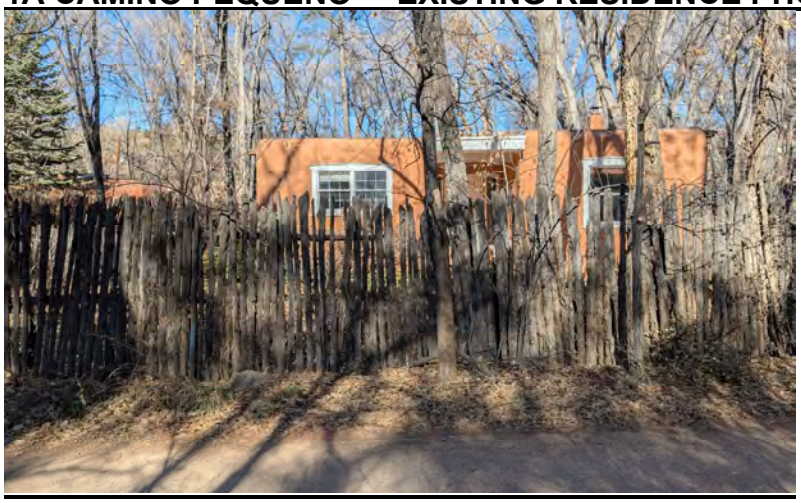
TOTAL ROOFED AREA = 2298 SF

LOT COVERAGE =
2298 SF ROOFED / 9878 SF LOT = 23.3%

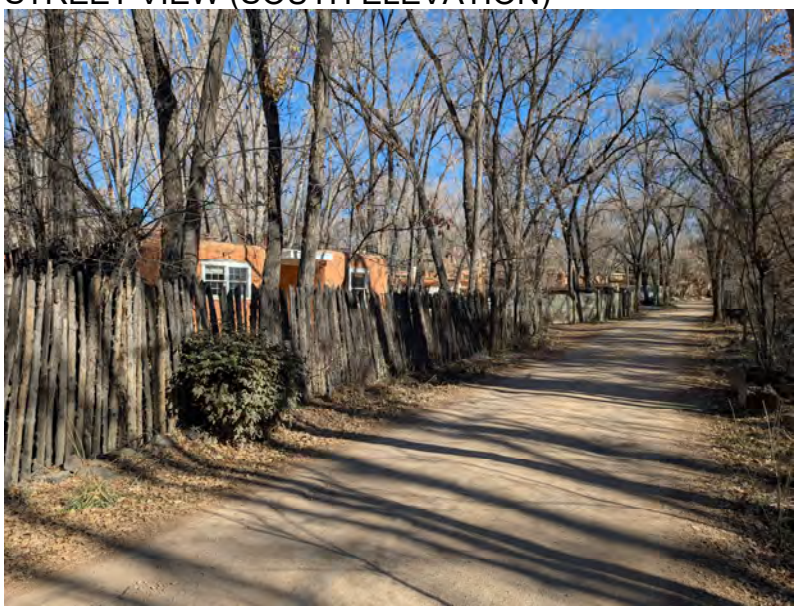
MAXIMUM ALLOWABLE HEIGHT = 15’-2”
ACTUAL MAX. HEIGHT = 14’-4”

ZONING = R-5

1A CAMINO PEQUENO EXISTING RESIDENCE PHOTOS



STREET VIEW (SOUTH ELEVATION)



VIEW FROM SOUTHWEST

VIEW FROM SOUTHEAST

1A Camino Pequeno SOUTH ELEVATION

1A Camino Pequeno EAST ELEVATION

1A Camino Pequeno NORTH ELEVATION

1A Camino Pequeno WEST ELEVATION

TYPICAL EXTERIOR FINISHES

STUCCO:

OPTION 1 – “SUEDE” #29 ELASTOMERIC STUCCO BY STO.

OPTION 2 – “PUEBLO” #42 ELASTOMERIC STUCCO BY STO.

WINDOW AND DOOR COLORS:

(Sierra Pacific Windows)

OPTION 1

OPTION 2

CANALES:

STAINED WOOD WITH GALVANIZED LINING OR
PRE-CAST CONCRETE, SMOOTH “LIMESTONE” FINISH, BY FIBERSPAN

“Limestone”
by Fiberspan

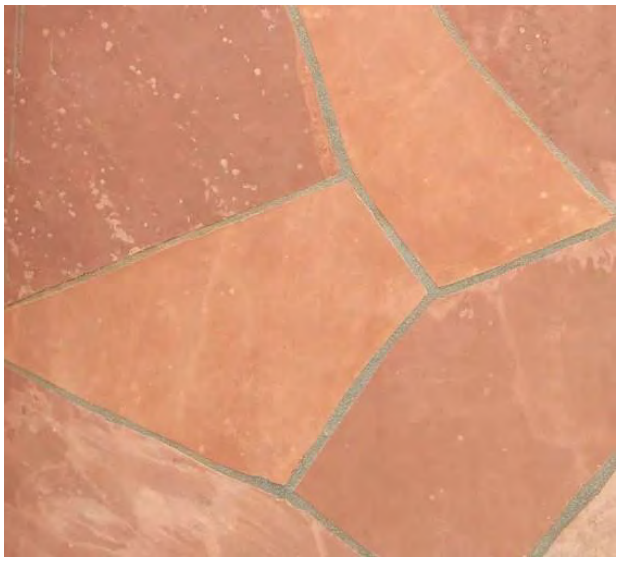
WOOD:

SILVER ASH 1073 SMOKY QUARTZ 1074

EXPOSED WOOD TO BE STAIN FINISHED, MINWAX COLOR OPTIONS SHOWN

FLAGSTONE PATIOS AND WALKS:

ROSE COLOR



EXTERIOR STONE WINDOWSILLS:

WHERE SHOWN, EXTERIOR WINDOWSILLS ARE TO BE 2" THICK ROSE COLORED FLAGSTONE

GRAVEL:

DRIVEWAY TO HAVE CRUSHED GREY GRAVEL.

DRIVEWAY AND YARD WALL GATES:

POWDER COATED METAL, BLACK OR DARK BRONZE

METAL:

EXPOSED METAL TO BE PAINT FINISHED TO MATCH STUCCO. GUTTERS AND DOWNSPOUTS TO BE PAINTED DARK BRONZE OR TO MATCH WOOD.

EXTERIOR WALL LIGHTS
BULBS TO BE LED (50 WATT MAX. EQUIVALENT) PER CITY DARK SKY REGULATIONS

LIGHT #1
HINKLEY ROOK 12" HIGH SATIN BLACK OR DARK BRONZE FINISH RECTANGULAR
LED OUTDOOR WALL LIGHT

LIGHT #2
HINKLEY SILO 8" HIGH BLACK OR DARK BRONZE FINISH, CYLINDER MODERN
LED OUTDOOR WALL LIGHT.

WINDOW SCHEDULE

Mark	Width	Height	Type	Comments
1.1	2' - 4"	3' - 8"	DOUBLE HUNG	KITCHEN
1.2	2' - 4"	3' - 8"	DOUBLE HUNG	KITCHEN
2.1	2' - 0"	4' - 4"	DOUBLE HUNG	DINING ROOM
2.2	3' - 6"	4' - 4"	FIXED	DINING ROOM
2.3	2' - 0"	4' - 4"	DOUBLE HUNG	DINING ROOM
3.1	2' - 0"	4' - 4"	DOUBLE HUNG	DINING ROOM
3.2	2' - 0"	4' - 4"	DOUBLE HUNG	DINING ROOM
4	2' - 0"	6' - 0"	DOUBLE HUNG	DINING ROOM
5	2' - 0"	6' - 0"	DOUBLE HUNG	DINING ROOM
6	2' - 0"	2' - 0"	FIXED	BATH 2, TEMP. GLASS
7	2' - 0"	3' - 0"	DOUBLE HUNG	BED 2
8	2' - 0"	3' - 0"	DOUBLE HUNG	BED 2
9.1	2' - 6"	3' - 0"	DOUBLE HUNG	BED 1
9.2	2' - 6"	3' - 0"	DOUBLE HUNG	BED 1
10	2' - 6"	3' - 4"	CASEMENT	BED 1, EGRESS
11	2' - 0"	2' - 0"	FIXED	BATH 1, TEMP. GLASS
12.1	2' - 6"	3' - 0"	DOUBLE HUNG	LIVING ROOM
12.2	2' - 6"	3' - 0"	DOUBLE HUNG	LIVING ROOM
12.3	2' - 6"	3' - 0"	DOUBLE HUNG	LIVING ROOM
13	3' - 6"	4' - 4"	DOUBLE HUNG	LIVING ROOM
14	3' - 6"	4' - 0"	DOUBLE HUNG	STUDY
15	3' - 6"	4' - 0"	DOUBLE HUNG	STUDY
16	3' - 6"	4' - 0"	DOUBLE HUNG	GARAGE

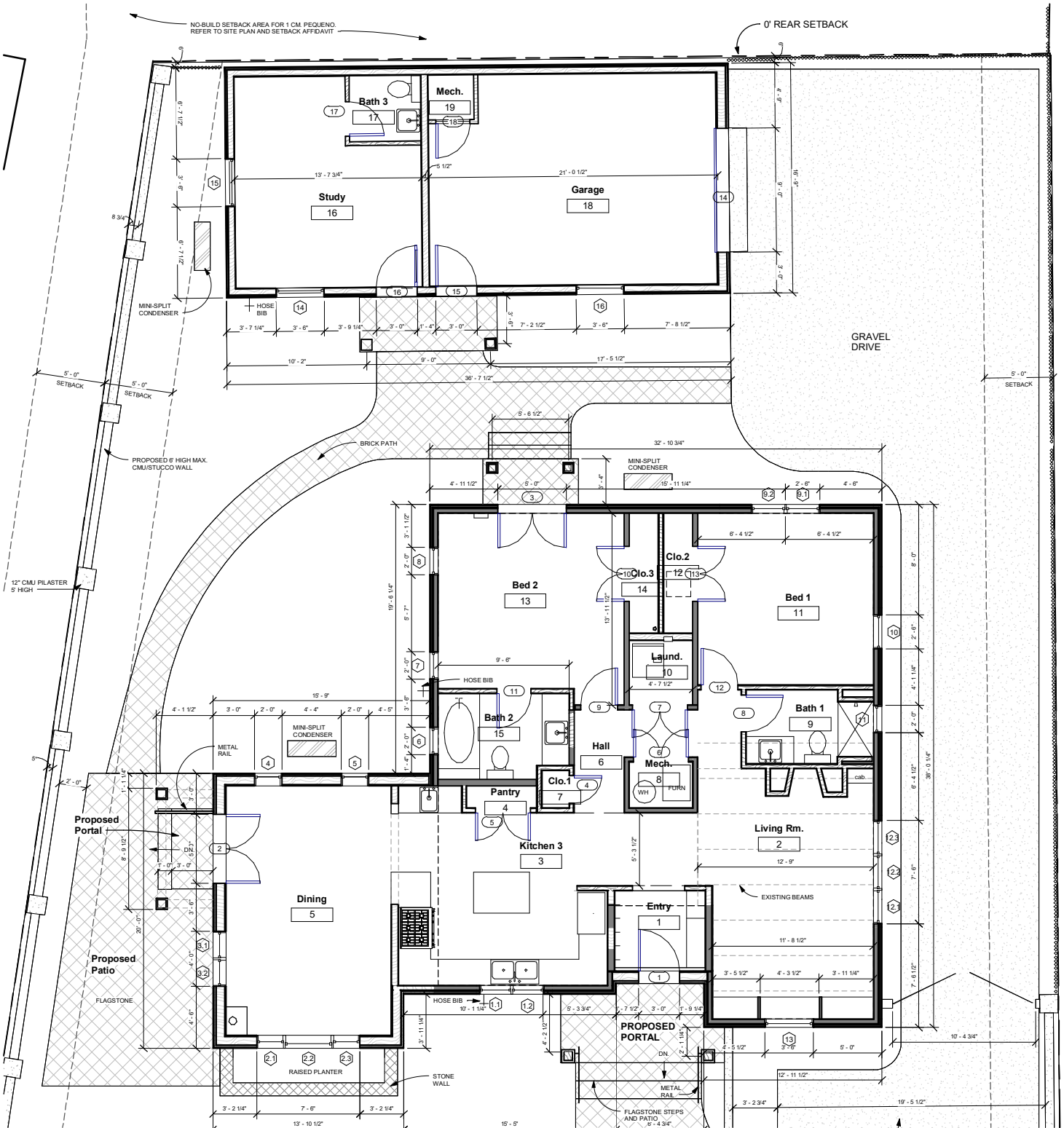
Grand total: 23

DOOR SCHEDULE

Mark	Width	Height	Description	Comments
1	3' - 0"	7' - 0"	EXTERIOR	ENTRY DOOR, 2 WOOD OR CLAD PANELS, 2 GLASS LITES. DOOR TO BE METAL CLAD OR WOOD STAIN FINISH
2	5' - 0"	8' - 0"	EXTERIOR	DINING ROOM, PAIR OF CLAD FRENCH DOORS
3	5' - 0"	6' - 8"	EXTERIOR	BED 2, PAIR OF FRENCH DOORS
4	2' - 0"	6' - 8"	INTERIOR	CLOSET 1
5	4' - 0"	6' - 8"	INTERIOR	PANTRY, PAIR OF DOORS
6	4' - 0"	6' - 8"	INTERIOR	MECHANICAL, PAIR OF 20 MIN. DOORS
7	4' - 0"	6' - 8"	INTERIOR	LAUNDRY, PAIR OF DOORS
8	2' - 8"	6' - 8"	INTERIOR	BATH 1
9	2' - 8"	6' - 8"	INTERIOR	BED 2
10	4' - 0"	6' - 8"	INTERIOR	CLOSET 3, PAIR OF DOORS
11	2' - 6"	6' - 8"	INTERIOR	BATH 2
12	2' - 8"	6' - 8"	INTERIOR	BED 1
13	4' - 0"	6' - 8"	INTERIOR	CLOSET 2, PAIR OF DOORS
14	9' - 0"	7' - 0"	EXTERIOR	OVERHEAD GARAGE DOOR, WOOD FINISH WITH GLASS LITES
15	3' - 0"	6' - 8"	EXTERIOR	GARAGE, CLAD PANEL DOOR
16	3' - 0"	6' - 8"	EXTERIOR	STUDY, SINGLE FRENCH DOOR, CLAD
17	2' - 6"	6' - 8"	INTERIOR	BATH 3
18	2' - 6"	6' - 8"	INTERIOR	MECHANICAL AT GARAGE, 20 MIN. DOOR
G1	3' - 6"	6' - 8"	GATE	WROUGHT IRON ENTRY GATE

Grand total: 19

NOTES:
1. EXTERIOR DOORS AND WINDOWS TO BE METAL CLAD, TYPICAL UNLESS NOTED OTHERWISE.
2. CLAD COLOR TO BE SIERRA PACIFIC #32 (LINEN) OR #003 (SANDSTONE). REFER TO HISTORIC REVIEW APPLICATION FOR COLOR SAMPLES.
3. TYPICAL DIVIDERS FOR FRENCH DOOR AND WINDOW LITES TO BE 7/8" WIDTH.


NO-BUILD SETBACK AREA FOR 1 CM. PEQUENO.
REFER TO SITE PLAN AND SETBACK AFFIDAVIT
0' REAR SETBACK
Bath 3
17
Mech.
19
Study
16
Garage
18
MINI-SPLIT CONDENSER
HOSE BIB
GRAVEL DRIVE
5' - 0" SETBACK
5' - 0" SETBACK
5' - 0" SETBACK
BRICK PATH
PROPOSED 6' HIGH MAX. CMU/STUCCO WALL
12" CMU PILASTER 5' HIGH
MINI-SPLIT CONDENSER
Bed 2
13
Clo.2
12
Clo.3
14
Bed 1
11
Laund.
10
HOSE BIB
Bath 2
15
Hall
6
Mech.
8
WH
FURN
Bath 1
9
cab.
Pantry
4
Clo.1
7
Kitchen 3
3
Living Rm.
2
EXISTING BEAMS
Entry
1
Dining
5
Proposed Portal
DN.
Proposed Patio
FLAGSTONE
METAL RAIL
MINI-SPLIT CONDENSER
HOSE BIB
RAISED PLANTER
STONE WALL
PROPOSED PORTAL
DN.
METAL RAIL
FLAGSTONE STEPS AND PATIO

Product Summary- Clad Flexible Access Inswing

FRAME All frame components are manufactured from kiln-dried Ponderosa Pine and preservative-treated in accordance with WDMA I.S.4. Douglas Fir interior is available as an option. The basic jamb width is 4-9/16" with accommodations for factory jamb extensions of 6", 6-9/16", 6-11/16", 7-1/16" and 7-9/16". Inswing door jamb widths are extended to the exterior with extruded aluminum jamb extension. Exposed exterior surfaces of frame head and jambs are covered with .062" extruded aluminum cladding. Clad frame corners are sealed with silicone and foam pads and mechanically fastened. A continuous nailing flange is an integral part of the frame extrusion. The exterior of the frame clad is designed to accept retrofit trim systems or clad brickmould. All aluminum surfaces are finished to meet AAMA 2605 and 2604 specifications and are available in our current color palette, as well as custom colors. Interior surfaces are suitable for staining or painting. Optional factory-applied interior prime coat or Ultra Coat pre-finish is available.

PANELS Stiles and rails are 1-3/4" thick kiln-dried Ponderosa Pine and preservative-treated in accordance with WDMA I.S.4. The panel rails are edge-glued and are attached to the laminated engineered stiles with 5/8" x 4" straight fluted dowels and installed with exterior glue. Stiles are 4-5/8" wide. Top rail is 4-5/8". The bottom rail is 12". Panels are covered with .075" extruded aluminum cladding and are finished in accordance with AAMA 2605 and 2604 specifications and are available in our current color palette, as well as custom colors. Interior surfaces are suitable for staining or painting. Optional factory-applied interior prime coat or Ultra Coat pre-finish is available.

DRIP CAP All units are provided with factory-applied .062" extruded aluminum drip cap. Color matches frame color.

WEATHERSTRIP Vinyl-covered foam weatherstrip is used on the head and side jambs for a full perimeter compression seal. A mohair weatherstrip is attached to the bottom of each panel.

HARDWARE (**Please note: doors purchased without hardware are not covered by the Sierra Pacific Warranty.**) The standard hardware features a corrosion resistant 300 series stainless steel multi-point locking system with a 3-point lock on the active panel (single doors) and edge mounted flush bolts with no handle set on the inactive panel (double doors). Both the interior and exterior handle sets are forged brass and are available in a variety of finishes. A keyed lock is available as an option. Adjustable hinges are standard. Ball bearing hinges are optional.

SILL The sill features a continual 3° slope from interior to exterior to help funnel water away from the door. The sill is 1/2" tall at the interior and follows a 3° slope down to the exterior.

GLAZING Units are available with single or dual pane insulated tempered glass with one lite, simulated divided lites, or airspace grilles. Standard glass is 3/4" overall, separated by warm edge spacer technology from Quanex. All standard tints and types of glass are available, as is the capillary breather tube system for high altitude. The glass is dual bedded with a structural sealant and secured in the panel with a removable interior glazing bead; see Glazing in the Technical Section for more information.

SIMULITE Simulite bars are 5/8", 7/8" and 1" wide Putty profile; 5/8", 7/8", 1", 1-1/4" or 2" wide Traditional or Contemporary profile and are available in Ponderosa Pine or Douglas Fir. Interior simulite bars are suitable for staining or painting. Exterior simulite bars are made from extruded aluminum in either Traditional, Contemporary or Putty profile. Multiple simulite bar widths in Traditional or Contemporary profile can be used in the same unit to create unique lite patterns. Bars are permanently adhered to the glass surface with a very high bond adhesive tape. Insulated glass features an internal shadow bar to give the appearance of authentic divided lites.

AIRSPACE GRILLES Airspace grilles between the glass are available in 5/8" and 1" flat or 11/16" and 1" contour, in 8 standard colors.

** The flexible access door does not meet AAMA/WDMA/CSA/101/I.S.2/A440 testing standards for air infiltration, water penetration, structural load performance or forced entry.

Clad FeelSafe Monument Double Hung/Single Hung

The Clad FeelSafe Monument Double and Single Hung windows are designed and built for architectural and light commercial applications. With a combination of historic styling and contemporary engineering, they frame any view with sleek, natural beauty while providing robust structural performance surpassing the toughest coastal building codes.

Standard Construction:

- Frame is ¾" thick with 0.050" thick exterior cladding with mitered corners that are sealed with gaskets and mechanically fastened.
- 5-11/16" overall frame depth with standard 4-9/16" jamb depth.
- Full 1-3/4" thick mortised and tenoned sash with 2-1/16" stile and top rail face width with 3-5/8" interlocking bottom rail face width. Exterior clad thickness is 0.050" thick.
- Removable side-load operating sash operated with block and tackle balance concealed within the sash.
- Insulated and single FeelSafe impact glazing available.
- Classic styled Melron sash locks and keepers.
- Innovative, narrow profile, removable full or half screen. Flexscreen being standard as half screen.

MINIMUM / MAXIMUM FRAME SIZES			
Additional sizes may be available upon request and approval.			
MONUMENT DOUBLE HUNG - OPERATING		**MONUMENT SINGLE HUNG - OPERATING**	
Minimum Frame Width	17-5/16"	Minimum Frame Width	21-5/16"
Minimum Frame Height	32-5/8"	Minimum Frame Height	28-5/8"
Maximum Frame Width	41-5/16"	Maximum Frame Width	48"
Maximum Frame Height	76-5/8"	Maximum Frame Height	100"

Pictured: FeelSafe Monument Double Hung
(L to R: Interior and Exterior)

Performance Data:

FeelSafe Monument DH/SH: 41-5/16" x 76-5/8"
(single or mulled units)

WZ4 Missile Level D; +65/-85
CCL #: 436-H-615, 623
FL #: 17154
TDI #: WIN-2322

FeelSafe Monument SH: 48" x 100"
(single or mulled units)
mulled unit requires 1/4"x5" vertical mull plates

WZ4 Missile Level D; +60/-60
CCL #: 436-H-615.74
FL #: 28077
TDI #: WIN-2321

For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad FeelSafe Monument Double_Single Hung Product Performance Guide (Structural) located in the Technical Resources Library on our website.

Thermal Performance (NFRC):

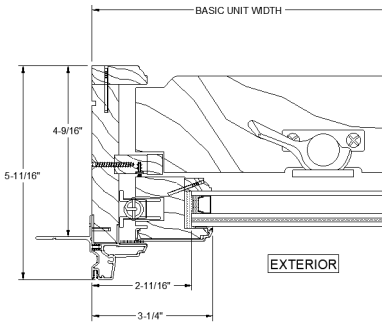
Air Filled			Argon Filled		
Low-E Clear	**Low-E 366**	**Low-E 366 Turtle**	**Low-E Clear**	**Low-E 366**	**Low-E 366 Turtle**
U-FACTOR.....0.33	U-FACTOR.....0.33	U-FACTOR.....0.33	U-FACTOR.....0.30	U-FACTOR.....0.29	U-FACTOR.....0.29
SHGC.....0.33	SHGC.....0.21	SHGC.....0.14	SHGC.....0.33	SHGC.....0.20	SHGC.....0.14
VT.....0.49	VT.....0.45	VT.....0.23	VT.....0.49	VT.....0.45	VT.....0.23
CR.....51	CR.....54	CR.....54	CR.....56	CR.....57	CR.....57

All values represent FeelSafe impact insulated glass units using Cardinal spacer. Additional glazing options available.

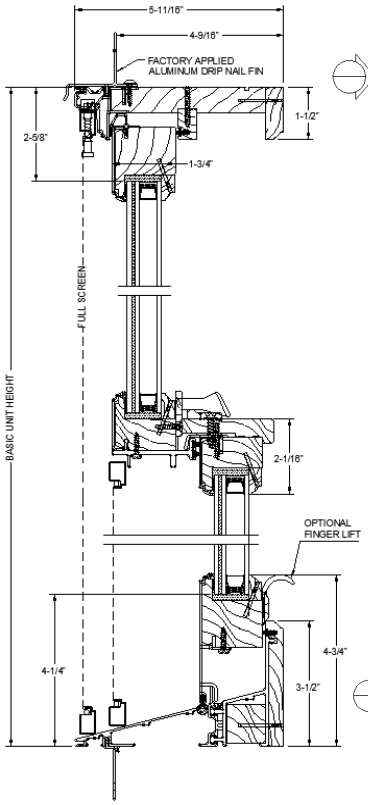
For a comprehensive list of glazing configurations, please refer to the Clad FeelSafe Monument Double Hung-Single Hung Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

3/18/24

Operating
4 9/16" JAMB



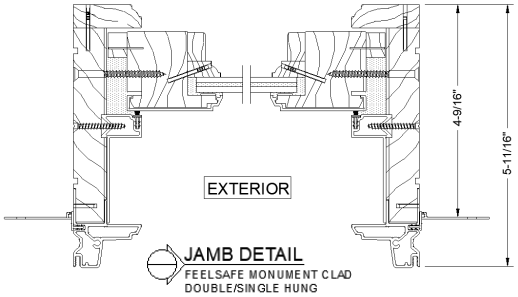
JAMB DETAIL
FEELSAFE MONUMENT CLAD
DOUBLE/SINGLE HUNG
WINDOW



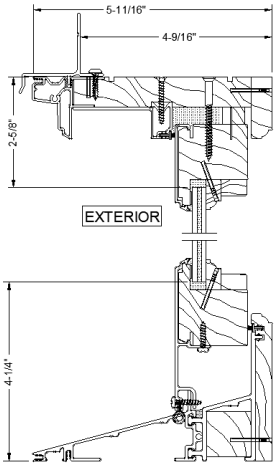
HEAD DETAIL
FEELSAFE MONUMENT CLAD
DOUBLE/SINGLE HUNG
WINDOW

SILL DETAIL
FEELSAFE MONUMENT CLAD
DOUBLE/SINGLE HUNG
WINDOW

Picture Unit
4 9/16" JAMB

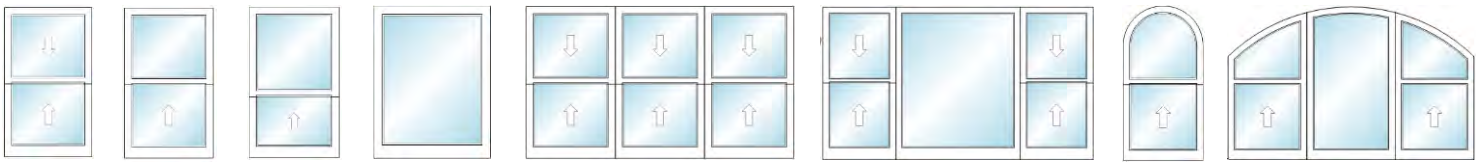


JAMB DETAIL
FEELSAFE MONUMENT CLAD
DOUBLE/SINGLE HUNG
PICTURE WINDOW



SILL DETAIL
FEELSAFE MONUMENT CLAD
DOUBLE/SINGLE HUNG
PICTURE WINDOW

Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary



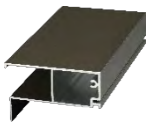
Typical configurations shown. Contact us for additional options.

EXTERIOR TRIM OPTIONS

2" Standard Brickmould

2.5" Ovalo

3.5" Brickmould



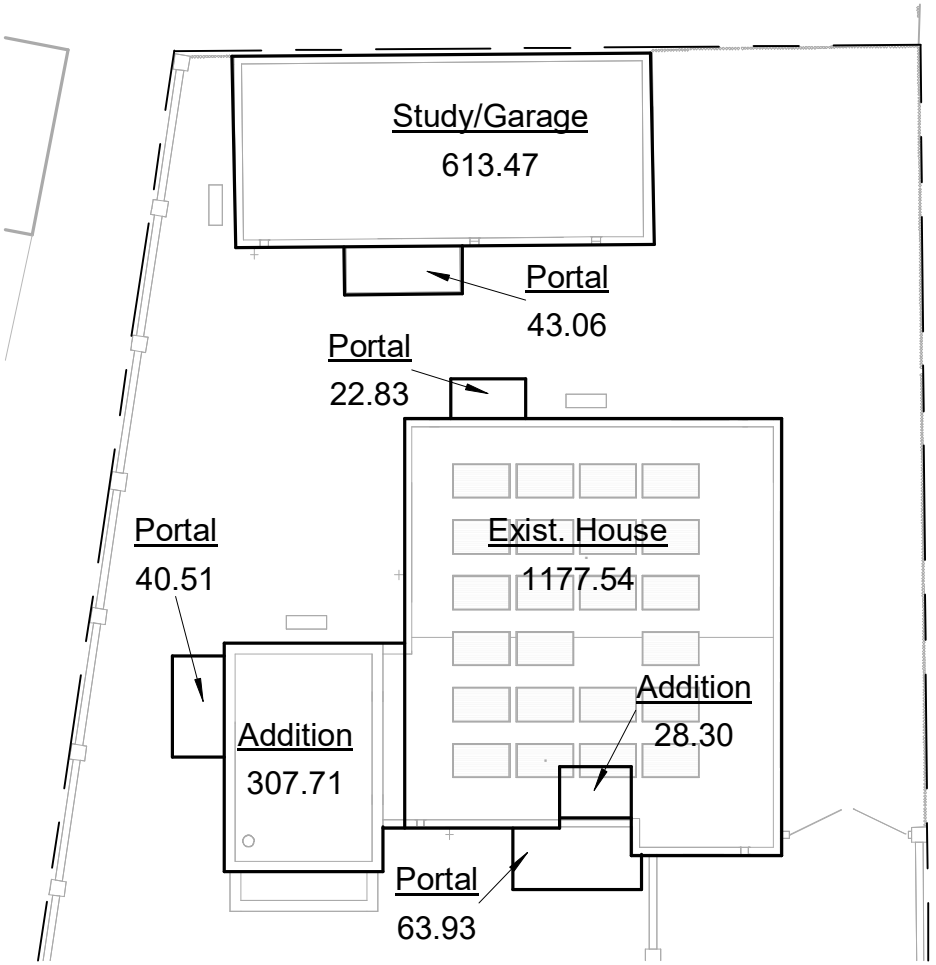
3.5" Flat Casing

Clad FeelSafe Monument Double Hung / Single Hung Additional Features

- Color Palette of 50 colors in powder coated AAMA 2604 with optional AAMA 2605 finish. Some design collections only available in AAMA 2604.
- Extensive offering of impact resistant performance glass available using Cardinal spacer for optimum efficiency.
- Simulated Divided Lites available in 5/8", 7/8" and 1" Putty; 5/8", 7/8", 1", 1-1/4" and 2" Traditional and Contemporary.
- Grilles-Between-Glass available in 5/8" and 1" flat.
- 10 factory finished Ultra Coat Paint, 3 Ultra Stain interior or primed white or black interior options.

Please visit our website www.sierrapacificwindows.com for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.

Place Business Card or Company Information Here



AREA SUMMARY

LOT = 9878 SF

EXISTING HEATED AREA = 1178 SF
PROPOSED HOUSE ADDITION = 336 SF
TOTAL HOUSE HEATED AREA = 1514 SF

PROPOSED GARAGE/STUDY = 613 SF

NEW PORTALS = 171 SF

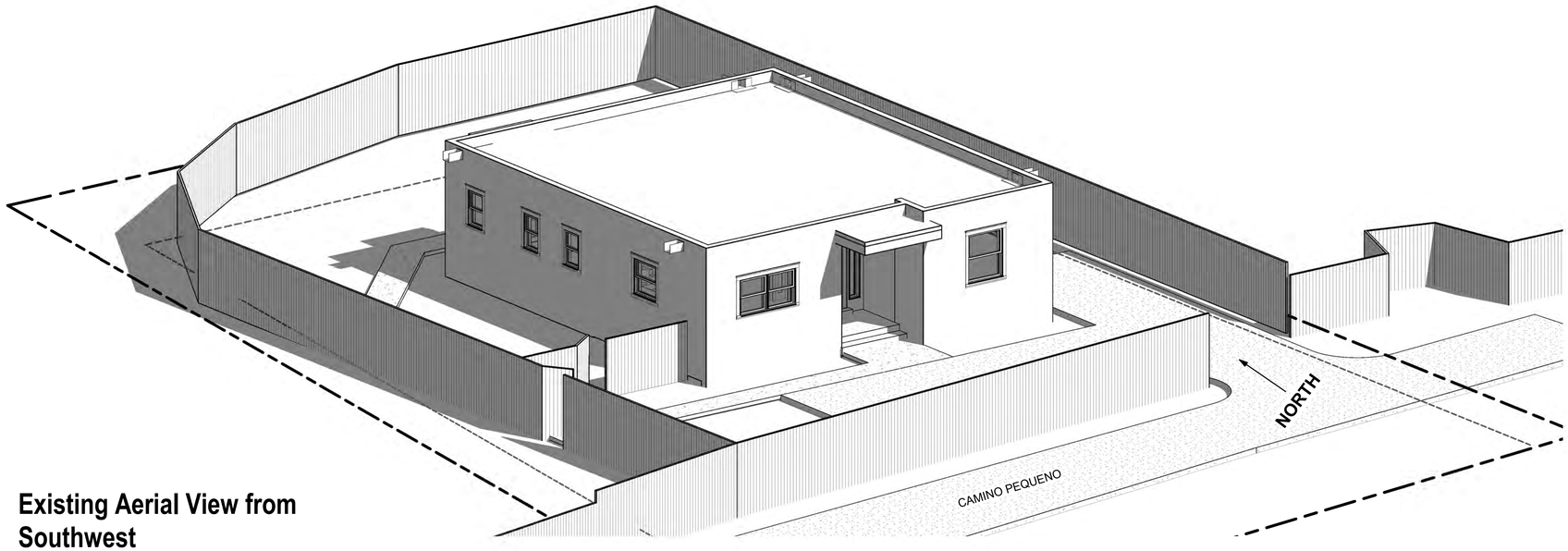
TOTAL ROOFED AREA = 2298 SF

LOT COVERAGE =
2298 SF ROOFED / 9878 SF LOT = 23.3%

BUILDING AREA PLAN

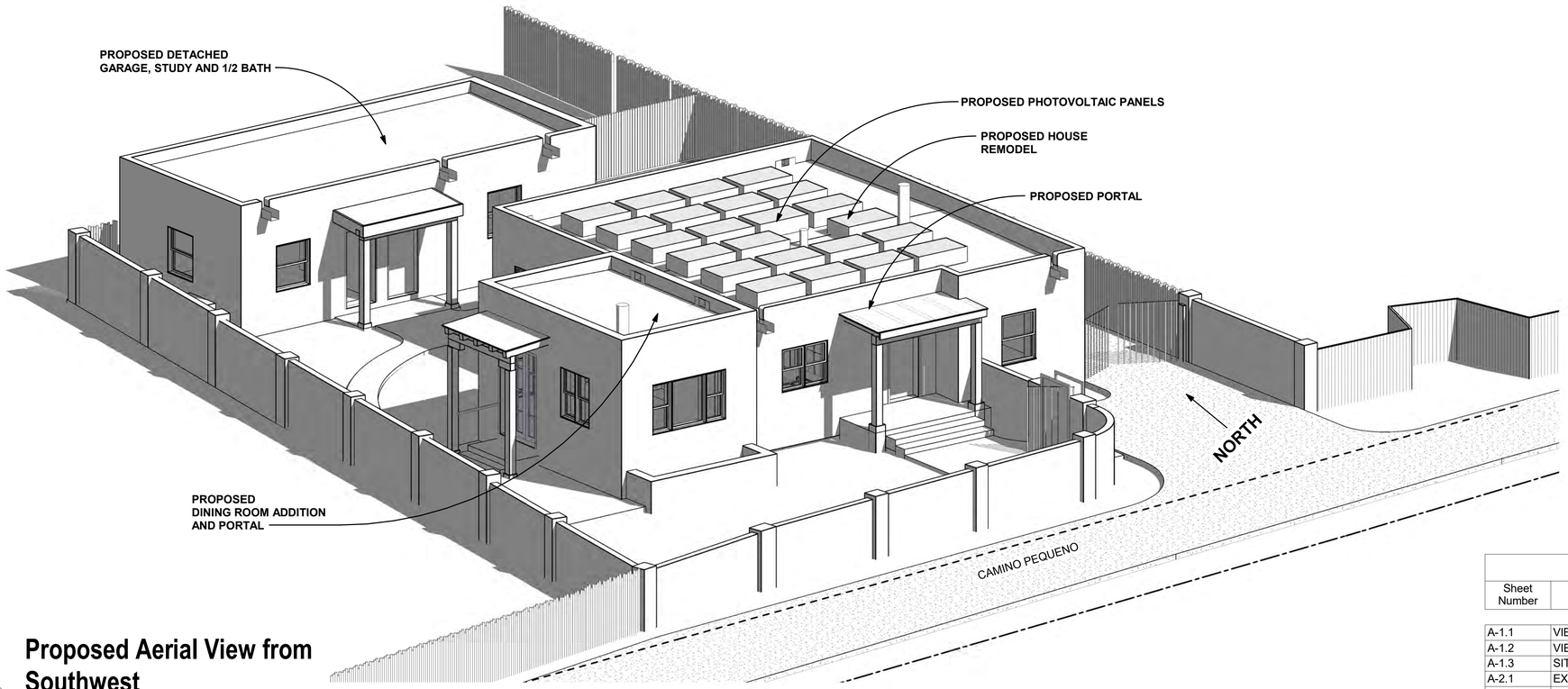
3

1/16" = 1'-0"



Existing Aerial View from Southwest

1



Proposed Aerial View from Southwest

2

SHEET LIST	
Sheet Number	Sheet Name
A-1.1	VIEW FROM SOUTHWEST
A-1.2	VIEW FROM NORTHEAST
A-1.3	SITE PLAN
A-2.1	EXISTING AND PROPOSED FLOOR PLANS
A-2.2	ROOF PLANS
A-3.1	SOUTH ELEVATIONS
A-3.2	EAST ELEVATIONS
A-3.3	NORTH ELEVATIONS
A-3.4	WEST ELEVATIONS
A-3.5	GARAGE ELEVATIONS

Mathey and Associates Architects
574 W. San Francisco St. Santa Fe, NM 87501
505/986-9854 email: matheyarchitecture@gmail.com

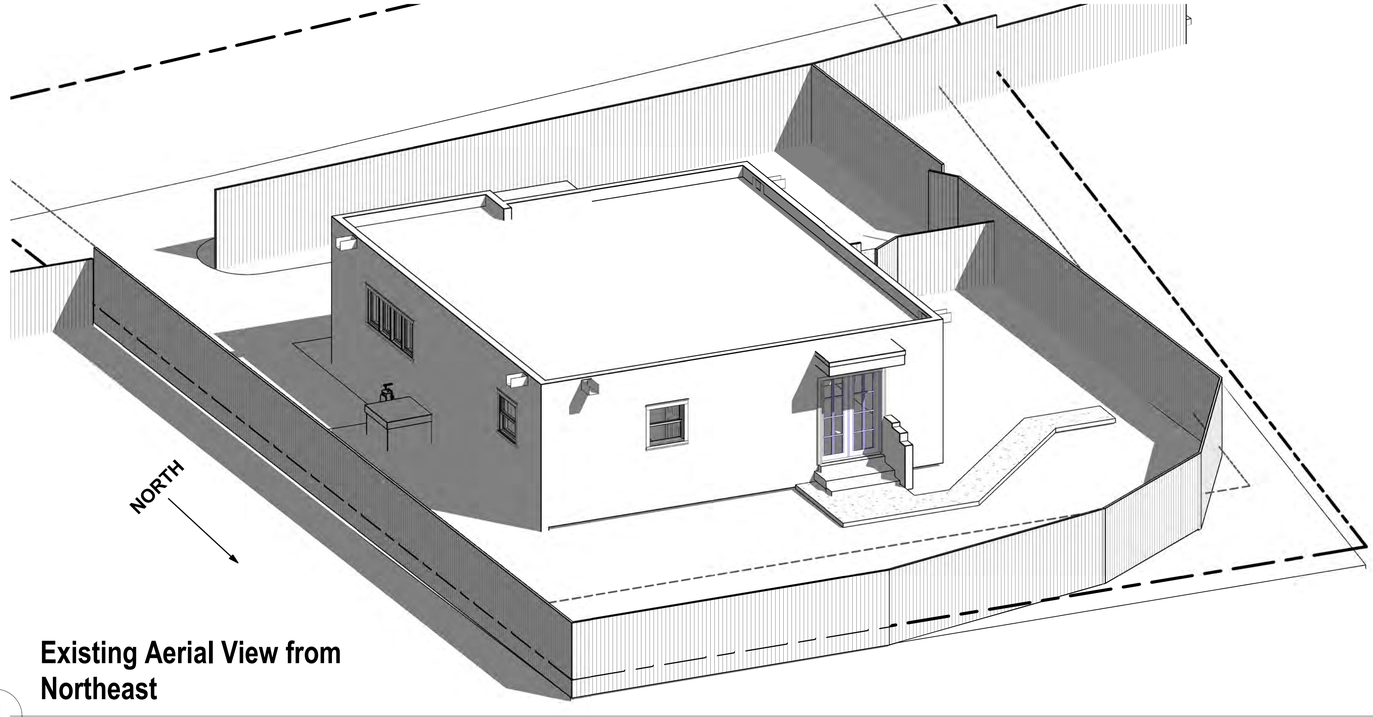
RESIDENTIAL REMODEL & ADDITION

1A Camino Pequeno
City of Santa Fe, NM

VIEW FROM SOUTHWEST

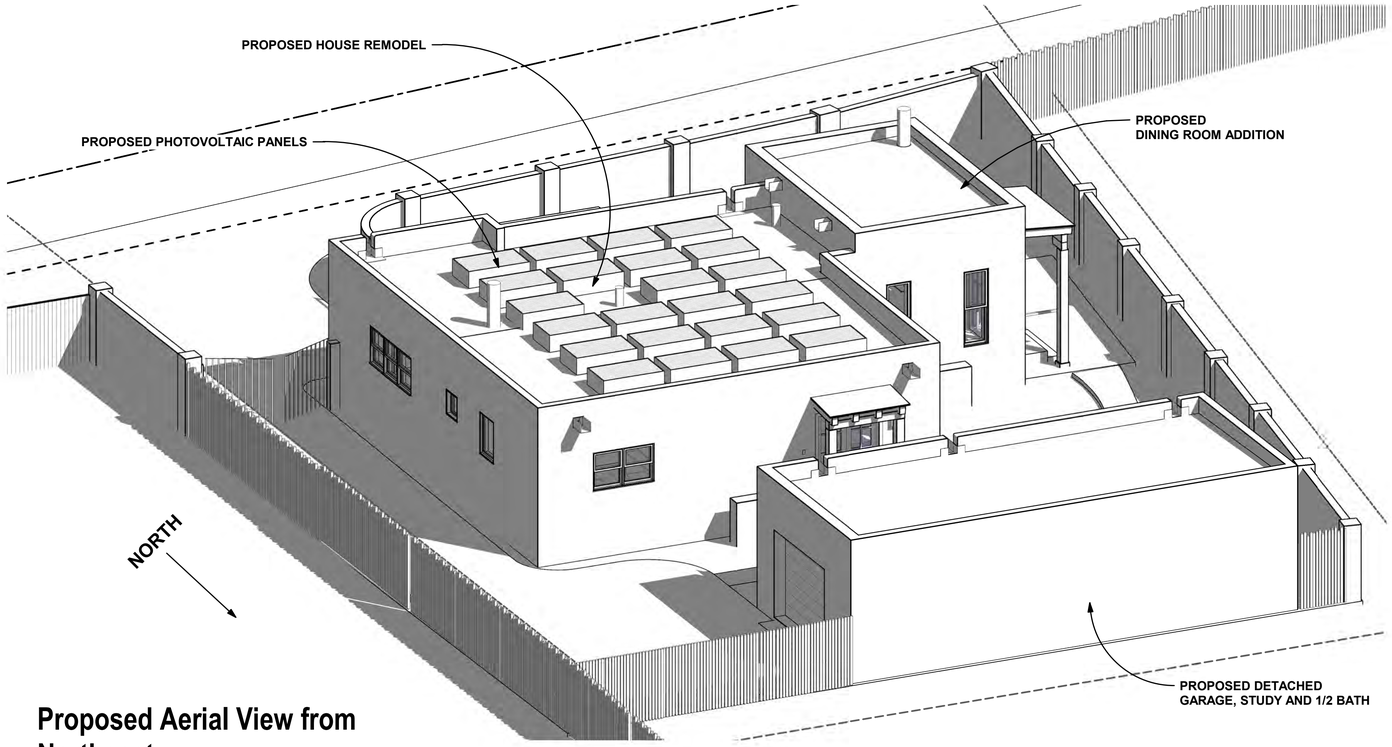
DATE:
HISTORIC DESIGN REVIEW DEC. 16, 2024

Sheet No.
A-1.1



Existing Aerial View from Northeast

1



Proposed Aerial View from Northeast

2

Mathey and Associates Architects
574 W. San Francisco St. Santa Fe, NM 87501
505/986-9854 email: matheyarchitecture@gmail.com

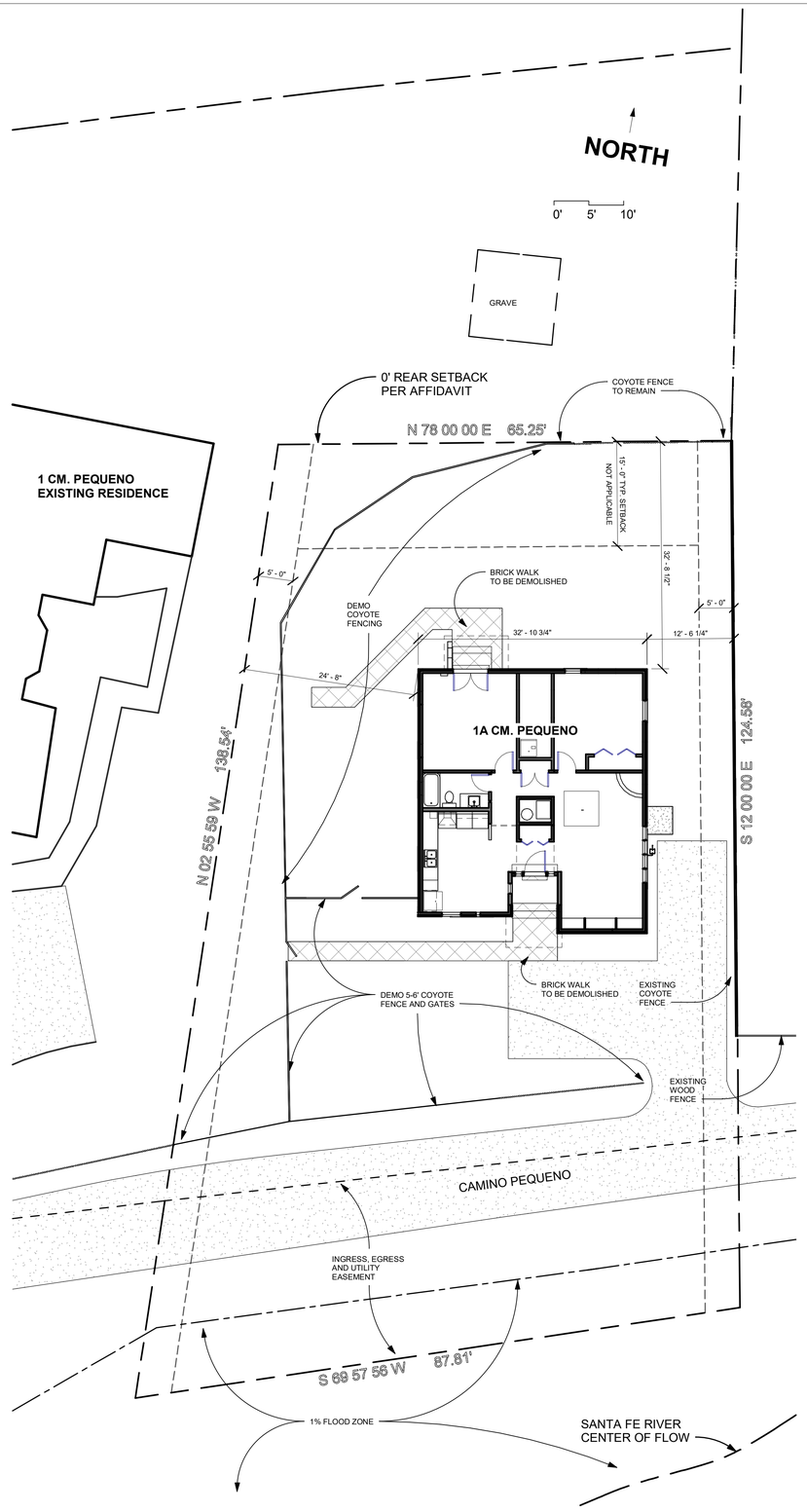
RESIDENTIAL REMODEL & ADDITION

1A Camino Pequeno
City of Santa Fe, NM

VIEW FROM NORTHEAST

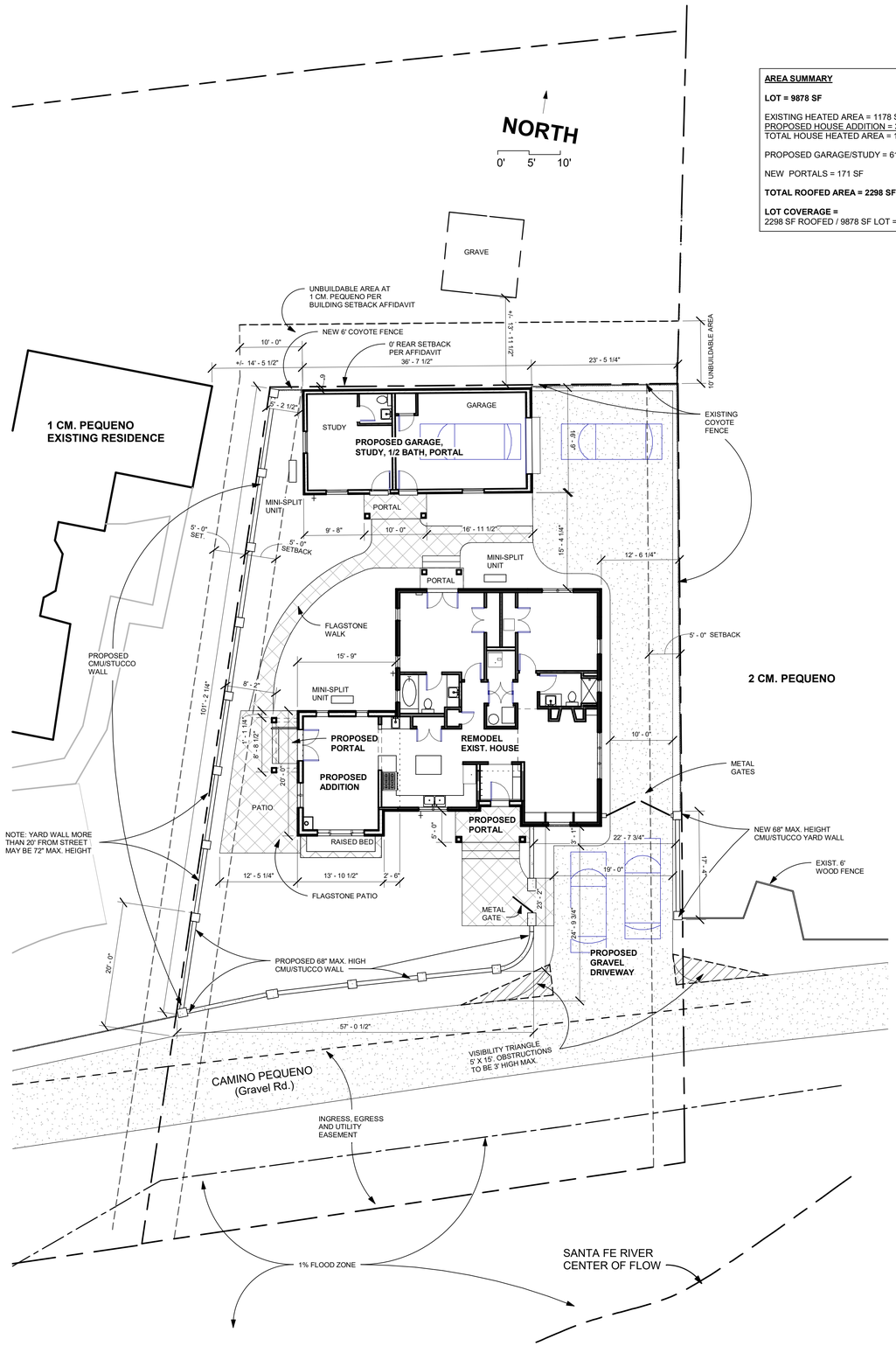
DATE:
HISTORIC DESIGN REVIEW DEC. 16, 2024

Sheet No.
A-1.2



1 EXISTING SITE PLAN

1" = 10'-0"



2 PROPOSED SITE PLAN

1" = 10'-0"

AREA SUMMARY

LOT = 9878 SF

EXISTING HEATED AREA = 1178 SF
PROPOSED HOUSE ADDITION = 336 SF
TOTAL HOUSE HEATED AREA = 1514 SF

PROPOSED GARAGE/STUDY = 613 SF

NEW PORTALS = 171 SF

TOTAL ROOFED AREA = 2298 SF

LOT COVERAGE =
2298 SF ROOFED / 9878 SF LOT = 23.3%

Mathey and Associates Architects
574 W. San Francisco St. Santa Fe, NM 87501
505/986-9854 email: matheyarchitecture@gmail.com

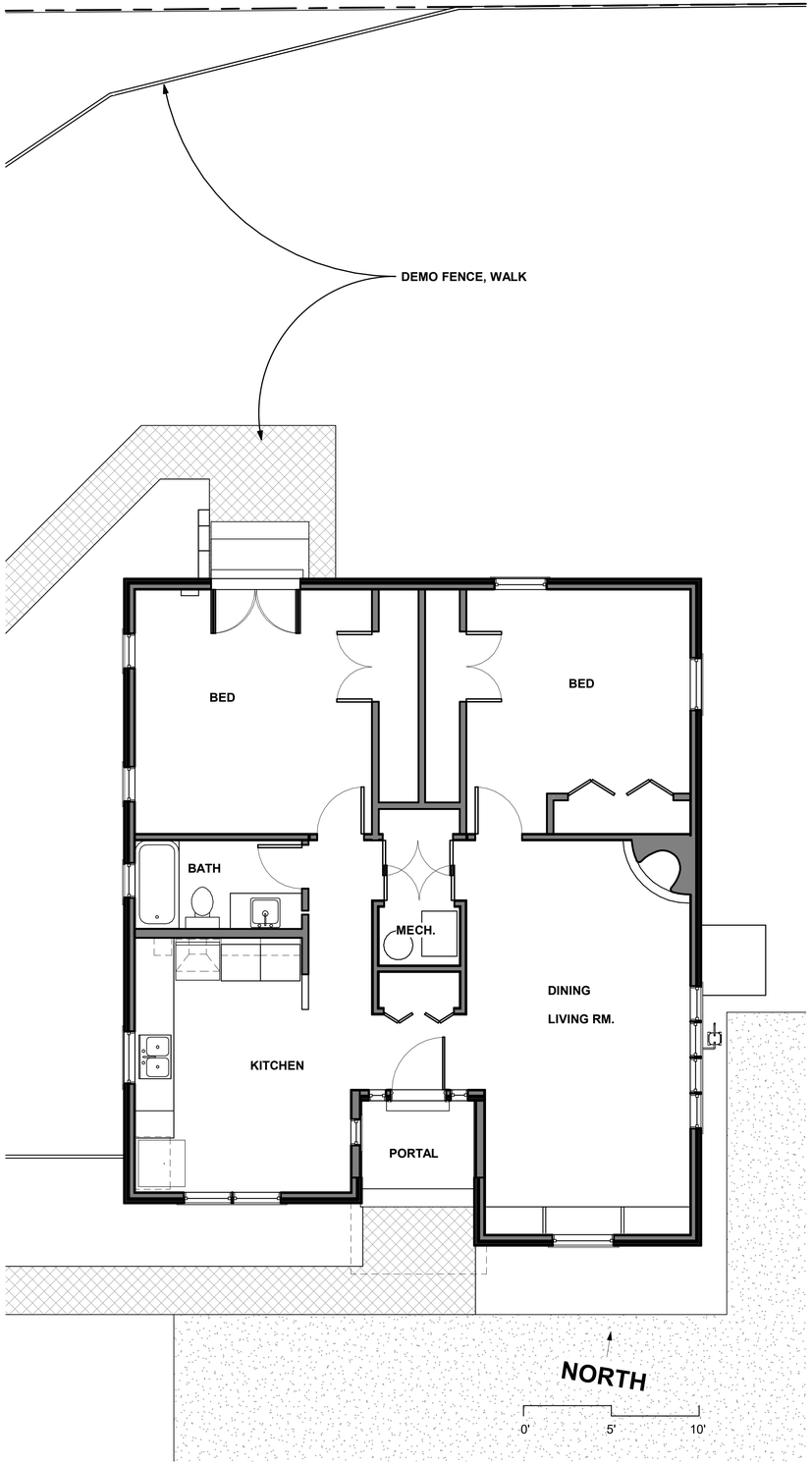
RESIDENTIAL REMODEL & ADDITION

1A Camino Pequeno
City of Santa Fe, NM

SITE PLAN

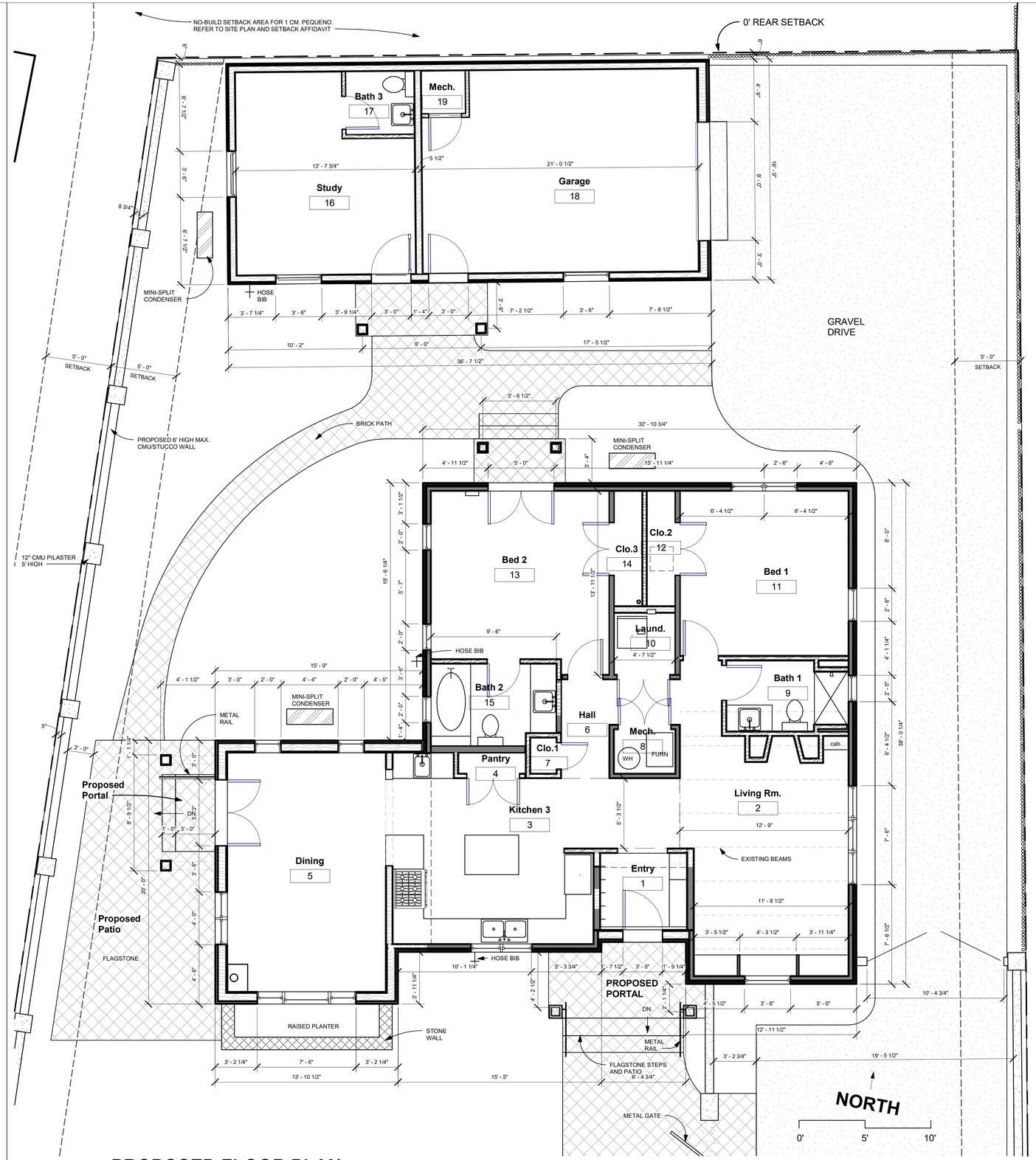
DATE:
HISTORIC DESIGN REVIEW DEC. 16, 2024

Sheet No.
A-1.3



1 EXISTING FLOOR PLAN

1/4" = 1'-0"



2 PROPOSED FLOOR PLAN

1/4" = 1'-0"

Mathey and Associates
Architects
574 W. San Francisco St. Santa Fe, NM 87501
505/986-9854 email: matheyarchitecture@gmail.com

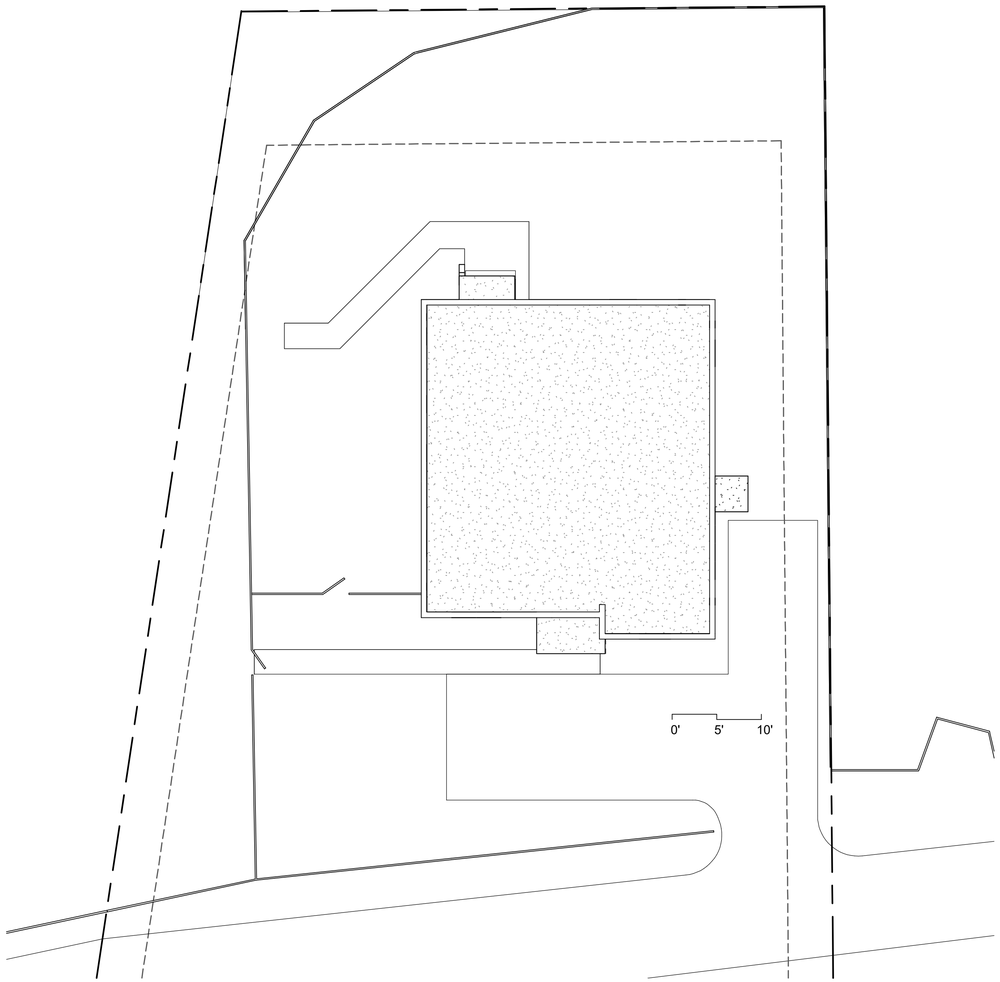
RESIDENTIAL REMODEL & ADDITION

1A Camino Pequeno
City of Santa Fe, NM

EXISTING AND PROPOSED FLOOR PLANS

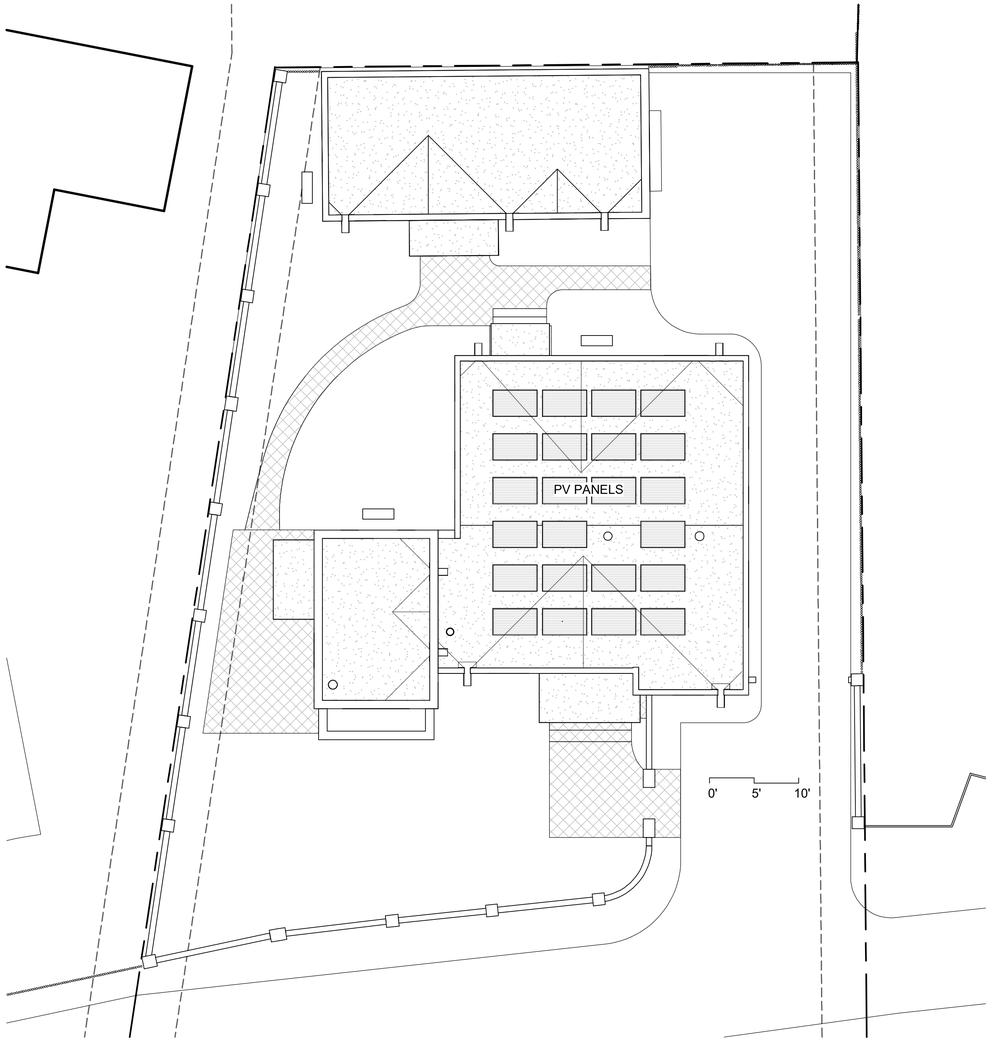
DATE:
HISTORIC DESIGN REVIEW DEC. 16, 2024

Sheet No.
A-2.1



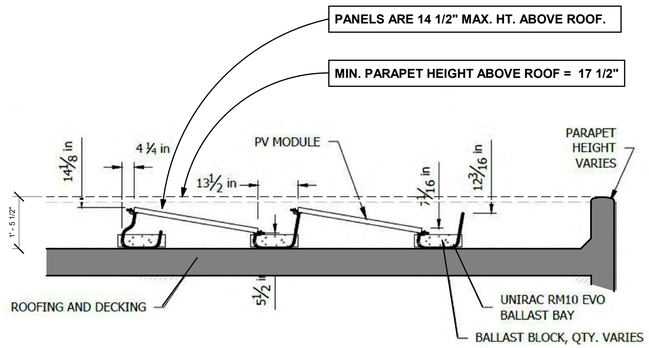
1 Existing Roof Plan

1/8" = 1'-0"



2 Proposed Roof Plan

1/8" = 1'-0"



3 PV PANELS

1/2" = 1'-0"

Mathey and Associates Architects
574 W. San Francisco St. Santa Fe, NM 87501
505/986-9854 email: matheyarchitecture@gmail.com

RESIDENTIAL REMODEL & ADDITION

1A Camino Pequeno
City of Santa Fe, NM

ROOF PLANS

DATE:
HISTORIC DESIGN REVIEW DEC. 16, 2024

Sheet No.
A-2.2

TYPICAL EXTERIOR FINISHES

STUCCO:
STO "SUEDE" #29 OR "PUEBLO" # 42 ELASTOMERIC OR CEMENT STUCCO, ROUNDED, BULLNOSE CORNERS, TYPICAL

CANALES:
PRE-CAST CONCRETE, LIMESTONE COLOR, SMOOTH FINISH OR WOOD CANALE WITH GALV. FLASHING

WOOD:
EXPOSED WOOD TO BE STAIN FINISHED, "SILVER ASH" #1073 OR "SMOKY QUARTZ" #1074, MINWAX OR EQUAL

WINDOW AND DOOR COLORS:
NEW DOOR AND WINDOW TRIM TO BE "LINEN" #032 OR "SANDSTONE" #003 BY SIERRA PACIFIC WINDOWS.

FLAGSTONE WALKS AND PATIO:
ROSE FLAGSTONE

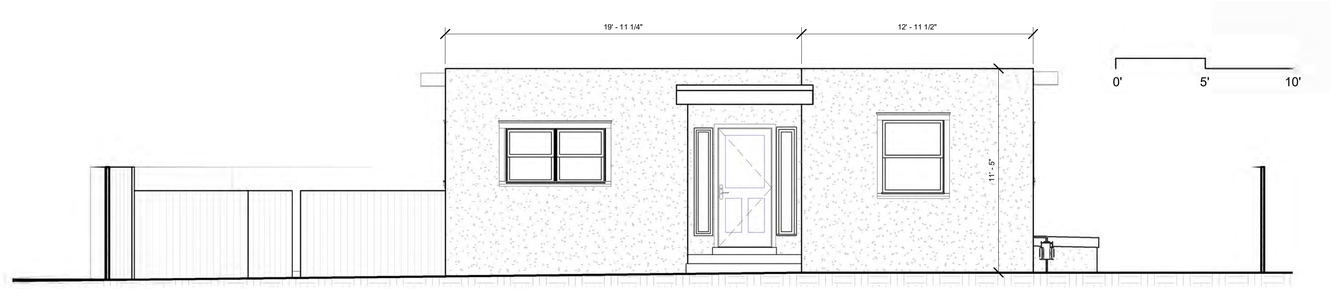
EXTERIOR STONE WINDOW SILLS:
WHERE SHOWN, EXTERIOR WINDOW SILLS ARE TO BE 2" THICK ROSE COLORED FLAGSTONE

GRAVEL :
DRIVEWAY TO HAVE CRUSHED GRAY GRAVEL.

DRIVEWAY AND YARD WALL GATES:
POWDER COATED METAL, BLACK OR DARK BRONZE

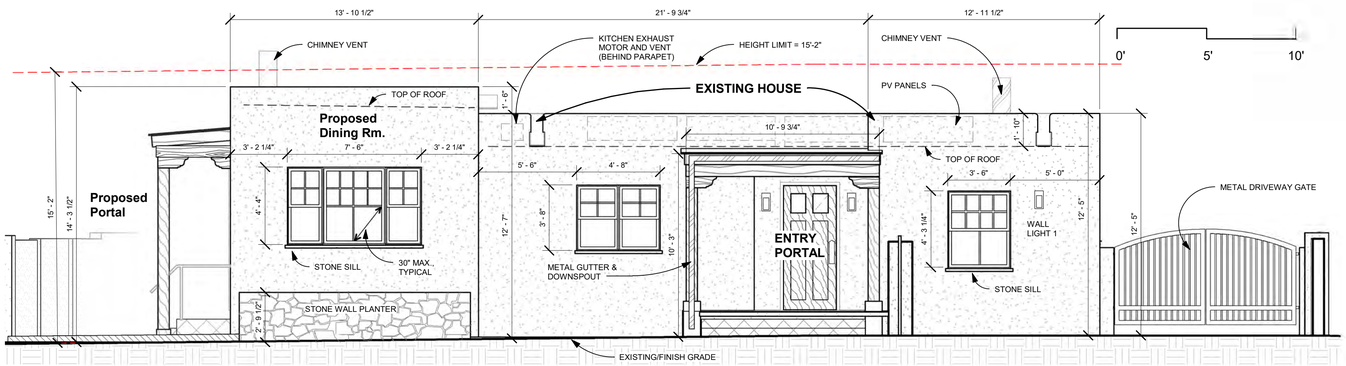
METAL:
EXPOSED METAL TO BE PAINT FINISHED TO MATCH STUCCO. GUTTERS AND DOWNSPOUTS TO BE PAINTED DARK BRONZE OR TO MATCH WOOD.

NOTE: REFER TO HISTORIC DESIGN REVIEW SUBMITTAL LETTER FOR ADDITIONAL INFORMATION AND COLOR SAMPLES



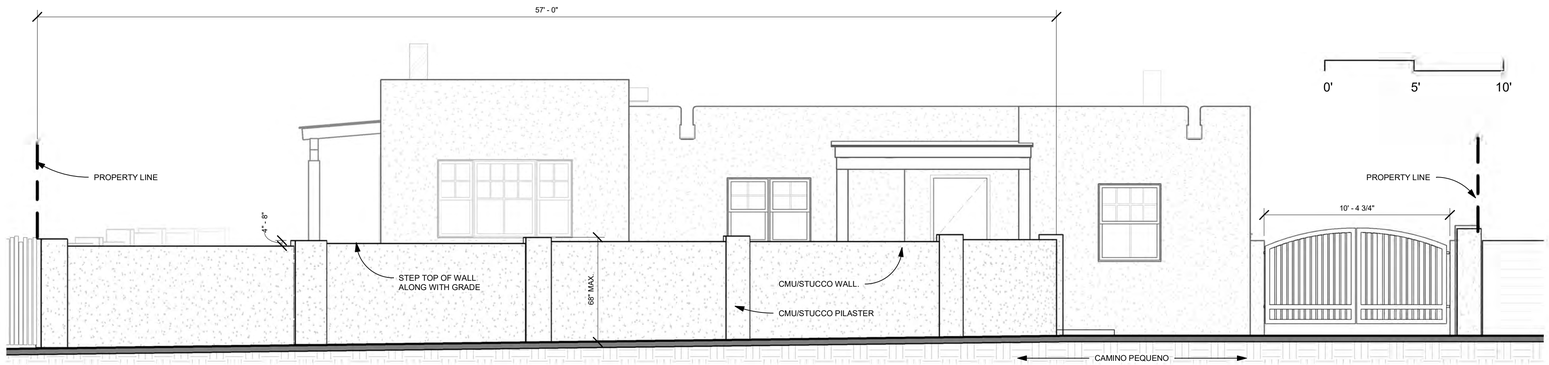
1 Existing South Elevation

1/4" = 1'-0"



2 Proposed South Elevation

1/4" = 1'-0"



3 Proposed South Elev. with Yard Wall

1/4" = 1'-0"

Mathey and Associates Architects
574 W. San Francisco St. Santa Fe, NM 87501
505/986-9854 email: matheyarchitecture@gmail.com

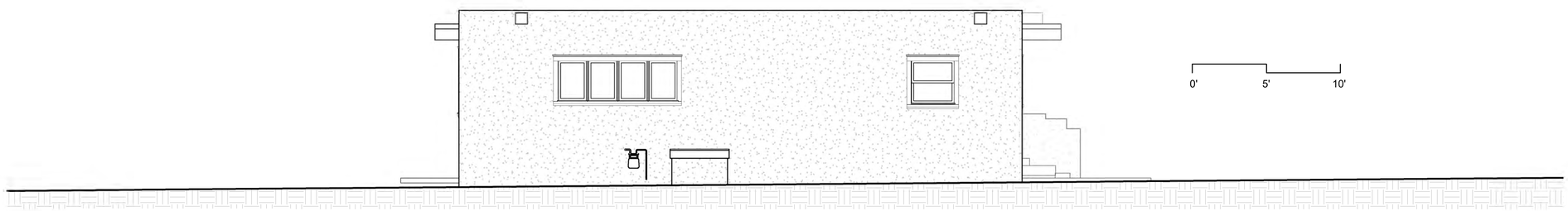
RESIDENTIAL REMODEL & ADDITION

1A Camino Pequeno
City of Santa Fe, NM

SOUTH ELEVATIONS

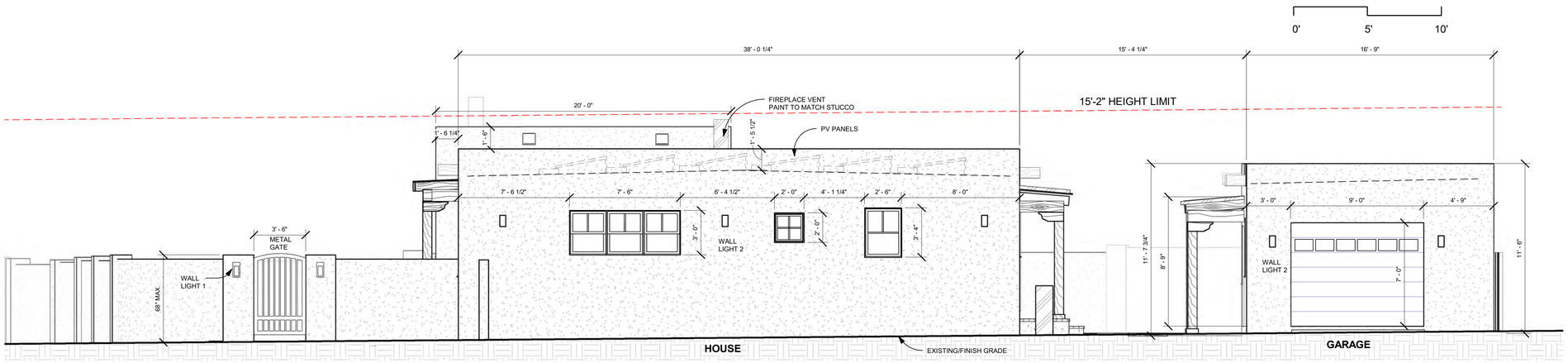
DATE:
HISTORIC DESIGN REVIEW DEC. 16, 2024

Sheet No.
A-3.1



1 Existing East Elevation

1/4" = 1'-0"



2 Proposed East Elevation

1/4" = 1'-0"

Mathey and Associates Architects
574 W. San Francisco St. Santa Fe, NM 87501
505/986-9854 email: matheyarchitecture@gmail.com

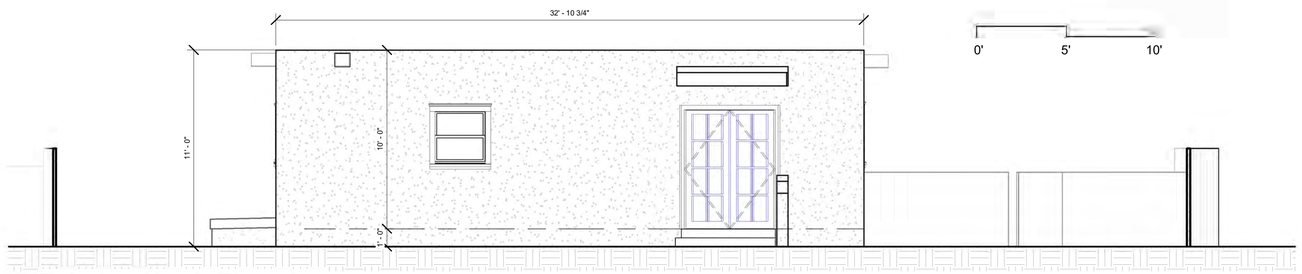
RESIDENTIAL REMODEL & ADDITION

1A Camino Pequeno
City of Santa Fe, NM

EAST ELEVATIONS

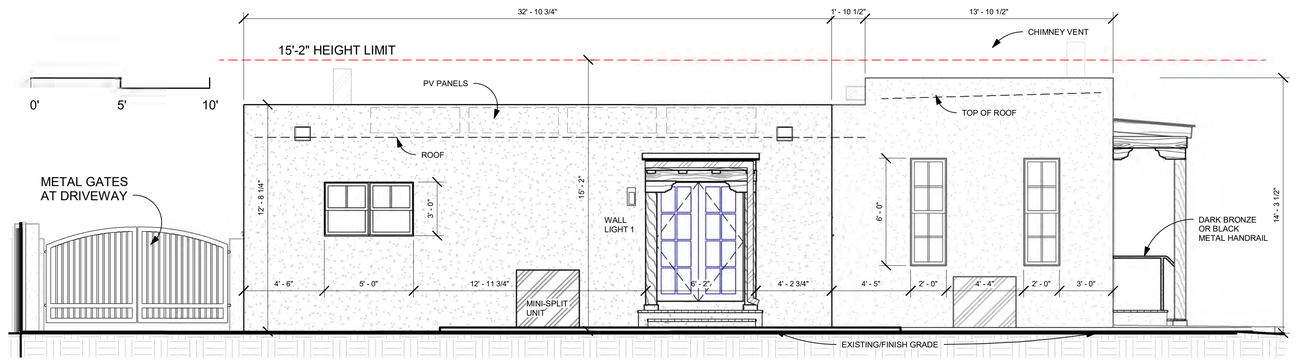
DATE:
HISTORIC DESIGN REVIEW DEC. 16, 2024

Sheet No.
A-3.2



1 Existing North Elevation

1/4" = 1'-0"



2 Proposed North Elevation

1/4" = 1'-0"

Mathey and Associates
Architects
574 W. San Francisco St. Santa Fe, NM 87501
505/986-9854 email: matheyarchitecture@gmail.com

RESIDENTIAL REMODEL & ADDITION

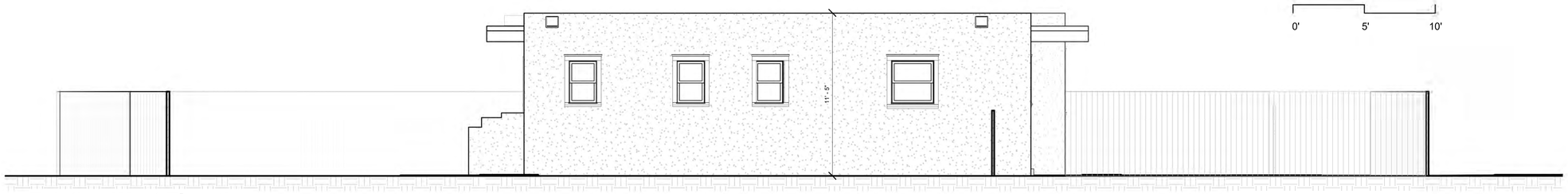
1A Camino Pequeno
City of Santa Fe, NM

NORTH ELEVATIONS

DATE:

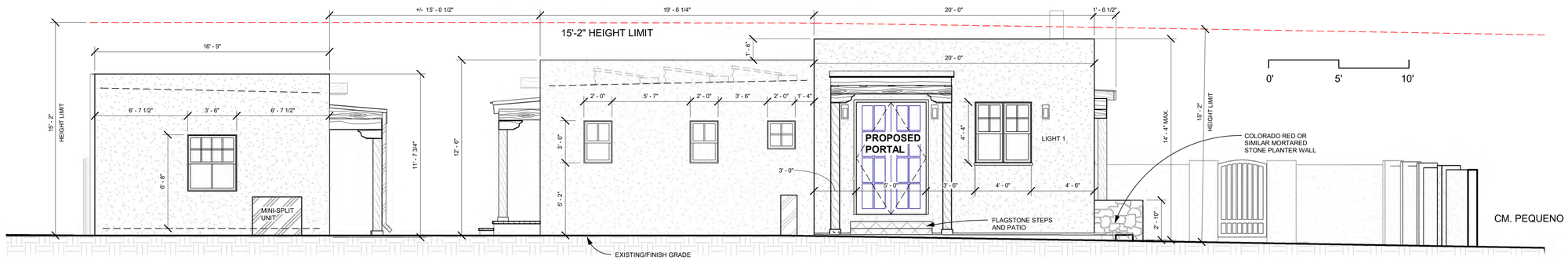
HISTORIC DESIGN REVIEW DEC. 16, 2024

Sheet No.
A-3.3



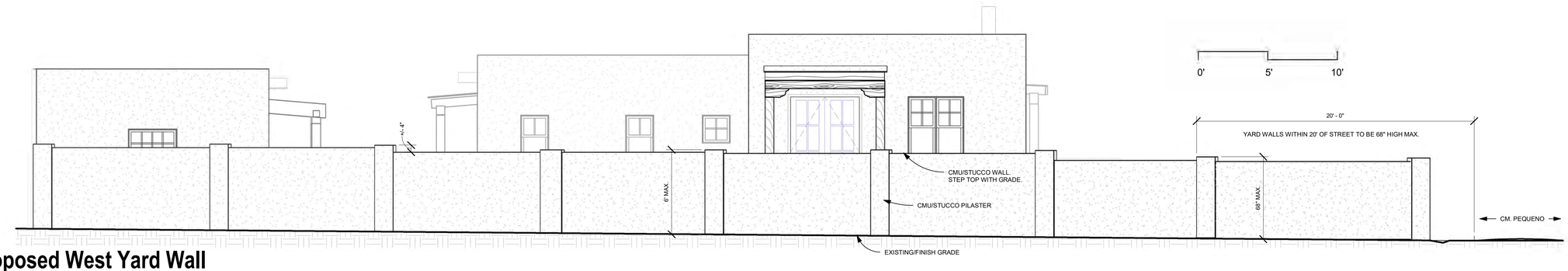
1 Existing West Elevation

1/4" = 1'-0"



2 Proposed West Elevation

1/4" = 1'-0"



3 Proposed West Yard Wall

1/4" = 1'-0"

Mathey and Associates
Architects
574 W. San Francisco St. Santa Fe, NM 87501
505/986-9854 email: matheyarchitecture@gmail.com

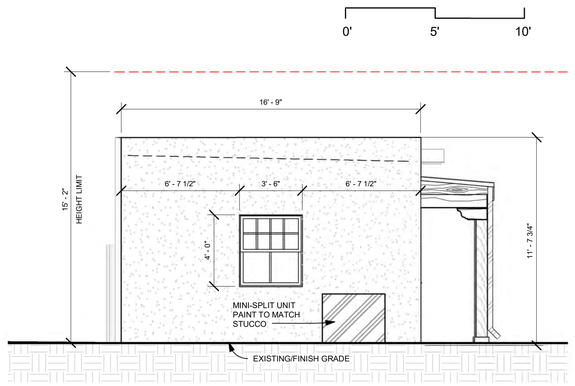
RESIDENTIAL REMODEL & ADDITION

1A Camino Pequeno
City of Santa Fe, NM

WEST ELEVATIONS

DATE:
HISTORIC DESIGN REVIEW DEC. 16, 2024

Sheet No.
A-3.4

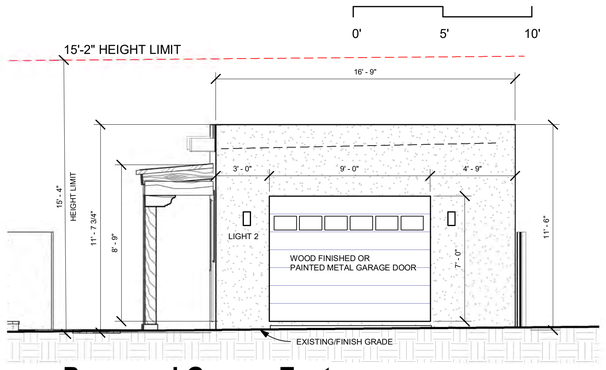


1 Proposed Garage West

1/4" = 1'-0"

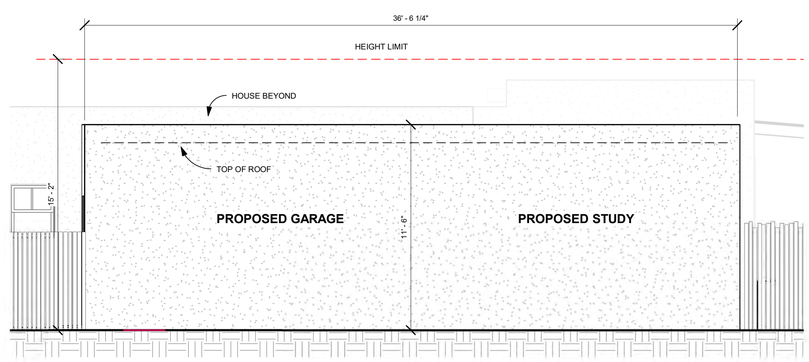
2 Proposed Garage South

1/4" = 1'-0"



3 Proposed Garage East

1/4" = 1'-0"



4 Proposed Garage North

1/4" = 1'-0"

GARAGE ELEVATIONS

Mathey and Associates
Architects
574 W. San Francisco St. Santa Fe, NM 87501
505/986-9854 email: matheyarchitecture@gmail.com

RESIDENTIAL REMODEL & ADDITION

1A Camino Pequeno
City of Santa Fe, NM

GARAGE ELEVATIONS

DATE:
HISTORIC DESIGN REVIEW DEC. 16, 2024

Sheet No.
A-3.5

City of Santa Fe, New Mexico

memo

DATE: **February 11, 2025**

TO: **Historic Districts Review Board Members**

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

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

2025-009773-HDRB, 127 Duran St., Westside-Guadalupe Historic District, Non-contributing. Gayla Bechtol, agent for Jennifer Allen and Karen Kalat, owners, request a status review with primary façade designation, if applicable, for a residence and an accessory structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** 2025 HCPI

STAFF RECOMMENDATION:
Staff recommends the historic status of the residential structure be maintained as non-contributing and the status of the accessory structure be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Sample motion:

a. Move to retain the status of the residential and accessory structures at 127 Duran Street as

non-contributing in Case #2025-009773-HDRB.

BACKGROUND & SUMMARY:

The single-family residence at 127 Duran Street is listed as non-contributing to the Westside-Guadalupe Historic District. The property holds an accessory structure which is also listed as non-contributing.

Figure 1: Property Location

According to the HCPI, the 1,189 sq. ft. residential structure was constructed originally in the late 1930s. The structure started out as a square building as is evidenced by the 1966 aerial photograph in the HCPI. The structure almost doubled its size with the 406 sq. ft. 1985 addition. The HCPI indicates that a 90 sq. ft. porch was also installed in the 1980s but has since been removed. As shown below in Figure 2, remnant roofing material from the porch remains on the exterior wall. While the original structure was constructed of 12" thick adobe, the 1985 addition was constructed

of concrete block. The windows in the adobe portion of the structure are inset into the wall where the newer construction windows are not. The windows are a combination of metal, aluminum, and vinyl. According to the HCPI, none of the windows appear to be original to the structure. The HCPI also indicates that the wood doors, one six panel and the other faux plank appear to not be original to the structure.

Figure 2: The main residence (Source: 2024 HCPI, John Murphy)

The HCPI dates the accessory structure on the northeast corner of the property to post-1978and states that it is constructed of concrete block. The roof is supported by posts set on the dirt floor. An adjacent frame lean-to storage room is covered with gray coat stucco. Upon a recent site inspection, the entire accessory structure appears unstable.

Figure 3: The accessory structure

Based on evidence provided in the HCPI, the lot was once used for farming, and has a remnant acequia, thought to be part of the *Acequia Publica*, across the east edge of the property.

According to the HCPI, a Duran family descendant subdivided a portion of the large estate into the Duran Addition (also called Duran Subdivision) in the 1920s. Elena, Duran, Candelario, and Quintana streets are all a part of this subdivision. The homes in this area were constructed as simple adobe structures topped with tin roofs. The roads were unpaved, and sidewalks were not brought in until the 1970s. By the late 1930s, Duran Street had mostly filled in with homes. All the primary residences were owner-occupied, and the street was entirely populated by families with Spanish surnames. The 1938 city directory indicates the presence of "rear" houses —smaller homes built at the back of properties that were rented out to generate additional income. The primary residential structure at 127 Duran appears to be one of those smaller four room homes built at the back of the property to generate income. After being used as a rental property, the home was split off from the front house, creating the "flag lot" configuration. From the late 1970s to her death in 2022, the property was owned by Martha Baca, who donated the proceeds of the sale of the property to local charities.

APPLICANT'S REQUEST:

The applicant requests the following:

1) A status review with primary façade designation, if applicable, of a residential structure.
2) A status review with primary façade designation, if applicable, of an accessory structure.

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."

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)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1944

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 0516 13057 - 58?
field map SFHD #7	number 057	UTM reference zone 12 13 easting	northing

location description: 127 R. DURAN ST.

city/town: SANTA FE

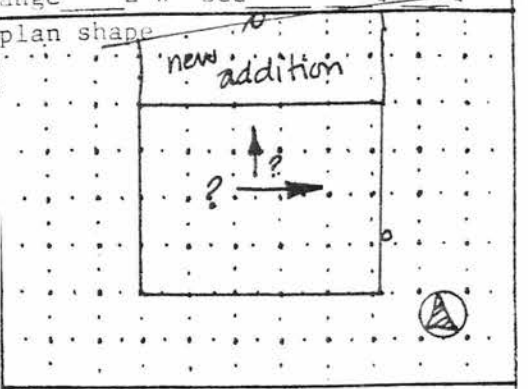
land grant/reservation: na

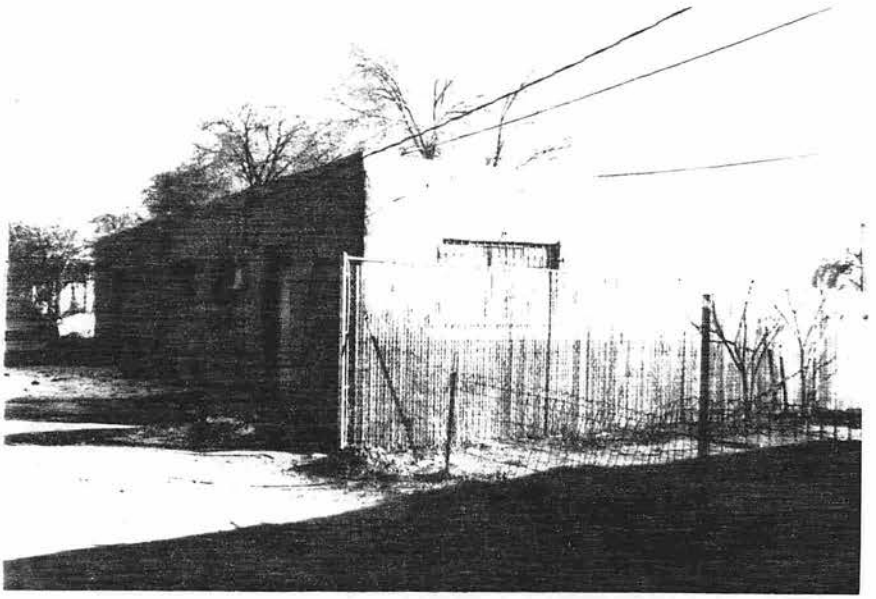
building name:

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

film roll by SL no. 2	negative nos. 31	loc. of neg. HPB

plan shape





date of construction: 134-140 estimate _____ actual

source: directory

use
present: ✓residential
other: _____
historic: ✓residential
other: _____

condition
___excellent ___good
✓fair ___deteriorating

style: N.M.U.V.

foundation material: conc.

wall material/surface: adobe? / stucco w/o color coat

degree of remodeling
✓minor ___moderate ___major
describe: addition & new alum.

architectural features
flat parapet concealing low shed to E. or S.
(couldn't check - fierce dogs!)
windows: alum sliding w/ conc. lug sill
door: solid w/ 4 lits, solid w/ 3 lits

surroundings: RESIDENTIAL

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ___of interest ✓none
if eligible, why?
N.C. alterations

comments

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

GAYLA BECHTOL
ARCHITECT

Lani McCulley
City of Santa Fe
Historic Preservation Division
Planning and Land Use Department

January 13, 2025

Re: Status Review of 127 Duran Street Rear

Please see attached HCPI completed by John Murphey.

We request the status remain Non-contributing concurring with Mr Murphey.

Thank you for your kind consideration.

Sincerely,

Gayla Bechtol, AIA

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: January 10, 2025

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

1. Name of property:	2. Location:	3. Local Reference Number:
127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	127 Duran Street (Rear) Westside-Guadalupe Historic District – Santa Fe	Santa Fe ID: Old # 051613057 4. County: Santa Fe Parcel # 10446175

5. Property Type:
_x Buildings: 2 – house and shop
__ Structures:
__ Site __ Object

6. Date of Survey:
November 24-25, 2024

7. Previous Survey Date(s):
_x_Yes: August 1985, Susan Lopez
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long: 35.690543, -105.946678

10. Photo Information: John W. Murphey, photographer. Photo 1: North (front) elevation. Camera facing southeast, November 25, 2024

11. Brief Description of the Property:

Potentially erected in the late 1930s, 127 Duran Street (Rear) is a roughly 1,189-square-foot adobe box. The building sits approximately 70’ from the street (Photo 2) on a 0.15-acre flag lot created from the property west of it at 127 Duran Unit A. The subject house has a rectangular ground plan and faces north. The building began as a square footprint, evident in a 1966 aerial photograph (Fig. 3). In c.1985, a 406-square-foot addition was added across the east elevation. All windows and doors have been replaced. The house is designated Non-Contributing to the Westside-Guadalupe Historic District.

Continued on Page 5.

12. Who uses the property?

13. Construction Date: Uknown
Date: Original core, estimated late 1930s, with 1980s addition
_x_Known _x_ Estimated Source: city directories and aerial photographs

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

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

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

Source: Office of the Santa Fe County Assessor
parcel lines are not accurate; above interpretation made by author based on fence lines, etc; see Field # 19, survey plat.

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

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

For: Current owner & Gayla Bechtol Architect PC

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

Current owner: Jennifer E. Allen and Karen L. Kalat
Neighbor

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: Old # 051613057
127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: November 24 & 25, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Sliding	Vinyl	1-1	2
Sliding	Aluminum	1-1	2
Fixed	Metal	2 and 3	3
Combination	Aluminum	1S-1F-1S	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	6-panel	Wood	1
Single-Leaf	Faux Plank	Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1985; erection of app. 406 sq ft addition across north elevation; 1985 HBI form and aerial photographs
#2 Date: c.1980s; installation of app. 90 sq ft porch (removed); aerial photographs and County Assessor data
#3 Date: Unknown; replacement of all windows and doors; material and visual evidence

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

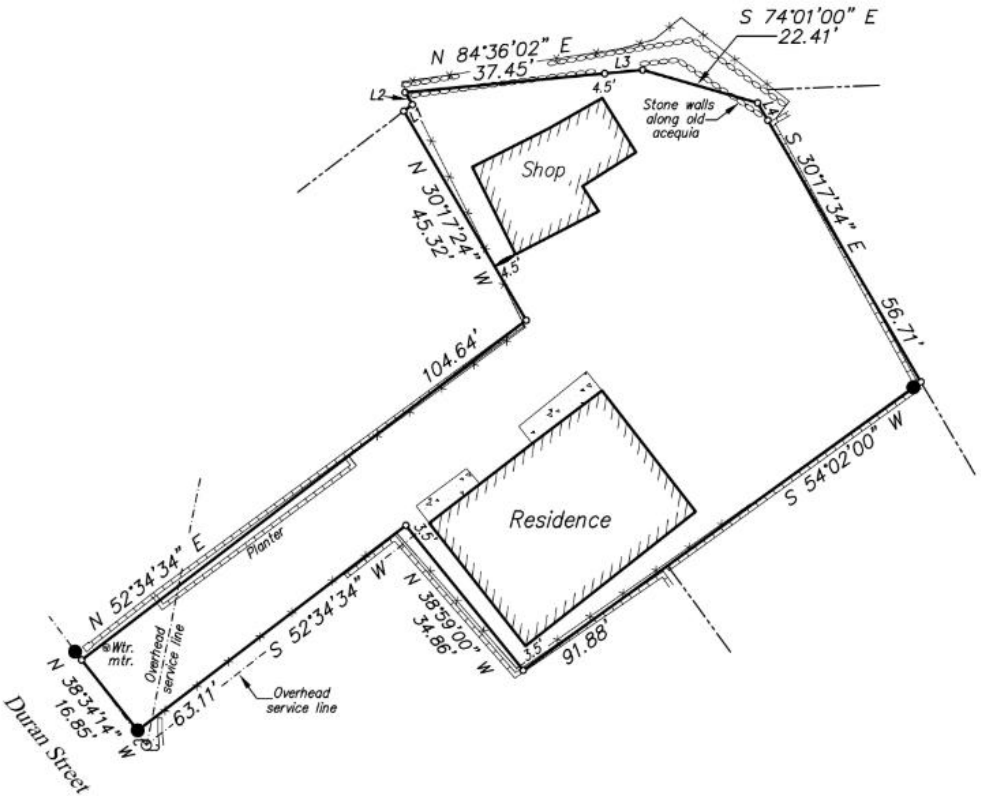
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: 2024 survey plat. Courtesy Sierra Land Surveying, Inc.



For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Architectural Description Continued

The property includes a post-1978 concrete block shop and storage room, both of which are of substandard construction. Once used for farming, the level lot has two mature apricot trees and several invasive ailanthuses. There is no formal landscaping. A relict acequia, thought to be part of the *Acequia Publica*, courses across the east edge of the property (Photo 4).

North (Façade)

The building faces north with mostly a blank façade (Photos 1 & 5). The west half is the earlier constructed dwelling, consisting of four rooms. Separated by an expansion joint is the 1980s addition holding a dining room and living room (Photo 5). The west side is constructed of adobe and rests on a low foundation, though it is too low to be considered a crawl space. Its walls are roughly 12” thick. The construction of the addition is unclear.

Beginning at the west end is a non-historic faux plank door (Photo 6). Next, still representing the original core, are sliding vinyl windows at the bathroom and kitchen (Photo 7). These windows, like the rest of the units along the portion of the building, are set 3½” to 4½” deep into the wall.

The remaining 14’ of the façade represents the non-historic addition, which is entered by a six-panel wood door (Photo 8). Tar stains above the doorway indicate the presence of a porch that was recently removed.

East Elevation

An overhang, which helps drain the roof, traces the east elevation (Photo 9). This portion of the building represents the addition and encloses a large room which is divided into living and dining spaces. The windows on this and the west elevation of the addition are metal fixed units (Photo 10). They are placed nearly flush with the wall.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

South Elevation

The south side of the building sits close to a block wall (Photo 11). Here stands one of two of the property's apricot trees. It begins at the east end with a large window at the living room (Photo 12). An expansion joint signals the shift between the addition and the original building (Photo 13). The remaining windows of the façade are large aluminum sliding units with slanted concrete sills (Photos 14 & 15).

West Elevation

The short west elevation is the side of the building not attached to the addition (Photo 16). It has a single opening holding an aluminum combination window. The opening's width and the concrete sill's style seem more of a mid-century vintage.

Interior

The interior of the older adobe section has four rectangular rooms that are connected by shared doorways rather than a hallway. The ceiling heights vary, with the tallest ceiling measuring 8' 6" in the northwest entry room (Photo 18). The rooms are spare, lacking moldings or closets, and are all covered with non-historic flooring materials (Photos 18-20). Each room was heated with a stove. The fourth room, located in the northeast corner, is divided into a small bathroom and a kitchen (Photo 21).

The addition has a plywood floor covered with vinyl tiling and a viga-spanned ceiling, interrupted by a skylight (Photo 22).

Shop

Standing at the northeast corner of the property is a shop — perhaps potentially first used as a garage — and an attached storage room (Photo 23). Constructed of concrete masonry units, the shop has a rectangular, dirt-floor room (Photo 24). Its frame roof structure rests precariously on two poles, supported by tilting posts. An adjacent frame storage room is covered with gray coat stucco (Photo 25). Essentially a lean-to, its structure is even more precarious (Photo 26).

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

The shop is not shown in a 1978 aerial (Fig. 5). Its construction may be linked to a zoning request the second-to-last owner made in 1979 to reduce the side yard setback to build a storage shed.[1]

Historical Overview

West San Francisco Street Neighborhood

In the late 19th century, San Francisco Street beyond Guadalupe Street (then named Jefferson and carrying the tracks of the Denver & Rio Grande Railroad) ambled northwest toward the broad and deeply troughed Arroyo Mascaras. The arroyo impeded further movement.

An extension of the railroad tracks made in 1887 had lopped off the area from the city, giving it a separate identity. Farm fields surrounded San Francisco Street west of the railroad, similar to what was shown on Joseph de Urrutia's map nearly 150 years earlier. According to the 1892 Gaynor map, the Ortiz and Duran families owned much of the land north of the street (Fig. 1).

The land had soil of moderate fertility that could support corn, beans, and hay. The crops were watered by *Acequia Publica*, which ran north and south of the street.[2] A section of the north alignment passes through the subject property's backyard.

The area's agrarian use ended in the early 20th century as landowners north of the road began subdividing their property into small housing tracts. One of these tracts included the Duran Street area, carved out from the former property of José E. Duran who was a prosperous Santa Fe Trail freighter.

A Duran family descendant subdivided a portion of the large estate into the Duran Addition (also called Duran Subdivision) in the 1920s. Elena Street was the first street in

[1] "Notice of Public Hearing," *Santa Fe New Mexican*, February 23, 1979, C-3. Case V-1979 11.
[2] David H. Snow, "The Santa Fe acequia Systems: Summary Report on Their History and Present Status, with Recommendations for Use and Protection," (1988), 31, 118 (map). Snow gives it the name "Acequia Publica."

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

the subdivision to develop, receiving piped water and sewerage.[3] The uniform 25'x100' lots led to the urbanization of the once agricultural land.[4] Parallel Duran, Candelario, and Quintana streets would follow without the same uniformity as Elena.

The urban development of Santa Fe's west side was notably different from that of the South Capitol area, where housing tracts were being established at the same time. In the South Capitol, homes were designed by architects or builders primarily for Anglo buyers. These homes featured the emerging Pueblo Revival style and followed deed covenants. The south subdivisions included sidewalks and paved streets. In contrast, homeowners on West San Francisco constructed simple adobe structures topped with tin roofs. The roads were unpaved, and sidewalks were absent until the 1970s, when they were finally introduced through a federal War on Poverty program.[5]

By the late 1930s, Duran Street had mostly filled in with homes. All the primary residences were owner-occupied, and the street was entirely populated by families with Spanish surnames. The 1938 city directory indicates the presence of "rear" houses — smaller homes built at the back of properties that were rented out to generate additional income. [6]

A Four-Room Rental

One of these rentals, the subject property, was leased in 1938 to Carlos and Rosa Gonzales. Carlos was in his early 20s and originally from Mexico; he worked as a cook at La Fonda.[7] Rosa was just 16 years old. They soon moved out and were replaced by another young couple, Henry and Angeline Arrey. Henry was 20 years old. He was born in Arrey, New Mexico, a small farming community in Sierra County named after his

[3] W. G. Turley, "1933 Map, City of Santa Fe, Santa Fe County, New Mexico, Showing Block and House Numbering, Street and Road Layout," July 12, 1933.
[4] John W. Murphey, "573 and 573 ½ West San Francisco Street, Ortiz-Quintana Property, Abbreviated Property History," Santa Fe, Santa Fe County, New Mexico (Archaeological Review Committee report, December 17, 2021), 8-9.
[5] John W. Murphey, "Santa Fe Historic Context Study: 1610-1986," Document prepared for the City of Santa Fe (Revised June 4, 2021), 104.
[6] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1938* (El Paso: Hudspeth Directory Company, 1938), 262. No "rear" houses were listed in the 1936 directory; by 1938 there were two, including the subject property.
[7] Ibid., 96.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

grandfather, Urbano Arrey. Henry worked as a taxi driver while Angeline, who was 17, cared for their seven-month-old baby. They paid $4.00 a month to lease the small house.[8]

City directories suggest that the rental was part of the property with the address 127 Duran Street, along with the house fronting the street. Elias Vigil, a cook at La Fonda, lived in the front house and is assumed to have owned the larger property. Thereafter, the back house was leased by a few other tenants, and based on city directories was removed as a rental in the 1950s.

The specific sequence of transactions is not entirely clear, but it seems that the property was separated from the front house in the early 1960s. The back property eventually came under the ownership of Guadalupe and Simona (Simonia) Chavez.[9] Guadalupe was employed as a correctional officer at the New Mexico State Penitentiary. He and his wife later transferred the property to his brother, Celestino Chavez.[10]

Martha J. Baca

The property changed hands several times in the early 1970s before being acquired by Fidel and Martha Ortega in 1976.[11] The couple had married the year prior. They sued to quiet the title in 1977, and a year later, they appeared to have divorced, with the property going to Martha, a state employee originally from Colorado. Martha, who would return to using her maiden name of Baca, kept the property until she died in 2022.

Baca was responsible for the changes to the 1930s house. In the 1980s, she added a dining/living room to the east side of the home, along with a portal that has since been removed. She also likely erected the shop and its addition.

[8] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 7B; Enumeration District: 25-15.
[9] Quitclaim Deed, Juan Espinosa and Stella Martinez to Guadalupe and Simona Chavez, recorded September 17, 1962, Book 193/Page 544, Instrument # 259434, Santa Fe County, New Mexico.
[10] Warranty Deed, Guadalupe and Simona Chavez to Celestino Chavez, recorded November 16, 1971, Book 286/Page 142, Instrument # 338209, Santa Fe County, New Mexico.
[11] Warranty Deed, Elizabeth M. and Joachin F. Wirth to Fidel and Martha Ortega, recorded August 27, 1976, Book 338/Page 222, Instrument # 1976392169, Santa Fe County, New Mexico.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Baca fell into financial difficulties, leading the City of Santa Fe and the State of New Mexico to place multiple liens on the property.[12] The property deteriorated significantly over the years. Aerial photographs reveal what began in the early 2000s as a line of parked cars down the driveway and escalated into a lot cluttered with trash (Field 16). A neighbor recalled that Martha struggled with hoarding.[13]

In 2013, Baca created a will that specified her house was to be sold upon her death, with the net proceeds divided equally between St. Vincent de Paul, St. John's Soup Kitchen, and St. Anne's Church.[14] Martha J. Baca passed away less than ten years later on New Year's Eve in 2022 at the age of 74.[15] She was buried in a hardwood coffin at the West St. Ignacio Cemetery in Ignacio, Colorado, alongside her father and several relatives.

A year later, it took several days — and several dumpsters — to remove the accumulated debris at her Duran Street home.

Evaluation of Historical Status

Following the original survey, the recommendation is to maintain Non-Contributing status. The house holds little architectural or historical significance. In addition, the 1985 extension increased its footprint by 34%. The shop and its addition appear to postdate 1978 and are poorly constructed.

[12] Review of list of liens, Santa Fe County Clerk's Office.
[13] Juanita Martinez, conversation with John W. Murphey, November 25, 2024, Santa Fe, New Mexico.
[14] "Will of Martha J. Baca," recorded November 7, 2013, Instrument # 1722557, Santa Fe County, New Mexico.
[15] "Martha J. Baca," obituary, Rivera Family Funerals & Cremations, https://www.riverafamilyfuneralhome.com/obituaries/marthabaca.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Illustrations

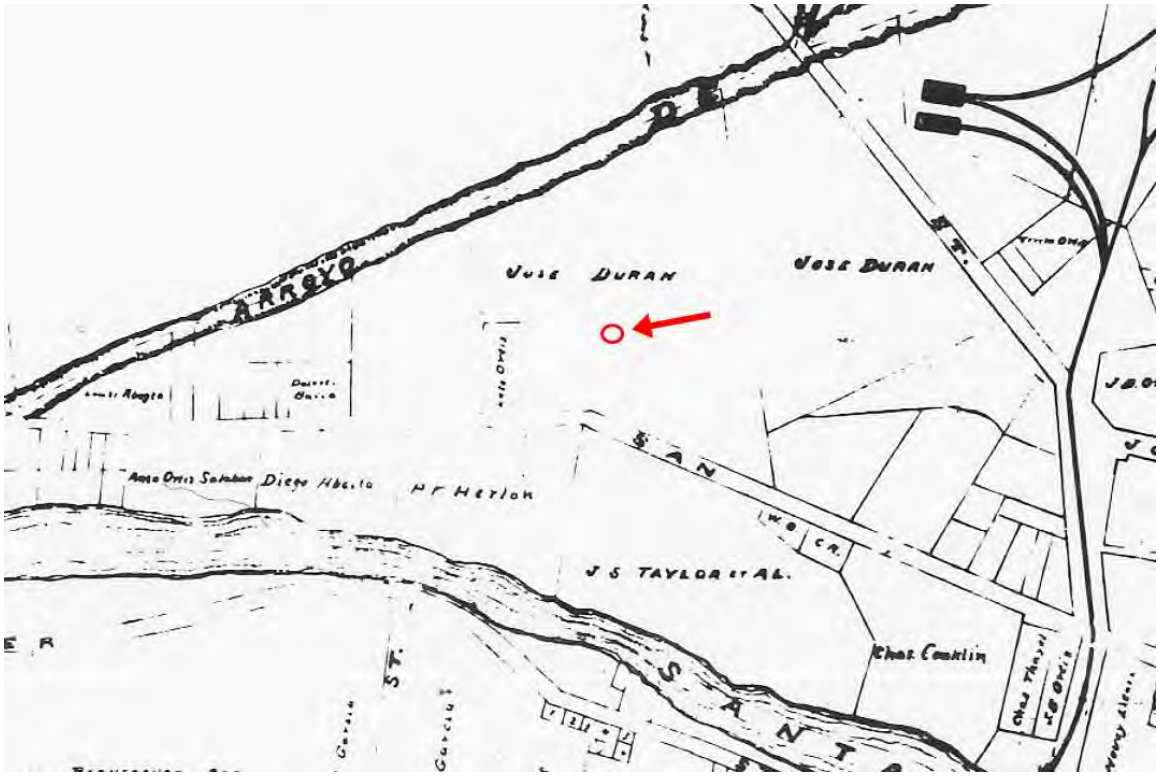


Figure 1: P. C. Gaynor, "Map of Santa Fe," 1892.
Circle indicates the approximate location of current house.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

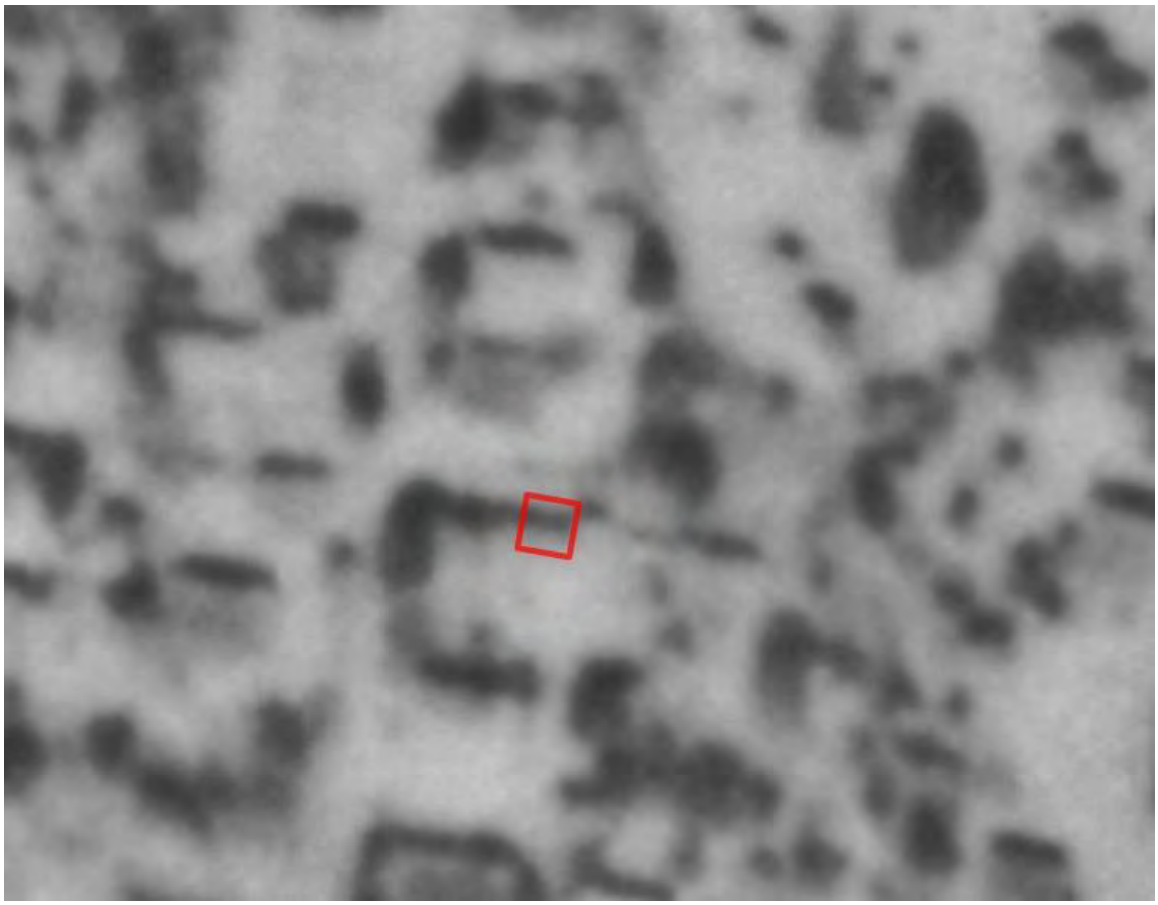


Figure 2: October 25, 1948, aerial photograph.
Highlighted structure may be the subject house.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

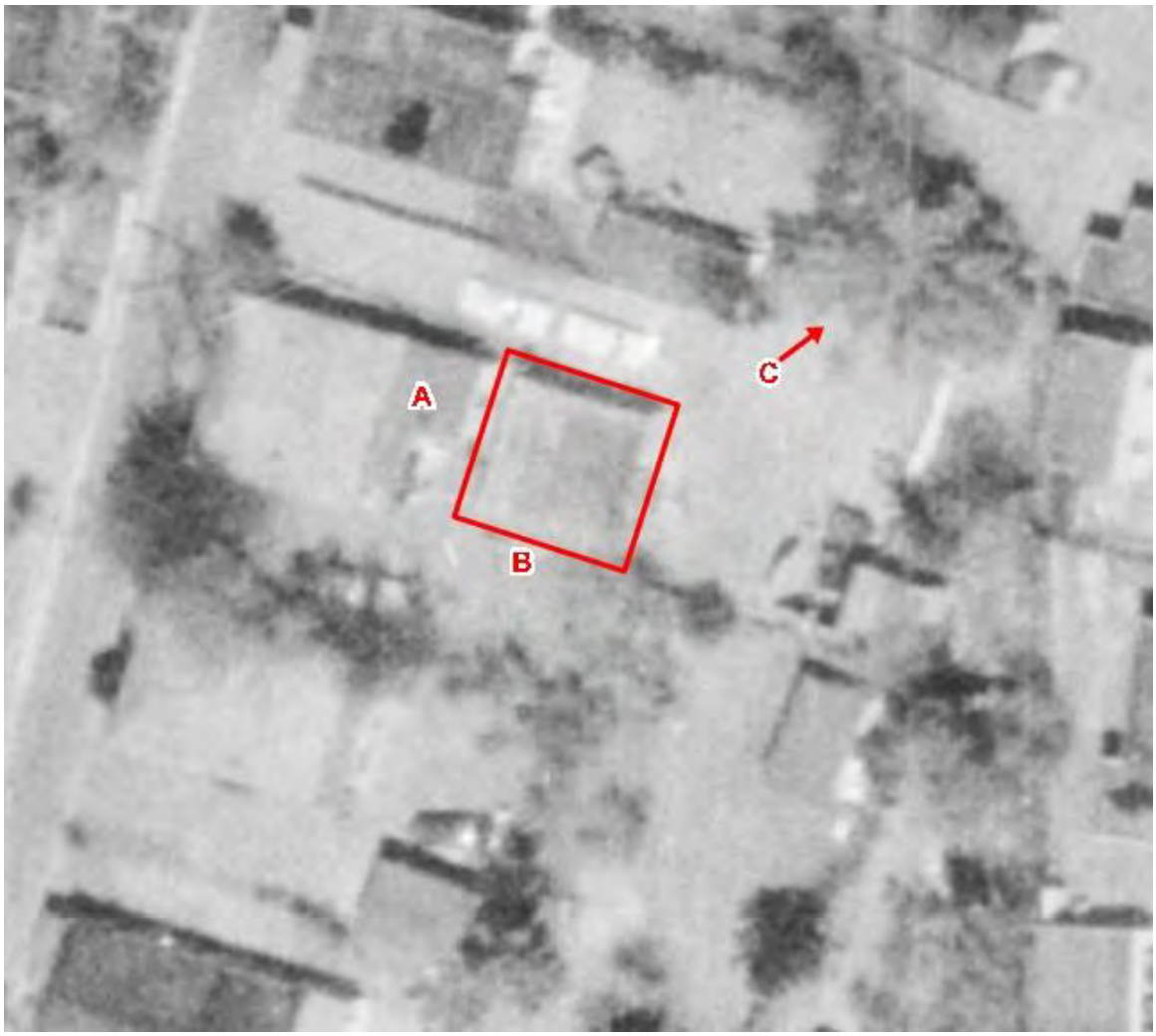


Figure 3: May 6, 1966, aerial photograph.
A. Structure located between front house and subject house; B. subject house, note square footprint; C. note absence of shop.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Figure 4: September 11, 1978, aerial photograph.
A. Structure located between front house and subject house has been demolished; B. subject house, note square footprint; C. note absence of shop.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Figure 5: August 1985 HBI survey. The arrow indicates 1980s east addition. Susan Lopez, photographer. Courtesy of NMCRIS.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Survey Photographs

(All images taken by John W. Murphey on November 24 and 25, 2024.

Photo 2: View of property from near the west end of the driveway. Subject house highlighted by arrow. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 3: View of property facing southwest. Non-historic shop at foreground right.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 4: Assumed acequia segment tracing east side of property. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 5: East and north elevations. 1980s addition outlined in red. 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: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 6: North elevation representing the northwest room of the original core. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 7: North elevation fenestration representing the kitchen (left) and bathroom (right) of the northeast room of the original core. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 8: North elevation at east end addition. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 9: East elevation representing 1980s addition. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 10: East elevation at 1980s addition. Window detail. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 11: South 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		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 12: South elevation at 1980s addition. Window at living room. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 13: South elevation. Expansion joint between original core (left) and 1980s addition (right). Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 14: South elevation. Window of southeast room of the original core. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 15: South elevation. Window of southwest room of the original core. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 16: West elevation. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 17: West elevation. Window of northwest room of the original core. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 18: Northwest room of the original core. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 19: Southwest room of the original core. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 20: Southeast room of the original core. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 21: Northeast room of the original core, combining bathroom and kitchen. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 22: 1980s addition. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 23: Shop. South elevation. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 24: Shop. Interior. 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: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 25: Shop. Addition. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe 5. Date of Survey: November 24 and 25, 2024

Photo 26: Photo 25: Shop. Addition, interior. Camera facing north.

City of Santa Fe, New Mexico

memo

DATE: **February 11, 2025**

TO: **Historic Districts Review Board**

VIA: **Heather Lamboy, Planning and Land Use Department Director**

Maggie Moore, Assistant Director *MM*

Gary Moquino, Historic Preservation Division Manager *GSM*

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

2024-009202-HDRB, 925 Acequia Madre, Downtown & Eastside Historic District, Contributing. Gregory Waits, agent for Jason Flanagan, owner, requests a status review with primary façade designation(s) 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**: Primary Façade Diagram	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing with the south façade, excluding non-historic materials, designated as primary, identified as number one in the façade diagram. Staff recommends that the yard wall with metal elements and gate on the south property line facing the street be designated as non-contributing, and the guest house as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family residence at 925 Acequia Madre is listed as contributing to the Downtown and Eastside Historic District. The 904 sq. ft. main residence was constructed in the late 1930s on a 0.15-acre lot. The architectural design style of the main residence is Santa Fe Pueblo Revival as seen by the adobe block and wooden viga construction materials, flat roof and rounded parapets, and recessed doors and windows with divided lites.

There are no records of the main residence coming before the Board for status and primary façade designation and most likely the structure was given status in 1984 when the Historic Building Inventory (HBI) form was completed. This practice was a common theme during this period where "drive by" review of buildings and assignment of historic status occurred in the Historic Districts. The Historic Cultural Property Inventory (HCPI) form completed by Mr. John Murphey (2024) identifies the yard walls as non-historic with recent alterations (2024:11). The guest house (casita) is identified as not surveyed given that it was constructed in 2002-2003 and is not eligible for a contributing status at this time.

Previous Historic Districts Review Board (HDRB) cases include:

On November 26, 2002, Case No. H-02-140, came before the Board for the approval of a 514 sq. ft. guest house addition. The addition was required to meet the Acequia Madre Association which had been met. The motion included a condition that all openings adhere to the 30" rule with the exception of those on the north elevation, that all windows and doors must meet the 3' rule except the east elevation door, and that the glass block on the west elevation be eliminated and the window design there be reviewed and approved by staff. The motion passed unanimously.

The current request (Case 2024-009202) is for status review and primary façade designation if applicable.

925 Acequia Madre: Façade Diagram

Primary Façade:

Non-Primary Façade:

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(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.

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

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

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

DEFINITIONS:

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: January 10, 2025 – Rev.

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:
Atanacio and Feliciana Vigil Property Arturo Vigil House	925 Acequia Madre Street Downtown and Eastside Historic District – Santa Fe	Santa Fe ID: Old # 051611486 4. County: Santa Fe Parcel # 12919936

5. Property Type:
_x Buildings: house
_x_Structures: walls
__ Site __ Object

6. Date of Survey:
November 25, 2024

7. Previous Survey Date(s):
_x_Yes: November 14, 1984, Michael Belshaw; June 27, 2003, Giovana Buckley
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6791526,-105.92438

10. Photo Information: John W. Murphey, photographer. Photo 1: Front elevation, view from Acequia Madre, camera facing north.

11. Brief Description of the Property:

Constructed in the late 1930s with subsequent additions, 925 Acequia Madre is a small adobe home at the intersection of Camino Don Miguel and Acequia Madre streets. The house, primarily made of adobe with frame additions, encompasses approximately 848 square feet and features two bedrooms. It is situated below street grade on a 0.15-acre lot, which includes a guesthouse completed in 2003. Up until recently, a roofed structure connected the two buildings. The house stands on a former agricultural field. The front (south) façade and east elevation of 925 Acequia Madre have retained their historic integrity, while the other sides have undergone alterations. It is a Contributing Structure to the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: c.1939
_ _Known _x_ Estimated Source: city directories

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

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

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
505-577-7593/707-583-7819
John@archhistoryservices.com

For: Current owner:

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

Current owner: JRF Real Estate LLC
N/A

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: Old # 051611486
Atanacio and Feliciana Vigil Property Arturo Vigil House	925 Acequia Madre Street Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: November 25, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Casement	Clad	1	3
Casement	Wood	6	3 pairs

11. Door Types

Type	Style	Material	Number
Single-Leaf	10-light	Wood	1
Single-Leaf	15-light	Wood	1
Double	French; 15-light	Wood	2
Single-Leaf	Solid	Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Pre-1958, north volume was likely added; visual and material evidence
#2 Date: c. 2000s, likely infill of back porch; aerial photographs and visual and material evidence
#3 Date: c.2000s, change of fenestration, including new openings across north elevation and northwest patio façade; aerial photographs and visual and material evidence
#4 Date: c.2000s; introduction of curved privacy walls; aphs and visual and material evidence

16. Primary Architectural Style __ Not Applicable

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

Notes: __ Other: Vernacular

17. Documents Available and Their Locations

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

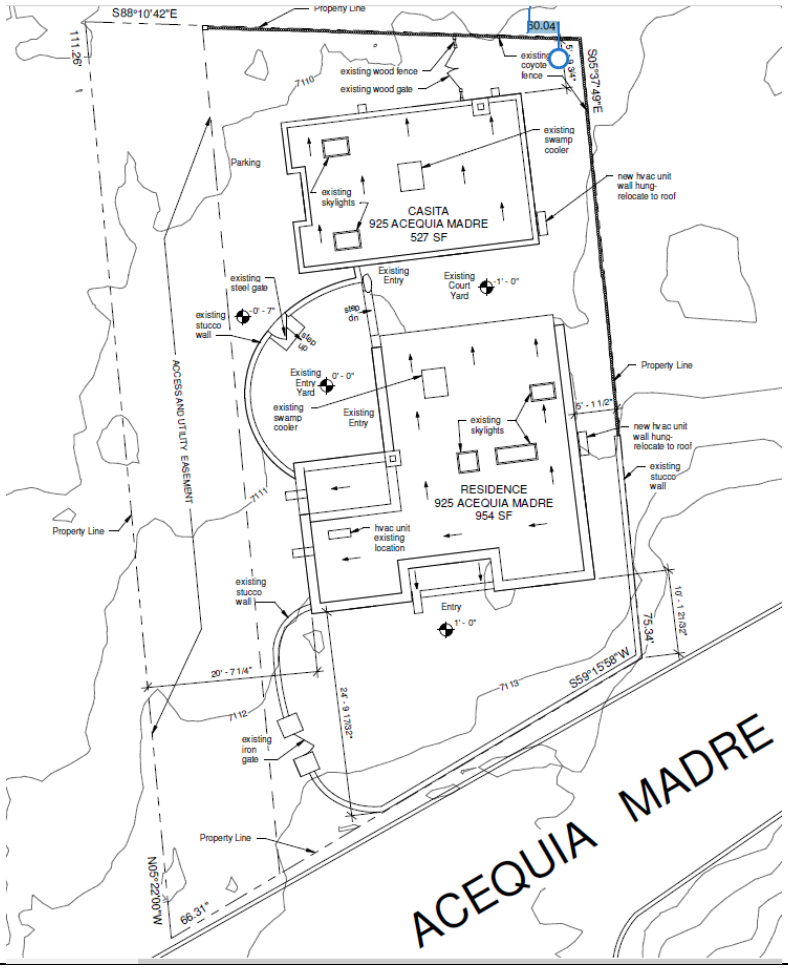
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of site plan, 2024. Courtesy of Waits Studio Works.



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: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Architectural Description Continued

South (Façade)

The façade is characterized by strict symmetry, presenting a rough approximation of a centered recessed portal design (Photo 2). This scheme was explored in the 1920s following the New-Old Santa Fe Style competition. Unlike most buildings from that era, this house shows more of the Pueblo Revival style.

The two openings, each measuring approximately 40”x 45”[1], contain six light wood casement windows (Photo 3). These windows, with their construction details and geared “crank-out” operation, are replacements. They are situated about 5” back from the wall within bull-nosed openings.

At the center of the façade is the recessed porch, which features a 400-square-foot void and a non-historic entry door (Photo 4). Although the decking has been replaced, the beam appears to be historic (Photo 5).

East Elevation

The east elevation sits close to the neighboring property (Photo 6). It is plain, holding the home’s utilities, and has only one opening. Like the front of the house, it is fitted with a pair of six-light casement windows (Photo 7). These, too, are not original. At about 16’ from the facade, the original house ends. North of this point (beginning with a 2” offset), is a lower volume erected before 1958 (Photo 8).

North Elevation

Facing the guesthouse, the north side of the home reveals modifications (Photo 9). These begin with tall single-light clad casement windows bookending a mechanical room door (Photo 10). Cresting the façade is an overhang of recent construction. Up until recently, a roofed structure, creating shelter, connected the house to the guesthouse (Field 16).

[1] The openings vary in dimension, indicating vernacular construction.

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: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

West Elevation

An intimate brick-lined courtyard defines the building's northwest corner (Photo 11). This feature was likely introduced in the early 2000s (Fig. 7). Double-glazed doors from the kitchen give access to the porch. Judging by their location and design they are probably not original fenestration. The remainder of the west façade, representing the original core of the house, is a solid wall (Photo12).

Walls

The property features several sets of walls, some of which appear old, while others are known to have been constructed in the early 2000s.

Street

Fronting the property is a low stuccoed block wall that may be the structure that appears on a 1958 aerial (Fig. 3). The 10" thick wall measures 45" high from the outside grade (Photo 1). It continues below grade on the other side, working as a retaining wall. Its wide opening, filled with wrought iron fence, seems uncharacteristic of wall construction of the pre-war period. The opening may indicate an alteration made in the 2000s.

Privacy

Two sets of curved privacy walls are found on the west side of the house (Photos 12 & 13). The thick walls, which rise 60" and 65½" above the outside grade, were erected around the time of the guesthouse project.

Summary of Alterations

The original adobe structure of the building consists of a south-facing rectangle that contains two bedrooms and a living room. The bathroom of this block appears to have been an open porch that was enclosed at some point. A frame extension added to the north side of the home contains a kitchen and an additional bathroom. Aerial photographs suggest that this work was completed by 1958. In the 2000s, the

fenestration of the north and northwest elevations was altered. This likely included creating new door openings to the courtyard.

Historical Overview

A Corn Field

The original portion of the house, presumably constructed in the late 1930s, came following Don Atanacio Vigil's death. Vigil, a former farmer, owned the land on which the house sits. His property once stretched north to Canyon Road. Born in Santa Fe in 1853, Vigil's father, Juan Vigil, was also a farmer, with census records indicating that the family lived in the Upper Canyon area.

Mapping conducted by the state hydrological survey in 1914 shows that Don Atanacio owned a large home on Canyon Road (Fig. 1). His home corresponds with the building at 830 Canyon Road. Like his neighbors, Don Atanacio maintained a small farm field below the house. His and neighboring fields were irrigated by the *Acequia Madre*, of which Vigil was a parciante[2] At the time of the mapping, the field was planted with corn, a traditional crop used for home consumption and trading.

Atanacio married his wife, Feliciana Rodriguez de Vigil, in 1891. She was 20 years his junior and bore five children. Their youngest, Arturo, would inherit the land making up the subject property.

Starting in the 1920s, many of the former acequia-irrigated tracts along Canyon Road began to convert to residential developments. This followed a trend of Anglos moving into the area and establishing compounds and the parallel shift to a cash economy in which home farming was no longer a necessity. Don Atanacio's employment reflected this change moving from farmer to janitor. In this situation, former fields were converted into family compounds holding multiple dwellings.

[2] State Engineer's Office, "Report: Santa Fe Hydrographic Survey (Santa Fe: State Engineer's Office, March 13, 1919), n. pag.

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: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Census records indicate that the older sons lived on the property as two distinct households. One ran the Vigil Cash Grocery in a storefront adjacent to the family home at 826 Canyon Road. It is unclear if the two families lived in the large home or in separate structures on the property.

The 1930 enumeration provides the clearest picture of the multi-generational Vigil family living at 830 Canyon Road. Atanacio headed the primary household, consisting of his wife, Feliciana, and their youngest children, Sophia and Arturo.[3] The other families were headed by sons Juan and Raphael. In total, eleven individuals lived on the greater property, ranging in age from one to 75.

Revealing a local societal trend, several of the children worked as "servants" or laborers at private homes, reflecting an informal economy where native-born Hispanics were employed at Anglo homes. Similar jobs are shown to be held by neighbors.

Don Atanacio Vigil died on June 6, 1933, at his home on Canyon Road. He was 81.[4] Much later, deeds were created to divide the property. However, as evidenced in a 1939 lawsuit, the land was still under Atanacio's name.[5]

A House Facing the Acequia

The subject house did not appear on the 1914 hydrological map and was first identified by address in city directories in the late 1930s. It had a steady succession of renters. Most were married couples, with the male working in a low-wage job. This included José Barela, a septuagenarian sheepherder.[6] This may indicate the house was smaller than it is today.

A footprint of a building in the general location appears in a 1948 aerial photograph (Fig. 2). Other than the square-shaped roof, details of its footprint are vague.

[3] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 4A; Enumeration District: 0003; FHL microfilm: 2341134.
[4] "Atanacio Vigil [obituary]," *Santa Fe New Mexican*, June 7, 1933, 8.
[5] "Legal Notice," *Santa Fe New Mexican*, November 6, 1939, 6.
[6] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1944* (El Paso: Hudspeth Directory Company, 1944), 76.

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: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

It was around this time that Arturo and his mother moved into the home bearing the address 925 Acequia Madre.[7] Arturo, who started his work life clerking at the family store, appears to have continued that line of labor by working as a clerk for the New Mexico Bureau of Revenue. At other times, he was employed as an auto mechanic.

The 1950 census captured the tiny household. Feliciana headed it at age 76. She was the home's owner, and lived with her son Arturo, recorded here as Arthur. Arturo, 35, was single ("never married").[8] Three years later, Feliciana deeded the subject property to Arturo.[9] It is unknown when Feliciana died, but her name dropped out of city directories by the mid-1950s.[10]

An aerial image from 1958 indicates that the house had achieved its multi-plane roof, indicating it received an addition across its north elevation by this time (Fig. 3). Arturo continued to live at the home throughout the 1970s.

Overhead photographs from this period illustrate the layout of the property. Images taken in 1973 and 1978 show a small, lower-roofed structure at the northwest corner, which may have functioned as an open porch (Figs. 5 & 6). This area has since been enclosed and converted into a heated living space.

Post-Vigil Ownership

In 1981, Ida B. Vigil, who appears to be Arturo's sister-in-law, deeded the property holding the house to Maria Rosina Tucker, a single woman.[11] It is unclear of the sequence, but Tucker had already deeded it to her cousin, Magaret Ulibarri, with a life

[7] Ibid., 1947, 294.
[8] U.S. Census Bureau, National Archives at Washington, DC; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 26; Enumeration District: 26-5.
[9] Warranty Deed, Feliciano R. Griego Vigil, et al. to Arturo Vigil, recorded April 15, 1953, Book 69/Page 471, Instrument # 112879, Santa Fe County, New Mexico.
[10] An obituary was not located for her Feliciana or her son, Arturo.
[11] Quitclaim Deed, Ida B. Vigil to Rosina Tucker, recorded June 6,1981, Book 422/Page 820, Instrument # 480680, Santa Fe County, New Mexico.

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: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

estate clause.[12] Tucker, a native of Santa Fe born in 1926, worked as a maid in the 1950s.

Maria Rosina Tucker died in 1995. Her obituary claims that she had been married to Arturo Vigil. However, city directories do not show them living together, nor was a Santa Fe County marriage license recorded under their name.

Margaret Ulibarri and her husband Gilbert gained the property after Tucker's death. They, in turn, deeded it in 2000 to their son, Gilbert A. Ulibarri, Jr.[13]

A real estate group acquired the property near the century mark, seeing potential in its location and large lot. The exterior was altered under a building permit (2000-1862). It is unclear whether these changes occurred at that time, but the north elevation and northwest corner were at some point modified with new fenestration.

Claire Lange, an independent broker and owner, presented a project to the HDRB in 2002 to construct a guesthouse behind her home (H-02-140). The upgraded 1930s adobe house was put up for sale in 2004 along with the guesthouse, and the property has since changed ownership several times.

[12] Quitclaim Deed, Rosina Tucker to Margaret Ulibarri, recorded May 1, 1979, Book 379/Page 523, Instrument # 438201, Santa Fe County, New Mexico.
[13] Warranty Deed, Margaret and Gilbert A. Ulibarri to Gilbert A. Ulibarri, Jr., recorded August 15, 200, Book 1797/Page 80, Instrument # 1126343, 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: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Evaluation of Historical Status

The house has maintained its essential historic integrity of footprint and massing since it was captured in a 1958 aerial photograph. Alterations across the north elevation and northwest corner are uncharacteristic of the original construction period. With this in mind, the recommendation is to maintain Contributing status, with the front (south) elevation designated as the primary façade. This elevation has the most architectural character and is the least altered. This recommendation excludes the current windows and doors, which are not historic.

The walls are either recent or appear altered and, therefore, not recommended for Contributing status.

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: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Illustrations

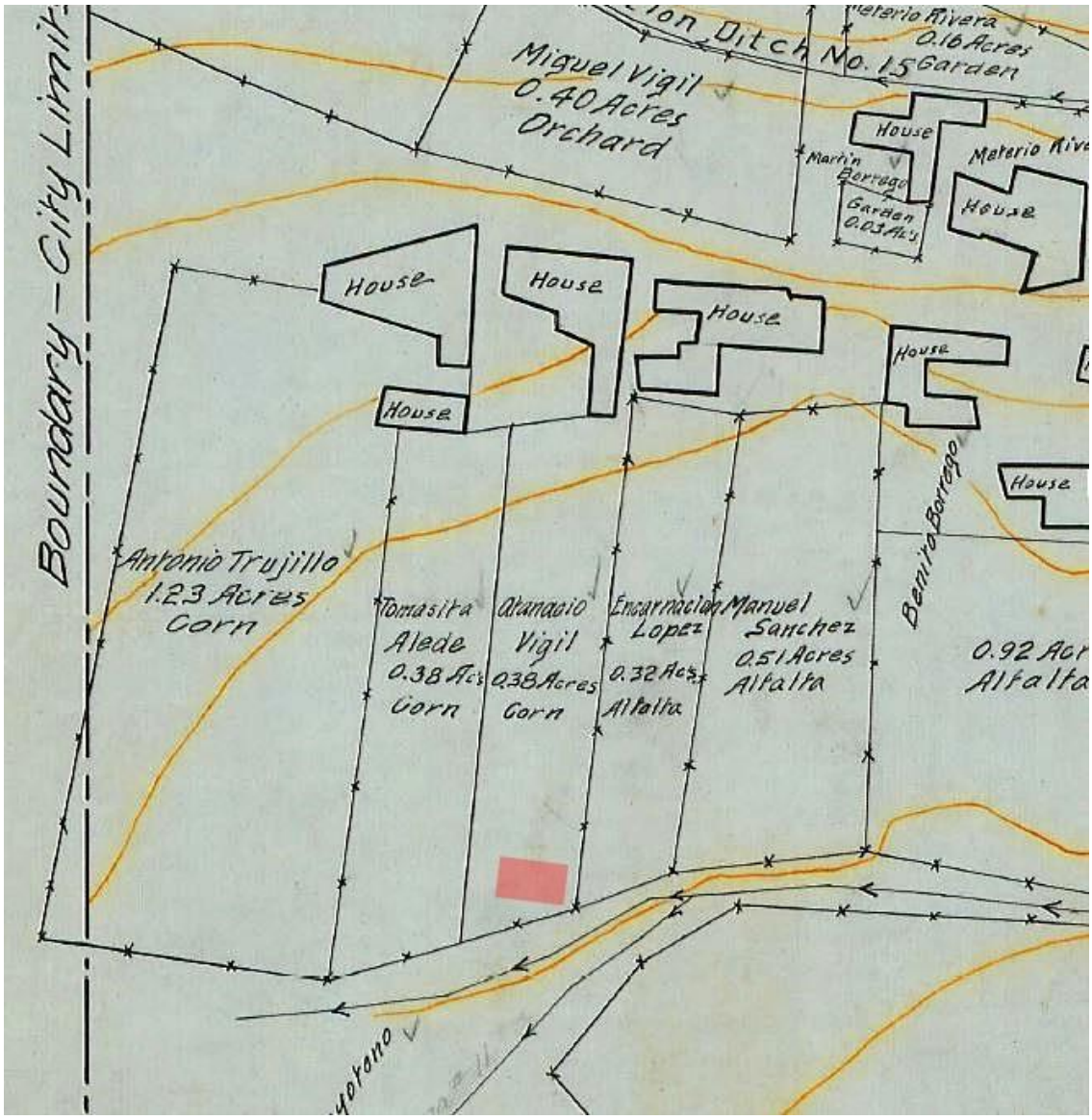


Figure 1: 1914 hydrological survey map of Atanacio Vigil property. Approximate location of future house indicated in red.

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: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Figure 2: October 25, 1948, aerial photograph.
Highlighted structure may be the current house.

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: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Figure 3: November 10, 1958, aerial photograph.
Note presence of lower north addition and street wall, indicated by an arrow.

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: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

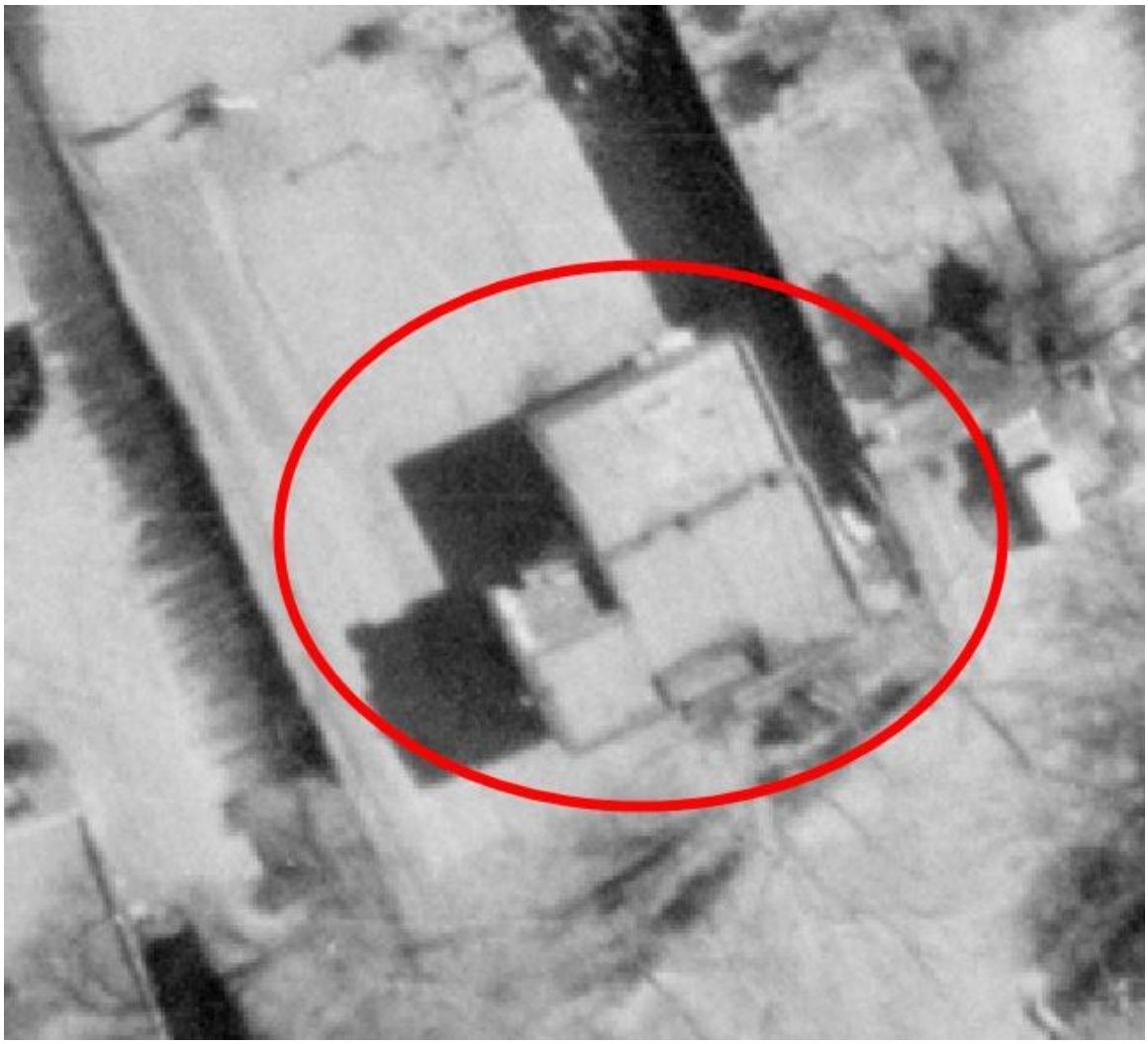


Figure 4: May 11, 1973, aerial photograph.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

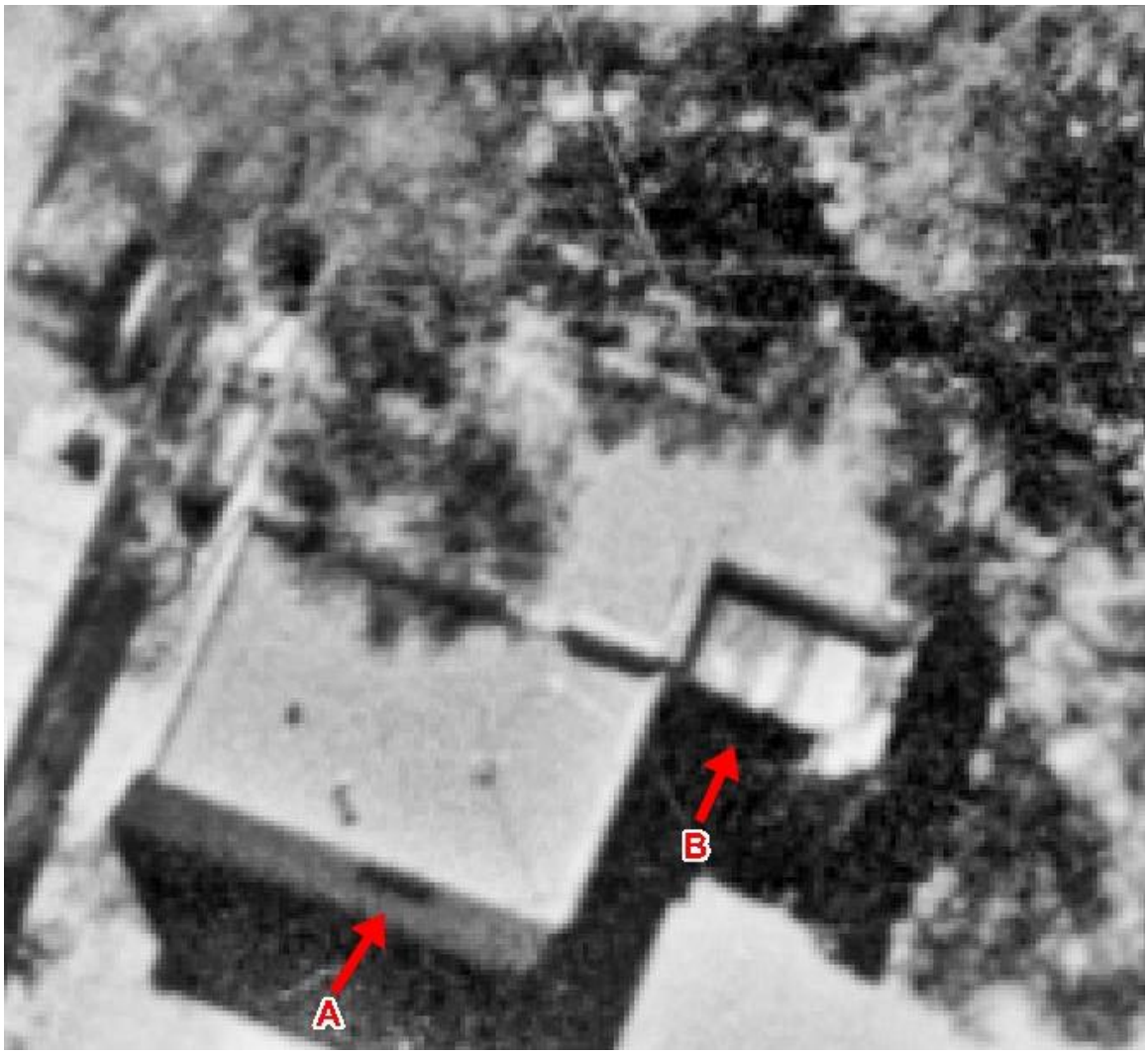


Figure 5: September 11, 1978, aerial photograph, direction reversed. Note opening closer to west edge of building (A) and what appears to be an open porch (B).

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: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Figure 6: November 14, 1984, HBI survey photograph. Michael Belshaw, photographer. Courtesy of NMCRIS.

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: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Figure 7: 2001 (left) and 2005 (right) aerial photographs. Note the introduction of curved privacy walls in the 2005 image.

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: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Survey Photographs

(All images taken by John W. Murphey on November 25, 2024)

Photo 2: South (front) elevation. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Photo 3: South (front) elevation. West window. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Photo 4: South (front) elevation. Recessed portal. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Photo 5: South (front) elevation. Recessed portal decking and beam. 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: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Photo 6: East elevation oblique. 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: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Photo 7: East elevation. Window. Note geared crank-out hardware. 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: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Photo 8: North elevation. Northeast corner. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Photo 9: North elevation oblique. 2003 guesthouse at right. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Photo 10: North elevation. Mechanical room entry. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Photo 11: Northwest (patio) elevation. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Photo 12: West elevation. Camera facing east.
Note curved wall was constructed in c.2002.

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: **Atanacio and Feliciana Vigil Property** **Arturo Vigil House**	**2. Location:** **925 Acequia Madre Street** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051611486** **4. County: Santa Fe** **5. Date of Survey: November 25, 2024**

Photo 13: Entry gate and curved wall. Camera facing northeast. Note gate and wall were erected in c.2002.

City of Santa Fe, New Mexico

memo

DATE: February 11, 2025

TO: Historic Districts Review Board Members

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

2025-009748-HDRB, 502 Cerrillos Rd., Historic Transition Historic District, Non-contributing. Kevin Skelly, agent for Debra Olinger, owner, proposes to enclose existing northeast portal and requests an exception to 14-5.2(D)(4) to enclose an existing portal (hllamboy@santafenm.gov, Heather Lamboy)

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form H-13010

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff finds that all the exception criteria have been met and recommends approval of the application with regard to its compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(G) Historic Transition District.

Sample motions:

a. Approve or deny Case #2025-009748-HDRB to permit the enclosure of the portal at 502 Cerrillos Road.

BACKGROUND & SUMMARY:

The building located at 502 Cerrillos Road is a 3,356 sq. ft. non-contributing commercial building that sits on a triangle wedged lot at the southwest corner of Cerrillos Road and West Manhattan Street in the Historic Transition District. Per the 1997 historic building survey, it was built in 1973 and housed the Schifani Brothers Printing Company, and most recently, an audio-video store, "A Sound Look." It is a concrete block stuccoed building with flat roofed masses of varying heights, ranging from 10'0" to 14'9" at the northwest corner, battered parapets, wood and metal canales, and metal downspouts. Windows are a mix of 6-over-6 wood double hung units with metal storm windows and steel casements on the facades of the west end of the north wall. Its street-facing front elevation (east) features 12-lite fixed recessed windows with wood lintels.

A remodel of the existing building was approved in 2023. The applicant had requested an exception to enclose the portal using a metal finish, which the HDRB denied (minutes attached). The applicant has since redesigned the proposed enclosure of the portal.

The applicant proposes the following exterior alterations:

Building

1. Enclose the east elevation portal. Finishes will match previously approved finishes associated with the renovation.
2. Insert a window in the north elevation portal opening.

An exception is required Section 14-5.2(D)(4), Porches and Portals. According to this code section, porches and portals shall not be enclosed.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(4): Applicant requests an exception to permit the enclosure of the existing portal on the east elevation.

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

Applicant Response: If anything, this modification enhances the character of the district. There is a myriad of architectural design in this neighborhood from historic to very contemporary. Enclosing the small portal would unify the historic design of the building's elevation and the neighborhood.

Staff Response: The enclosure of the portal will more clearly define the front door of the building. Furthermore, there will not be divergent styles as the portal's wooden lintel and wood door will not be compatible with the overall architectural design of the structure.

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

Applicant Response: If the entrance to Barrel Cactus Spirits is left "as Is' it will create confusion as to where the actual entrance is on the exterior as well as the interior. The owner will be constantly re-directing patron foot traffic to the actual entrance and exit. The confusing scenario could result in injury to the public as they try to navigate to the actual entrance. The newly approved entrance provides readily safe access for ADA patrons as well.

Staff Response: The portal will cause confusion for patrons as to the entrance. The new entrance will be more proximate to ADA spaces and will provide the necessary ADA access. The existing door and floor level under the portal is not accessible.

(ii) *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: Other portals in the district have received previous approval for the HDRB to be enclosed, and references that as a precedent that would provide a rationale for the enclosure of the portal at the subject property.

Staff Response: As this building is listed as non-contributing and the overall design theme and architectural finishes do not match the existing portal. The enclosure will provide for a design option that will be comparable to and compatible with the unique character and materials of the railroad-oriented Historic Transition district.

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

(4) Compliance with General and Specific Design Standards Required

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

(5) Exceptions

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

(a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant* shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

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

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

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

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

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

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

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

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

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

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

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

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

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.
14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Historic Compound
An identifiable grouping of historic resources, including buildings, structures and landscaping elements, as described in Section 14-5.2(K)(2)(a). Historic compounds may be comprised of more than one lot.

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

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

(1) General

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

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

(2) Additions

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

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

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

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

(e) The height of additions:

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

(6) Roofs

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

(8) Archaeological Resources

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

(G) **Historic Transition District**

(1) Purpose

(a) 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 preserves *property* values and attracts tourists and residents alike, be preserved, some of the qualities being:

(i) The continued existence and *preservation* of historic areas and *buildings*;

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

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

(b) The *governing body* hereby establishes a process for review of style, form, color, proportion, texture, and materials as part of the *building permit* process in the historic transition district.

(2) Applicability

Submittals of required elevations and plans and approval of these submittals by the planning and land use department are required before a *building permit* is given for construction, renovation, or exterior *remodeling* of any exterior feature of a *building* or *structure* subject to public view from any public *street*, way, or other public place. Demolition shall not require prior approval by the planning and land use department. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

(3) District Standards

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

(a) Architectural Style

(i) Materials

It is intended that exterior *wall* materials express a monolithic and massive appearance. Stucco, brick, slump block, and stone are allowed. Materials such as aluminum siding, metal panels, mirrored glass, and unstuccoed masonry *units* or cement are not allowed. Wood siding is not allowed for an entire *wall*;

(ii) Color

The color of stuccoed *buildings* shall predominantly be in brown, tans, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone or brick shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs is prohibited;

(iii) Roof Form, Slope and Shape

buildings

building's

walls

Buildings

hipped roofs

wall

walls

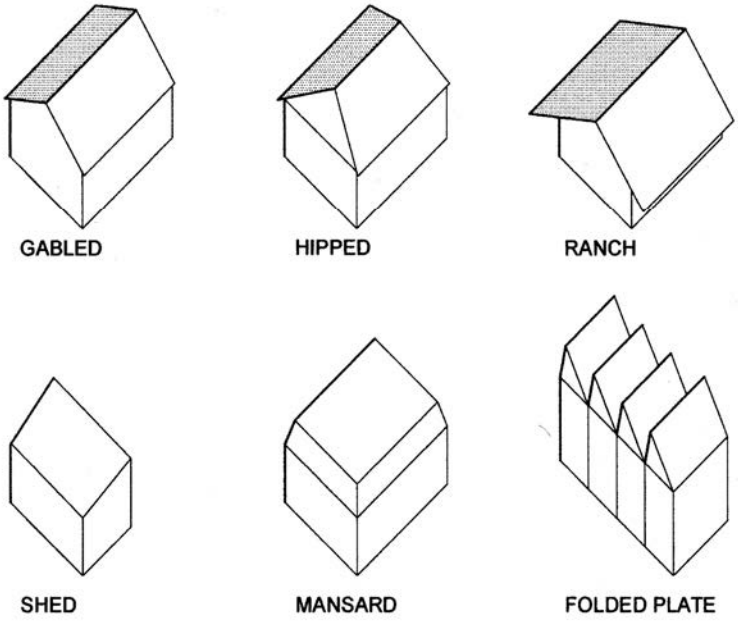


Illustration 14-5.2-7 Examples of Roof Type

(iv) Solar Equipment

A. It is intended that the use of solar and other energy collecting and conserving strategies be encouraged. The use of large glazed areas on south facing *walls* for collectors, trombe *walls*, *greenhouses*, garden rooms, direct gain, or other collecting purposes is allowed. Solar equipment shall be screened as follows:

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

B. Roof-mounted equipment: roof-mounted mechanical, electrical and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials, for example, by

raising the parapet, and shall be of a low profile to minimize the *screening* problem;

C. Cantilevers, arches: no cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in free standing *walls*;

(b) Size, Mass and Shape

(i) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls*. *Structures* with massive *walls* are defined as being built or appearing to be built of *adobe* construction, *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors and entry openings showing, the massiveness of the *structures*. Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing *walls* for solar equipment as provided in Subsection (G)(3)(a)(iv) of this section, and under *portales*; (Ord. No. 2002-37 § 29)

(ii) The mass elements which make up the *building* composition shall appear as single blocks;

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

(c) Walls and Fences

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

(d) Remodeling and Alteration

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

compatible with the *structure*. "Related to and compatible with" means existing together with unity and coherence.

(4) Final Review

(a) All *applicants* for final review shall submit:

(i) Three copies of four *building* elevations drawn to *scale*. Elevations shall be drawn with sufficient detail to show the architectural design of the *structures*, including proposed exterior finish materials, textures and colors;

(ii) Three copies of a dimensioned plan drawn to *scale* which shows *building* location and configuration in relation to other site improvements, including but not limited to parking *lots* and utilities.

(b) The planning and land use department shall make a determination of whether the plans and elevations are in compliance with the requirements of this section within five working days from the date of the *application* to the *city*. If the submitted information is inadequate, the division may postpone action until a date agreed upon by the division and the *applicant*. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

(c) Final approval, disapproval, or conditional approval shall be noted on the face of the *application* and signed by a representative of the planning and land use department. If conditional approval is given, the list of conditions shall be attached to the *application*. If the *application* is disapproved, the sections of the historic transition district with which the *application* did not comply shall be noted on the *application*. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

(d) No approval by the planning and land use department shall be required for repairs that do not in any way alter any exterior feature in view from any public *street*, way, or public place, or for repainting it the same color. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

(5) Property Use and Zoning District

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

January 13, 2025

City of Santa Fe
Historic District Review board
Letter of Exception to Section 14-5.2(D)(4) Porches and Portals

re: Barrel Cactus Spirits
502 Cerrillos Road
Santa Fe, NM 87505
HD: Transition Zone

To the Historic Review Board,

The owner of the property located at 502 Cerrillos Rd, Santa Fe, NM 87505, Debra Olinger, would like to enclose the portal at the NE corner of the building and requests an exception to Section 14-5.2(D)(4) for the following reasons:

(i) *Do not damage the character of the district.*
If anything, this modification enhances the character of the district. There is a myriad of architectural design in this neighborhood from historic to very contemporary. Enclosing the small portal would unify the historic design of the building's elevation and the neighborhood.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare.*
There is definitely a hardship to the owner as well as the public.
If the entrance to Barrel Cactus Spirits is left "as Is' it will create confusion as to where the actual entrance is on the exterior as well as the interior. The owner will be constantly re-directing patron foot traffic to the actual entrance and exit. The confusing scenario could result in injury to the public as they try to navigate to the actual entrance. The newly approved entrance provides readily safe access for ADA patrons as well.

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

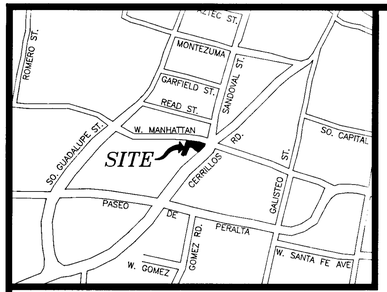
Other portals in the district have received previous approval for the HDRB to be enclosed, and references that as a precedent that would provide a rationale for the enclosure of the portal at the subject property.

Sincerely,

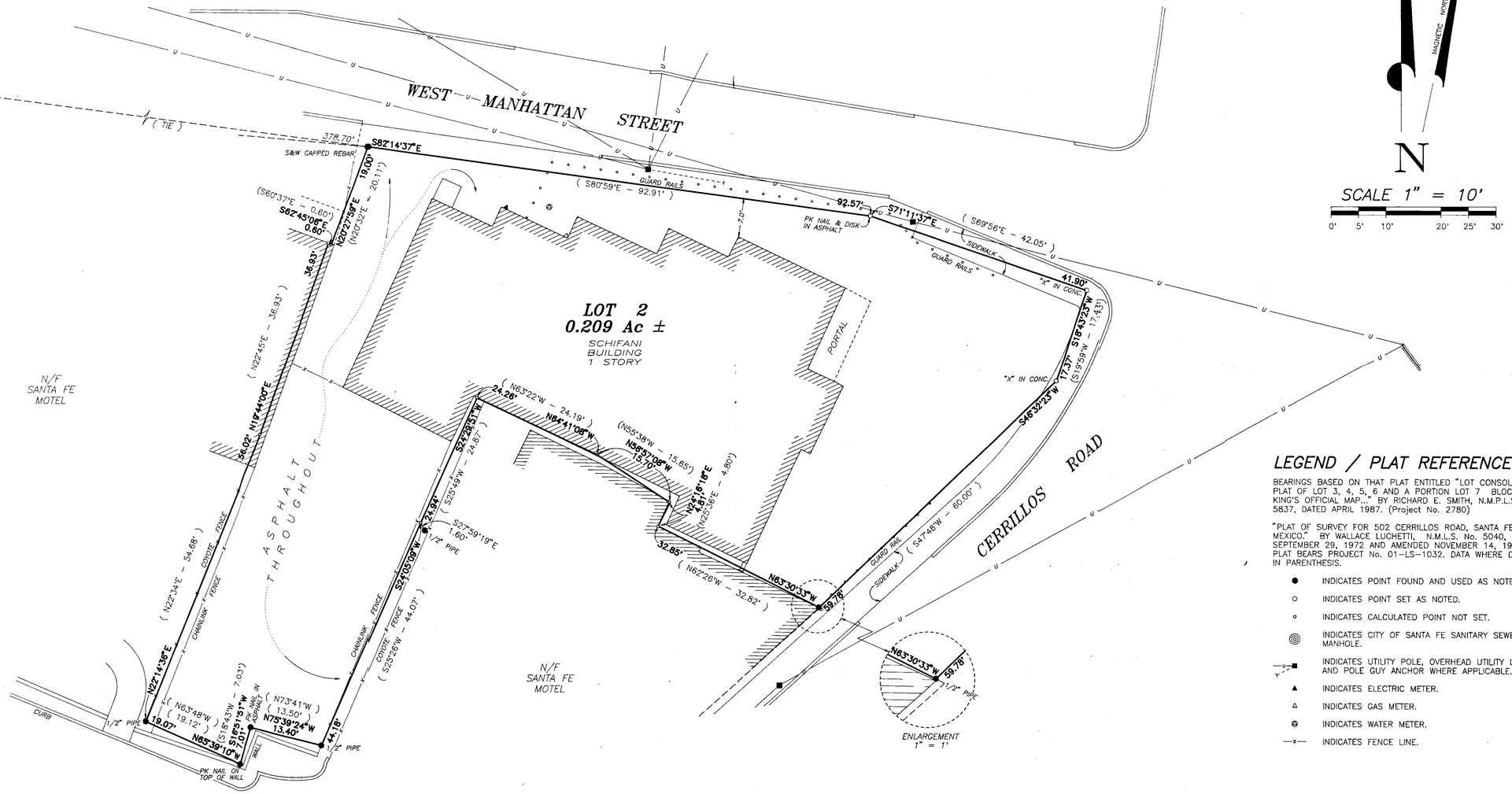
Kevin M. Skelly, President
K.M. Skelly, Inc.
505.577.7909

PO Box 23086 | Santa Fe, NM 87502
505.992.1459 office | www.kmskelly.com

307016



VICINITY MAP SCALE 1"=500'



LEGEND / PLAT REFERENCE

BEARINGS BASED ON THAT PLAT ENTITLED "LOT CONSOLIDATION PLAT OF LOT 3, 4, 5, 6 AND A PORTION LOT 7 BLOCK 113, KING'S OFFICIAL MAP..." BY RICHARD E. SMITH, N.M.P.L.S. No. 5837, DATED APRIL 1987. (Project No. 2780)

"PLAT OF SURVEY FOR 502 CERRILLOS ROAD, SANTA FE NEW MEXICO." BY WALLACE LUCHETTI, N.M.L.S. No. 5040, DATED SEPTEMBER 29, 1972 AND AMENDED NOVEMBER 14, 1972. SAID PLAT BEARS PROJECT No. 01-LS-1032. DATA WHERE DIFFERENT IN PARENTHESIS.

- ● INDICATES POINT FOUND AND USED AS NOTED.
- ○ INDICATES POINT SET AS NOTED.
- ∘ INDICATES CALCULATED POINT NOT SET.
- ◎ INDICATES CITY OF SANTA FE SANITARY SEWER MANHOLE.
- —U— INDICATES UTILITY POLE, OVERHEAD UTILITY LINES, AND POLE GUY ANCHOR WHERE APPLICABLE.
- ▲ INDICATES ELECTRIC METER.
- △ INDICATES GAS METER.
- ⊗ INDICATES WATER METER.
- —x— INDICATES FENCE LINE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL, AND THAT THE DATA SHOWN HEREON ARE TRUE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. FIELD WORK COMPLETED ON MAY 31, 1995.

Richard E. Smith 6/5/95

RICHARD E. SMITH, N.M.P.S. No. 5837, DATE

RICHARD E. SMITH NEW MEXICO 5837 REGISTERED PROFESSIONAL SURVEYOR

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.

909,003

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 02 day of June A.D. 19 95 at 11:25 o'clock A m. and was duly recorded in book 304 page 216 of the records of Santa Fe County.

Witness my hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.

Deputy

COUNTY CLERK SEAL
COUNTY CLERK
JONA G. ARMIJO
SANTA FE COUNTY NEW MEXICO

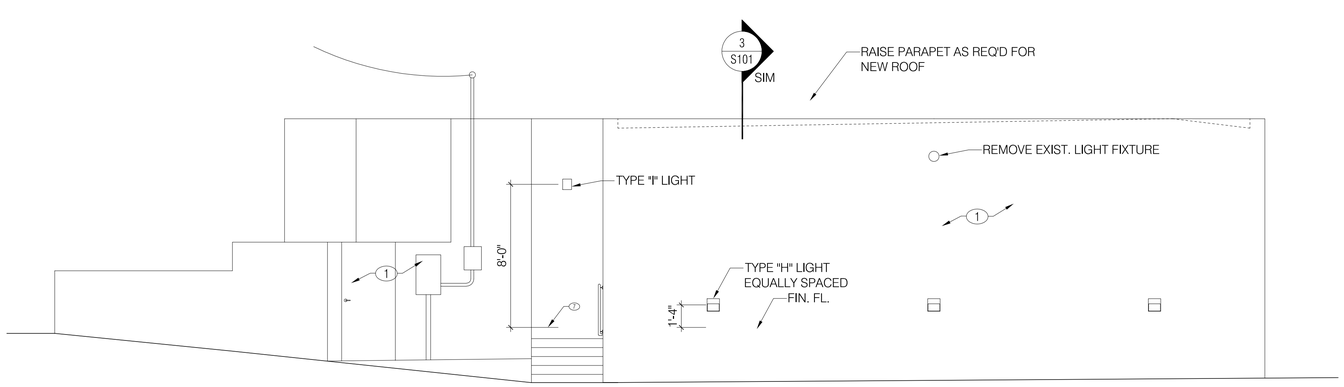
INDEXING INFORMATION FOR COUNTY CLERK	
TYPE OF SURVEY:	BOUNDARY SURVEY
OWNER:	SCHIFANI BROTHERS PRINTING CO.
SECTION:	PROJECTED S. 24, T.17 N. R.9 E. N.M.P.M.
SUBDIVISION NAME:	SANTA FE GRANT
OTHER:	LOT 2 AT 502 CERRILLOS RD.

SMITH WILLIAMSON & ASSOCIATES
1210 Luisa Street, Suite 3, Santa Fe, New Mexico 87505
(505)983-5234 FAX (505)983-5391

BOUNDARY SURVEY PREPARED FOR

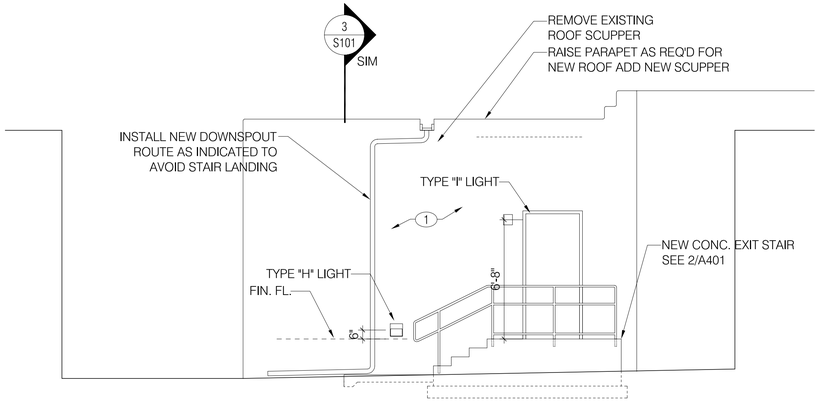
SCHIFANI BROTHERS PRINTING CO.
LOT 2,
502 CERRILLOS ROAD,
CITY OF SANTA FE,
SANTA FE COUNTY, NEW MEXICO

SCALE	DATE	DRAWN BY	CHECKED BY	PROJECT No.
1" = 10'	June 1995	P.A.R.	R.E.S.	4092



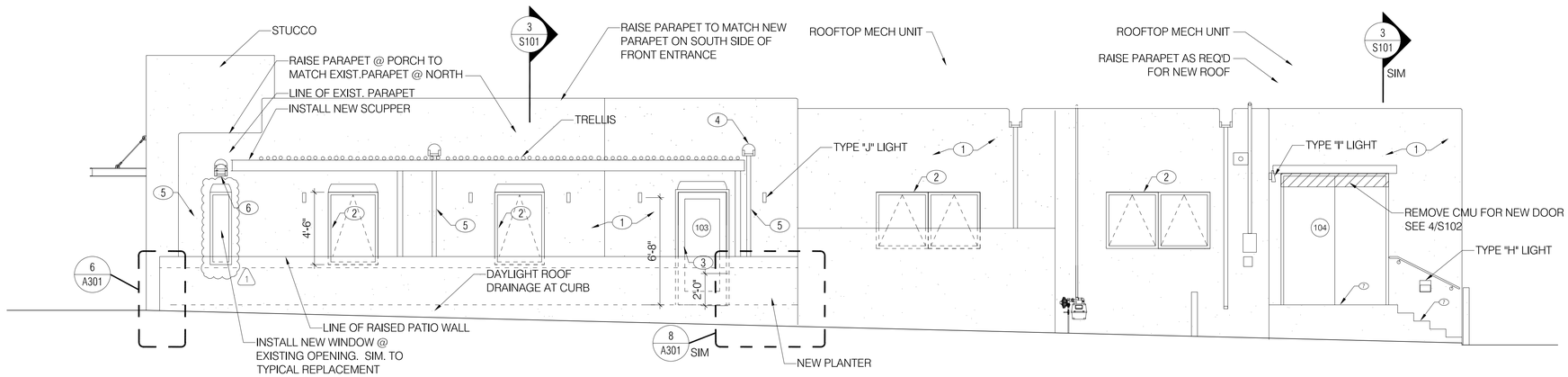
1 A201 WEST ELEVATION

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



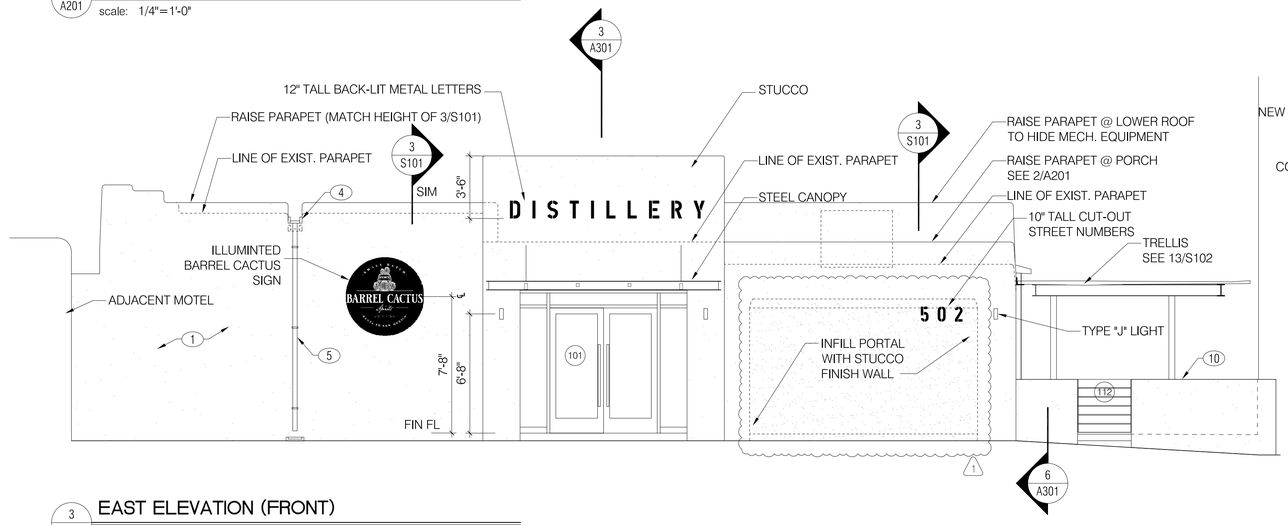
4 A201 SOUTH ELEVATION @ REAR

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



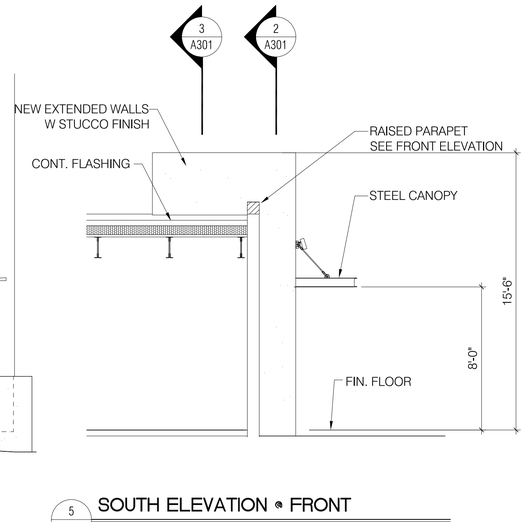
2 A201 NORTH ELEVATION

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



3 A201 EAST ELEVATION (FRONT)

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



5 A201 SOUTH ELEVATION @ FRONT

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

GENERAL NOTES

1. CONTRACTOR TO COORDINATE ALL DRAWINGS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT FOR ADDITIONAL INFORMATION IF DIMENSIONS ARE INADEQUATE.
3. VERIFY EXISTING CONDITIONS IN FIELD. BRING DISCREPANCIES TO THE ATTENTION OF ARCHITECT.
4. PROVIDE BLOCKING AS REQUIRED FOR NEW WORK.
5. PROVIDE TEMPORARY BRACING AND STRUCTURAL SUPPORT AS REQUIRED DURING CONSTRUCTION.
6. REFER TO FLOOR PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION.
7. SEE REFLECTED CEILING PLANS FOR CEILING AND SOFFIT HEIGHTS.
8. SEE ROOF PLAN A105 FOR EXTENT OF RAISED PARAPETS
9. FOAM HM FRAMES SOLID.

KEYED NOTES

1. EXISTING STUCCO. PATCH REPAIR AND REFINISH
2. REPLACEMENT WINDOW: ALUM STOREFRONT TYPE, VERIFY SIZES IN FIELD.
3. NEW DOOR AT EXISTING WINDOW. ENLARGE OPENING AS REQ'D
4. RAISE SCUPPERS AS REQ'D FOR NEW ROOF. SEE DETAILS ON A105
5. CONCEALED DOWNSPOUT. CONT. UNDER SLAB TO STREET. SEE 5/A105.
6. DEMO EXIST. SCUPPER. RAISE FOR OVERFLOW SCUPPER @ PORTAL ROOF.
7. RE-SURFACE OR REPLACE EXISTING CONCRETE AS REQ'D
8. LINE OF EXISTING WALL
9. RAISE EXISTING STUCCO CMU WALL TO BE 36" ABV. NEW PATIO
10. STUCCOED CMU WALL, SEE DETAIL 6/A301
11.

BUILDING ELEVATIONS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

100% CONSTRUCTION DOCUMENTS

E D W A R D
F I T Z G E R A L D
A R C H I T E C T S
1 2 1 J E F F E R S O N S T R E E T N E
A L B U Q U E R Q U E , N E W M E X I C O
8 7 1 0 8
T E L 5 0 5 . 2 6 8 . 9 0 5 5
E F A R C H I T E C T S . C O M

EDWARD J. FITZGERALD No. 11810 REGISTERED ARCHITECT 06/15/23

date: 06/15/23
drawn by: EF

02/07/25 Portal Infill
revisions

A201

1 H201 EXIST. EAST ELEVATION

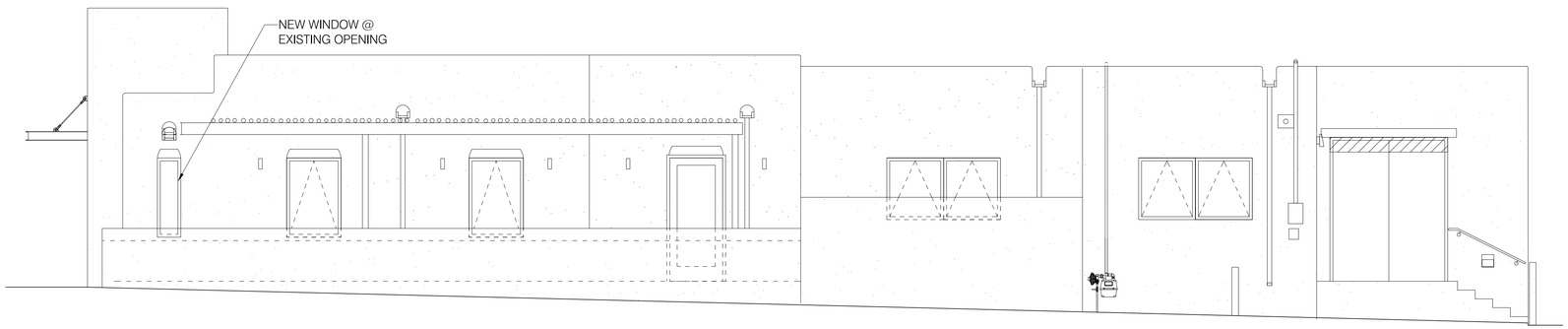
scale: 1/4"=1'-0"

2 H201 PROPOSED EAST ELEVATION

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

3 H201 EXIST. NORTH ELEVATION

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



4 H201 PROPOSED NORTH ELEVATION

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

EXISTING + NEW BUILDING ELEVATIONS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT SUBMITTAL

E D W A R D
F I T Z G E R A L D
ARCHITECTS
1 2 1 J E F F E R S O N S T R E E T N E
A L B U Q U E R Q U E , N E W M E X I C O
8 7 1 0 8
T E L 5 0 5 . 2 6 8 . 9 0 5 5
E F A R C H I T E C T S . C O M

EDWARD FITZGERALD No. 11841 REGISTERED ARCHITECT 11/29/22

date: 02/07/25

drawn by: EF

revisions

H201

CAPITAL
471-0740

City of Santa Fe, New Mexico

memo

DATE: April 25, 2023

TO: Historic Districts Review Board Members

FROM: Heather Lamboy, Assistant Director, Planning & Land Use Department

---

Case # 2023-006360-HDRB

Address: 502 Cerrillos Road
Historic Status: Non-Contributing
Historic District: Historic Transition

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form H-13010

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

With the exception of the portal enclosure, Staff finds that the proposed project complies with Section 14-5.2(D) for the Historic Transition District.

Staff does not find that all the exception criteria have been met but the Board may find that they have upon further testimony. Because of the design of the portal enclosure, staff does not recommend approval of the application with regard to its compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(D) Historic Transition District.

BACKGROUND & SUMMARY:

The building located at 502 Cerrillos Road is a 3,356 square foot non-contributing commercial building that sits on a triangle wedged lot at the southwest corner of Cerrillos Road and West Manhattan Street in the Historic Transition District. Per the 1997 historic building survey, it was built in 1973 and housed the Schifani Brothers Printing Company, and most recently, an audio-video store, "A Sound Look." It is a concrete block stuccoed building with flat roofed masses of varying heights, ranging from 10' to 14' – 9" at the northwest corner, battered parapets, wood and metal canales, and metal downspouts. Windows are a mix of 6-over-6 wood double hung units with metal storm windows and steel casements on the facades of the west end of the north wall. Its street-facing front elevation (east) features 12-lite fixed recessed windows with wood lintels.

The applicant proposes the following exterior alterations:

Building

1. Shift the main entrance from the existing portal entry on the north end of the east street-facing elevation to the south. The current 10' tall wall will be increased to 14' – 3" for the main entrance and signage. The southern end parapet will be raised from 12' – 5" to 13' – 2." The north elevation parapet will be raised from 11' – 8" to 12' – 10.' The maximum allowable height for this building in this streetscape is 14' – 3."
2. Enclose the 84 square foot entry portal on the east elevation.
3. Existing dark metal clad divided lite windows will be replaced with dark bronze anodized finished aluminum frame windows.
4. New commercial grade metal doors will replace existing at the north elevation loading dock.
5. Re-roof with bitumen torch down or equal and insulate.

Patio and Yard Walls

6. Create a 362 Square foot patio on the north side of the building between the building and the existing yard wall along West Manhattan Avenue. Add a shade structure over the patio, consisting of supporting steel columns and steel beam with a peeled wood-latilla covering.
7. Raise the existing front (east) elevation stucco yard wall from 2' – 8" to 4' – 3" and add about 3"to the west end yard wall existing height at 4' – 3." Both proposed heights are within the maximum allowable height for this streetscape.
8. Add a wood and steel gate to the east yard wall.
9. Stucco will be El Rey's "Buckskin."

Signage

A separate application for the building's new business signage has been submitted to the Land Use Department.

An exception is required Section 14-5.2(D)(4), Porches and Portals. According to this code section, porches and portals shall not be enclosed. As this is a design standard, the HDRB will

either recommend or not recommend approval to the Governing Body, which has the final decision-making authority.

The applicant proposes to retain the existing portal's lintel and enclose it with 16 GA rusted steel plates with cut outs for signage. The applicant states that steel details are used on other buildings within the Historic Transition District for both signage and canopy features. Photographs have been provided. While steel is used as an accent material, it is not used for an entire wall. Staff suggests using steel as an accent material and include windows or stucco as a predominant part of this elevation.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(4): Applicant requests an exception to permit the enclosure of the existing portal on the east elevation.

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

Applicant Response: The applicant did not respond to this criterion.

Staff Response: As designed, the predominantly metal feature is not consistent with the overall character of the district. Staff suggests using metal as an accent material and utilize either windows or stuccoed insets.

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

Applicant Response: The applicant states that the portal would prevent a hardship to the owner and the moving of the main entrance will improve accessibility from ADA parking spots.

Staff Response: While moving the main entrance has merit in providing better access to the building, the reason of the hardship to the applicant has not been stated.

(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 applicant states that other portals in the district have received previous approval from the HDRB to be enclosed, and references that as a precedent that would provide a rationale for the enclosure of the portal at the subject property.

Staff Response: While previous portal enclosures have been permitted in the district, none of them have a wall of sheet metal. This is a design feature not found in the district.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

14-5.2(G) Historic Transition District Standards

(G)Historic Transition District (1)Purpose(a)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 preserves property values and attracts tourists and residents alike, be preserved, some of the qualities being:(i)The continued existence and preservation of historic areas and buildings ;(ii)The continued construction of buildings in the historic styles; and(iii)A general harmony as to style, form, color, proportion, texture, and material between buildings of historic design and those of more modern design.(b)The governing body hereby establishes a process for review of style, form, color, proportion, texture, and materials as part of the building permit process in the historic transition district.(2)Applicability

Submittals of required elevations and plans and approval of these submittals by the planning and land use department are required before a building permit is given for construction, renovation, or exterior remodeling of any exterior feature of a building or structure subject to public view from any public street , way, or other public place. Demolition shall not require prior approval by the planning and land use department. (Ord. No. 2007-45 § 30; Ord. #2020-22 , § 16)

(3)District Standards

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

(a)Architectural Style(i)Materials

It is intended that exterior wall materials express a monolithic and massive appearance. Stucco, brick, slump block, and stone are allowed. Materials such as aluminum siding, metal panels, mirrored glass, and unstuccoed masonry units or cement are not allowed. Wood siding is not allowed for an entire wall ;

(ii)Color

The color of stuccoed buildings shall predominantly be in brown, tans, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone or brick shall be in the natural color. Entries and portals may be emphasized by the use of white or other colors or materials. Painting of buildings with bold repetitive patterns, or using buildings as signs is prohibited;

(iii)Roof Form, Slope and Shape

It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, and hipped roofs can be 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 walls . Folded plate roofs, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tone colors are preferred. See Illustration 14-5.2-7, "Examples of Roof Types"; 14-5_2-7

(iv)Solar EquipmentA.It is intended that the use of solar and other energy collecting and conserving strategies be encouraged. The use of large glazed areas on south facing walls for collectors, trombe walls , greenhouses , garden rooms, direct gain, or other collecting purposes is allowed. Solar equipment shall be screened as follows:1.raising the parapet;2.setting back from the edge of the roof;3.framing the collector with wood;4.in the case of pitched roofs, by integrating the collector into the pitch;5.in case of ground solar collectors by a wall or vegetation;6.in the case of wall collectors or greenhouses , by

enclosing by end or other walls ;7.other means that screen the collector or integrate it into the overall structure . Non-glare materials shall be used in solar collectors.B.Roof-mounted equipment: roof-mounted mechanical, electrical and telephone equipment and other obtrusive structures shall be architecturally screened with opaque materials, for example, by raising the parapet, and shall be of a low profile to minimize the screening problem;C.Cantilevers, arches: no cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in free standing walls ;(b)Size, Mass and Shape(i)In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that structures be designed to appear essentially as structures with massive walls . Structures with massive walls are defined as being built or appearing to be built of adobe construction, wall thickness appearing massive in relation to wall height, and where applicable, the depths of windows, doors and entry openings showing, the massiveness of the structures . Solid wall space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing walls for solar equipment as provided in Subsection (G)(3)(a)(iv) of this section, and under portales; (Ord. No. 2002-37 § 29)(ii)The mass elements which make up the building composition shall appear as single blocks;(iii)Buildings with ground coverage of over twenty thousand (20,000) square feet and over one story shall be designed to appear more as an aggregation of smaller " building blocks" rather than a single large box or block. A human scale shall be achieved near ground level on large commercial, multi-family residential and public buildings and along street façades and entryways through the use of such scale elements as windows, doors, columns, and beams. Human scale means the entrances, windows, doors, columns, and beams on large buildings are in proportion to the people using the building . For example, a ten-foot high entrance cover is in proportion to a person using it. A thirty (30) foot high colonnade is not;(c)Walls and Fences
Walls and fences visible from the street shall be built of brick, adobe , rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. Walls of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the wall or fence is not visible from the street ;

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

(4)Final Review(a)All applicants for final review shall submit:(i)Three copies of four building elevations drawn to scale . Elevations shall be drawn with sufficient detail to show the architectural design of the structures , including proposed exterior finish materials, textures and colors;(ii)Three copies of a dimensioned plan drawn to scale which shows building location and configuration in relation to other site improvements, including but not limited to parking lots and utilities.(b)The planning and land use department shall make a determination of whether the plans and elevations are in compliance with the requirements of this section within five working days from the date of the application to the city . If the submitted information is inadequate, the division may postpone action until a date agreed upon by the division and the applicant . (Ord. No. 2007-45 § 30; Ord. #2020-22 , § 16)(c)Final approval, disapproval, or conditional approval shall be noted on the face of the application and signed by a representative of the planning and land use department. If conditional approval is given, the list of conditions shall be

attached to the application . If the application is disapproved, the sections of the historic transition district with which the application did not comply shall be noted on the application . (Ord. No. 2007-45 § 30; Ord. #2020-22 , § 16)(d)No approval by the planning and land use department shall be required for repairs that do not in any way alter any exterior feature in view from any public street , way, or public place, or for repainting it the same color. (Ord. No. 2007-45 § 30; Ord. #2020-22 , § 16)(5)Property Use and Zoning District

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

Minutes
2/28/2023

APPLICANT PRESENTATION

Jeff Seres, 122 Lorenzo Road, was sworn. He said he and the owners agree with the new HCPI and with staff's recommendation for the main residence to remain noncontributing. He said John Murphy was available on Zoom if there were any questions on the HCPI.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

MOTION: In Case 2023-006359-HDRB, 1170 Camino Delora, Member Biedscheid moved to retain noncontributing status of the house. The motion was seconded by Member Guida.

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

6. **2023-006360-HDRB. 502 Cerrillos Rd.** Historic Transition District. Noncontributing. K.M. Skelly, Inc., agent for Deborah Olinger, owner, proposes to enclose 84 sq.ft. portal on a 3,544 sq.ft. building, raise parapet heights (none to exceed maximum allowable height of 14'- 3"), add patio area with trellis, increase yard wall heights to 4'-3" and to 4'- 6" (within maximum allowable height for this streetscape), and window and door alterations. (Angela Schackel Bordegaray)

Attorney Ruybalid said some legal issues were discussed and not everyone is on the same page as to how they would be resolved. He thought it beneficial to take a brief recess for discussion with staff off the record. He apologized for the delay.

Chair Rios called for a short recess at 7:30 p.m. for staff and legal to discuss an issue off the record.

Chair Rios resumed the meeting at 7:45 pm.

STAFF REPORT

502 Cerrillos Road is a 3,356 square foot non-contributing commercial building that sits on a triangle wedged lot at the southwest corner of Cerrillos Road and West Manhattan Street in the Historic Transition District. Per the 1997 historic building survey, it was built

in 1973 and housed the Schifani Brothers Printing Company, and most recently, an audio-video store, “A Sound Look.” It is a concrete block stuccoed building with flat roofed masses of varying heights, ranging from 10’ to 14’ – 9” at the northwest corner, battered parapets, wood and metal canales, and metal downspouts. Windows are a mix of 6-over-6 wood double hung units with metal storm windows and steel casements on the facades of the west end of the north wall. Its street-facing front elevation (east) features 12-lite fixed recessed windows with wood lintels.

The applicant proposes the following exterior alterations:

Building

1. Shift the main entrance from the existing portal entry on the north end of the east street-facing elevation to the south. The current 10’ tall wall will be increased to 14’ – 3” for the main entrance and signage. The southern end parapet will be raised from 12’ – 5” to 13’ – 2.” The north elevation parapet will be raised from 11’ – 8” to 12’ – 10.’ The maximum allowable height for this building in this streetscape is 14’ – 3.”
2. Enclose the 84 square foot entry portal on the east elevation.
3. Existing dark metal clad divided lite windows will be replaced with dark bronze anodized finished aluminum frame windows.
4. New commercial grade metal doors will replace existing at the north elevation loading dock.
5. Re-roof with bitumen torch down or equal and insulate.

Patio and Yard Walls

6. Create a 362 Square foot patio on the north side of the building between the building and the existing yard wall along West Manhattan Avenue. Add a shade structure over the patio, consisting of supporting steel columns and steel beam with a peeled wood latilla covering.
7. Raise the existing front (east) elevation stucco yard wall from 2’ – 8” to 4’ – 3” and add about 3”to the west end yard wall existing height at 4’ – 3.” Both proposed heights are within the maximum allowable height for this streetscape.
8. Add a wood and steel gate to the east yard wall.
9. Stucco will be El Rey’s “Buckskin.”

Signage

A separate application for the building’s new business signage has been submitted to the Land Use Department.

STAFF RECOMMENDATION

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

APPLICANT PRESENTATION

Edward Fitzgerald, who lives in Albuquerque, was sworn. He said Ms. Bordegaray did a good job describing the project. This is a transitional zone. They feel this has some Santa Fe Pueblo style but is Transitional and industrial towards the Railyard and the distillery. The idea is to pull from the Railyard and historic Santa Fe and meld the two. The materials like the steel beam with wood latillas attempts to combine the two styles.

Member Guida asked the material proposed for the patio wall.

Mr. Fitzgerald said the side facing Cerrillos will be board-formed concrete and along Manhattan will be all stucco. He was trying to do minimalist contemporary.

Member Guida asked if it is just the small portion facing Cerrillos.

Mr. Fitzgerald pointed to the location noting the gate would be steel frame with horizontal wood slats.

Member Aguilar Medrano said this year marks the building's 50th year. She said she brought up to staff whether this warrants a status review. The HCPI form has this as a minor degree of remodeling; window openings will remain unchanged, and the portal will remain. She still questions whether status should be revisited. She also noticed a decent amount of metal siding is proposed. She said even in the Transition District metal paneling is not allowed. She said she is confused how the signage can be separate.

Mr. Fitzgerald said an example of the steel with the cut-outs is in the packet.

Member Aguilar Medrano said she understands what the sign is, but Ms. Bordegaray mentioned the Board would not hear the case on signage. She considers the distillery portion as signage and didn't know how the two cases can be separate.

Ms. Bordegaray asked the applicant to confirm if this elevation was not presented to the Board because they have to go through the case on the signage. She said they previously eliminated proposing the distillery sign tonight.

Mr. Fitzgerald asked if they could say it is rusted metal without cutout letters at this point.

Member Aguilar Medrano said the first question is whether the Board would approve the metal siding, which is clearly not allowed, even in this district. She understood this is on the cusp of the Transition District and a building could be close by that has steel.

Member Bienvenu asked Mr. Fitzgerald to identify everywhere he plans to put metal siding.

Mr. Fitzgerald referred to the front elevation, east. He said they will remove that entrance that is clad in steel. The infill has metal panels with the street address cutout as a way to bring the graphics into it with the street numbers and distillery.

Member Bienvenu said he is okay with the steel trellises in this district, because it is semi-industrial. He said there are two other material issues contrary to Code: one says no metal signs and the other, no concrete walls. He thought that would require Mr. Fitzgerald to qualify for exceptions.

Mr. Fitzgerald asked if stucco was the only approved material.

Member Bienvenu read from Code, "may be built of brick, adobe, rock, wood, coyote fencing, wrought iron, slump rock or similar materials", masonry, or stucco.

PUBLIC HEARING

John Eddy, previously sworn, said he was worried Member Aguilar Medrano's suggestion on the 50-year rule would be overlooked. He suggested the Board postpone the case to address that, or a status review.

Stefanie Beninato, previously sworn, agreed there should be a status review while changes are being requested. If metal siding is prohibited, exceptions are needed. She said it may be a block from the Railyard, but the street before Hotel Santa Fe has a lot of small homes with character. She said the Board should be careful about appropriating features of a different district.

BOARD DISCUSSION

Member Biedscheid thought the Board would not be able to approve the project because the exceptions were not called for. She deferred to staff to address that. She appreciated the comment about the age of the building. It does seem that may be lost without consideration of the building's contribution.

Ms. Bordegaray said the HCPI says 1973, and going on that, she had evaluated the building had not reached the threshold, combined with changes made since the HCPI and the windows have been replaced. She hasn't reviewed a lot of buildings in this district and did not realize it was metal siding to this degree. Code says expressly no metal siding and the way it was proposed tonight does not meet Code. A lot of work is ahead that is needed on this Code and Transition will be coming before the Board. She said the research has been ongoing on the buildings but is not yet finalized or adopted yet.

Member Aguilar Medrano said she knows which windows on the east façade that were talked about as having been replaced. On the north façade, the windows appear to be newer. However, there appears to be a number of wood windows original to the building she believes are on the east and north and some of the materials appear to be original to the house from 1973. She said that is a question the Board should explore more.

Member Guida agreed with the district standards pointed out by members on the Board. He said the Board cannot rule on the case this evening. He also wanted to flag that this is the historic Transition District. Staff can work with the applicant to look at that issue further. He said the building may be 50 years old, but he doesn't see much beyond that. He would be challenged to hold up a commercial applicant to this degree for a full status review. He said this is within the purview of City staff and would ask that staff look at this issue outside the meeting. He said the basis of the motion should be for staff to work with the applicant as to whether they want to propose a redesign because of materials, or seek exceptions.

Member Bienvenu said he hates to send people back to do more work. He found it hard to imagine the Board would designate this as contributing, but there is an argument for prudence to be certain they are not making an irrevocable mistake. He asked if they asked for a status review, what is the shortest period of time the applicant could return to the Board.

Ms. Bordegaray said the earliest would be the end of March or first meeting in April depending on how soon the applicant can get the historical information. Also it has to be re-noticed as the first part of the case.

Member Bienvenu said if motion was to defer to a date certain for a status review and potential redesign and/or requests for exceptions, what could the date certain be for the motion.

Ms. Lamboy said the earliest would be the March 28th or the beginning of April to get into the newspaper and give time for the applicant to get the information.

Member Bienvenu asked if that would be the same if deferred for a request for exceptions.

Ms. Lamboy said a request for exceptions still requires notice and would have to be at least a month out.

Member Biedscheid said several projects were approved tonight that did not have a HCPI. The applicant does not need to do a full HCPI. The report indicates this has always been a commercial building. She said there is no question this is a house being converted to a business and the Board should keep that in mind with what is proposed. She suggested an explanation of why the materials were chosen and the philosophy behind those choices could be crafted through an exception. The Board should know why the exception should be granted and how criteria has been met. She said the project could just be reformatted.

Chair Rios confirmed that Member Biedscheid did not think a status review is in order.

Member Biedscheid said it would not change her mind.

Member Bienvenu said he saw no harm since the case was being delayed. He was in favor of a status review and request for exceptions and/or redesign. He offered to make a motion.

MOTION: In Case 2023-006360-HDRB, 502 Cerrillos Rd., Member Bienvenu moved to defer the case to the next meeting possible, depending on staff's final determination, for a status review, and the request for exceptions and/or redesign to eliminate the need for exceptions, noting an additional HCPI is not required by the Board. The motion was seconded by Member Aguilar Medrano.

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

1. **2023-006286-HDRB. 1564 Canyon Rd.** Downtown and Eastside Historic District. Non-contributing. PPC Solar, agent for Kate Lopez, owner, proposes to install two solar arrays consisting of 8 panels on existing casita's roof and 12 panels as part of a new ground-mounted structure 8' tall. (Angela Schackel Bordegaray)

Previous Staff Report 2/28/23

City of Santa Fe, New Mexico

memo

DATE: February 28, 2023

TO: Historic Districts Review Board Members

FROM: Angela Schackel Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2023-006360-HDRB

Address: 502 Cerrillos Road
Historic Status: Non-Contributing
Historic District: Historic Transition

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form H-13010

__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 14-5.2(D) General Design Standards for all Historic Districts.

BACKGROUND & SUMMARY:

502 Cerrillos Road is a 3,356 square foot non-contributing commercial building that sits on a triangle wedged lot at the southwest corner of Cerrillos Road and West Manhattan Street in the Historic Transition District. Per the 1997 historic building survey, it was built in 1973 and housed the Schifani Brothers Printing Company, and most recently, an audio-video store, "A Sound Look." It is a concrete block stuccoed building with flat roofed masses of varying heights, ranging from 10' to 14' – 9" at the northwest corner, battered parapets, wood and metal canales, and metal downspouts. Windows are a mix of 6-over-6 wood double hung units with metal storm windows and steel casements on the facades of the west end of the north wall. Its street-facing front elevation (east) features 12-lite fixed recessed windows with wood lintels.

The applicant proposes the following exterior alterations:

Building

1. Shift the main entrance from the existing portal entry on the north end of the east street-facing elevation to the south. The current 10' tall wall will be increased to 14' – 3" for the main entrance and signage. The southern end parapet will be raised from 12' – 5" to 13' – 2." The north elevation parapet will be raised from 11' – 8" to 12' – 10.' The maximum allowable height for this building in this streetscape is 14' – 3."
2. Enclose the 84 square foot entry portal on the east elevation.
3. Existing dark metal clad divided lite windows will be replaced with dark bronze anodized finished aluminum frame windows.
4. New commercial grade metal doors will replace existing at the north elevation loading dock.
5. Re-roof with bitumen torch down or equal and insulate.

Patio and Yard Walls

6. Create a 362 Square foot patio on the north side of the building between the building and the existing yard wall along West Manhattan Avenue. Add a shade structure over the patio, consisting of supporting steel columns and steel beam with a peeled wood-latilla covering.
7. Raise the existing front (east) elevation stucco yard wall from 2' – 8" to 4' – 3" and add about 3"to the west end yard wall existing height at 4' – 3." Both proposed heights are within the maximum allowable height for this streetscape.
8. Add a wood and steel gate to the east yard wall.
9. Stucco will be El Rey's "Buckskin."

Signage

A separate application for the building's new business signage has been submitted to the Land Use Department.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose
14-5.2(A)(1) Historic Transition District Standards

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 1/27/23	502 Cerrillos Rd , Santa Fe,NM 87501
Property Owner of Record: Debra Olinger Rev. Trust	**Proposed Construction Description:**
Applicant/Agent Name: Kevin Skelly	New Entry, Replace windows and one door, enclose portal.
Contact Person Phone Number: (505) 577 - 7909	**TOTAL ROOF AREA:** 3,440 sq ft

Zoning District: Historic - Transitional

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: Distillery / Restaurant

Terrain: ☐ 30% slopes N/A

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

Lot Coverage : 37.5 %
☐Open Space Required: _____

Setbacks:
Proposed Front: 37' Minimum: 16'
2nd Front? _____
Proposed Rear: 15' Minimum: 10' 2"
Proposed Sides: L 12" R 14' 4" Minimum: 8'

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

Parking Spaces:
Proposed 8 Accessible 1
Minimum: _____

Bicycle Parking:**
Proposed: 3 Minimum: 2
** 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.

Kevin Skelly [☐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

2023-006341-PAR

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: Stefani Perea **DATE:** 2/1/23

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

Page | 10

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997

IDENTIFICATION

ADDRESS: 502 Cerrillos

OLD ID NUMBER: 0516 10107

SANTA FE ID NUMBER: H 13010

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 SW 1/4

BUILDING NAME:

FIELD MAP

Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: SOURCE(S)

_____ ESTIMATE

1973 ACTUAL owner

BUILDING DATA

ARCHITECTURAL STYLE:

Spanish Pueblo Revival

USE:

HISTORIC: ~~residential~~

OTHER N/A

PRESENT: ~~residential~~

OTHER commercial

Schifani Bros. Printing Co.

SURROUNDINGS:

commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

___ YES X NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR

EXPLAIN: some windows replaced new door

OVERALL CONDITION:

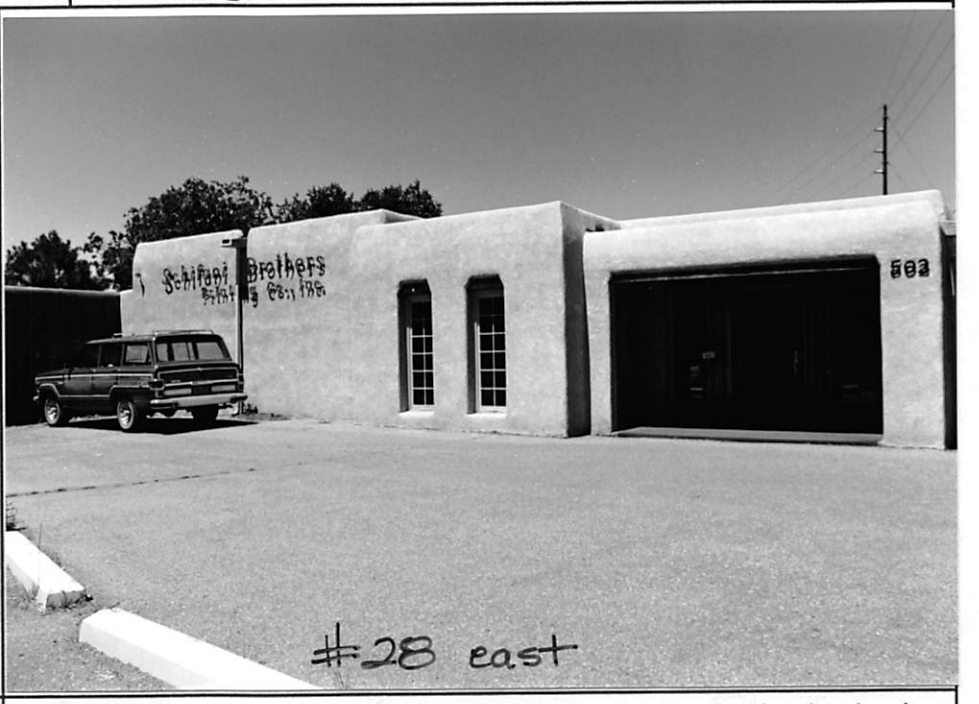
___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

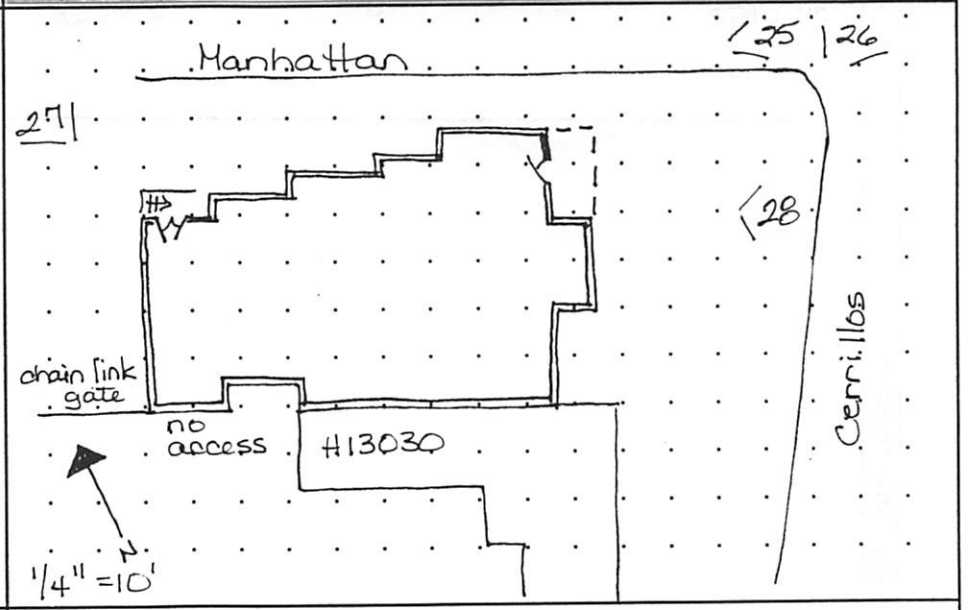
BUILDING THREATENED?

___ YES X NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES X NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES X NO ___ ELIGIBLE

LOCAL DESIGNATION: Historic Trans. HISTORIC DISTRICT

___ SIGNIFICANT ___ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

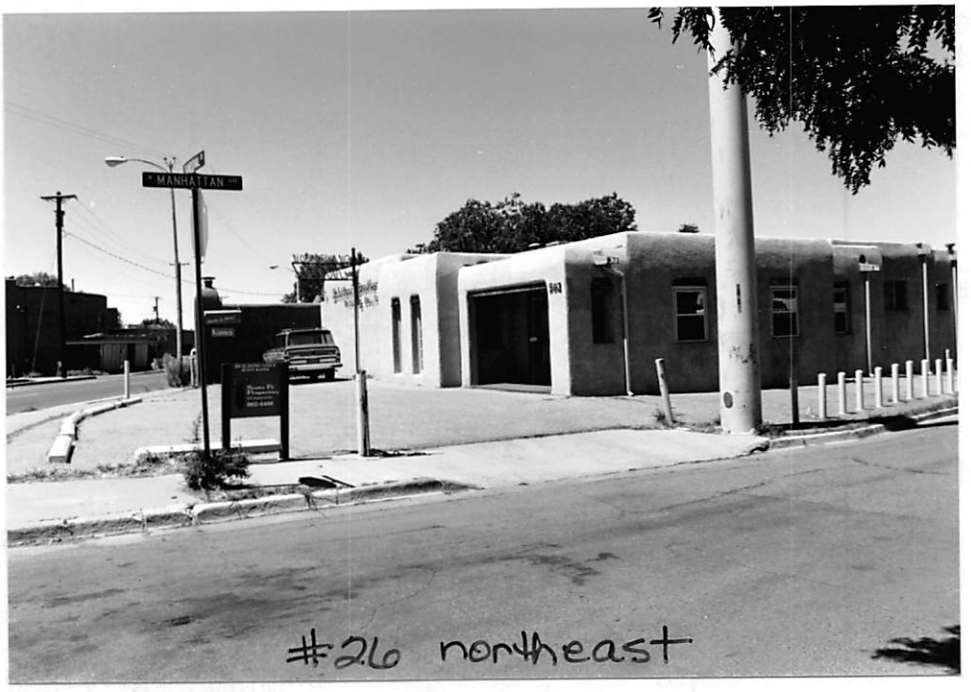
SURVEYED 7/97 BY DB

NEGATIVES WITH NMHPD ROLL # D32 NEG # 25 TO 28

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat with wood & metal canales, metal downspouts battered parapets	
BUILDING WALLS	beige stucco	
FOUNDATIONS	not visible	APPROX. HEIGHT (FT.) 13
DOORS	E – wood 32 panel (tiny square panels), wrought iron gates, steel casement sidelights	
WINDOWS	6/6 wood DHWs w/ metal storm windows, N steel casement on W end of N wall E – tall fixed wood 12 light fixed, recessed w/ wood lintels	
PORCHES OR PORTALES	NE corner – simple portal with corner pier, end wall with rectangular opening, wood beam, battered parapet	
ARCHITECTURAL DETAILS	exposed lintels in shaped openings	
FENCES/WALLS		
SITE FEATURES		
OTHER/ COMMENTS	Owner says the building was built in 1973.	

ADDITIONAL PHOTOGRAPHS



#26 northeast

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997 (concluded)

IDENTIFICATION

ADDRESS

502 Cerrillos

ID NUMBER: 0516 10107

SANTA FE ID NUMBER: H13010

SURVEYED/RESEARCHED
DATE 7/97 BY DB

#25 northeast

#27 northwest

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM H1301

building threatened? yes	surveyed date 10/10/84 by HMW	county SANTA FE	ID no. 0516|0107
field map SFHD #4	number 107	UTM reference zone 12 13	easting northing

location description
502 CERRILLOS
SW CORNER AT MANHATTEN

city/town
SANTA FE

land grant/reservation

building name
SCHIFANI BROS. PRTG CO.

legal description
tnsp___ N S range___ E W sec___ ¼ ¼

film roll by HMW no. SFHD 5	negative nos. 9	loc. of neg. HPB

plan shape

date of construction
P 1970 estimate _____ actual
source

use
present residential
other _____
historic residential
other _____

condition
___excellent ___good
___fair ___deteriorating

wall material/surface

degree of remodeling
___minor ___moderate ___major
describe:

architectural features

surroundings
COMMERCIAL

relationship to surroundings
___similar _x_ not similar

district potential
___yes ___no

significance
___eligible ___of interest _x_ none
if eligible, why? N.C. DATE

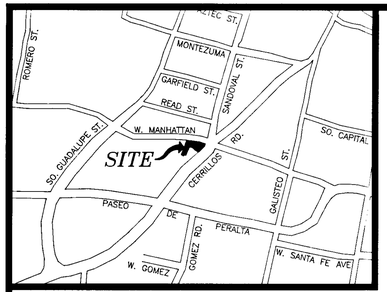
comments

associated buildings? ___yes
what type?

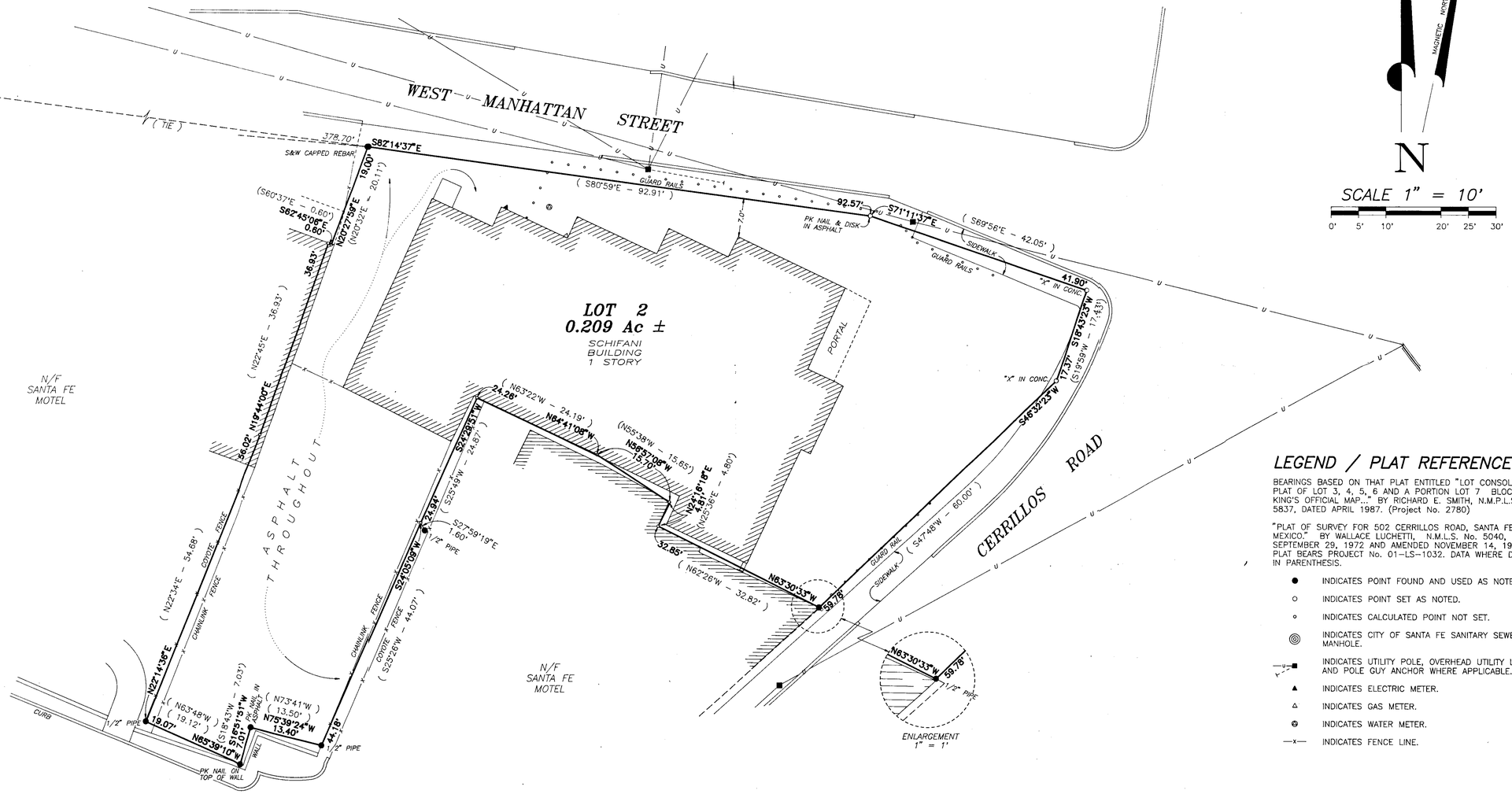
if inventoried, list ID nos.

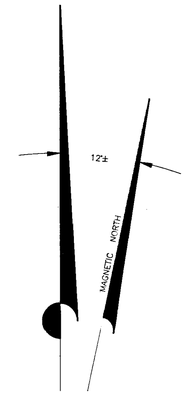
see back? ___yes

307016



VICINITY MAP SCALE 1"=500'





ENLARGEMENT
1" = 1'

LEGEND / PLAT REFERENCE

BEARINGS BASED ON THAT PLAT ENTITLED "LOT CONSOLIDATION PLAT OF LOT 3, 4, 5, 6 AND A PORTION LOT 7 BLOCK 113, KING'S OFFICIAL MAP..." BY RICHARD E. SMITH, N.M.P.L.S. No. 5837, DATED APRIL 1987. (Project No. 2780)

"PLAT OF SURVEY FOR 502 CERRILLOS ROAD, SANTA FE NEW MEXICO." BY WALLACE LUCHETTI, N.M.L.S. No. 5040, DATED SEPTEMBER 29, 1972 AND AMENDED NOVEMBER 14, 1972. SAID PLAT BEARS PROJECT No. 01-LS-1032. DATA WHERE DIFFERENT IN PARENTHESIS.

- ● INDICATES POINT FOUND AND USED AS NOTED.
- ○ INDICATES POINT SET AS NOTED.
- ∘ INDICATES CALCULATED POINT NOT SET.
- ◎ INDICATES CITY OF SANTA FE SANITARY SEWER MANHOLE.
- —U— INDICATES UTILITY POLE, OVERHEAD UTILITY LINES, AND POLE GUY ANCHOR WHERE APPLICABLE.
- ▲ INDICATES ELECTRIC METER.
- △ INDICATES GAS METER.
- ⊗ INDICATES WATER METER.
- —x— INDICATES FENCE LINE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL, AND THAT THE DATA SHOWN HEREON ARE TRUE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. FIELD WORK COMPLETED ON MAY 31, 1995.

Richard E. Smith 6/5/95

RICHARD E. SMITH, N.M.P.S. No. 5837, DATE

RICHARD E. SMITH NEW MEXICO 5837 REGISTERED PROFESSIONAL SURVEYOR

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.

909,003

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 02 day of June A.D. 19 95 at 11:25 o'clock A m. and was duly recorded in book 304 page 216 of the records of Santa Fe County.

Witness my hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.

Deputy

COUNTY CLERK SEAL
COUNTY CLERK
JONA G. ARMIJO
SANTA FE COUNTY NEW MEXICO

INDEXING INFORMATION FOR COUNTY CLERK	
TYPE OF SURVEY:	BOUNDARY SURVEY
OWNER:	SCHIFANI BROTHERS PRINTING CO.
SECTION:	PROJECTED S. 24, T.17 N. R.9 E. N.M.P.M.
SUBDIVISION NAME:	SANTA FE GRANT
OTHER:	LOT 2 AT 502 CERRILLOS RD.

SMITH WILLIAMSON & ASSOCIATES
1210 Luisa Street, Suite 3, Santa Fe, New Mexico 87505
(505)983-5234 FAX (505)983-5391

BOUNDARY SURVEY PREPARED FOR

SCHIFANI BROTHERS PRINTING CO.
LOT 2,
502 CERRILLOS ROAD,
CITY OF SANTA FE,
SANTA FE COUNTY, NEW MEXICO

SCALE	DATE	DRAWN BY	CHECKED BY	PROJECT No.
1" = 10'	June 1995	P.A.R.	R.E.S.	4092

K . M. SKELLY

January 30, 2023

City of Santa Fe
Historic District Review
Proposal Letter

RE: Barrel Cactus Distillery Renovation
502 Cerrillos Road
Santa Fe, NM 87505

HD: Transition Zone

To the Historic Review Board,

The existing building at 502 Cerrillos Road was built around the 1960s-1970s. It is of block construction with a stucco exterior. The style of architecture is "Pueblo Revival." The previous business occupying the building was an audio-video store named: A Sound Look.

It is located at the corner of Cerrillos and W Manhattan Ave.

The existing square footage for the building is :

Roofed - 3,356 sq ft

Un-roofed - 84 sq ft (portal - to be enclosed)

Proposed square footage for the renovation:

Roofed - 3,440 sq ft (We will re-roof with a bitumen torch down or equal and insulate)

Flat area (patio) - 362 sq ft

The existing height of the building ranges from a low point of 10’ to a high point of 14’ 9” (at the North West corner).

The proposed changes to height are as follows:

- On the East elevation, we will be raising the existing height from 10’ to a proposed height of 14’ 3” for the main entrance and signage.
- Also, on the East elevation (south of the new entrance) we will be raising the parapet and scuppers as required for the new roof from 12’ 5” to 13’ 2”.

- On the North elevation, we will be raising the parapet from the existing height of 11’ 8” to the proposed height of 12’ 10” in order to hide the roof top mechanical equipment.

The existing windows, which are dark metal clad with divided lites, will be replaced with dark bronze anodized finished aluminum frame windows. New commercial-grade metal doors will be installed at the loading dock to replace the existing ones.

We will be enclosing the existing portal on the East side of the building to create a new office space.

The proposed new use for the building is a distillery with a tasting bar and restaurant named: Barrel Cactus Distillery.

The interior of the distillery will be large open spaces with separate areas for the distillery, kitchen, and dining. A proposed outside dining area is to be located on the north side of the building between the building and an existing site wall along W Manhattan Ave.

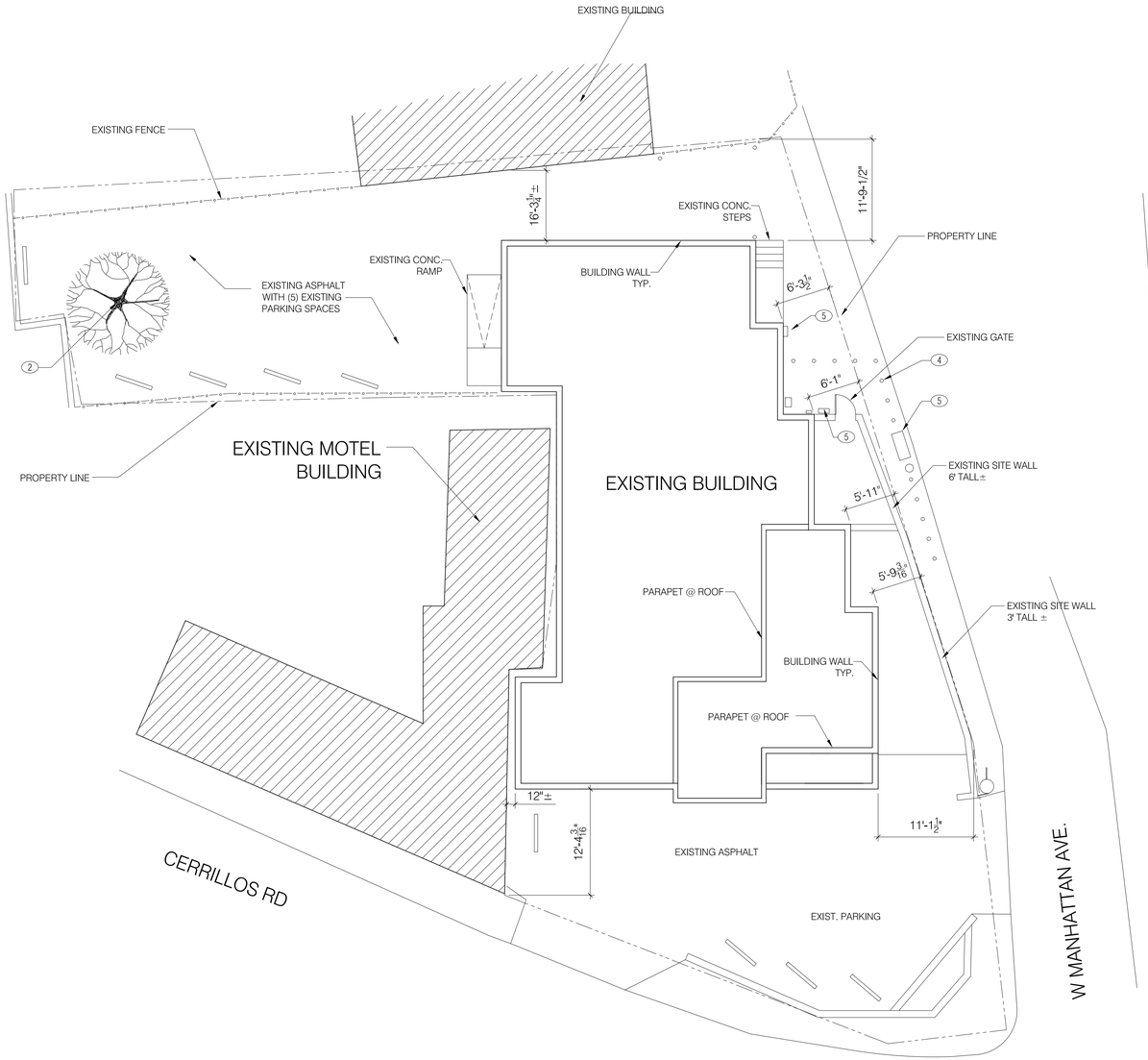
A new shade structure will cover the exterior dining, consisting of supporting steel columns and steel beam with a peeled wood-latilla covering.

We will be raising the stucco yard wall for the exterior dining to account for the raised concrete slab. The wall is currently 2’8” on the East end and 3’ 4” on the West end (from the existing grade). We are proposing to raise the wall to approx. 4’ 3” on the east wend and 4’ 6” on the west end (from the existing grade). The yard wall will keep the existing stucco finish (El Rey Buckskin). We will be adding a wood + steel gate on the East elevation for access to the dining area.

The proposed treatment of the exterior of the building is to keep the existing "pueblo" style and stucco finish (El Rey Buckskin) with naturally rusted steel accents at a newly renovated entrance.

Sincerely,

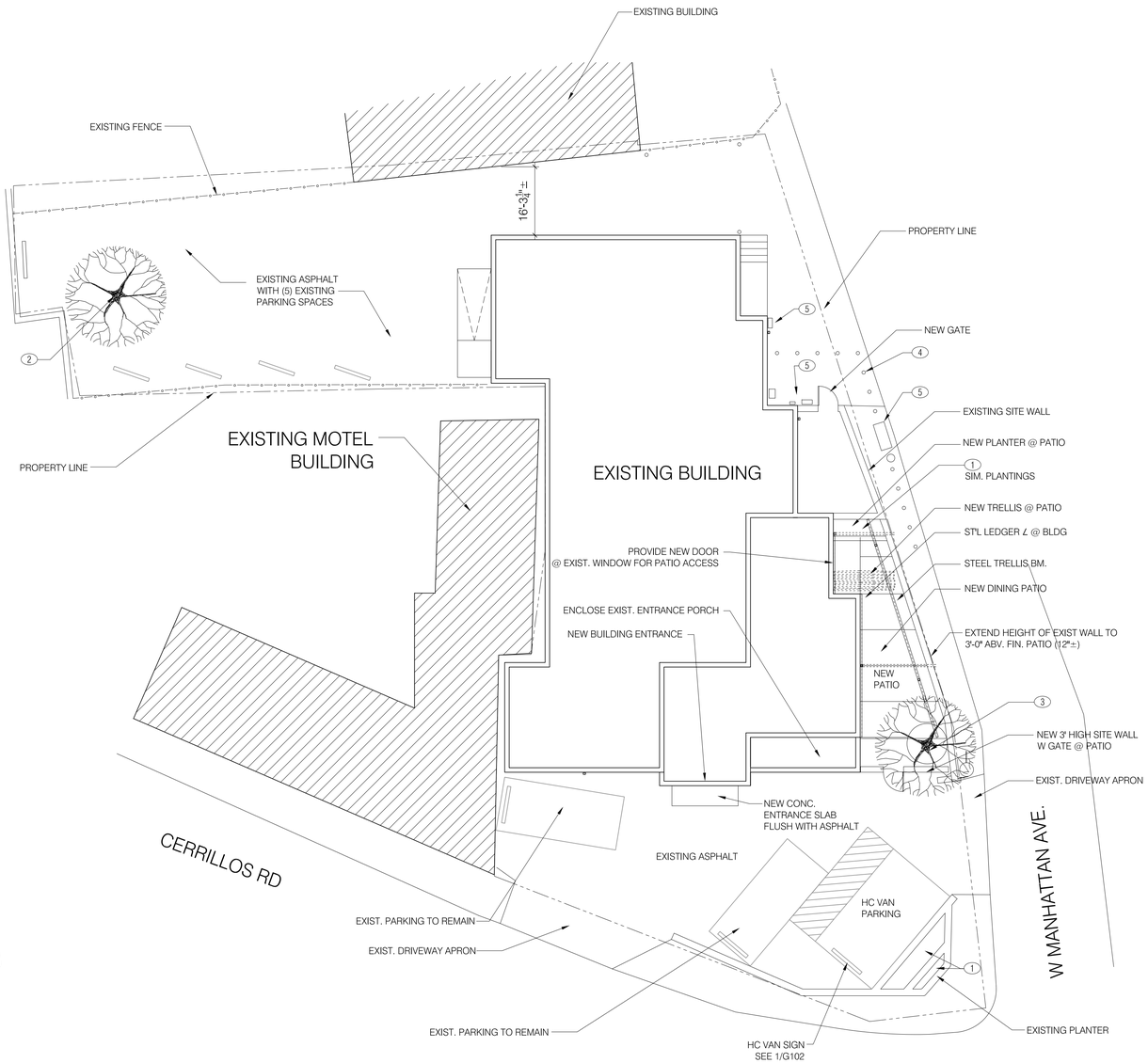
Kevin Segura
Project Manager
K. M. Skelly, Inc
ksegura@kmskelly.com



EXISTING SITE PLAN

scale: 1:10

TRUE NORTH



PROPOSED SITE PLAN

scale: 1:10

TRUE NORTH

PARKING SPACES

EXISTING
FRONT: 4 SPACES (INCLUDES ONE HC SPACE)
REAR: 5 SPACES

PROPOSED
FRONT: 3 SPACES (INCLUDES ONE HC SPACE)
REAR: 5 SPACES

KEYED NOTES

1. NEW PLANTINGS @ EXISTING PLANTER TO INCLUDE:

   FLOWERS: YELLOW COREOPSIS; MEXICAN HAT (RUTIBIDA SP.); BLANKET FLOWER (GAILLORDIA SP.)

   GRASSES: SACTON GRASS (SPOROBOLUS WRIGHTII); AGASTACHE 'BLUE FORTUNE'; ALLIUM AND PURPLE CONEFLOWERS (ECHINACEAPURPUREA.

2. EXISTING SIBERIAN ELM
3. NEW DESERT WILLOW
4. EXISTING BOLLARDS
5. EXISTING ELECTRICAL UTILITIES

EXISTING + PROPOSED SITE PLANS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT

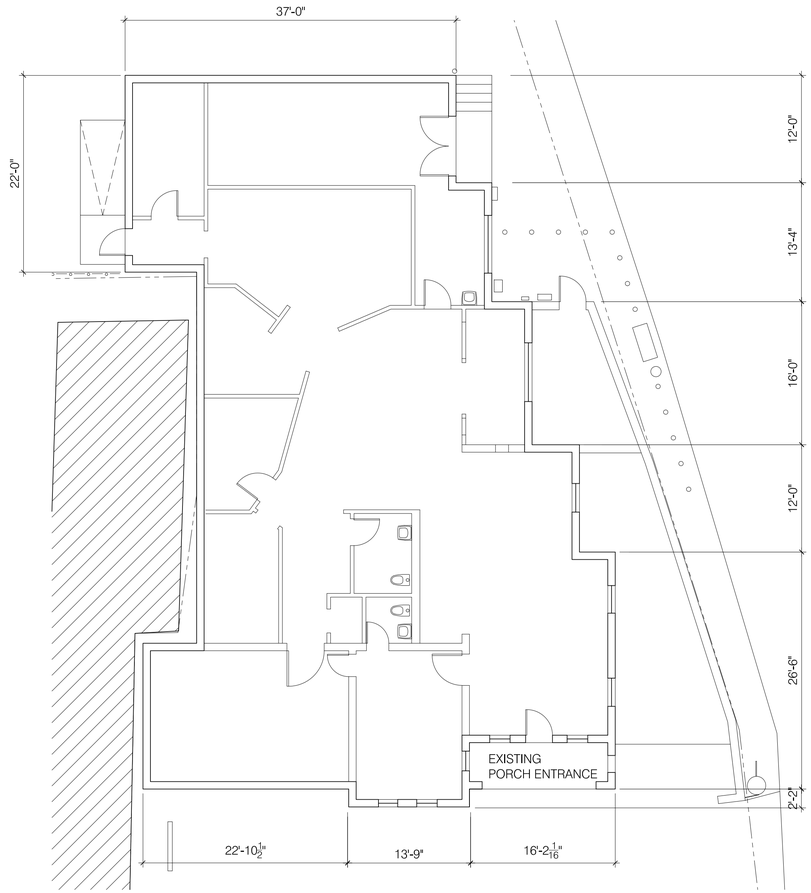
E D W A R D
F I T Z G E R A L D
ARCHITECTS
121 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO
8 7 1 0 8
TEL 505.268.9055
EFARCHITECTS.COM

STATE OF NEW MEXICO
EDWARD FITZGERALD
No. 1184
REGISTERED ARCHITECT

revisions

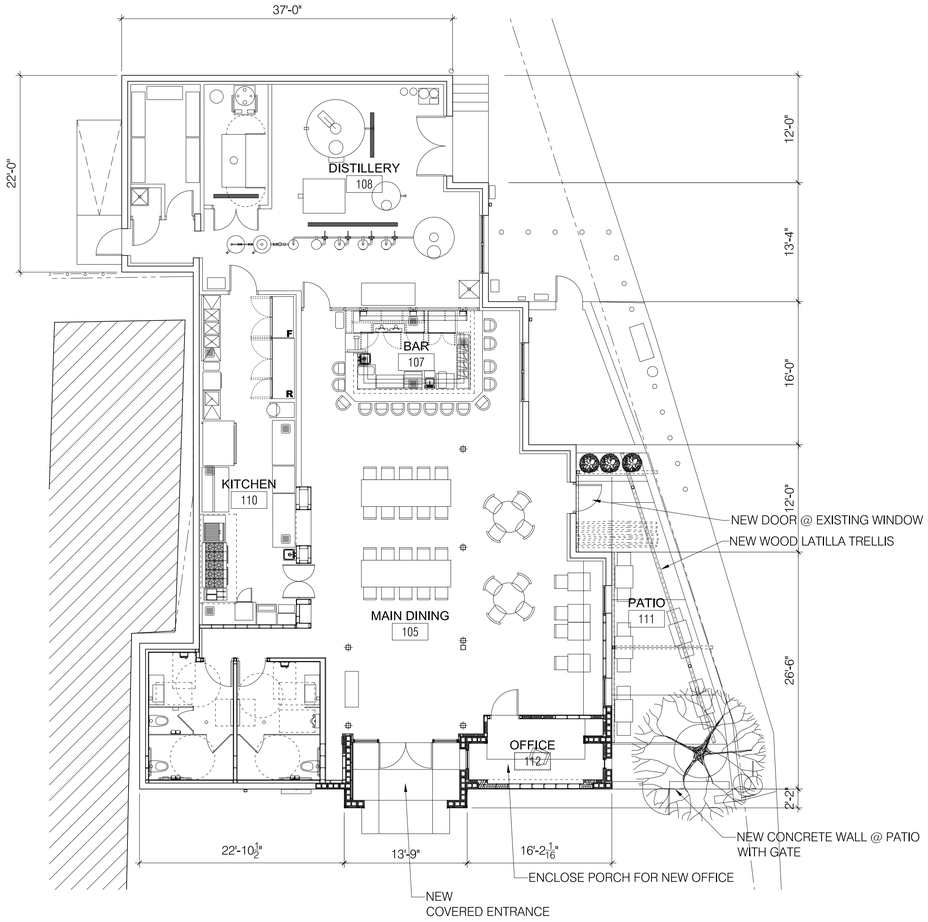
date: 01/29/23
drawn by: EF

HS101



EXISTING FLOOR PLAN

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



PROPOSED FLOOR PLAN

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

BUILDING PLANS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT

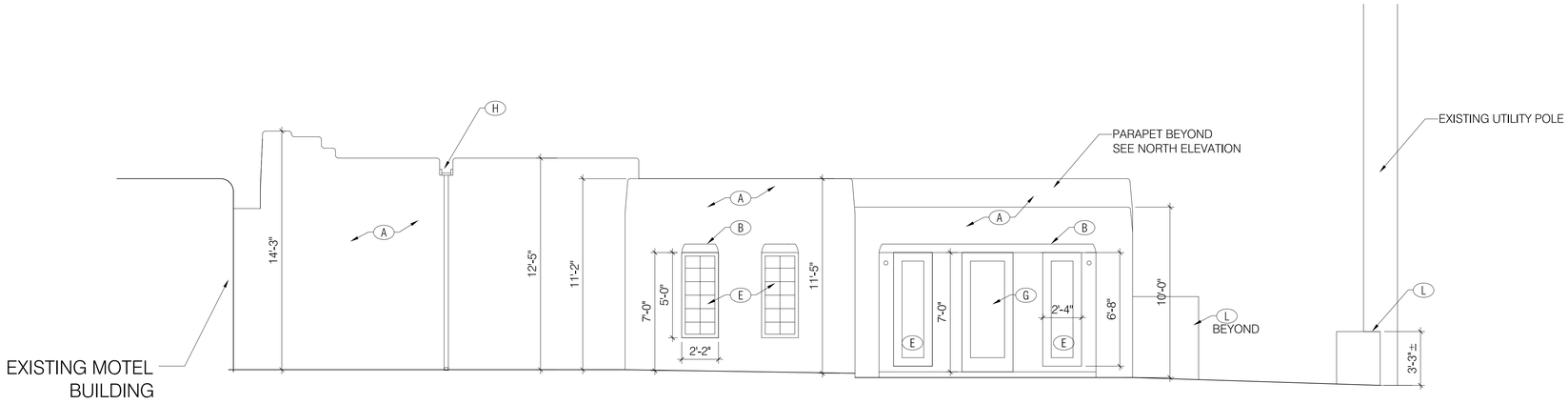
E D W A R D
F I T Z G E R A L D
A R C H I T E C T S
1 2 1 J E F F E R S O N S T R E E T N E
A L B U Q U E R Q U E , N E W M E X I C O
8 7 1 0 8
T E L 5 0 5 . 2 6 8 . 9 0 5 5
E F A R C H I T E C T S . C O M

STATE OF NEW MEXICO
EDWARD FITZGERALD
No. 1184
REGISTERED ARCHITECT

revisions

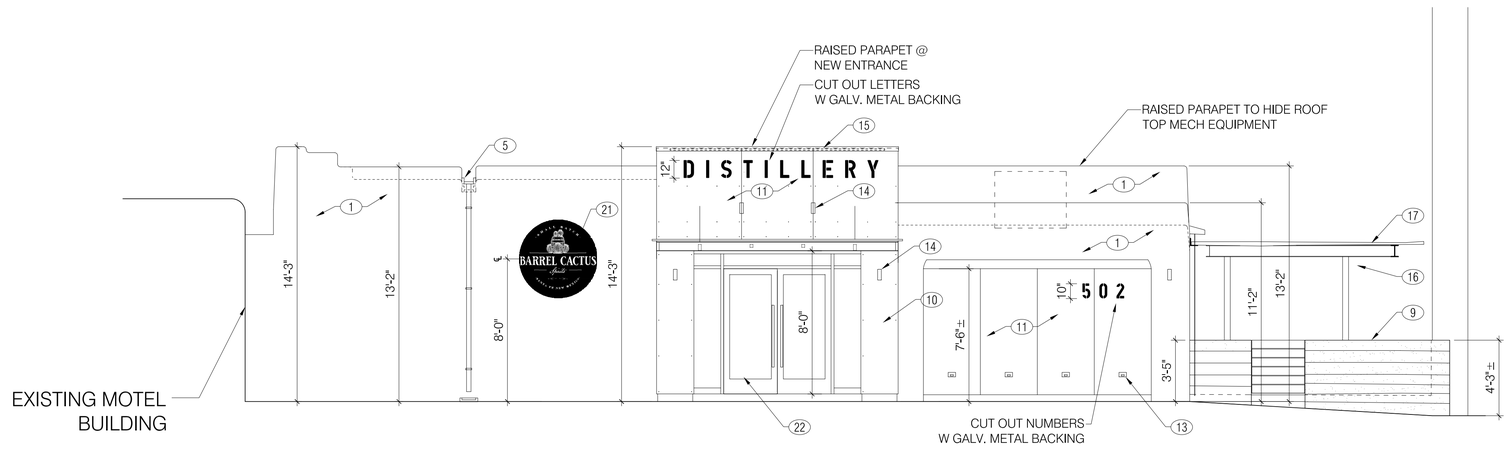
date:
01/29/23
drawn by:
EF

H101



EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

KEYED NOTES - EXISTING BUILDING

A. EXISTING STUCCO
B. EXISTING WOOD LINTEL
C. EXISTING WINDOWS: 3' W X 4'-6" TALL, WOOD DOUBLE HUNG WITH ALUMINUM SCREENS.
D. EXISTING WINDOWS: 6'-6" W (4 CASEMENTS) X 3'6" TALL, STEEL CASEMENT.
E. EXISTING WINDOWS: FIXED WOOD FRAME WINDOWS
F. EXISTING DOORS: 6'-4" W (DOUBLE DOORS) X 7' TALL, HOLLOW METAL.
G. EXISTING DOORS: 3'-0" W X 7' TALL, WOOD FRAME GLASS ENTRANCE DOOR.
H. EXISTING WOOD ROOF CANALES WITH METAL DOWNSPOUTS.
I. EXISTING ELECTRICAL SERVICE
J. EXISTING GAS SERVICE
K. EXISTING EXPOSED CONCRETE STEPS AND LANDING.
L. EXISTING STUCCO SITE WALL
M. EXISTING STEEL PIPE HANDRAIL
N. EXISTING STEEL BOLLARDS

KEYED NOTES - PROPOSED RENOVATION

1. STUCCO - EL REY BUCKSKIN
2. ALUMINUM FRAMED AWNING WINDOW REPLACEMENT. DARK BRONZE FINISH. SAME SIZE AS EXISTING OPENING. EXISTING WOOD LINTEL TO REMAIN.
3. NEW FIXED ALUMINUM FRAMED WINDOW @ EXISTING OPENING.
4. NEW ALUMINUM + GLASS DOOR AT EXISTING WINDOW (DARK BRONZE). ENLARGE OPENING TO ACCOMMODATE DOOR.
5. DEMO EXIST. SCUPPER. RAISE AS REQUIRED FOR NEW ROOF. REPLACE WITH STEEL SCUPPER + DOWNSPOUT PER DETAIL 1/H204.
6. RE-SURFACE OR REPLACE EXISTING CONCRETE AS REQUIRED.
7. EXISTING SITE WALL TO REMAIN.
8. RAISE EXISTING STUCCO SITE WALL 12" ± TO BE 36" ABOVE PATIO.
9. EXPOSED BOARD FORMED CONC. WALL WITH WOOD STEEL + WOOD GATE
10. 16 GA RUSTED STEEL PLATE
11. 16 GA RUSTED STEEL PLATE WITH CUT OUTS FOR SIGNAGE: DISTILLERY; STREET NUMBERS & STEP LIGHTS.
12. GALVANIZED STEEL CANOPY @ ENTRANCE.
13. STEP LIGHTS RECESSED IN WALL.
14. SURFACE MOUNTED DOWNLIGHTS (DARK BRONZE FIN).
15. CONCEALED LED LIGHT AT TOP OF ENTRANCE FACADE.
16. EXPOSED STEEL COLUMN AND BEAM TO SUPPORT TRELLIS.
17. WOOD LATILLA TRELLIS.
18. NEW HOLLOW METAL DOORS TO REPLACE EXISTING. ENLARGE HEIGHT FROM 7'-0" TO 8'-0".
19. EXISTING STEEL PIPE HANDRAIL TO REMAIN
20. EXISTING BOLLARDS TO REMAIN
21. 48" DIAMETER, ILLUMINATED, "BARREL CACTUS SPIRITS" SIGN
22. NEW ENTRANCE (RECESSED) WITH ALUMINUM + GLASS STOREFRONT (ALUMINUM TO BE DARK BRONZE FINISH)

BUILDING ELEVATIONS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT

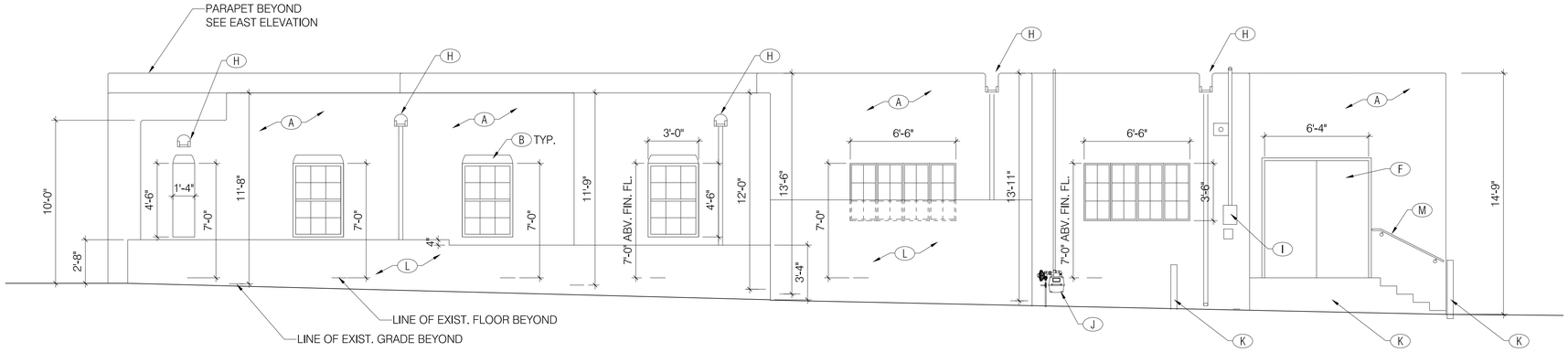
E D W A R D
F I T Z G E R A L D
A R C H I T E C T S
121 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO
87108
TEL 505.268.9055
EFARCHITECTS.COM

STATE OF NEW MEXICO
EDWARD FITZGERALD
No. 1184
REGISTERED ARCHITECT

date:
01/29/23
drawn by:
EF

revisions

H201

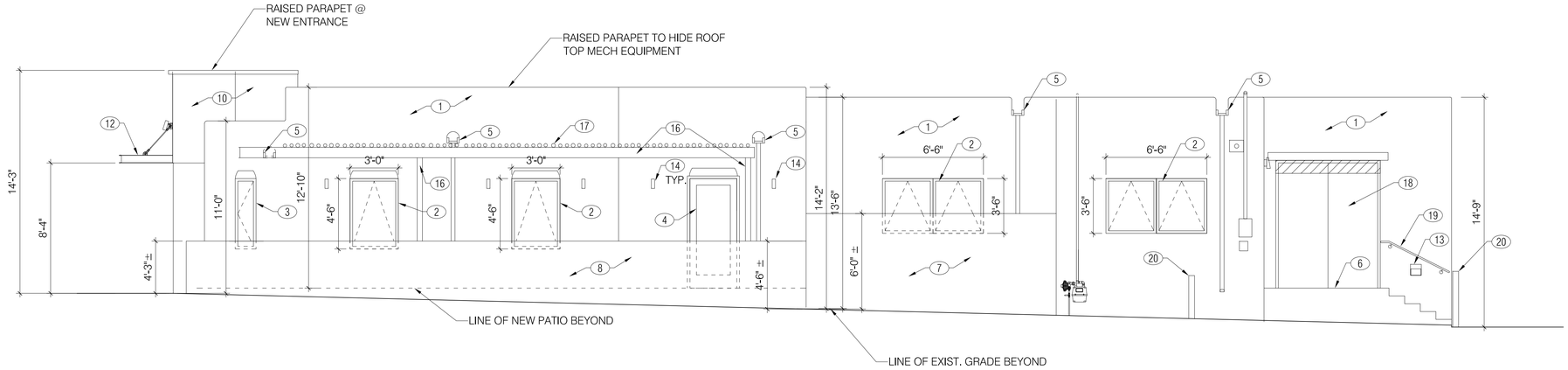


EXISTING NORTH ELEVATION

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

KEYED NOTES - EXISTING BUILDING

- A. EXISTING STUCCO
- B. EXISTING WOOD LINTEL
- C. EXISTING WINDOWS: 3' W X 4'-6" TALL, WOOD DOUBLE HUNG WITH ALUMINUM SCREENS.
- D. EXISTING WINDOWS: 6'-6" W (4 CASEMENTS) X 3'6" TALL, STEEL CASEMENT.
- E. EXISTING WINDOWS: FIXED WOOD FRAME WINDOWS
- F. EXISTING DOORS: 6'-4" W (DOUBLE DOORS) X 7' TALL, HOLLOW METAL.
- G. EXISTING DOORS: 3'-0" W X 7' TALL, WOOD FRAME GLASS ENTRANCE DOOR.
- H. EXISTING WOOD ROOF CANALES WITH METAL DOWNSPOUTS.
- I. EXISTING ELECTRICAL SERVICE
- J. EXISTING GAS SERVICE
- K. EXISTING EXPOSED CONCRETE STEPS AND LANDING.
- L. EXISTING STUCCO SITE WALL
- M. EXISTING STEEL PIPE HANDRAIL
- N. EXISTING STEEL BOLLARDS



PROPOSED NORTH ELEVATION

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

KEYED NOTES - PROPOSED RENOVATION

1. STUCCO - EL REY BUCKSKIN
2. ALUMINUM FRAMED AWNING WINDOW REPLACEMENT. DARK BRONZE FINISH. SAME SIZE AS EXISTING OPENING. EXISTING WOOD LINTEL TO REMAIN.
3. NEW FIXED ALUMINUM FRAMED WINDOW @ EXISTING OPENING.
4. NEW ALUMINUM + GLASS DOOR AT EXISTING WINDOW (DARK BRONZE). ENLARGE OPENING TO ACCOMMODATE DOOR.
5. DEMO EXIST. SCUPPER. RAISE AS REQUIRED FOR NEW ROOF. REPLACE WITH STEEL SCUPPER + DOWNSPOUT PER DETAIL.
6. RE-SURFACE OR REPLACE EXISTING CONCRETE AS REQUIRED 1/H204.
7. EXISTING SITE WALL TO REMAIN.
8. RAISE EXISTING STUCCO SITE WALL 12" ± TO BE 36" ABOVE PATIO.
9. EXPOSED BOARD FORMED CONC. WALL
10. 16 GA RUSTED STEEL PLATE
11. 16 GA RUSTED STEEL PLATE WITH CUT OUTS FOR SIGNAGE: DISTILLERY; STREET NUMBERS & STEP LIGHTS.
12. GALVANIZED STEEL CANOPY @ ENTRANCE.
13. STEP LIGHTS RECESSED IN WALL.
14. SURFACE MOUNTED DOWNLIGHTS (DARK BRONZE FIN).
15. CONCEALED LED LIGHT AT TOP OF ENTRANCE FACADE.
16. EXPOSED STEEL COLUMN AND BEAM TO SUPPORT TRELLIS.
17. WOOD LATILLA TRELLIS.
18. NEW HOLLOW METAL DOORS TO REPLACE EXISTING. ENLARGE HEIGHT FROM 7'-0" TO 8'-0".
19. EXISTING STEEL PIPE HANDRAIL TO REMAIN
20. EXISTING BOLLARDS TO REMAIN

BUILDING ELEVATIONS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT

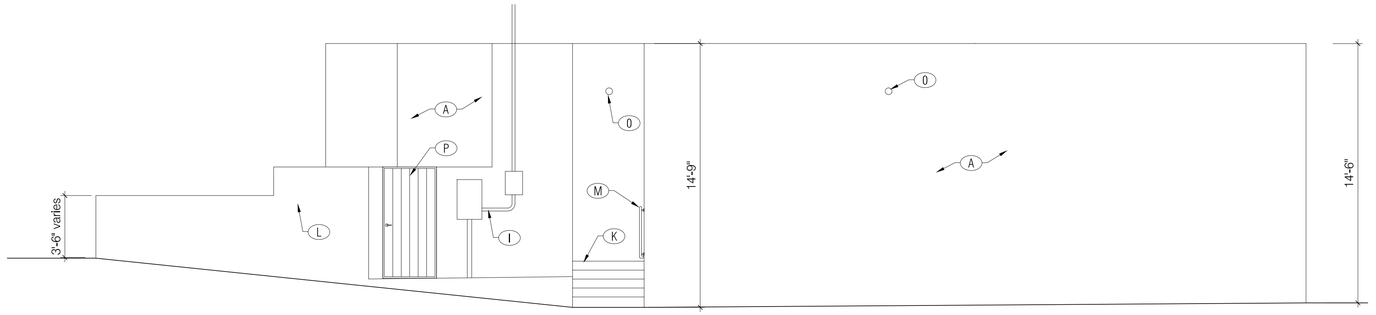
E D W A R D
F I T Z G E R A L D
A R C H I T E C T S
121 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO
8 7 1 0 8
TEL 505.268.9055
EFARCHITECTS.COM

STATE OF NEW MEXICO
EDWARD FITZGERALD
No. 1184
REGISTERED ARCHITECT

revisions

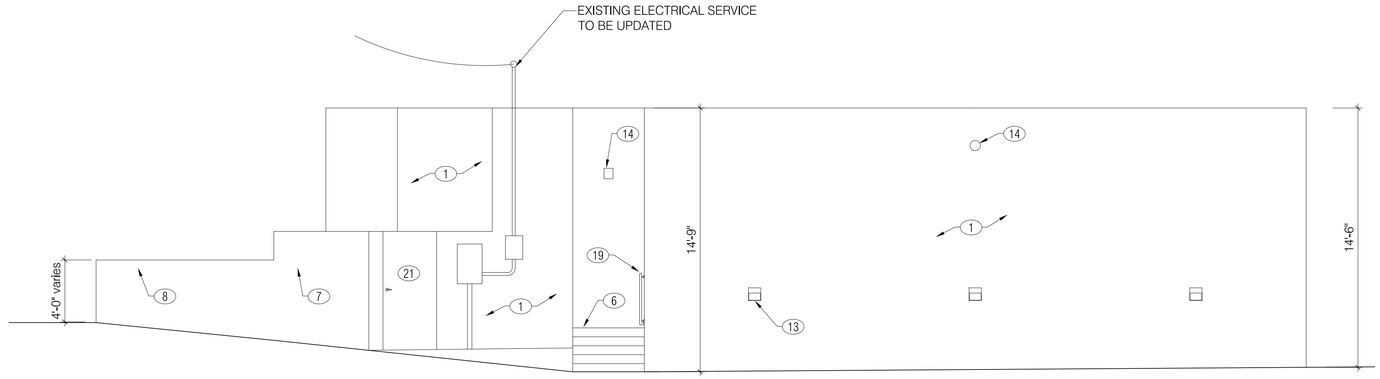
date: 01/29/23
drawn by: EF

H202



EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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

KEYED NOTES - EXISTING BUILDING

A. EXISTING STUCCO
B. EXISTING WOOD LINTEL
C. EXISTING WINDOWS: 3' W X 4'-6" TALL, WOOD DOUBLE HUNG WITH ALUMINUM SCREENS.
D. EXISTING WINDOWS: 6'-6" W (4 CASEMENTS) X 3'6" TALL, STEEL CASEMENT.
E. EXISTING WINDOWS: FIXED WOOD FRAME WINDOWS
F. EXISTING DOORS: 6'-4" W (DOUBLE DOORS) X 7' TALL, HOLLOW METAL.
G. EXISTING DOORS: 3'-0" W X 7' TALL, WOOD FRAME GLASS ENTRANCE DOOR.
H. EXISTING WOOD ROOF CANALES WITH METAL DOWNSPOUTS.
I. EXISTING ELECTRICAL SERVICE
J. EXISTING GAS SERVICE
K. EXISTING EXPOSED CONCRETE STEPS AND LANDING.
L. EXISTING STUCCO SITE WALL
M. EXISTING STEEL PIPE HANDRAIL
N. EXISTING STEEL BOLLARDS
O. EXISTING LIGHT FIXTURE
P. EXISTING GATE

KEYED NOTES - PROPOSED RENOVATION

1. STUCCO - EL REY BUCKSKIN
2. ALUMINUM FRAMED AWNING WINDOW REPLACEMENT. DARK BRONZE FINISH. SAME SIZE AS EXISTING OPENING. EXISTING WOOD LINTEL TO REMAIN.
3. NEW FIXED ALUMINUM FRAMED WINDOW @ EXISTING OPENING.
4. NEW ALUMINUM + GLASS DOOR AT EXISTING WINDOW (DARK BRONZE). ENLARGE OPENING TO ACCOMMODATE DOOR.
5. DEMO EXIST. SCUPPER. RAISE AS REQUIRED FOR NEW ROOF. REPLACE WITH STEEL SCUPPER + DOWNSPOUT PER DETAIL 1/H204.
6. RE-SURFACE OR REPLACE EXISTING CONCRETE AS REQUIRED.
7. EXISTING SITE WALL TO REMAIN.
8. RAISE EXISTING STUCCO SITE WALL 12" ± TO BE 36" ABOVE PATIO.
9. EXPOSED BOARD FORMED CONC. WALL
10. 16 GA RUSTED STEEL PLATE
11. 16 GA RUSTED STEEL PLATE WITH CUT OUTS FOR SIGNAGE: DISTILLERY; STREET NUMBERS & STEP LIGHTS.
12. GALVANIZED STEEL CANOPY @ ENTRANCE.
13. STEP LIGHTS RECESSED IN WALL.
14. SURFACE MOUNTED DOWNLIGHTS (DARK BRONZE FIN).
15. CONCEALED LED LIGHT AT TOP OF ENTRANCE FACADE.
16. EXPOSED STEEL COLUMN AND BEAM TO SUPPORT TRELLIS.
17. WOOD LATILLA TRELLIS.
18. NEW HOLLOW METAL DOORS TO REPLACE EXISTING. ENLARGE HEIGHT FROM 7'-0" TO 8'-0".
19. EXISTING STEEL PIPE HANDRAIL TO REMAIN
20. EXISTING BOLLARDS TO REMAIN
21. NEW GATE

BUILDING ELEVATIONS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT

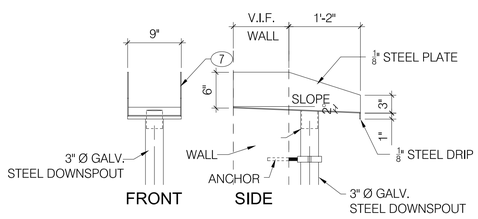
E D W A R D
F I T Z G E R A L D
ARCHITECTS
121 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO
87108
TEL 505.268.9055
EFARCHITECTS.COM

STATE OF NEW MEXICO
EDWARD FITZGERALD
No. 1184
REGISTERED ARCHITECT

revisions

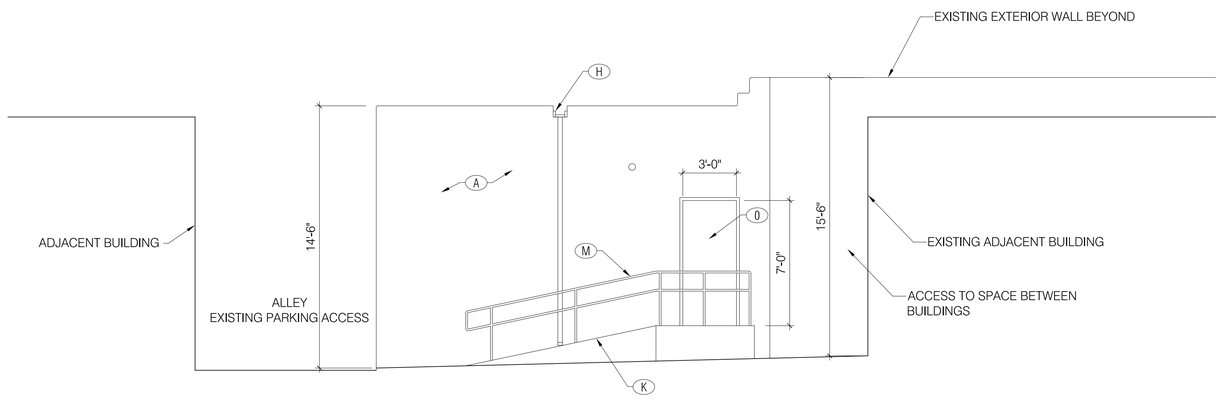
date:
01/29/23
drawn by:
EF

H203



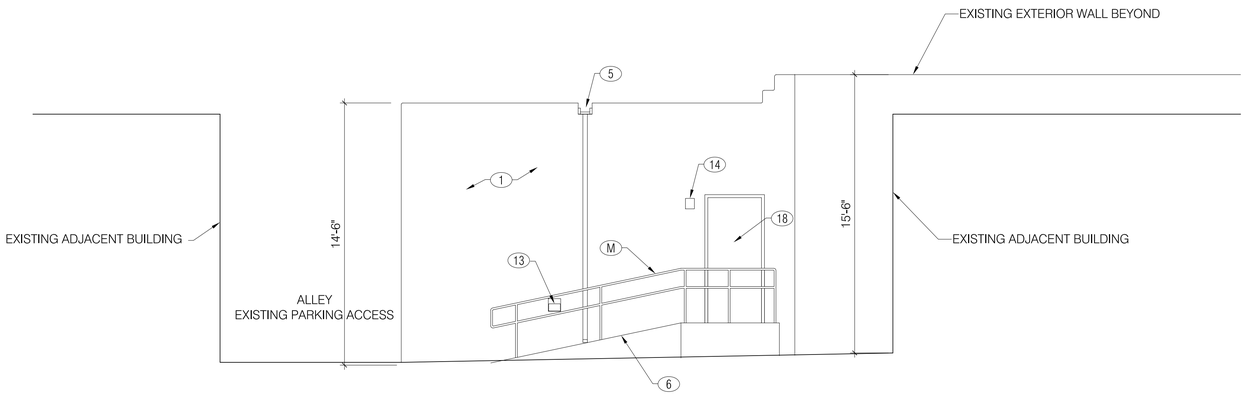
1 / H204 SCUPPER DETAIL TYPICAL

scale: 1"=1'-0"



EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

KEYED NOTES - EXISTING BUILDING

A. EXISTING STUCCO
B. EXISTING WOOD LINTEL
C. EXISTING WINDOWS: 3' W X 4'-6" TALL, WOOD DOUBLE HUNG WITH ALUMINUM SCREENS.
D. EXISTING WINDOWS: 6'-6" W (4 CASEMENTS) X 3'6" TALL, STEEL CASEMENT.
E. EXISTING WINDOWS: FIXED WOOD FRAME WINDOWS
F. EXISTING DOORS: 6'-4" W (DOUBLE DOORS) X 7' TALL, HOLLOW METAL.
G. EXISTING DOORS: 3'-0" W X 7' TALL, WOOD FRAME GLASS ENTRANCE DOOR.
H. EXISTING WOOD ROOF CANALES WITH METAL DOWNSPOUTS.
I. EXISTING ELECTRICAL SERVICE
J. EXISTING GAS SERVICE
K. EXISTING EXPOSED CONCRETE RAMP AND LANDING.
L. EXISTING STUCCO SITE WALL
M. EXISTING STEEL PIPE HANDRAIL
N. EXISTING STEEL BOLLARDS
O. EXISTING DOOR: 3'-0" HOLLOW METAL

KEYED NOTES - PROPOSED RENOVATION

1. STUCCO - EL REY BUCKSKIN
2. ALUMINUM FRAMED AWNING WINDOW REPLACEMENT. DARK BRONZE FINISH. SAME SIZE AS EXISTING OPENING. EXISTING WOOD LINTEL TO REMAIN.
3. NEW FIXED ALUMINUM FRAMED WINDOW @ EXISTING OPENING.
4. NEW ALUMINUM + GLASS DOOR AT EXISTING WINDOW (DARK BRONZE). ENLARGE OPENING TO ACCOMMODATE DOOR.
5. DEMO EXIST. SCUPPER. RAISE AS REQUIRED FOR NEW ROOF. REPLACE WITH STEEL SCUPPER + DOWNSPOUT PER DETAIL 1/H204.
6. RE-SURFACE OR REPLACE EXISTING CONCRETE AS REQUIRED.
7. EXISTING SITE WALL TO REMAIN.
8. RAISE EXISTING STUCCO SITE WALL 12" ± TO BE 36" ABOVE PATIO.
9. EXPOSED BOARD FORMED CONC. WALL
10. 16 GA RUSTED STEEL PLATE
11. 16 GA RUSTED STEEL PLATE WITH CUT OUTS FOR SIGNAGE: DISTILLERY; STREET NUMBERS & STEP LIGHTS.
12. GALVANIZED STEEL CANOPY @ ENTRANCE.
13. STEP LIGHTS RECESSED IN WALL.
14. SURFACE MOUNTED DOWNLIGHTS (DARK BRONZE FIN).
15. CONCEALED LED LIGHT AT TOP OF ENTRANCE FACADE.
16. EXPOSED STEEL COLUMN AND BEAM TO SUPPORT TRELLIS.
17. WOOD LATILLA TRELLIS.
18. NEW HOLLOW METAL DOOR @ EXISTING OPENING
19. EXISTING STEEL PIPE HANDRAIL TO REMAIN
20. EXISTING BOLLARDS TO REMAIN

BUILDING ELEVATIONS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT

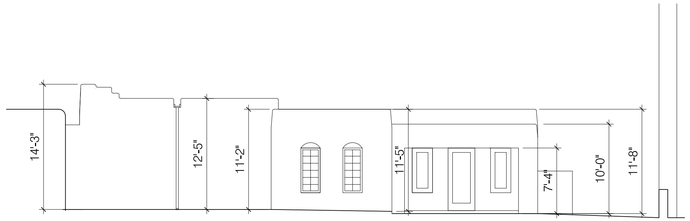
E D W A R D
F I T Z G E R A L D
A R C H I T E C T S
1 2 1 J E F F E R S O N S T R E E T N E
A L B U Q U E R Q U E , N E W M E X I C O
8 7 1 0 8
T E L 5 0 5 . 2 6 8 . 9 0 5 5
E F A R C H I T E C T S . C O M

STATE OF NEW MEXICO
EDWARD FITZGERALD
No. 1184
REGISTERED ARCHITECT

revisions

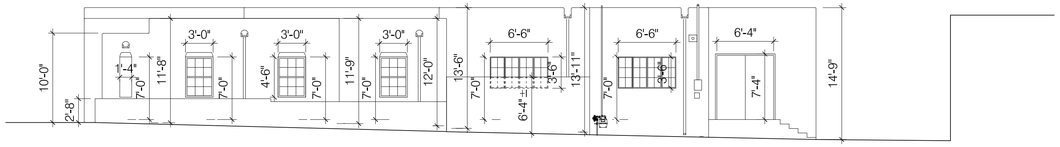
date: 01/29/23
drawn by: EF

H204



EXISTING EAST ELEVATION

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

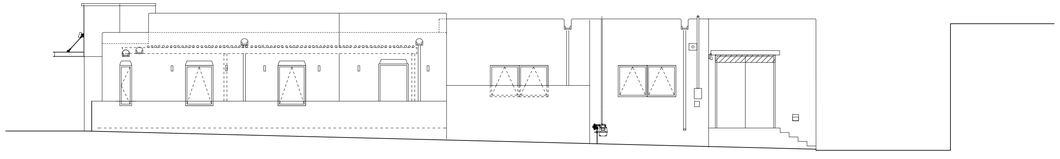


EXISTING NORTH ELEVATION

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

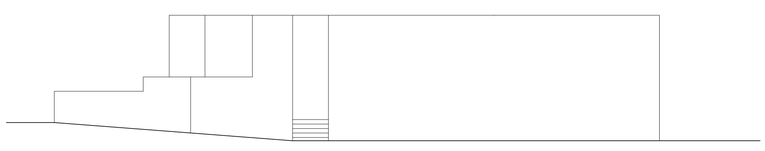
PROPOSED EAST ELEVATION

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



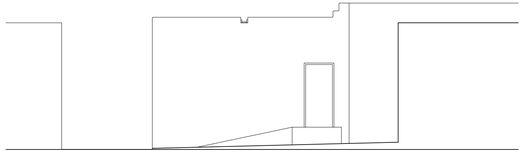
PROPOSED NORTH ELEVATION

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



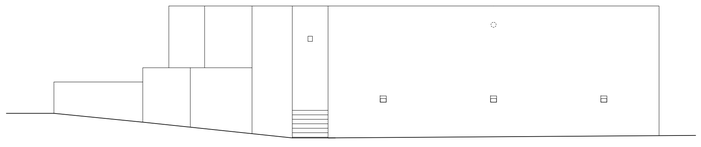
EXISTING WEST ELEVATION

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



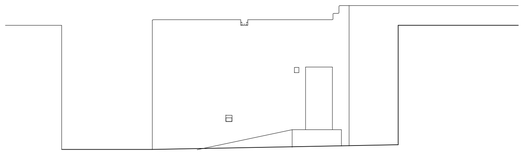
EXISTING SOUTH ELEVATION

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



PROPOSED WEST ELEVATION

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



PROPOSED SOUTH ELEVATION

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

BUILDING ELEVATIONS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

TRANSITIONAL HISTORIC DISTRICT

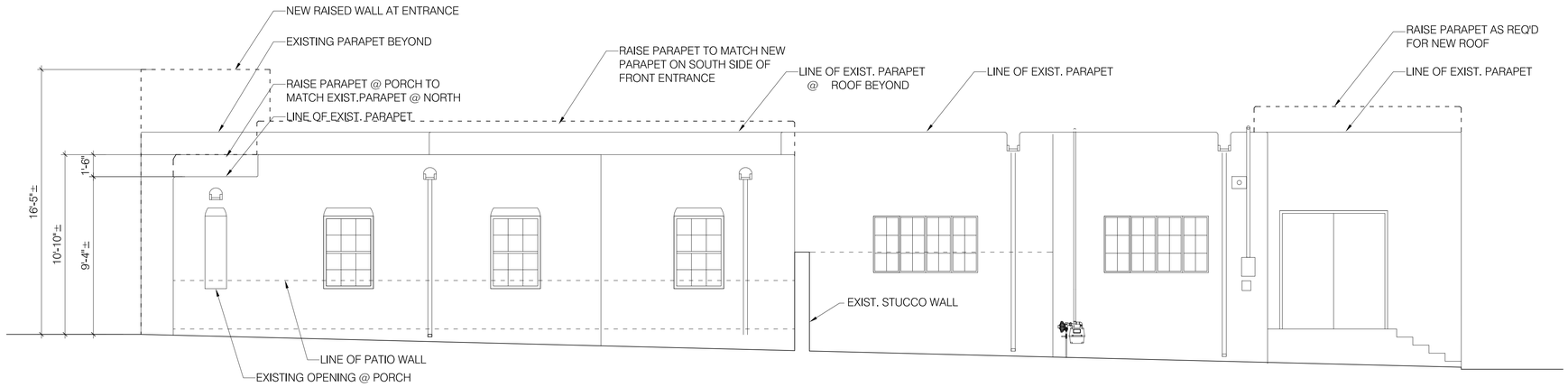
E D W A R D
F I T Z G E R A L D
ARCHITECTS
1 2 1 J E F F E R S O N S T R E E T N E
A L B U Q U E R Q U E , N E W M E X I C O
8 7 1 0 8
T E L 5 0 5 . 2 6 8 . 9 0 5 5
E F A R C H I T E C T S . C O M

STATE OF NEW MEXICO
EDWARD FITZGERALD
No. 1184
REGISTERED ARCHITECT

revisions

date:
01/27/23
drawn by:
EF

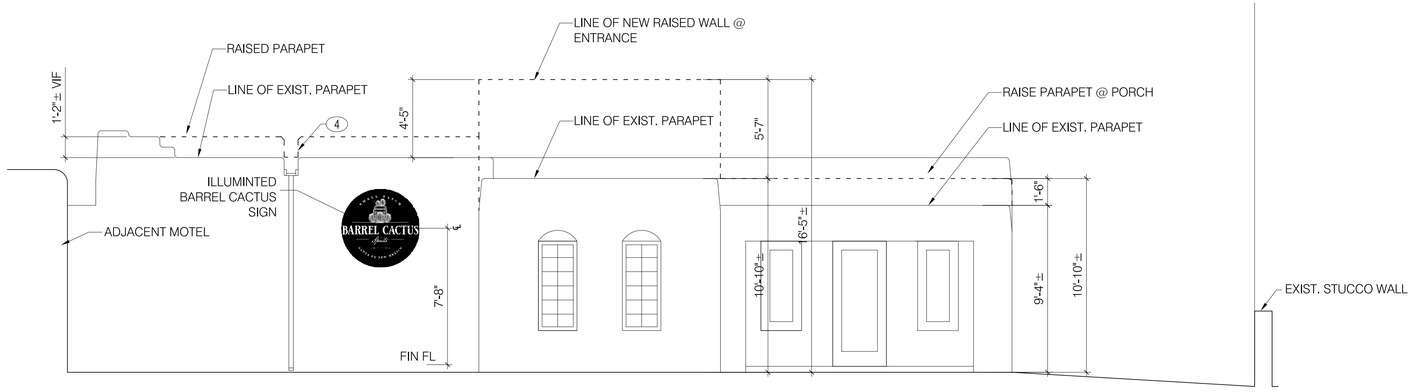
H201C



3 A201c

NORTH ELEVATION

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



2 A201c

EAST ELEVATION (FRONT)

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

1 A201c

EXISTING BUILDING

scale: Not To Scale

GENERAL NOTES

1. STUCCO FINISH: EL REY BUCKSKIN BROWN
2. STEEL FINISH: NATURAL RUST FINISH

BUILDING ELEVATIONS COMPARISON

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

100% CONSTRUCTION DOCUMENTS

E D W A R D
F I T Z G E R A L D
ARCHITECTS
121 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO
8 7 1 0 8
TEL 505.268.9055
EFARCHITECTS.COM

EDWARD J. FITZGERALD No. 11841 REGISTERED ARCHITECT 11/29/22

date: 01/26/23
drawn by: EF

A201c

revisions

BARREL CACTUS DISTILLERY
502 Cerrillos Road Santa Fe New Mexico

EXISTING BUILDING

EAST ELEVATION

NORTH ELEVATION

BARREL CACTUS DISTILLERY
502 Cerrillos Road Santa Fe New Mexico

EXISTING BUILDING

NORTH ELEVATION

NORTHWEST ELEVATION

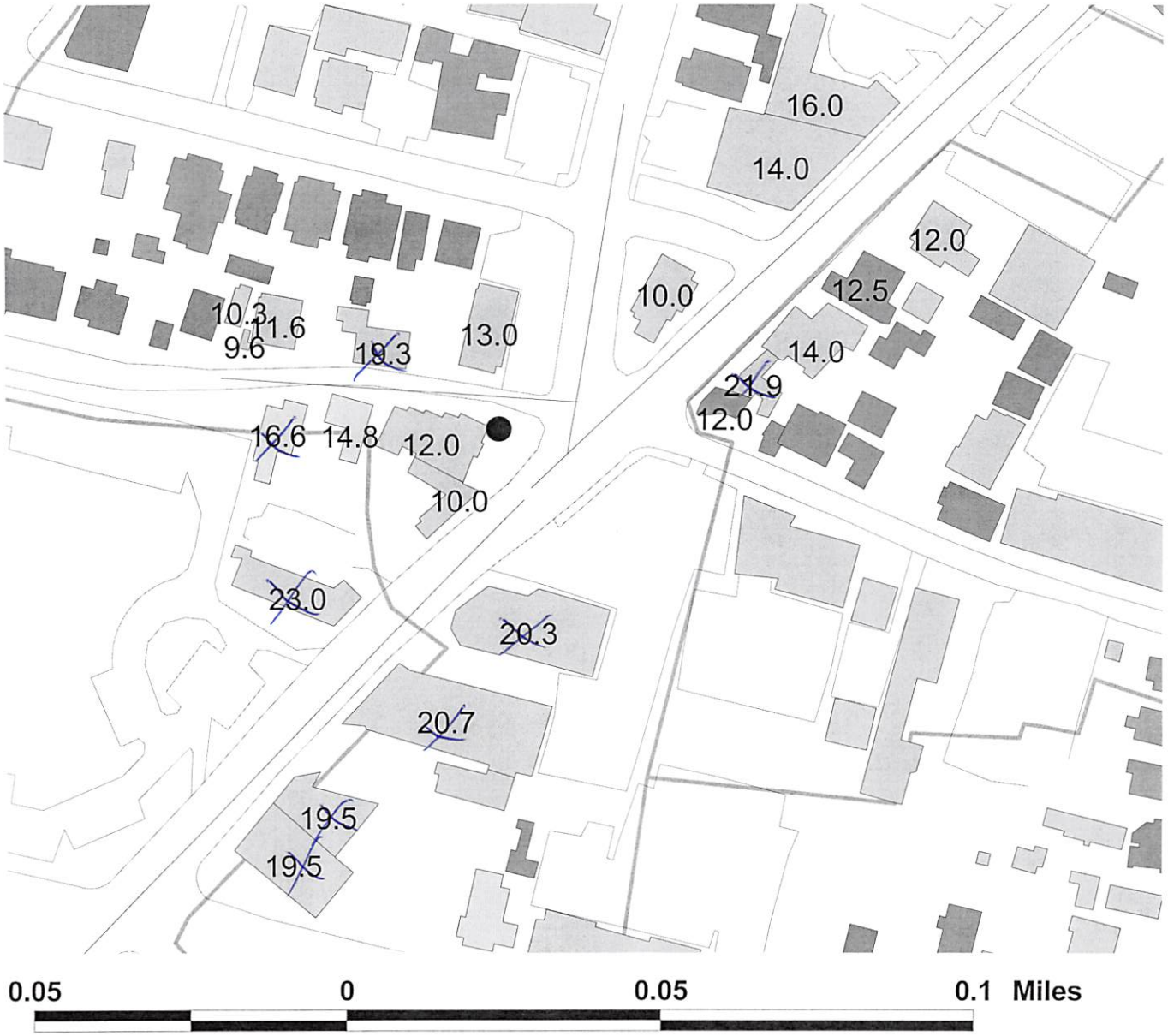
BARREL CACTUS DISTILLERY
502 Cerrillos Road Santa Fe New Mexico

EXISTING BUILDING

NORTHWEST ELEVATION

SOUTH ELEVATION

502 Cerrillos Rd. Height Calculation



Total: 171.80
Count: 14
Average: 12.28
Maximum Allowable Height: 14' 3"

DAR
12.02.03

Building rooflines

- C
- L
- N
- NA
- NON
- NR
- S
- Hdist.shp

BARREL CACTUS DISTILLERY
502 Cerrillos Road Santa Fe New Mexico

BUILDING FINISHES

EXISTING

STUCCO FINISH

WINDOW TRIM

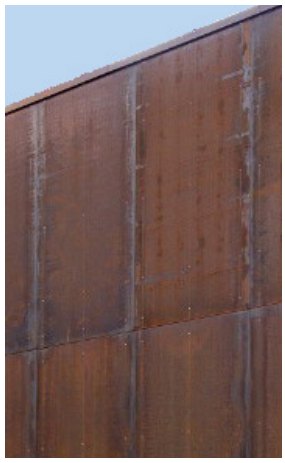
WOOD LINTELS

BARREL CACTUS DISTILLERY
502 Cerrillos Road Santa Fe New Mexico

PROPOSED MATERIALS

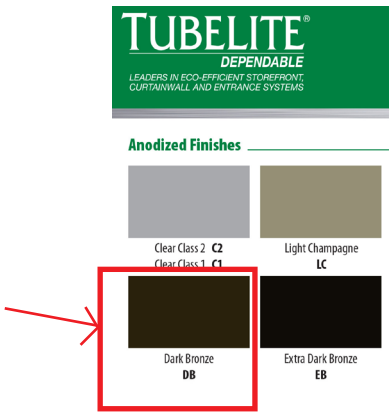
STUCCO FINISH
EL REY BUCKSKIN #106

STEEL SIDING



CUT OUT LETTERS

WINDOW TRIM



WOOD LINTELS

Resubmittal

April 21, 2023

April 17, 2023

City of Santa Fe
Historic District Review
Exception to Enclosing Portal

RE: Barrel Cactus Distillery Renovation
502 Cerrillos Road
Santa Fe, NM 87505

Historic District : Transition Zone
(Non-contributing)

To the Historic Review Board,

We propose renovating the existing non-contributing building at 502 Cerrillos Road, which was built in 1973, to accommodate a new restaurant and distillery by the name of *Barrel Cactus Spirits*. The remodel involves creating space for both the distillery and restaurant to operate.

To provide a secure and private office location, we propose enclosing the 4’ 6” deep portal on the East (front) elevation of the building. The owners will need a space that can be used as an office to manage the business. With the current layout and footprint of the building, no other space would allow for an office.

To provide patrons with safer access to the building, we needed to move the front entrance to the center of the building. The existing entrance is located right next to the entrance to the parking lot from Manhattan Ave. From the proposed location, patrons could safely walk from their vehicles into the business without worrying about traffic coming in and out. This also provides ample spacing for ADA patrons to make their way into the building safely.

The centered entrance created an ideal layout for the interior of the building and meant we could use the existing entrance and portal as the office. This also allowed us to design an entrance that would strengthen the city's character by taking inspiration and materials from the

surrounding historic buildings. We hope this design will help to create interest in a new local Santa Fe business and the rest of the transition district.

To complement the surrounding architecture while preserving elements of the existing building, we propose installing a 16 GA rusted steel plate with cutout letters to match the existing 502 numbers placed at the right of the portal and to keep the existing exposed beam above the newly formed wall. The wall will have recessed step lights for patrons' walking path.

We learned that other projects in the historic districts had been allowed to enclose a portal. We believe that in the interest of the public's safety and preventing any hardships for the owner, this portal enclosure also warrants an exception.

Please see the attached photos and architectural elevations.

Sincerely,

Kevin Segura
Project Manager
K. M. Skelly, Inc
Ksegura@kmskelly.com

502 Cerrillos Rd Portal Enclosure Proposal

Parking Satelite view:

This photo shows a car coming in from Manhattan Ave. and highlights the concern for patrons entering at the existing entry.

Current East Elevation :

Proposed Material:

16 GA Rusted steel plate w/ cut out letters

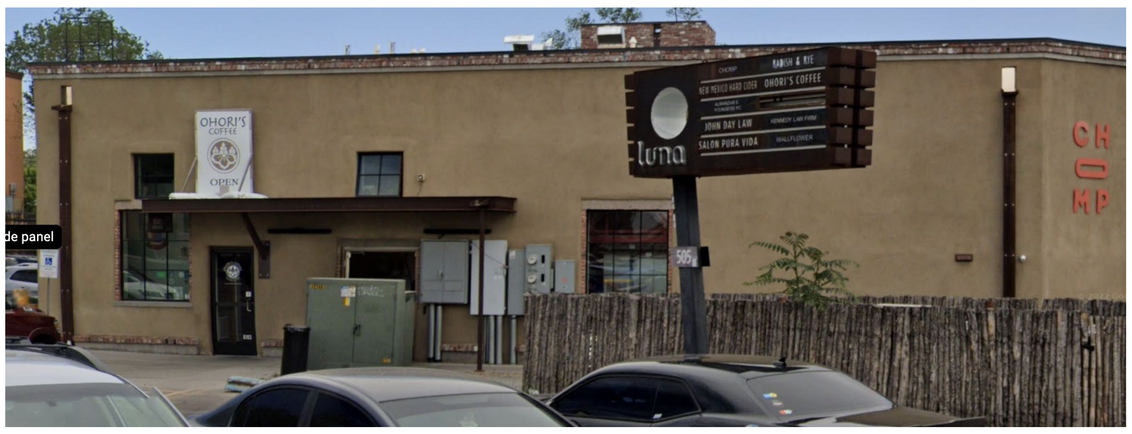
Steel Siding

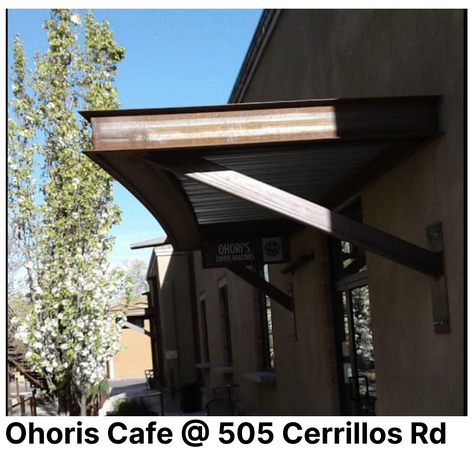
Surrounding Non-contributing Buildings

Incorporating similar styles/materials:

Radish & Rye @ 505 Cerrillos Rd

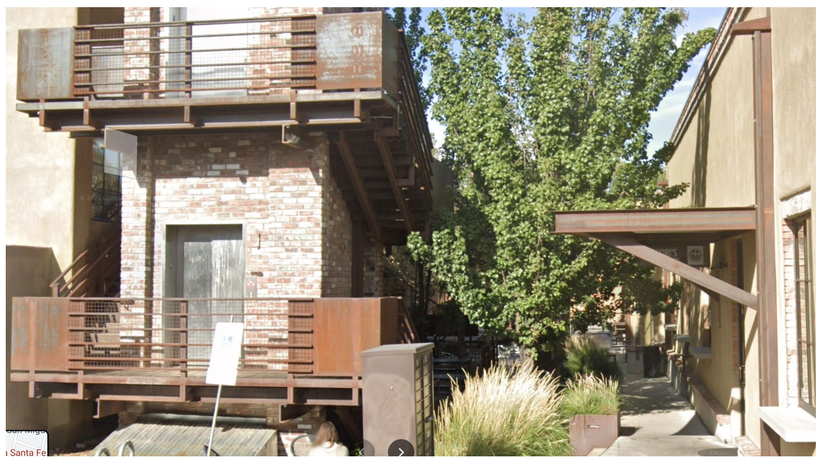
Santa Fe Motel & Inn @ 510 Cerrillos Rd

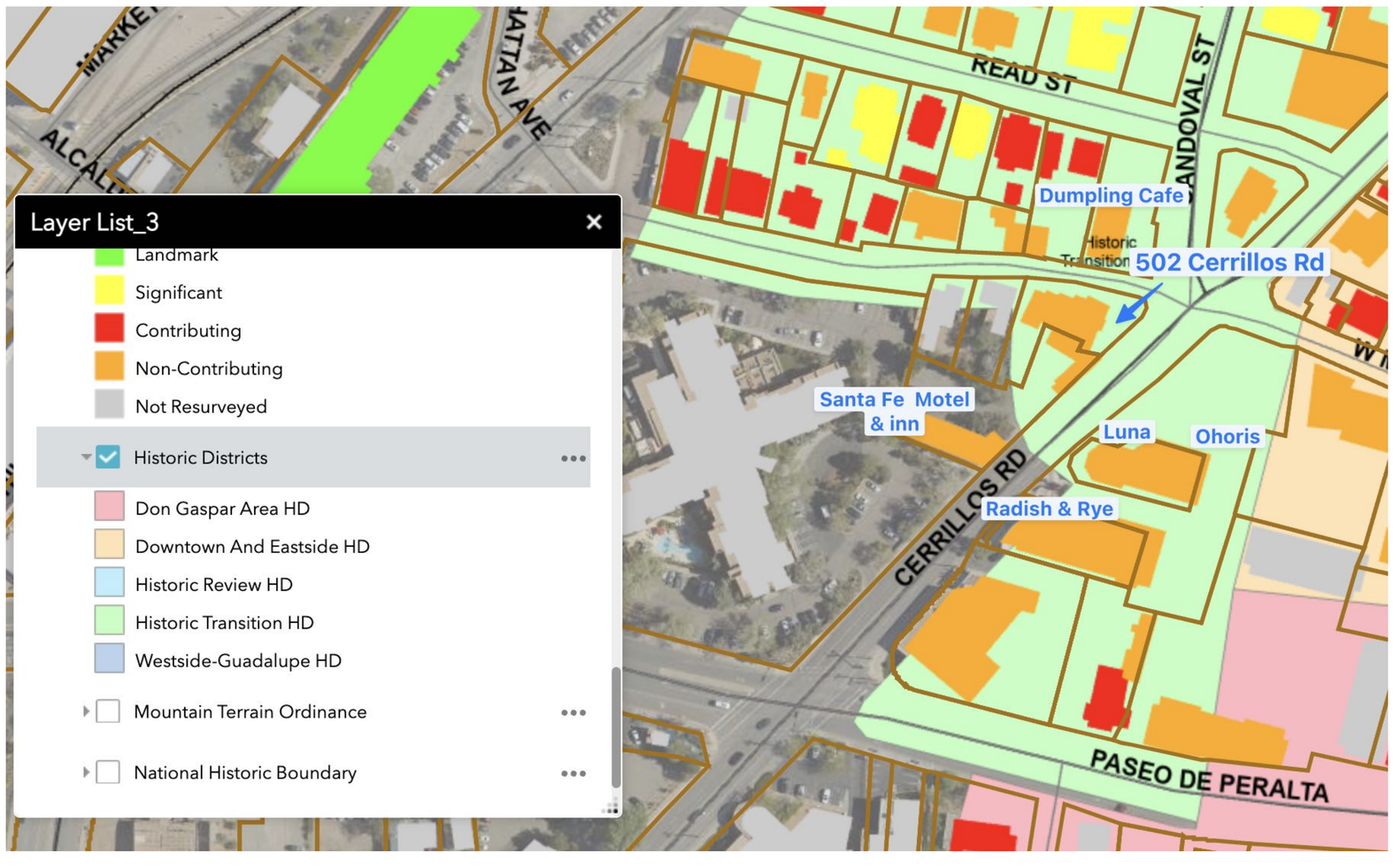




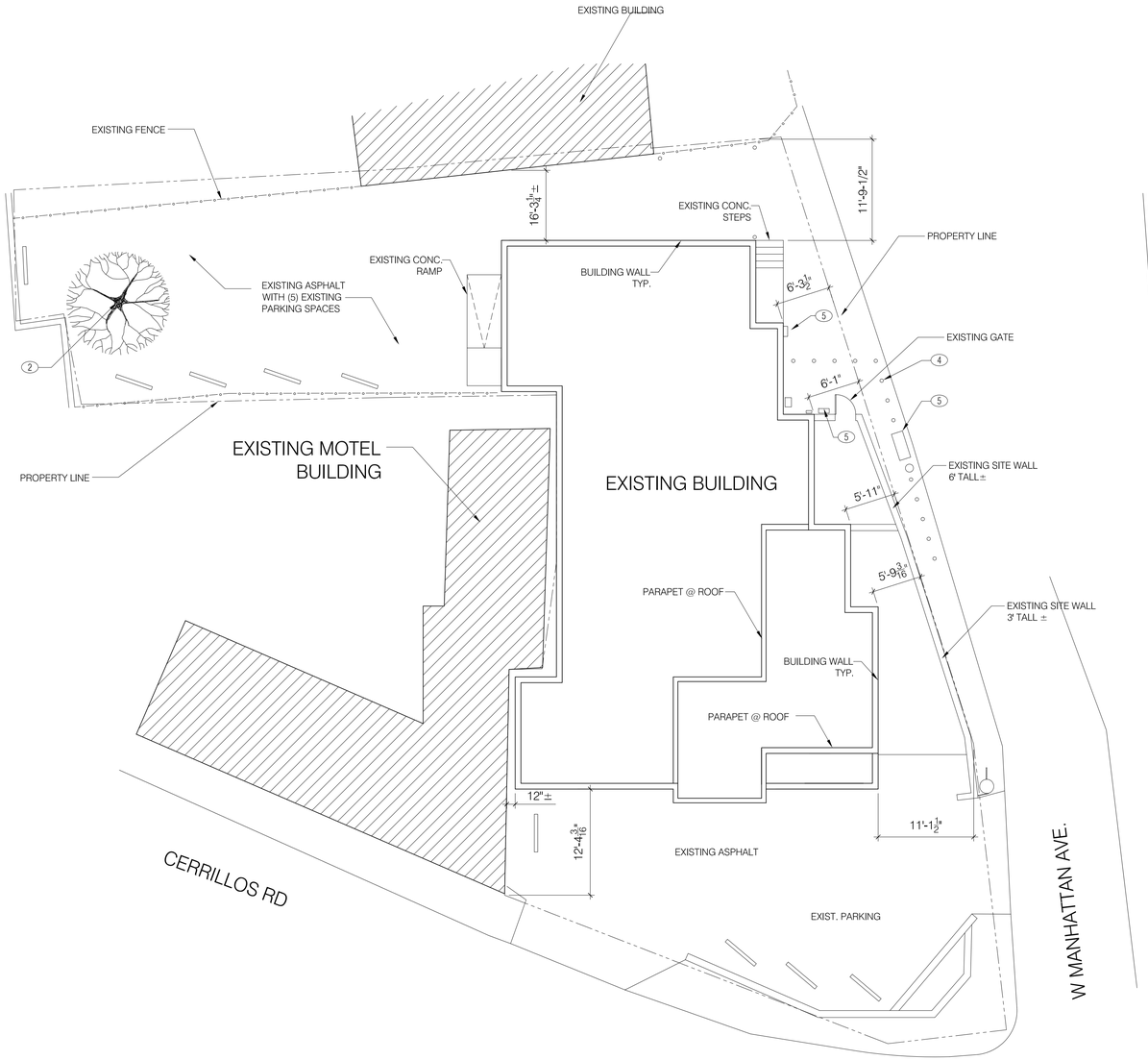
Ohoris Cafe @ 505 Cerrillos Rd

Luna Community @ 505 Cerrillos Rd





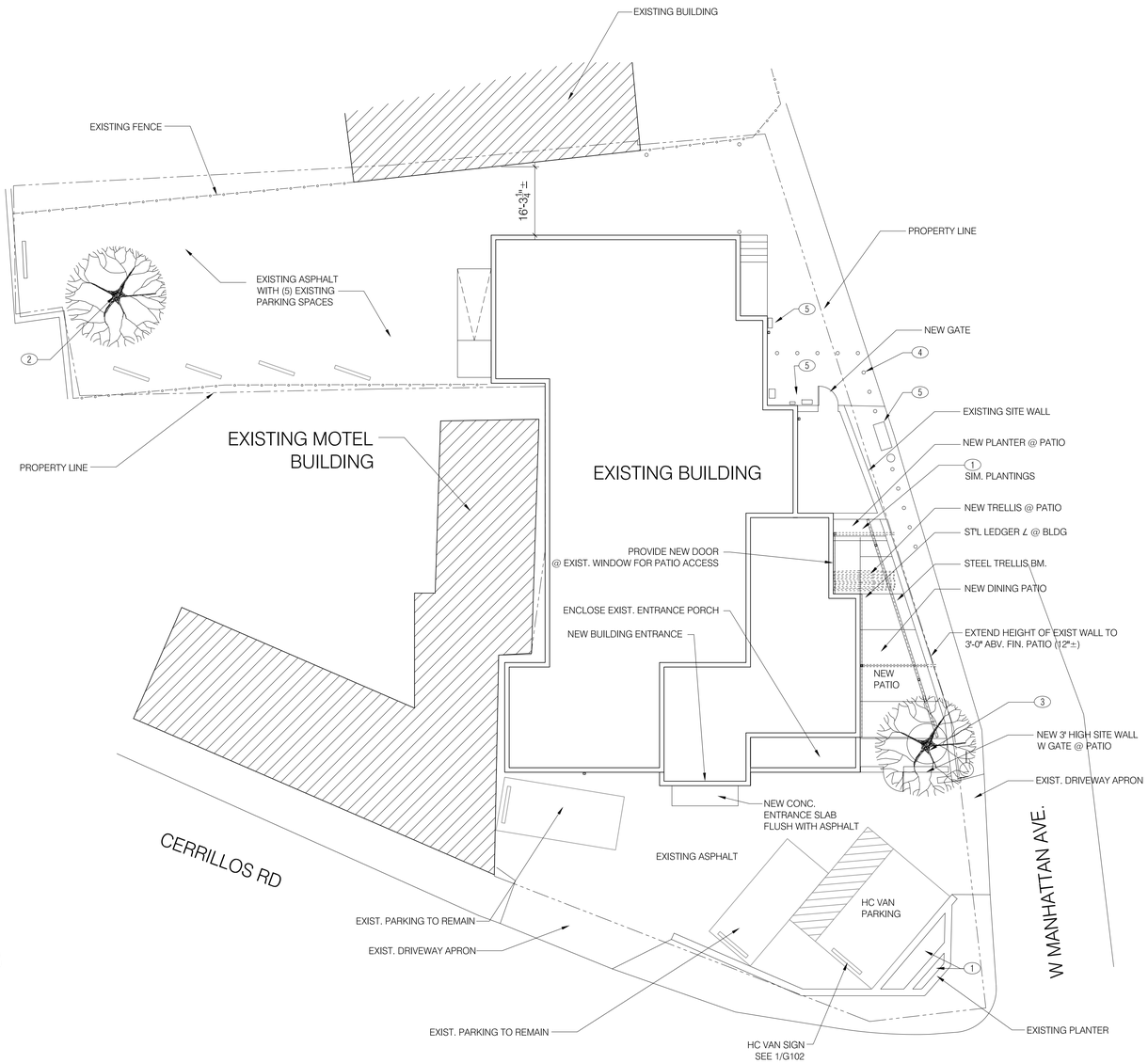
Locations and historical status for the included photos



EXISTING SITE PLAN

scale: 1:10

TRUE NORTH



PROPOSED SITE PLAN

scale: 1:10

TRUE NORTH

PARKING SPACES

EXISTING
FRONT: 4 SPACES (INCLUDES ONE HC SPACE)
REAR: 5 SPACES

PROPOSED
FRONT: 3 SPACES (INCLUDES ONE HC SPACE)
REAR: 5 SPACES

KEYED NOTES

1. NEW PLANTINGS @ EXISTING PLANTER TO INCLUDE:

   FLOWERS: YELLOW COREOPSIS; MEXICAN HAT (RUTIBIDA SP.); BLANKET FLOWER (GAILLORDIA SP.)

   GRASSES: SACTON GRASS (SPOROBOLUS WRIGHTII); AGASTACHE 'BLUE FORTUNE'; ALLIUM AND PURPLE CONEFLOWERS (ECHINACEAPURPUREA.

2. EXISTING SIBERIAN ELM
3. NEW DESERT WILLOW
4. EXISTING BOLLARDS
5. EXISTING ELECTRICAL UTILITIES

EXISTING + PROPOSED SITE PLANS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT

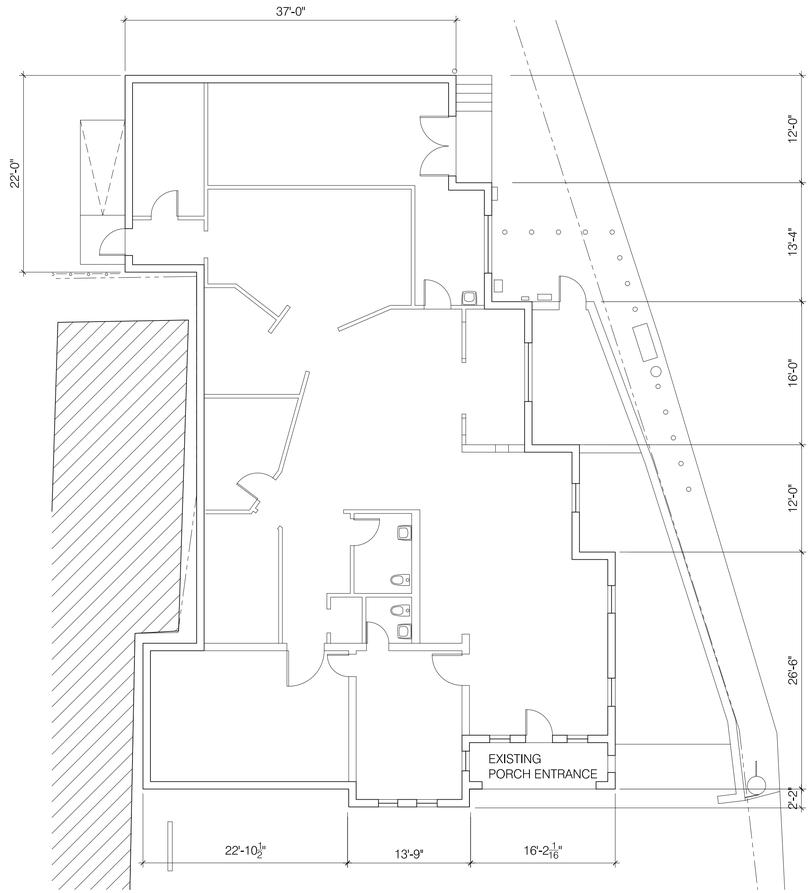
E D W A R D
F I T Z G E R A L D
ARCHITECTS
121 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO
8 7 1 0 8
TEL 505.268.9055
EFARCHITECTS.COM

STATE OF NEW MEXICO
EDWARD FITZGERALD
No. 1184
REGISTERED ARCHITECT

revisions

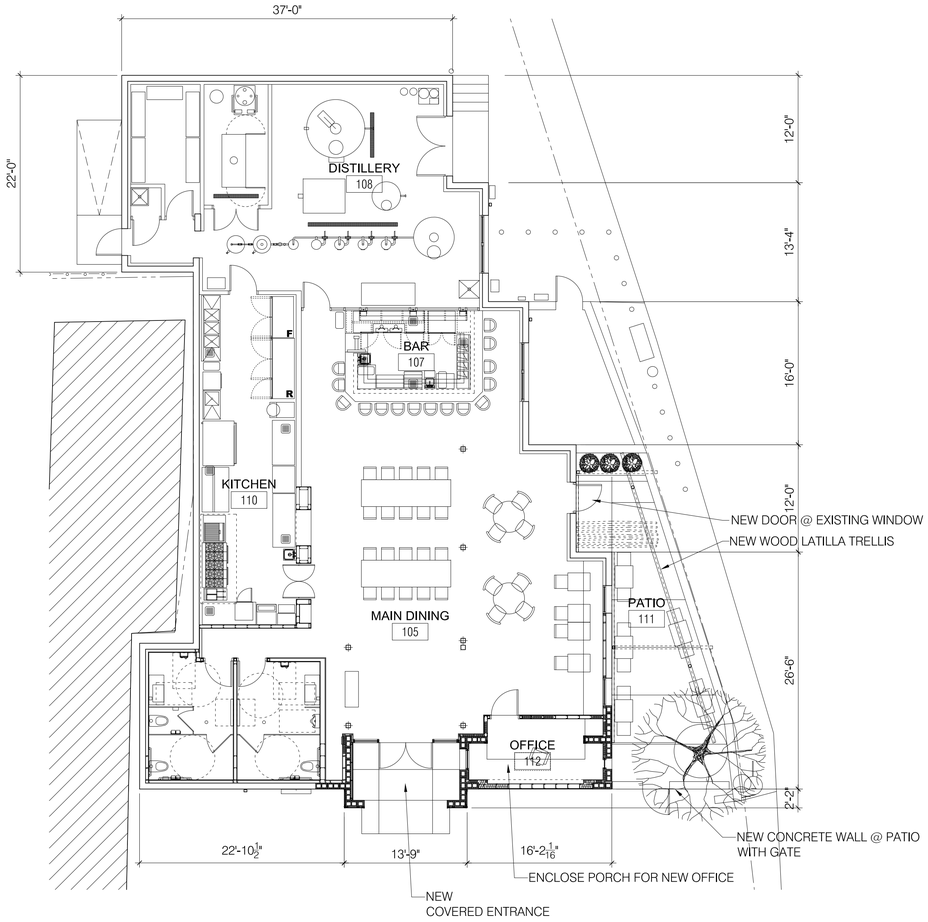
date: 01/29/23
drawn by: EF

HS101



EXISTING FLOOR PLAN

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



PROPOSED FLOOR PLAN

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

BUILDING PLANS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT

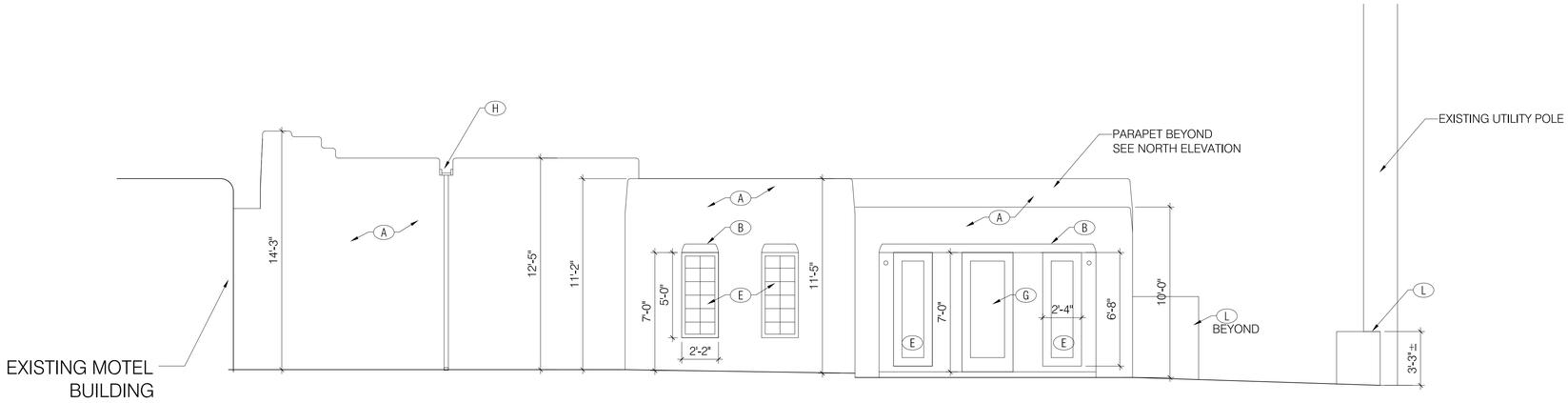
E D W A R D
F I T Z G E R A L D
A R C H I T E C T S
1 2 1 J E F F E R S O N S T R E E T N E
A L B U Q U E R Q U E , N E W M E X I C O
8 7 1 0 8
T E L 5 0 5 . 2 6 8 . 9 0 5 5
E F A R C H I T E C T S . C O M

STATE OF NEW MEXICO
EDWARD FITZGERALD
No. 1184
REGISTERED ARCHITECT

revisions

date:
01/29/23
drawn by:
EF

H101

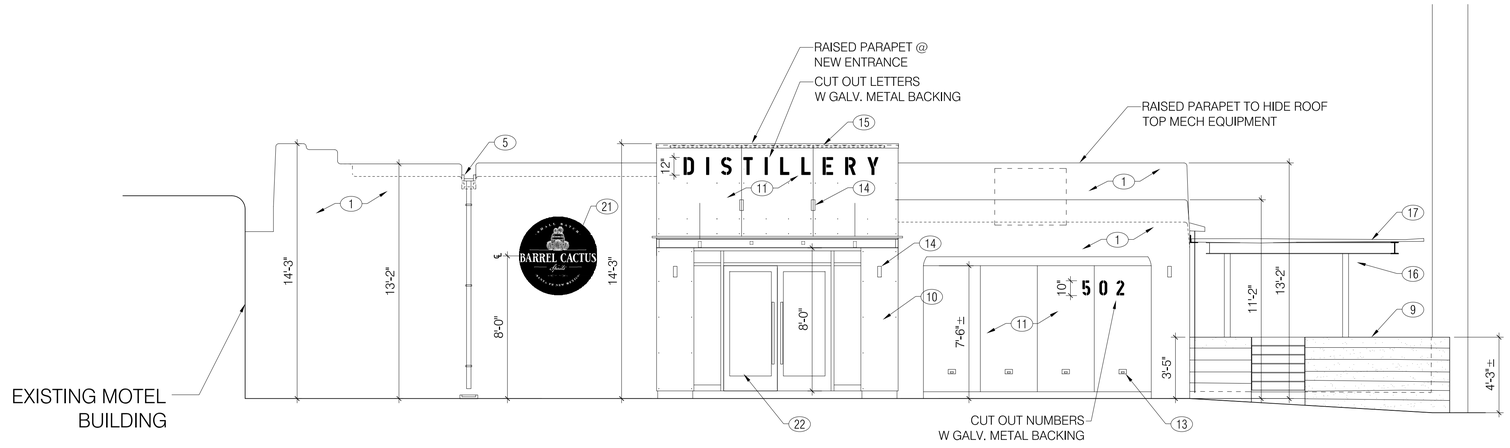


EXISTING EAST ELEVATION

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

KEYED NOTES - EXISTING BUILDING

A. EXISTING STUCCO
B. EXISTING WOOD LINTEL
C. EXISTING WINDOWS: 3' W X 4'-6" TALL, WOOD DOUBLE HUNG WITH ALUMINUM SCREENS.
D. EXISTING WINDOWS: 6'-6" W (4 CASEMENTS) X 3'6" TALL, STEEL CASEMENT.
E. EXISTING WINDOWS: FIXED WOOD FRAME WINDOWS
F. EXISTING DOORS: 6'-4" W (DOUBLE DOORS) X 7' TALL, HOLLOW METAL.
G. EXISTING DOORS: 3'-0" W X 7' TALL, WOOD FRAME GLASS ENTRANCE DOOR.
H. EXISTING WOOD ROOF CANALES WITH METAL DOWNSPOUTS.
I. EXISTING ELECTRICAL SERVICE
J. EXISTING GAS SERVICE
K. EXISTING EXPOSED CONCRETE STEPS AND LANDING.
L. EXISTING STUCCO SITE WALL
M. EXISTING STEEL PIPE HANDRAIL
N. EXISTING STEEL BOLLARDS



PROPOSED EAST ELEVATION

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

KEYED NOTES - PROPOSED RENOVATION

1. STUCCO - EL REY BUCKSKIN
2. ALUMINUM FRAMED AWNING WINDOW REPLACEMENT. DARK BRONZE FINISH. SAME SIZE AS EXISTING OPENING. EXISTING WOOD LINTEL TO REMAIN.
3. NEW FIXED ALUMINUM FRAMED WINDOW @ EXISTING OPENING.
4. NEW ALUMINUM + GLASS DOOR AT EXISTING WINDOW (DARK BRONZE). ENLARGE OPENING TO ACCOMMODATE DOOR.
5. DEMO EXIST. SCUPPER. RAISE AS REQUIRED FOR NEW ROOF. REPLACE WITH STEEL SCUPPER + DOWNSPOUT PER DETAIL 1/H204.
6. RE-SURFACE OR REPLACE EXISTING CONCRETE AS REQUIRED.
7. EXISTING SITE WALL TO REMAIN.
8. RAISE EXISTING STUCCO SITE WALL 12" ± TO BE 36" ABOVE PATIO.
9. EXPOSED BOARD FORMED CONC. WALL WITH WOOD STEEL + WOOD GATE
10. 16 GA RUSTED STEEL PLATE
11. 16 GA RUSTED STEEL PLATE WITH CUT OUTS FOR SIGNAGE: DISTILLERY; STREET NUMBERS & STEP LIGHTS.
12. GALVANIZED STEEL CANOPY @ ENTRANCE.
13. STEP LIGHTS RECESSED IN WALL.
14. SURFACE MOUNTED DOWNLIGHTS (DARK BRONZE FIN).
15. CONCEALED LED LIGHT AT TOP OF ENTRANCE FACADE.
16. EXPOSED STEEL COLUMN AND BEAM TO SUPPORT TRELLIS.
17. WOOD LATILLA TRELLIS.
18. NEW HOLLOW METAL DOORS TO REPLACE EXISTING. ENLARGE HEIGHT FROM 7'-0" TO 8'-O".
19. EXISTING STEEL PIPE HANDRAIL TO REMAIN
20. EXISTING BOLLARDS TO REMAIN
21. 48" DIAMETER, ILLUMINATED, "BARREL CACTUS SPIRITS" SIGN
22. NEW ENTRANCE (RECESSED) WITH ALUMINUM + GLASS STOREFRONT (ALUMINUM TO BE DARK BRONZE FINISH)

BUILDING ELEVATIONS

Barrel Cactus Spirits
502 Cerrillos Rd, Santa Fe, NM 87505

HISTORIC TRANSITION DISTRICT

E D W A R D
F I T Z G E R A L D
A R C H I T E C T S
1 2 1 J E F F E R S O N S T R E E T N E
A L B U Q U E R Q U E , N E W M E X I C O
8 7 1 0 8
T E L 5 0 5 . 2 6 8 . 9 0 5 5
E F A R C H I T E C T S . C O M

STATE OF NEW MEXICO
EDWARD FITZGERALD
No. 1184
REGISTERED ARCHITECT

date:
01/29/23
drawn by:
EF

revisions

H201

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
APRIL 25, 2023

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:30 pm	1
Roll Call	Quorum Present	1
Approval of Agenda	Approved	2-3
Approval of Minutes April 11, 2023	Approved, as amended	3
Approval of Findings & Conclusions	Approved, as amended	4
Matters from the Public	Comments	4
Staff Communications		4
Old Business		
2023-006360-HDRB. 502 Cerrillos Rd.	Postponed, 5/23/23	5-12
2023-006569-HDRB. 1120 E. Alameda St	Designation	12-19
2023-006566-HDRB. 117 Vigil Ln	Approved	19-23
2023-006567-HDRB. 418 Apodaca Hill	Approved	23-25
New Business		
2023-006626-HDRB. 635 A West San Francisco	Designation	25-28
2023-006632-HDRB. 416 Acequia Madre.	Approved	28-30
2023-006625-HDRB. 412 Camino Don Miguel	Approved	30-31

Discussion Items	Comments	31
Matters from the Board	Comments	31-32
Next Meeting	Tuesday May 9, 2023	32
Adjournment	8:55 pm	32

MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
APRIL 25, 2023 – 5:30 PM

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:31 p.m. at a meeting held in the City Council Chambers at the Santa Fe Municipal Building, 200 Lincoln Avenue, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chair
Mr. Anthony Guida, Vice Chair
Ms. Jennifer Berkley
Ms. Jennifer Biedscheid
Mr. John Bienvenu

MEMBERS ABSENT (EXCUSED)
Ms. Madeleine Aguilar Medrano
One Vacancy

OTHERS PRESENT:
Ms. Heather Lamboy, Assistant Land Use Director
Mr. Ramon Sarason, Historic Preservation Planner
Mr. Paul Duran, Historic Preservation Planner
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Melissa Byers, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Preservation Office and available on the City of Santa Fe Website.

B. APPROVAL OF AGENDA

Ms. Lamboy said there is a correction to the caption for 412 Camino Don Miguel. The addition for the bathroom is smaller and is now 100.9 square feet.

MOTION: Member Guida moved, seconded by Member Biedscheid to approve the agenda as amended.

VOTE: The motion passed by (4-0) roll call vote with Members Berkley, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

C. APPROVAL OF MINUTES:

April 11, 2023

Member Bienvenu asked to change on page 4, the sentence starting with, "He said he offered language…", to read: *"He said he offered language consistent with the staff report that said the first exception criterion had not been met."*

MOTION: Member Biedscheid moved, seconded by Member Bienvenu to approve the minutes of April 11, 2023, as amended.

VOTE: The motion passed by (3-0-1) roll call vote with Members Berkley, Biedscheid and Bienvenu voting in favor, none voting against and Member Guida abstaining.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2023-006553-HDRB. 1249 Cerro Gordo
2. 2023-006286-HDRB. 1564 Canyon Rd.

Member Biedscheid said on the Cerro Gordo case she did not see the Board's request that the walls and planters be noncontributing.

Ms. Lamboy said staff will edit that and present it to the Board at the next meeting.

MOTION: Member Biedscheid moved to approve the Findings of Fact and Conclusions of Law for 1564 Canyon Road noting that the Findings and Conclusions of Law for Case 2023-006553 for 1249 Cerro Gordo Road will be presented at the next meeting with the edits as noted. Member Bienvenu seconded the motion.

Member Bienvenu said he would reiterate again, that the Findings of Fact and Conclusions of Law be circulated at least a few days before the date of the meeting prior to being posted online.

VOTE: The motion passed by (4-0) roll call vote with Members Berkley, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

E. MATTERS FROM THE PUBLIC

Stefanie Beninato said she wanted to mention the St. John's solar panels again and wondered if anything has happened.

F. STAFF COMMUNICATIONS

Ms. Lamboy reminded the Board that staff will make a presentation on May 10th to the City Council regarding the Historic Preservation Awards. She will coordinate who will be handing out awards with the Board offline. She confirmed that the Board has no problems with Board members who cannot attend the presentation at the San Miguel Chapel handing out the awards at City Council.

She said the General Plan resolution will go to City Council on April 26th for approval and will authorize staff to issue an RFP for a consultant. Also, at the May 9th HDRB hearing only status review cases will be discussed from the State of New Mexico for four bungalows, the Pino Building and the garage on site. The Board will be receiving the packet well in advance that includes the framework to review the State projects.

Attorney Ruybalid reported that Member Bienvenu met them in the City Attorney's office on the discussion of voting with four members present in a quorum with a vote that is 2-1 in favor to adopt. He said City Attorney McSherry joined them and they reviewed Article 11 of the Rules and Regulations, Section 2, subsection C. He read that section of Code. He said Attorney McSherry analyzed the question based on the language: *the vote of a majority members present shall decide any questions brought before such a meeting*. They found nothing specific that required a vote in the affirmative, the negative, or an extraordinary majority. He and Attorney McSherry agrees that a vote of two members does pass the project. Roberts Rules of Order also does not require an extraordinary majority, in other words three quarters of the members present, to adopt with the exceptions for amending the agenda, a motion to limit debate, etc.

Attorney Ruybalid addressed Ms. Beninato's comments on the solar array at St. John's College. He believed both she and Mr. Durkovich were asking about the solar array that had been approved by the HBoard in case 2021-004456. He offered to email Ms. Beninato the Findings of Fact and Conclusions should she like to see that.

G. OLD BUSINESS

Chair Rios explained the appeal process. She set a speaking time limit for two minutes for members of the public who plan to speak.

1. **2023-006360-HDRB. 502 Cerrillos Rd. Historic Transition District**. Noncontributing. K.M. Skelly, Inc., agent for Deborah Olinger, owner,

proposes to enclose 84 sq.ft. portal on a 3,544 sq.ft. building, raise parapet heights (none to exceed maximum allowable height of 14'- 3"), add patio area with trellis, increase yard wall heights to 4'-3" and to 4'-6" (within maximum allowable height for this streetscape), and window and door alterations. An exception is requested to Section 14-5.2(D)(4) to infill the portal on the east elevation. (Heather Lamboy)

STAFF REPORT:
The building located at 502 Cerrillos Road is a 3,356 square foot non-contributing commercial building that sits on a triangle wedged lot at the southwest corner of Cerrillos Road and West Manhattan Street in the Historic Transition District. Per the 1997 historic building survey, it was built in 1973 and housed the Schifani Brothers Printing Company, and most recently, an audio video store, "A Sound Look." It is a concrete block stuccoed building with flat roofed masses of varying heights, ranging from 10' to 14' – 9" at the northwest corner, battered parapets, wood and metal canales, and metal downspouts. Windows are a mix of 6-over-6 wood double hung units with metal storm windows and steel casements on the facades of the west end of the north wall. Its street-facing front elevation (east) features 12-lite fixed recessed windows with wood lintels.

The applicant proposes the following exterior alterations:

Building

1. Shift the main entrance from the existing portal entry on the north end of the east street-facing elevation to the south. The current 10' tall wall will be increased to 14' – 3" for the main entrance and signage. The southern end parapet will be raised from 12' – 5" to 13' – 2." The north elevation parapet will be raised from 11' – 8" to 12' – 10.' The maximum allowable height for this building in this streetscape is 14' – 3."

2. Enclose the 84 square foot entry portal on the east elevation.

3. Existing dark metal clad divided lite windows will be replaced with dark bronze anodized finished aluminum frame windows.

4. New commercial grade metal doors will replace existing at the north elevation loading dock.

5. Re-roof with bitumen torch down or equal and insulate.

Patio and Yard Walls

6. Create a 362 Square foot patio on the north side of the building between the building and the existing yard wall along West Manhattan Avenue. Add a shade

structure over the patio, consisting of supporting steel columns and steel beam with a peeled wood latilla covering.

7. Raise the existing front (east) elevation stucco yard wall from 2' – 8" to 4' – 3" and add about 3" to the west end yard wall existing height at 4' – 3." Both proposed heights are within the maximum allowable height for this streetscape.
8. Add a wood and steel gate to the east yard wall.

9. Stucco will be El Rey's "Buckskin."

Signage

A separate application for the building's new business signage has been submitted to the Land Use Department.

An exception is required Section 14-5.2(D)(4), Porches and Portals. According to this code section, porches and portals shall not be enclosed. As this is a design standard, the HDRB will Historic Districts Review Board, Case #2023-006360-HDRB either recommend or not recommend approval to the Governing Body, which has the final decision-making authority.

The applicant proposes to retain the existing portal's lintel and enclose it with 16 GA rusted steel plates with cut outs for signage. The applicant states that steel details are used on other buildings within the Historic Transition District for both signage and canopy features.

Photographs have been provided. While steel is used as an accent material, it is not used for an entire wall. Staff suggests using steel as an accent material and include windows or stucco as a predominant part of this elevation.

STAFF RECOMMENDATION:
With the exception of the portal enclosure, Staff finds that the proposed project complies with Section 14-5.2(D) for the Historic Transition District.

Staff does not find that all the exception criteria have been met but the Board may find that they have upon further testimony. Because of the design of the portal enclosure, staff does not recommend approval of the application with regard to its compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(D) Historic Transition District.

Chair Rios confirmed this is in transition district. She asked what styles are allowed.

Ms. Lamboy said it is a mix. There had been a car dealership, a movie theater and housing. This building was built in the 1970s in Santa Fe Style with overall massing and appearance of a Downtown Eastside Historic District building.

Member Guida asked if the Historic Transition District has a significant period or statement of significance, and whether it is a part of the National Register nominated districts or only a city designation.

Ms. Lamboy said this is just a City district.

Member Bienvenu said before the Board is a potential status review which was included in the motion. He said part of the rationale for the Board's request for a status review was to give staff the opportunity to recommend to the Board whether or not to retain the noncontributing status. He noted that did not require a HCPI. They could dispense with the status review because this was not formally noticed as such, but he does want staff's recommendation whether this should be maintained a noncontributing structure.

Ms. Lamboy said due to a large number of changes, especially on the street facing façades, staff recommends retaining the noncontributing status. There has been no change in the footprint since the 70s, but there have been changes in function, window openings and different styles of windows and doors. She said staff does recommend retaining the noncontributing status, but she did not have the additional information as it was not provided by the applicant.

Member Bienvenu said there were two other issues, one is the exposed concrete, which is prohibited by Code. He asked if that is still requested.

Ms. Lamboy deferred to the applicant.

Member Bienvenu said the other concern is the enclosure to the portal that he understands has two issues. Code generally prohibits enclosures of portals. Secondly staff has an issue with the materials. He said two exception requests would be necessary, one enclosing the portal with any material. The second is for the use of the steel plates.

Ms. Lamboy said the transition districts are vague about whether this would be considered an accent feature or a metal wall. She offered to read the specific language and the material list.

Member Bienvenu said he thought they had established that metal paneling is specifically prohibited in the Transition District.

APPLICANT PRESENTATION:

Edward Fitzgerald, 121 Jefferson, Albuquerque, was sworn in.

Kevin Segura, 2908 Cliff Palace, Santa Fe, was sworn in.

Mr. Fitzgerald explained the proposed material is a rusted steel with contrasting galvanized steel behind that. The color of the middle panel will change over time and is industrial having to do more with the Railyard than downtown. He said that was seen as appropriate with the distillery being an industrial function. He showed examples of the use of steel along Cerrillos Road showing a precedent of the use of steel material. He pointed out on the elevation that the entrance is in the center making it a more central entrance and the portal is crowded with parking and has low ceilings. They wanted more height and a recessed entry for the entry. The portal was enclosed because the client wanted an office and there was nowhere else to put it. The height is limited to 14'3" maximum. He thought the enclosure of steel and the contrast of stucco gives more attention and a modern artistic feel and unique personality. The steel is a small amount that will patina and look nice with the stucco and more for accent and contrast. He showed additional details of the signage and the side elevation. He noted the exposed concrete wall will be stucco.

Chair Rios asked the dimensions of the steel plate.

Mr. Segura said 7 foot 6 inches high by 12 to 14 feet long. The entrance is about the same width, 12 feet wide by 14 feet 3 inches long. This is just the outside enclosure, the inside of the entrance is stucco.

Member Guida said he was confused because the entry doorway was said to be recessed. He could see a canopy projection from the façade.

Mr. Fitzgerald said that is correct, the canopy cantilevers out about 3 feet 6 inches to match the shade structure on the patio.

PUBLIC HEARING:

John Eddy, 14 Avenida Campo Verde was sworn. He said the Board should keep in mind that this is a major entry into Santa Fe. He was opposed to the use of steel sheeting in the architecture in this neighborhood. He said they should also be careful about the backlighting of the logo sign. There have been problems encountered before and the LED lighting of the sign can be distracting.

Stefanie Beninato, PO Box 1601, was sworn. She agreed with Mr. Eddy. She said if the Board has not received the additional information to decide if contributing or

not, they shouldn’t just ignore that. She said commercial-type buildings transition every time their use changes in terms of the business. She was also opposed to the enclosure of the portal.

Adam Johnson, PO Box 1055, Santa Fe, was sworn. He thought this a great reuse of the building and harmonizes with what is happening across the street. He said he didn't mind some steel details, but the steel side could be jarring. He said the backlit sign could be spotlighted instead. He asked for clarification on the divided light windows. He said he wanted to encourage the applicant because the project is great for this site and some steel details are appropriate given proximity to the Railyard.

BOARD DISCUSSION:

Chair Rios asked for more information on the backlighting on the sign.

Mr. Fitzgerald explained only the barrel cactus will be illuminated from within to be able to read the letters. The cactus is 4 feet in diameter and a small part of that will be illuminated.

Chair Rios confirmed with Ms. Lamboy that the word “distillery" was an appropriate size for this district and complied with the historic signage.

Member Guida agreed the project, as proposed, would be a nice addition to this district. He said the qualities of the district is a commercial district and not specific to architectural styles, or an historic event and time period. He said he found it admirable the applicant's presentation showed examples in the district of the use of materials to a similar effect and part of life in Santa Fe. He thought the steel is complimentary to local architecture and as used in the district and as proposed, would be nice.

He said he was struggling with whether the Board could rule tonight on the application as submitted. He said it is apparent the issue of the status is really a non-issue, however, there are district standards which apply to more than just the enclosure of the portal. He is an advocate for granting exceptions where merited, and reviewing designs in a way that is within the Code. He was challenged because there were no applicant responses. Also, these materials and details are prohibited in the district. Both the steel and cantilevered entry awning would require exceptions. He said there is a process for this, and he doesn't see where the application has been improved. That is a challenge to him in making a decision on those grounds, not on the merit of the design or its appropriateness for the district.

Member Biedscheid asked staff how the Board should look at the metal siding with the distillery at the top. It appears to be a sign and if the business were to leave that would be a permanent identity.

Ms. Lamboy said that was one of her concerns. Code states the exterior wall materials are intended to express a monolithic and massive appearance. Stucco, bricks, block, and stone are allowed. Aluminum siding, metal panels, mirrored glass, and stuccoed masonry units are not allowed. That was partially addressed with the enclosure of the seating area and an exception would be required. Regarding the cantilevered elements, there is nothing in district standards other than it is intended that buildings be designed to be wall dominated. Staff's opinion was that the cantilevered element did not take away from the wall dominated nature. She noted that City Council will also have to review should the Board grant an exception for the metal panels.

Member Bienvenu said he shared the other members' frustration with the presentation. There are three exception criteria. According to the staff report the first the applicant did not respond to, the second the applicant said it would present a hardship and provided no explanation. On the third criteria the applicant's response was that some other enclosures have been permitted but the applicant did not address anything specifically.

Mr. Fitzgerald replied he did not think they could make an argument of hardship.

Mr. Segura displayed a letter regarding signage in which the applicant addressed the exception criteria. He said the first being they believe they matched the architectural style of the surrounding Transition District non-contributing buildings. On the hardship, they considered that was by moving the front entrance to the center of the building to avoid public interaction and incoming traffic. That left the owners with no place for an office front. They created a secure location without windows to privately conduct business. They wanted on the third option to complement the Railyard District by having stucco to maintain the historic look of the building in the entrance and on the northside of the building. And the metal sheet for the signage can easily be replaced for future residents of the building. Also, they wanted the sign to stand out because of the entrance location at the center of the building that is at an intersection. The owners wanted to make a statement that shows what the business is for passing traffic that is easily read from the road.

Ms. Lamboy added that on the submittal, there is a specific deadline to get things into the packet. Staff did not have time to include in the packet what Mr. Segura provided in his presentation.

Member Bienvenu asked if divided lights are required. He said other than the portal, he was prepared to approve the application.

MOTION: In Case 2023-006360-HDRB, 502 Cerrillos Rd., Member Bienvenu moved that findings be entered based on the record to date, that the

noncontributing status should be retained, subject to future review upon receiving additional information, and finds that the three exception criteria have not been conclusively demonstrated by the applicant to have been met. Specifically, that the exceptions do not damage the character of the district, would be required to prevent a hardship to the applicant or an injury to the public welfare, or that they strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure residents can continue to reside within the historic districts. He moved, otherwise, that the application be approved as submitted without the sheet metal on the portal or the enclosure of the portal, and the applicant will stucco the cement wall as they indicated.

The motion failed because there was no second to the motion.

MOTION: In Case 2023-006360-HDRB, 502 Cerrillos Rd., Member Guida moved that the application be postponed to a date certain, which was determined as May 23, 2023 and the applicant address the enclosure of the portal and steel material. Should staff determine an exception is required for the cantilever awning it should be included and properly noticed with the exception criteria. The motion was seconded by Member Berkley.

VOTE: The motion passed by (3-1) roll call vote with Members Berkley, Biedscheid and Guida voting in favor and Member Bienvenu voting against.

Mr. Fitzgerald asked if the metal panels were approved, if they would need to go to City Council; or is it acceptable if instead of metal, the applicant infills the portal and covers with a different material.

Member Guida said the exception requests would still be needed for three things: to infill the portal, the steel panels, and potentially the cantilever.

Chair Rios suggested Mr. Fitzgerald talk with staff and they will guide him on what is needed.

2. **2023-006569-HDRB. 1120 E. Alameda St.** Downtown and Eastside Historic District. Architectural Alliance, agent for Atticus Gerberding, owner, requests a historic status review. (Paul Duran)

STAFF REPORT:
1120 E. Alameda is a single-family single-story residence and is recommended as noncontributing to the Downtown and Eastside Historic District. The main house is approximately 1,470-square feet which includes a bedroom, a bathroom, and other

open spaces. The house is made of adobe brick and is rectangular in shape with a corrugated steel roof. The house also has a cellar which is accessed from the interior. The house and cellar are finished in cementitious stucco and displays mixtures of fenestration (Murphy 2023, HCPI Form).

The house was initially constructed in the early to mid-1930's as identified on aerial maps as an agricultural structure. It has been noted by previous homeowners that there were no utilities installed in the structure until the 1950's. The house was owned by several renowned artists in the Southwest. The house underwent several remodels throughout time with the installation of utilities, a cellar (unknown when it was built), and roof repair. A high wall separates the residence from the park on the north, east, and west elevations and a coyote fence on the south elevation. Material of the wall is unknown however is covered by cementitious stucco.

Now, the applicant proposes the following exterior alterations:

1) The applicant is requesting an addition of 297 square feet for a bedroom in the northeast corner of the house. The addition will be 11'-0" in height.
2) The exterior wall will also be relocated in the northeast corner which includes a segment of the gate and removal of a portion of fencing.

STAFF RECOMMENDATION:
Staff recommends the status of the structure and wall be designated as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Chair Rios asked if the footprint of the house has been intact for at least 50 years.

Mr. Duran said he believed it had been.

Chair Rios asked if the window openings had changed.

Mr. Duran said that was unknown. The existing windows look older than 50 years.

Member Guida clarified tonight this is just a status review and the Board would not be looking at the proposal to do an addition to relocate an exterior wall.

Mr. Duran said that is correct.

Member Guida said he appreciated the timeline regarding the status of the building. The historic district has a certain set of features that sets out its purpose. Also, in the Downtown and Eastside Historic Districts there is a National Register nomination that details a period and a statement of significance. Those are things that architectural historians look at when making recommendations whether a building contributes to the

district, regardless of age. He said he would direct the conversation and some of the considerations to address that issue not whether the windows are old.

Member Berkley asked staff if they concurred with the architectural preservation recommendation. She said they talked about the age and style of the house. She asked about the history of the house and its location in that area and if the agricultural history factors into staff's decision.

Mr. Duran said this structure has a unique history to the Downtown Historic Eastside. However, staff looks at the Ordinance and at Old Santa Fe Style and what is significant to the district. He defers to John Murphy, the architectural historian, as the professional. The structure and property is unique. They don't know the first footprint; it was not documented. The unknown moves them to the status of noncontributing.

Member Bienvenu said he disagreed with that line of reasoning and the final conclusion. The fact that we don't know when changes were made is why we need to err on the side of caution. He said more likely than not, the current footprint is at least 50 years old, and any changes made were made in an historic period of time.

Mr. Duran said he agreed.

Member Bienvenu said the architectural historian's report is informative, but his conclusion isn't something the Board would adopt. The historian said that *the architecture seems primitive and does not adhere to a recognized Santa Fe style*. Member Bienvenu said naturally it is primitive, that is what all historic structures were in that area. This does adhere to a recognized Santa Fe style, it is vernacular. He thought this to be an important example of clearly an agricultural building that was converted to a home. He added even the additions were exactly how every house on the outside of Santa Fe had evolved. He said this satisfies the standard of a contributing structure; it helps to establish and maintain the character of that historic district. His only question was what is known about the walls. The report indicates the wall is a recent addition, but it isn't clear what that is based on. He thought the gate in the wall facing west implies that the wall is historic. He asked Mr. Duran's opinion.

Mr. Duran said the HCPI states the first wall was established in the 1960s and looks to be adobe but has been stuccoed over. He said the cottonwood tree would have been a lot smaller in the 60s. The wall looks to be established relatively recently.

Member Bienvenu said he was wondering about the wall on the west side because it has a large gate that was blocked off. That would imply this was an agricultural structure, otherwise, if a recent wall why would anyone put a gate there.

Mr. Duran said the historic photographs do not show a gate until 1973, or what is there today. The wooden gate probably looks older than it actually is because of the way it is constructed. And the parking lot has always been in the same place as it is today.

Member Bienvenu asked what was known about the rock wall on the southern side and whether that is on this property.

Mr. Duran said the wall is not on the applicant's plat, but the wall is significant.

Chair Rios said she agrees with Member Bienvenu. Vernacular architecture was started in Santa Fe a long time ago. This is the type of architecture that should be honored, and that is done by preserving the architecture. This building is over 100 years old, and the Board is to preserve old buildings. She said they will need to look at this application closely.

APPLICANT PRESENTATION:

Eric Enfield, 612 Old Santa Fe Trail, was sworn. He noted the owners were also present. He noted that Amanda Crocker's family has owned the house since the 70s and estimated the house was built before 1959 and served as an agricultural use. He said he was certain the wall didn't date back to that time. An agricultural building would not have been useful surrounded by a wall. He believed looking at the floorplan that the footprint of the original house was the master bedroom. The living and dining room which has been the original footprint of the agricultural building. He thought it had been a flat roof adobe building because the roof structure appears to have been added. He noted that the lumber was not used in 1919 or 1920 in an agricultural building. Also, the house has evolved from agricultural to residential use. The flat roofed single adobe square was probably capped in the late 60s or early 70s with a metal roof. Also there appears to be a couple of additions to the house, one is the kitchen. The rear additions have frames and is not characteristic of a 1950s/60s style. He said it appeared to have been built as a greenhouse. The reading room and closet, etc., are mostly framed, not adobe, so this house is only partially adobe. He thought the bathroom, reading room, and closet may have been an enclosed portal. John Gaw Meem enclosed portals all over town and enclosed in glass, so there is a precedent of enclosing portals.

Mr. Enfield said he agreed with the vernacular style but thought that true if any early building built in Santa Fe that was added on to. The style is not a Santa Fe Style recognized in Code and sloped metal roofs are not allowed in the district and typically not approved without proof of historic use. He said the principal façade, the northwest, is screened by the high wall. It is not publicly visible, other than the wall by the kitchen and only one window can be seen from the street. He noted the two contemporary additions of the glass box and the partial portal enclosure. Those were exterior windows

facing into the rooms and were turned into doors for access to the rooms. That is not part of the original footprint because it was built and added on the end of the house. He noted the different kinds of windows; sliders, single hung, casement, and fixed windows. In the packet, page 24 of the HCPI, they see that a lot of the windows were repurposed. Some of the windows on the back façade were moved from an original structure. He said it is hard to tell without permits what has previously been done on the house. Looking at the 1973 aerial on page 16, there seems to be a structure in the corner that was torn down. It may have been a small carport. On page 18, the front door appears to be a repurposed store from the 20s or 30s, not a door on an agricultural building. Also, the fenestration on the west elevation is irregular. There is only one window and that is fixed. He said vernacular is not a defined style in historic Code, it is a definition of a building that has been changed over time by numerous owners. He reviewed the changes to the structure. He said those have led to the structure having no specific style. He understands that the Board's jurisdiction is public visibility and also to determine whether an existing house is contributing or not.

Ms. Lamboy said with reference to walls, they can be removed. This is to consider the structure of the house, not just the wall.

Mr. Enfield confirmed that the Board had to skip the site review. He suggested it would have been better had they looked at the pictures prior to the field trip and let the applicant know they would need to access the property. He said the building should be considered noncontributing for the reasons given, the questions on when the house was built, what is visible, the different styles and the expanded footprint.

Ms. Lamboy said on access to the property, the Board does need to go into interior courtyards, etc. to make judgements.

Mr. Enfield said he was not questioning the Board's need to go onto the site. He didn’t know that access was needed. He asked the applicant to comment.

Amanda Crocker, 1120 East Alameda, was sworn. She said they have been referencing the glass block as a bedroom. It is not a bedroom it is more a sunroom. She said she loves the building, but it is a very strange building. She bought the property from her aunt and has always wanted to live in it. The vernacular style makes it hard to live in and they just want to make it a family home. She said she respects historical structures and she and her family have worked in preservation for years. She knows what it is to be a steward of a historic structure and believes there can be a balance between historic and livable. She thought this was too vernacular to be contributing.

Mr. Enfield said this project is for a family home.

PUBLIC HEARING:

John Eddy, previously sworn, said this building is a study in historicity, transition and added dictation and creative adaptive reuse. Certain elements are probably grandfathered in that speaks to transition, and the pitched roof and window corner speaks to adaptation of space. Artists lived in the house at one time and allowing too many changes will erase their energy. He thought the Board should be careful because this has all the character of a house that should be called contributing. He said the house speaks to history on many levels and people who have lived in the house have had to adapt.

Ms. Beninato, previously sworn, agreed it should be contributing. She said everything described is prior to 1973 and makes the house over 50 years old. The changes are typical and there are not a lot of vernacular buildings. She thought the northwest façade should be primary. She said the owner knew what they were getting into since it was in their family. Because a house is contributing does not mean you can't change things and make it more livable. She hoped the Board would find it contributing.

BOARD DISCUSSION:

Member Berkley asked if the building was redesignated to contributing, what is the next step in the process.

Ms. Lamboy said a designation of contributing requires the applicant to comply with the Code criteria for design and for preservation.

Member Berkley asked at what point primary façades are designated.

Ms. Lamboy said tonight, if found contributing.

Chair Rios reminded the Board that they could indicate if they feel certain portions of the building are not historic.

Member Biedscheid said she appreciates the vernacular tradition in Santa Fe and from that perspective she is looking at the designation as the status. The Board is to identify character defining features contributing to the neighborhood and streetscape. She said she struggles to find that with this project. The most compelling character of this building is the story and that leads to the family ties to this property and will allow a vernacular tradition to continue. The family wants to adopt the house to their current needs. She said with respect to character defining features, there is not an architectural detail she could point to that requires preserving. It is a collection of things with an

interesting background but does not rise to the level of contributing. She supports a designation of noncontributing.

Member Guida said he was frustrated with the amount of time and process spent on a status review of this case. He said as a preservation architect and Santa Fe citizen, he was troubled by the conversation about the status of the building. He saw a lot of that was due to Code in terms of laying out status as a way of style control rather than preservation. He said the historian's report speaks to that, as well as Member Biedscheid. The ordinance does not have a statement of significance that provides guidance about what is valued in an historic district. There has been an overlay of the National Register district for this area, but it is too broad. It just says the buildings are old and there are many old styles and is important to retain them. He said he struggles to find guidance here and because something is old, is not good enough. It is within the purview of the Board to make a case for a building as contributing beyond the historian's recommendations. And it would be beneficial if staff provided a more decisive conclusion of their reading of the report and the recommendation. He would like to see a day when the values are articulated more clearly, and they can hire a consultant to write the reports as well as make the recommendations so the Board can review more quickly. Making a decision tonight would be based on precedent and feeling, not on things that are part of preservation practice. He said he is not willing, given what he has heard and read in the report, done by a preservation professional, and his knowledge of the Ordinance, and what has not been said about what we value culturally, to say this is a contributing building. He thought this is clearly a noncontributing structure and should remain so.

Member Bienvenu responded that he didn't think it that vague or difficult. The Ordinance states that a contributing structure contributes to the character of the district. He said character is undefined and that should be fixed. He didn't think it disputable the old vernacular hand built buildings along the acequia in the agricultural section of town defines the character of that district. It is reverse engineering to start with seeking character defining features that apply to primary facades. The contributing status comes first and then the primary façade designation. In this case the character defining features of the building is the simple vernacular, accretive change over time and it is well over 50 years old. He thought if designating as a contributing structure, this primary façade would be the most visible; the north and the east façade with the driveway. He asked staff's thoughts on a primary.

Ms. Lamboy said staff concurs with the entry façade on the north elevation and the east façade next to the parking area.

Member Bienvenu said he agreed that everything they are doing, without relationship to making the house livable, identifies the designation as contributing and does not prohibit alterations.

MOTION: In Case 2023-006569-HDRB, 1120 E. Alameda St., Member Bienvenu moved that findings be entered that the structure is more than 50 years old and helps to establish and maintain the character of the historic district it is in and for that reason moves to designate the structure as contributing with the primary façades being the north and the east façades. Member Berkley seconded the motion.

VOTE: The motion passed by (3-2) roll call vote with Members Berkley, Bienvenu and Chair Rios voting in favor and Members Biedscheid and Guida voting against.

3. **2023-006566-HDRB. 117 Vigil Ln.** Downtown & Eastside Historic District. Non-Contributing. Salomon Velasquez, agent for Shane Woods, owner, proposes to partially enclose the portal to create 216 sq. ft. of heated space, addition and infill of windows on the south elevation, an entry and portal addition and replacement of garage doors on the west elevation, and a 96 sq.ft. addition, insertion if a door and infill of windows on the east elevation and associated renovation treatments. (Heather Lamboy)

Member Bienvenu recused himself from this case.

STAFF REPORT:
The building at 117 Vigil Lane is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The house was built in 1993 and is a Territorial Revival Style. The house is enclosed by tall yard walls that front both Camino Santander and Vigil Lane.

Background on the evolution of the home is provided; a guesthouse and second-story addition was approved in 2007, and some window replacements in 2018.

Now, the applicant proposes the following exterior alterations:

West Elevation (Facing Vigil Lane)

First Level
- Replacement of Garage door (6)- The replacement includes glazing at the top. The color of the door will remain the same White finish. The height and width of the garage door will also remain the same. Garage door is to be sourced from Martin Doors in the Style Pinnacle Steel, Finish White Mist, Glass Finish Clear.
- Extending Entry- Adding 60 SQFT of heated space.

- Rebuilding Entry portal in Territorial style- 34 SQFT of Unheated Space. Eliminate existing propanel roof and replace beams and columns. New exposed beams to be painted white and brick parapet coping.
- Redesign of front door (1) to match Territorial Style- Replacement of the current Entry unit eliminates the large plate glass not allowed in the historic district.
- Addition of Window (1) - The proposed sitting room will have the addition of a window that can be seen from this Elevation.

Second Level
- On the second level, infill of A/C unit with stucco matching existing stucco. New A/C units not visible are being replaced to allow necessary cooling.

South Elevation (Facing Camino Santander)
First Level
- Sitting room Addition off the kitchen into existing casita- Adding 216 SQFT of heated space.
- Addition of Window (2)- The proposed sitting room will have the addition of a window that can be seen from Camino Santander.
- Addition of Canale- Two Canales added to drain water from the proposed Sitting room & proposed Pantry. Canale will be wood painted white with galvanized steel which matches existing canales.
- Addition of Window (3) - The proposed Pantry will have the addition of a window that is not visible from street view.
- Infill Bathroom 1 & 2 Windows- Infill will be properly insulated by the interior of the proposed pantry. Windows are not visible from the street.

East Elevation (Facing - NOT visible from Street)
- Sitting room Addition of Door (6)
- Addition of Panty- Adding 96 SQFT of heated space
- Addition of Door (7)- custom painted wood door with glazing will also have a wood trim surround painted white. This door will not be visible from street view.
- Infill Kitchen Window- Infill has a stucco finish to match the existing. This alteration will not be visible from street view.
- Infill Loft Window- Infill has a stucco finish to match the existing.
- Infill Master Bath Window- Infill has a stucco finish to match the existing.

North Elevation (Visible from Vigil Lane)
- Addition of Window (4,5,6,7)- The addition of a windows are visible from Vigil Lane.
- Replacing Entry gate (7)- Made of solid wood planking and finished in white paint. This gate can be seen from Vigil Lane.
- Replacing Mechanic Door (11)- In kind with existing mechanical door. Finished in white paint. This door can be seen from Vigil Lane.

While there is a code citation stating that portals cannot be enclosed without an exception, this case is different as only a portion of the portal will be enclosed to provide for a heated passageway between the main house and the guest house.

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

Chair Rios asked the reason for the neighbor's objection to the windows on the north.

Ms. Lamboy said when originally built there was concern about the privacy of the neighbor and the design had no openings. The neighbor's objection now is the loss of privacy.

APPLICANT PRESENTATION:

Solomon Velasquez, 302 Katherine Place, was sworn. He said he didn't have much to add other than they can move the window to meet Code. He said he wasn't sure how to respond to the neighbor's objection. He could understand they might feel it an encroachment and they are visible, but that is a standard for everyone in a neighborhood.

Member Berkley asked the reason for adding the three windows.

Mr. Velasquez said for natural light and good ventilation from windows on opposing walls.

Member Biedscheid asked if he had talked with his neighbors or tried to compromise or considered having fewer windows on the upper story.

Mr. Velasquez said he is unaware if the applicant had talked with the neighbor but thought he might want to in order to assure them. He had not been aware of the complaint.

Member Biedscheid said it might be worth a conversation, as a good neighbor, to live peacefully.

Member Berkley said Ms. Lamboy mentioned a consideration in the original design plan was not to put windows there.

Ms. Lamboy said there were concerns at the time the plan was originally approved. Typically, they don't like shared walls, and it might have been a concession that was made.

PUBLIC HEARING:

Fabrizio Giovannini, 115 Vigil Lane, next-door, was sworn. He said they have been living in the house for almost 27 years. He objects to the three windows on the north because it will overlook their living room and patio. The house has had five different owners in 27 years and each owner spent a lot of money on renovations. This is the sixth owner, and he is wondering if they plan to live in the house or if this is just an investment. He sent pictures from his house overlooking the wall but didn't see it on the monitor. Having someone looking into their home makes them really upset.

Lori Brodie, 115 Vigil Lane, was sworn. She said in all the years she has lived in the neighborhood they have become friendly with their neighbors and become part of the neighborhood. The five previous owners all decided not to build windows and understood how intrusive it is looking down on our entire yard and living room. She said we have never met the applicant, and this is not personal, but they probably would not have bought the house if the windows had been there 27 years ago. This is not New York where it is accepted that you will give up some of your privacy. She said it is very important they maintain their privacy and they are concerned it will affect the value of their house. They would assume given the circumstances, no one else would buy the house with the windows in either. She asked that the Board not approve the windows.

Ms. Lamboy displayed the email and pictures sent by the Giovannini's.

John Eddy, previously sworn, said the neighbors have put forth compelling arguments. He said although privacy is not the purview of the Board, they should consider that. He said the neighbors mentioned clerestory windows. He asked staff the height of the ceiling in the upper story.

Ms. Lamboy deferred to the applicant.

Mr. Velasquez replied about eight, maybe nine, feet.

Mr. Eddy suggested putting fenestration's above eye level so they wouldn't look directly through the window and down to not impact the privacy of the neighbors.

Ms. Beninato, previously sworn, said she wanted to be sure the window in the pantry would also be 3 feet from the corner. She thought the wall looks better with the windows but can see how they would be intrusive. She wondered if the applicant would consider opaque glass.

Chair Rios asked if the applicant had considered something similar to opaque glass.

Mr. Velasquez said he thought opaque glass would not provide natural light. He noted on the photograph from the neighbors that although the photo is in the winter, the height of the deciduous tree would obscure the view once the leaves have grown.

BOARD DISCUSSION:

MOTION: In Case 2023-006566-HDRB, 117 Vigil Ln., Member Guida moved to approve the application as submitted, noting that the applicant will update the window placement on the north elevation to be 3 feet on the corner and will provide updated revised drawings to staff. Member Biedscheid seconded the motion.

VOTE: The motion passed by (2-1) roll call vote with Members Biedscheid and Guida voting in favor and Member Berkley voting against.

4. **2023-006567-HDRB. 418 Apodaca Hill.** Downtown and Eastside Historic District. Patricia and Gary Kopren, agent/owners, propose to construct a 2,026 sq. ft. 13'0" high addition on the northeast side of a contributing structure and a 204 sq. ft. portal on the east primary elevation. Exceptions to Section 14-5.2(A)(6) and Section 14-5.2(D)(2)(c) are requested to exceed 50% of the footprint. (Heather Lamboy)

Member Bienvenu returned to the meeting.

STAFF REPORT:
The building at 418 Apodaca Hill is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The house was built in the late 1930s and has had several additions over the years and is referred to as the Catalícia Armijo house. An addition to the south elevation was constructed in November 2016.

The request for an addition on the north elevation and a portal addition on the north elevation's primary façade was heard and approved in 2016. It was determined that the exception criteria had been met regarding an addition larger than 50% of the historic footprint and the addition of the portal to the primary façade.

Now, the applicant proposes the following exterior alterations:

1) Construction of a 2026 square-foot single story addition on the north elevation which would connect through the existing bay window opening on the north

elevation. The purpose of the addition is for a bedroom suite, a garage, and storage.

2) Construction of a 204 square-foot portal on the north elevation's primary façade. The proposed addition will be approximately 6" higher than the existing building.

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

Staff finds that all the exception criteria have been met and recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown & Eastside Historic District.

APPLICANT PRESENTATION: 225: 58

Patricia and Gary Kopren, 418 Apodaca Hill, were sworn.

Ms. Kopren said this has been their home and she is surrounded by relatives; her mother, brother, and numerous cousins. They have a vested interest to continue to live there and for her, is a continuation of the cultural growth; it is home. Their son came home during COVID, and they could not accommodate him. They have always wanted to do this and discussed it with previous Board members. This was set up using their recommendations. There is nothing original to the house.

Mr. Kopren added there is no garage and with the crime lately, they feel they need a garage with some storage space.

PUBLIC HEARING:

Ms. Beninato asked for clarification of the status of the house. Chair Rios confirmed the house is contributing. Ms. Beninato said she thought the garage and storage was not harmonious with the east side. They need to redesign and be set back more. The addition is large and will compromise the original house. She asked the square footage of the original house with regard to the criteria of not harming the public welfare, which she thought this would do. She said there isn't a hardship and there are other ways to do this.

Ms. Kopren responded that the garage does not face the street view and a theft has occurred and this is a security issue. Also important is that the neighbors on both sides and across the street have garages, which is common.

BOARD DISCUSSION:

Member Biedscheid offered to make a motion but wanted to say she appreciated the applicants' responses to the exception criteria being thorough and well done. The comments conveyed their need for the addition clearly. She also acknowledged staff for providing a good history of the project and informing them of an approval of a similar exception to exceed better than 50% of the footprint, made by a previous board. She said informationally, the HCPI report supports a downgrade in status.

MOTION: In Case 2023-006567-HDRB, 418 Apodaca Hill, Member Biedscheid moved to approve the application as submitted noting that the exception criteria have been met and is consistent with staff's recommendation. Member Guida seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Berkley, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

Ms. Lamboy noted the applicant will need approval from City Council on the exception. She will be in touch with them.

H. NEW BUSINESS

1. **2023-006626-HDRB. 635 A West San Francisco St.**, Westside-Guadalupe Historic District. Richard Martinez, agent for Josephine Levy, owner, requests primary façade designations on a contributing property. (Ramón J. Sarason) 234:50

STAFF REPORT:
635-A W. San Francisco St. is a single-family residence and adjoined to the north by 635-B West San Francisco St. forming a duplex. Both of which are listed as contributing to the Westside Guadalupe Historic District. The duplex is built in the Territorial style. The south, street facing façade consists of a single apparently non-historic window with a wrought iron security screen and visible chimney. The east façade is largely obscured by a yard wall and is characterized by a deeply recessed door opening and roughly mottled stucco over adobe. Both the south façade and portion of the east facade contribute to the West San Francisco Street streetscape.

According to the attached historical report titled La Casa de Julianta, prepared by John W. Murphy dated January 24, 2022: "Although a few assertions have been made ("one of the oldest adobes on W. San Francisco"), it is difficult to pinpoint the home's date of construction. Common clues, such as a deed reference to the 1912 "King's Map", are non-existent. The King's Map itself is unhelpful, as no current house footprint on the

block matches the map. The 635 West San Francisco's address appears in the 1928 city directory, which is the first edition available. Later the house, in its basic north-south footprint, is visible on several early aerial photographs, including a fuzzy image from 1936 which still shows the area in agricultural production. The house is historic, but its precise origin will remain unknown."

Now, the applicant requests the following: designation of primary facades.

STAFF RECOMMENDATION:
Staff recommends the southern portion of Façade #1 and Façade #2 be designated as primary. 237:40

Member Bienvenu said he thought that the entire façade #1 as well as façade #2 would be primary.

Mr. Sarason said the Ordinance allows yard walls up to 6 feet when 20 feet from the public right-of-way. The wall can easily be up to six feet and not obscure that portion of the façade from the streetscape.

Member Bienvenu noted you would still see the façade above the wall. He asked the height of the east elevation of the building.

Mr. Sarason said the coyote fence on top of the brick wall is six feet and you can still see a portion.

Member Bienvenu said he understands the practicality of the wall, but it obscures some of the façade and he thinks the façade extremely important. He said the patio wall added, could be removed in the future.

Ms. Lamboy noted to the Board that the approval date for the yard walls was 2018, and approval by the HBoard is good for three years. If the date is greater than three years, it would have to come back to the Board.

Member Bienvenu said he thought the entire east façade character defining.

Mr. Sarason said you can see the change of the elevations of the parapet which is where the duplex adjoins. The intent of the yard wall was to create privacy from their adjoining neighbors.

Member Bienvenu confirmed what Mr. Sarason describes as Façade #1, does not include the adjacent residence.

APPLICANT PRESENTATION:

Richard Martinez, 1524 Paseo de Peralta was sworn. He said the house is very small and on the property lines on three sides, south and west and on the north is attached to the neighbors. The only space to enter the house is the east façade. Given the circumstances, façade #2 is very important. He proposed not making all of façade #1 primary. It is within the property and has the parking and is the only private space available for the house. Two doors on that façade have no covering, shade, or roofed area outdoors, so he proposed only façade #2 as primary.

PUBLIC HEARING:

Mr. Eddy, previously sworn, said he believed Member Bienvenu's observations are accurate and façade #1 is *of a piece*, and a continuation. Any disruption of that should be carefully considered. That corner is very prominent on the streetscape, and it should be considered primary as well.

Ms. Beninato, previously sworn, said she also agrees that both façade #1 and #2 should be primary facades. She thought you can see façade #1 from the corner and it is important to the streetscape.

BOARD DISCUSSION:

Member Guida said the east façade could be considered yet another primary façade for the building and could note that yard walls and the portal could be added to a primary façade. He said by designating façade #2, as primary, it would convey 10 feet back from it as well. Effectively it would be staff's recommendation. But he thought designating façade #2 alone would head off any addition in the future from being right up against it, it would have to be set back 10 feet. The mass, that façade and the linear aspect to the building would be conveyed by a minimum designation.

Member Bienvenu said that is logical but on the other hand the approach takes too much into consideration what someone wants to do with the property in the future. That is not what the Board should be considering when designating status and primary façades. The Board's job today is to decide without consideration of the future with the primary façade should be and deal secondarily when an application comes before them with secondary questions.

Mr. Martinez asked if character defining, visibility, etc. is the consideration, why is the west or east façade not being considered?

Chair Rios said all facades are considered. If they have character defining features the Board would then designate those as primary. She thought the west façade was a blank wall.

Mr. Martinez said it does express the linear nature of the house.

Ms. Lamboy said on the site visit she noticed some window openings were enclosed and one window opening was altered on the west elevation. She understood that those were not considered primary by staff for those reasons.

Member Biedscheid said a practice many times has been to minimize the number of primary façades, especially on a small house. She was ready to make a motion considering that façade #2 preserves the street facing onto the actual street, and both corners of the rectangular structure.

MOTION: In Case 2023-006626-HDRB, 635 A West San Francisco St., Member Biedscheid moved to designate Façade #2, of the south façade as primary. Member Guida seconded the motion.

VOTE: The motion passed by (3-1) roll call vote with Members Berkley, Biedscheid and Guida voting in favor and Member Bienvenu voting against.

2. **2023-006632-HDRB. 416 Acequia Madre**. Downtown and Eastside Historic District. Gayla Bechtol, agent for Thomas Romer, owner, proposes to construct a 1573 sq. ft. new residence to a height of 14”-0” where the maximum allowable is 14-4”. (Paul Duran)

STAFF REPORT:
416 Acequia Madre is a proposed 1,573 square foot single story residential structure located in Plaza Chamisal in the Downtown and Eastside Historic District. The construction of the home will be U-shaped and fashioned in the Old Santa Fe Style. The exterior finish shall be cementitious stucco with a hue color of “Buckskin.” Window and door trim shall be painted Country Blue, Blue Denim, Watercolor Blue, and Caribbean Blue by Andersen exterior colors.

The windows are proposed to be true divided light. Other woodwork, posts, and exposed lintels over the windows, shall be stained “Natural.” The exterior light fixtures shall be patinated punched metal. The canales will be metal-lined wood canales. They will be located on the north, east, and south elevations.

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

APPLICANT PRESENTATION:

Gayla Bechtol, 1813 Hano Road, was sworn. She said the story poles are U-shaped and the lot is tight. The U-shape offers a lot of open space with the right amount of parking. The living space will dominate the house and everything else will fade. She noted that her client is backing off adobe and this may be framed.

Chair Rios asked the height of house.

Ms. Bechtol said the living room is 13'6" and everything steps down. The master bedroom is 12'6" and the walls adjacent to the house are between 3 to 4 feet tall. The front wall on the driveway will be short with a planter. Along the south will most likely be a 4-foot yard wall with landscaping.

Chair Rios said she heard there will be different colors of blue.

Ms. Bechtol said there is only one color which was chosen from the samples.

Member Bienvenu asked what the plan is for the radius of corners to make this look like adobe.

Ms. Bechtol said they will make it look like adobe with spray foam and wood frame canted walls. She said the radius will be two or three inches and something similar to adobe.

PUBLIC HEARING:

Mr. Eddy, previously sworn, said he was not a fan of faux adobe. This is adjacent to the Plaza Balentine, one of the most historic and important compounds, which is received a lot of attention and careful curation and adaptive reuse of these properties. Plaza Balentine helped set Santa Fe style in Kate Chapman's characterization of Pueblo Revival style. He said the architect has a difficult challenge to make the building so it does not detract from the character of Plaza Balentine. He said this is an important neighborhood.

Chair Rios said this is in Plaza *Chamisal*.

Mr. Eddy said the same arguments stand, and he knows that the applicant is sensitive to that.

Ms. Beninato, previously sworn, said Plaza Chamisal was done by the Otero's. She said she looked at the lot which is very small and tight and will take special consideration. She said it is important to not impact Katherine Stinson Otero's home, which is visible. She thought the scale of the building too large for the lot size.

Mr. Johnson, previously sworn, said the architect's design is quite handsome. He was saddened to hear this might not be adobe but is interested hearing the discussion. He said materials are important and he thought Ms. Beninato's comments on the history should be discussed.

BOARD DISCUSSION:

Member Guida said it would be nice to see an adobe structure go up, but it is incredibly expensive and often does not pan out. The applicant's intent to mimic the material in construction and detail is admirable, but even more so is the scale and quality of the massing. This project is a nicely sought infill in a walkable neighborhood. It does a lot of service to the compound it is in.

MOTION: In Case 2023-006632-HDRB, 416 Acequia Madre, Member Guida moved to approve the project as submitted noting that it may not be adobe but a framed construction. Member Biedscheid seconded the motion.

Member Bienvenu clarified that the applicant's intention is even if not of adobe material, the essence of the design presented in the application in terms of massing, corners and battering, will remain.

VOTE: The motion passed by (4-0) roll call vote with Members Berkley, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

3. **2023-006625-HDRB. 412 Camino Don Miguel**. Downtown and Eastside Historic District. Bob Gaylor, agent for Mark O'Brien, owner, requests addition of a ~~251~~ 100.9 sq. ft. bathroom addition and a 450 sq. ft. garage remodel into a guest house on a non-contributing property. (Ramón J. Sarason)

STAFF REPORT:
412 Camino Don Miguel is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The home is built in the Pueblo Revival style. Original adobe construction dates to 1947 with a cinder block addition (2nd story) and remodel in the early 1980s.

The applicant proposes the following exterior alterations:

Main House:
The Owners wish to build a bathroom addition of 100.9 SF to the southeast side the existing 1488 sq. ft. residence to a height of 11'-4".

Garage:
Convert the existing 450 sq. ft. carport into a guesthouse retaining the existing adobe walls and roof structure. Modifications include a new east wall with (2) windows to enclose the carport, a new door opening and window on the south façade, new bathroom, and kitchenet area.

STAFF RECOMMENDATION:
Staff recommends approval of the proposed application as it complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

APPLICANT PRESENTATION: m

Robert Gaylor, for Suby Bowden & Associates at 333 Montezuma Avenue, Suite 200, was sworn. Mr. Gaylor said he is open to any questions.

Chair Rios asked if the tree where the bathroom is proposed will be saved.

Mr. Gaylor said the tree will remain. They calculated the growth over the next 50 years for the wall placement.

Member Bienvenu asked what they could do about CCA.

Mr. Gaylor said there is some interesting and good news he will share later.

PUBLIC HEARING:

There were no public comments.

BOARD DISCUSSION:

MOTION: In Case 2023-006625-HDRB, 412 Camino Don Miguel, Member Bienvenu moved to approve the application as submitted with a decrease from 250 to 109 square feet as noted for the bathroom addition. Member Guida seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Berkley, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

I. DISCUSSION ITEMS

Ms. Lamboy indicated introduction of the text amendment is now being introduced at City Council on May 10th and goes on to the Quality-of-Life Committee. It will be back before City Council by the 31st of May.

J. MATTERS FROM THE BOARD

Member Guida said he became aware that the Public Works Department has proposed a 52-inch high, black plastic coated metal fence to replace the guard from Manhattan to Paseo de Peralta, the entire length of railway within the Railyard. He said many of the Railyard stakeholders were shocked and surprised when learning of this and seeing the drawings. Public Works Department expressed concern about safety, but he is not aware of any concerns. He said they talked about how high the fence has to be to prevent accidents and climbing it. He thought they seemed to be solving problems they are creating. He raised the issue with the Mayor's office and City Council and wants this to also be on the Land Use radar. There is a high risk that what is proposed does not match the founding documents, the General Plan, and the design guidelines for the Railyard. He said with a double wall bisecting the space they risk what is a well-recognized public space.

Ms. Lamboy said Planning was not consulted. There is no need for review in terms of the Railyard design standards. Also, the Gross Kelly Warehouse building adjacent is a landmark, among others. She plans to contact Ms. Wheeler, the Public Works Director, tomorrow for more information.

Chair Rios asked about the Board members presenting at the Preservation Awards.

Ms. Lamboy said yes, they will be incorporating the presenters and handing out the awards. Staff will create a script for them of talking points about the awards.

Chair Rios said they are still searching for a historian for the Board.

Ms. Lamboy said there has also been interest from someone from the public as well.

K. NEXT MEETING: Tuesday, May 9, 2023

L. ADJOURNMENT

MOTION: Member Biedscheid moved, seconded by Member Guida, to adjourn the meeting at approximately 8:55 p.m.

VOTE: The motion passed by (4-0) roll call vote with Members Berkley, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios

Cecilia Rios, Chair

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
MAY 23, 2023

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:30 pm	1
Roll Call	Quorum Present	1
Approval of Agenda	Approved	3-4
Approval of Minutes May 09, 2023	Approved, as amended	4
Approval of Findings & Conclusions	Approved	4-5
Matters from the Public	Comments	5
Staff Communications	Comments	5
Old Business 2023-006360-HDRB. 502 Cerrillos Rd.	Approved	5-7
New Business		
2023-006552-HDRB. 135 Grant Ave.	Approved	7-11
2023-006758-HDRB. 155 Grant Ave.	Approved	11-13
2023-006788-HDRB. 330 E. Palace Ave.	Withdrawn	13
2023-006490-HDRB. 1596 Canyon Rd.	Postponed	13-14
2023-006565-HDRB. 1600 Canyon Rd.	"	"
2023-006663-HDRB.	Approved	14-15

230-C Rodriguez St.		
2023-006742-HDRB. 110 W. Berger St.	Withdrawn	15
2022-005832-HDRB. 1147 ½ Camino San Acacio		15-17
2023-006743-HDRB. 635-A West San Francisco St.	Approved	17-18
2023-006744-HDRB. 529 E. Palace	Approved	18-20
Discussion Items	None	20
Matters from the Board	None	20
Next Meeting	Tuesday June 13, 2023	20
Adjournment	7:20 pm	20

MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
MAY 23, 2023 – 5:30 PM

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. at a meeting held in the Lamy/Peralta Room, Santa Fe Convention Center, 201 W. Marcy Street, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chair
Mr. Anthony Guida, Vice Chair
Ms. Madeleine Aguilar Medrano
Ms. Jennifer Biedscheid
Mr. John Bienvenu

MEMBERS ABSENT (EXCUSED)
Ms. Jennifer Berkley

OTHERS PRESENT:
Ms. Heather Lamboy, Assistant Land Use Director
Mr. Kyle Hybner, Assistant City Attorney

NOTE: **All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Preservation Office and available on the City of Santa Fe Website.**

B. APPROVAL OF AGENDA

Ms. Lamboy said under New Business, Item #3, 2023-006788-HDRB. 330 E. Palace Ave. Buildings, 13, 18 & 19 is withdrawn; Item #4, 2023-006490-HDRB. 1596 Canyon Rd is postponed: Item #5, 2023-006565-HDRB. 1600 Canyon Rd. is postponed; and Item #7, 2023-006742-HDRB. 110 W. Berger St. is withdrawn.

MOTION: Member Guida moved, seconded by Member Biedscheid to approve the agenda as amended.

VOTE: The motion passed by (3-0) roll call vote with Members Guida, Aguilar Medrano and Biedscheid voting in favor and none voting against.

C. APPROVAL OF MINUTES:

1. May 9, 2023

Chair Rios said she had a change on Page 16, under her comments, "1959 ordinance" should be "1957 ordinance".

MOTION: Member Guida moved, seconded by Member Aguilar Medrano to approve the minutes of May 9, 2023, as amended.

VOTE: The motion passed by (3-0-1) roll call vote with Members Guida, Aguilar Medrano and Chair Rios voting in favor, none voting against, and Member Biedscheid abstaining.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

None

E. MATTERS FROM THE PUBLIC

Adam Johnson, Director of the Old Santa Fe Association wanted to thank staff and members of the Historic Board who were able to attend the Historic Preservation awards ceremony. He thought it was a huge success. He noted that some of his members were having difficulty signing onto the meeting.

Joan Baker said she has lived in Santa Fe for 40 years. Twenty-three years ago, she built a house at 414 San Antonio Street. She followed all the rules and realized she was in a historic section of Santa Fe. Her concern is about 619 Acequia Madre. She said many neighbors and realtors are also concerned. There is an addition being made to that address. She does not feel that the structure fits into the area. There's a house there at the corner of Calle Corvo and Acequia Madre. She asked why the structure was not pushed back. There's much more about the structure that many people find very offensive. She was wondering how this got passed by the Historic Board who she and her colleagues have great respect for. She didn't know if this could be rectified.

Chair Rios said the case was heard in April 2022. She was not at the hearing. She believes it was properly noticed with the date and time of the meeting on a yellow sign. She said that would have been the appropriate time for concerns to be voiced.

Ms. Baker said she wasn't there at the time, but many neighbors asked if they should have received something in writing. This is in the heart of the historic district. She said that she was very disappointed and wasn't sure if anything could be done about it.

Chair Rios explained that there is an appeal process, however, for this case that time has passed.

Richard Martinez said the project that was just discussed is in process. The wall is going to be changed. The building is out of the visibility triangle. He asked for everyone's patience with this project.

Andrea Smith said she lives on San Antonio Street. She said when a yellow sign goes up it posts the first meeting date, it doesn't have subsequent meetings. The initial meeting didn't have anything other than the desire to build a 430 square foot garage and to remove some material from a wall. It all made sense and people were not alarmed. It took them by surprise and that's the problem. People just want to say it would have been nice to have more oversight on this place. There's always a problem at that intersection, it's dangerous. Missing out on the plans that were presented in May was unfortunate. They are going to approach the City about putting stop signs at that intersection. They appreciate that the applicant is willing to make changes.

F. STAFF COMMUNICATIONS

Ms. Lamboy thanked the Board for participating in the Historic Preservation Awards ceremony. She said the Governing Body will be having a presentation on May 31, 2023 regarding the Historic Preservation awards.

G. OLD BUSINESS

Chair Rios said there would be a two minute limit per speaker for public comments. She also explained the appeal process if there is disagreement with a decision of the Board.

1. **2023-006360-HDRB. 502 Cerrillos Rd.** Historic Transition District. Noncontributing. K.M. Skelly, IThnc., agent for Deborah Olinger, owner, proposes to enclose 84 sq.ft. portal on a 3,544 sq.ft. building, raise parapet heights (none to exceed maximum allowable height of 14'- 3"), add patio area with trellis, increase yard wall heights to 4'-3" and to 4'-6" (within maximum allowable height for this streetscape), and window and door alterations. An exception is requested to Section 14-5.2(D)(4) to infill the portal on the east elevation. (Heather Lamboy)

STAFF REPORT

UPDATED SUBMITTAL FOR 5-23-23 HDRB:
In response to HDRB comments, the applicant has updated the proposed scope of work for the proposed distillery. The applicant is withdrawing the exception request to enclose the portal and has instead decided to make it an extension of the outside terrace area. Furthermore, the applicant has removed the rusted steel plat cladding from the entrance (east) façade and instead will replace it with stucco to match the rest of the building.

A 4-foot diameter round “Barrel Cactus” sign and a “Distillery” sign are proposed on the east elevation. The proposed dimensions of the signage comply with Section 14-8.10, Signage in the H District. Signs will be backlit.

A cantilevered steel canopy protruding 3’6” from the façade is proposed over the entrance; it is characteristic of other steel canopies found in the area. Steel fencing is proposed to enclose the portal terrace area and the concrete wall enclosing the north elevation terrace area has been changed to be a stucco wall.

The applicant has provided additional information on the construction history of the buildings through analysis of the materials of each section of the building. Due to the large number of changes, Staff is satisfied that the building should retain its non-contributing status.

STAFF RECOMMENDATION
With the removal of the portal enclosure request, Staff finds that the proposed project complies with Section 14-5.2(D) General Design Standards and Section 14-5.2(G), Historic Transition District Design Standards and recommends approval.

Member Guida confirmed that no exceptions were being asked.

APPLICANT PRESENTATION

Kevin Skelly,10 Calle Via Compa, was sworn. He said he had nothing additional to add except that this is a homogenized version of the original. They have complied with the ordinance, and he thought this a good substitution.

Member Aguilar Medrano said looking at the cantilever overhang over the entrance, as she reads code, overhangs are not allowed. Also, code states that wrought iron is the only material allowed for fencing. She asked if the applicant wanted to comment.

Mr. Skelly said cantilever is prominent in that neighborhood, as well as steel fencing. He didn't see any reason for any objections.

PUBLIC COMMENT

There were no public comments.

BOARD DISCUSSION

MOTION: In Case 2023-006360-HDRB, 502 Cerrillos Rd., Member Guida moved to approve the project as submitted noting that the proposed enclosure of the portal has been removed from the design and no exceptions are required, and required that the applicant submit a full update of the proposal to staff noting there is not one included in the packet. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by (3-1) roll call vote with Members, Biedscheid, Bienvenu and Guida voting in favor and Member Aguilar Medrano voting against.

H. NEW BUSINESS

1. **2023-006552-HDRB. 135 Grant Ave.** Hugo Iribarren, agent for the O'Keeffe Research Center, owners, proposed to replace non-historic doors with aluminum store-front doors on a significant structure, the Bergere House. The applicant requests a style exception to 14-5.2(D)(5)(a)(i), Windows, Doors, and Architectural Features. (Ramón J. Sarason)

STAFF REPORT

135 Grant currently houses the Georgia O'Keeffe research center and is listed as significant to the Downtown and Eastside Historic District.

The A.M. Bergere House was constructed by the U.S. Army in the early 1870's as part of the Fort Marcy Military Reservation in Santa Fe which served as headquarters for the Military District of New Mexico.

The building was one of six adobe houses constructed for commissioned officers and their families.

Only the A.M. Bergere House at 135 Grant Avenue and a second one, the Fort Marcy Officer's Residence at 116 Lincoln Avenue, have survived.

The architectural style was originally Territorial (elements of which including the west facing entry porch still remain), the pitched roof was replaced with a second story and the style was modified to pueblo revival in the mid 1920s.

Now, the applicant proposes the following exterior alterations:

1) For security reasons, replace the existing wood entrance doors on the south façade with aluminum clad wood doors to match existing profile and painted to match existing color.
2) For security reasons replace the existing wood door on the east façade with an aluminum clad wood door to match the existing profile and painted to match existing.

Chair Rios asked if the doors proposed to be changed are located in the historic portion of the building and what public visibility is of the doors.

Mr. Sarason said in staff's determination neither of the doors proposed to be changed are in the historic part and they are not visible.

STAFF RECOMMENDATION
Staff finds that all the exception criteria have been met and recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District.

Member Biedscheid asked if the allowable wall height was calculated for the gate.

Mr. Sarason said yes, for the west gate it is four feet, and the east gate can be up to 8 feet. The gate to the west should be 6-10 inches lower and the applicant is seeking an exception because he is above the allowable.

Member Biedscheid confirmed the door on W. Marcy is divided lights.

Member Aguilar Medrano noted the two doors on the east are on the public right of way and are very visible.

Member Bienvenu confirmed the allowable height of the west gate is 4 ft and the applicant is requesting 5 feet 6 inches.

Mr. Sarason explained he recommended a height of 5' 6" for visual interest. He confirmed that no exception is needed for the east gate.

Member Bienvenu asked if the doors proposed to be replaced were historic, meaning they are over 50 years of age.

Mr. Sarason said staff determined they are not historic.

Member Bienvenu asked if an exception is needed for material if the doors are not replaced in kind.

Mr. Sarason said because it is a significant structure, if it is a different material, there needs to be an exception.

APPLICANT PRESENTATION

The Contractor's agent for the Applicant, 432 Baton Dr. SW, Albuquerque and Paul Ward, Facility Safety Manager at 2709 Echo Dr., Santa Fe were sworn in.

Member Guida said he understands from the presentation that 155 Grant will have divided lights. He asked if the doors at 135 will be single or have divided lights.

Mr. Contractor said they will have divided lights.

Member Guida asked if there was a drawing to show that.

The Contractor said they didn't have schematics at this time. He confirmed that the measurements for 155 will match exactly what is there now.

Member Aguilar Medrano asked for a description of the door on the east side at 135 Grant.

The Contractor said it will be a solid metal and match in color what is there.

Member Aguilar Medrano asked if wood is still a possibility.

The Contractor there is a possibility. They are currently working on the security system and there is a problem with the strikes because the wood is deteriorating and why they proposed metal.

PUBLIC COMMENT

Richard Martinez, 1524 Paseo de Peralta, was sworn in. He said he thought the height was only for yard walls, not for gates. Gates have to be made for a human size. He said he didn't see why just a gate has to have an exception.

Mr. Ward, safety manager, explained the project came about when he started as safety manager. The issue is that the door will have to be hollowed out for the strike mechanism to work. Their first choice is to go with the metal door because of the amount of artwork in the archives. The metal is stronger and more secure, but they are open to wood doors, but his first priority is metal doors. His priority is for the metal doors to look exactly the same as around the building. That is important to them as well to keep the

building looking as original in historic value as it is currently. The issue with the wood doors, especially the solid wood door on the east side, is the stair wall going to the vault. The wood expands and contracts with the seasons and makes it difficult to latch and seal. This facility has to be 70° with 50% relative humidity year-round to preserve the artwork. That was the reason he recommended metal. On the alleyway, there is a safety problem with the homeless and drug paraphernalia, etc. They need to find a solution and want to ensure that the staff and the public are safe.

Raymond Rivera, 279 Hillside Ave. was sworn in. His concern with the Bergere House is that it's the last remaining piece of history in Santa Fe. He objects to any changes being made to the house itself. He said the house is very important to him and is one of the jewels of the area. He said security and other things can be rearranged to other buildings. This house should be left alone and as a museum, but the structure should be left alone.

John Eddy, #14 Avenida de Compo Verde, was sworn in. He commented that those watching via Zoom are at a disadvantage because they do not get to see the PowerPoint presented. He said 13 feet is challenging to approve in that spot.

Mr. Sarason explained the 13 feet reference is to the width, not the height. The height of the wall and the gate is six feet. He noted that the narrative in the packet states the doors will be wood clad.

Member Guida said on 135 there was discussion that the proposed doors are underrepresented in the drawings in the packet. The narrative says the doors will be aluminum clad wood doors. He wanted to be sure what the Board would be approving tonight.

The Contractor said that is correct the doors will be aluminum wood doors.

Member Guida said that is important to distinguish. The application in the packet for 135 indicates 1) they will be replacing the wood doors on the south side with aluminum clad wood doors to match the existing profile; and 2) the existing wood door, for security reasons, on the east façade will be an aluminum clad wood door to match the existing profile and stain. He said he knows what an aluminum clad wood door looks like and he asked what is proposed here.

The Contractor said the doors at 135 would be aluminum frames and the east door would be solid hollow metal.

Member Guida confirmed the proposal is the south doors are aluminum storefronts similar to what is being proposed at 155. And the replacement of the solid wood door they propose a painted steel door, or a steel frame. Those are very different

things. There are no drawings in the packet. A steel door is a plain faced door, and an aluminum clad wood door looks like a traditional wood door. He said he wasn't sure he would approve those things tonight. He said on 155, he thought it was appropriate for the building. He recommended for 135, if the applicant is open to it, they pursue what is written in the packet, which is a wood door with aluminum cladding, and not a steel frame door and not wood. He thought if that was the case, he could approve this tonight.

Mr. Ward said they were fine with what is on the application.

BOARD DISCUSSION

MOTION: In Case 2023-006552-HDRB, 135 Grant Ave., Member Guida moved to approve the project as submitted, noting that the exception criteria has been met with staff's evaluation, and that the south doors will be aluminum clad wood doors with divided light patterns to match the existing profile, and that the east door will be aluminum clad wood door with detailing that matches the existing door, and the applicant is to submit drawings. The motion was seconded by Member Bienvenu.

VOTE: The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

2. **2023-006758-HDRB. 155 Grant Ave.** Downtown and Eastside Historic District. Non-contributing. Hugo Iribarren, agent for O'Keeffe Research Center (Benjamin Finberg, Senior Director of Operations), owners. The applicant requests new wood picket fences and gates to 6'-0" in height (maximum allowable 4'-0") Exceptions are requested to 14-5.2 (D) (9), for height (Ramón J. Sarason)

STAFF REPORT
155 Grant Ave. is a commercial building and directly connected to the 200 West Marcy commercial building. Both are currently owned by the O'Keeffe Foundation and is listed as non-contributing to the Downtown and Eastside Historic District. The original 155 Grant Ave. building dates to the 1940s and has undergone significate renovations over the decades and is in the recent Santa Fe Style. The buildings have entrances on the east, north, and west facades and wood lintels. The facades are characterized by deep set divided light windows.

Now, the applicant proposes the following exterior alterations:

1) Install (2) wood slat fences and gates, painted white to match 135 Grant Ave at the east and west entrances to the alleyway south of the building to a height of

5’-6” approximately 6” below the height of the adjacent 6’-0” block wall separating 155 Grant Ave. and 135 Grant Ave.

2) Replace a non-historic wood door on the east façade of 200 West Marcy with an aluminum door in the same style profile and white color as existing.

STAFF RECOMMENDATION

Staff finds that all the exception criteria has been met. Staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District.

PUBLIC COMMENT

There were no public comments.

BOARD DISCUSSION

Member Biedscheid asked for clarification that the two doors, the one on the east side and the one in the alley would be 5' 6" in height.

The Contractor said they proposed six feet. There was concern on the west separating 135 and 155, but they measured the wall as well, below maximum. He said but they could build to 5' 6”.

MOTION: In Case 2023-006758-HDRB. 155 Grant Ave., Member Guida moved to approve the replacements of the wood door on West Marcy with the aluminum storefront door that has divided light that aligns with the portal in light finish as proposed; to approve the two, six foot picket fences to be erected in the alley to be in the same style, noting that the fences are set back from the streetscape and do not require an exception for height; and approve the construction of a 5' 6" high gate on the west side that will require an exception for exceeding the height limitation. The motion was seconded by Member Bienvenu.

Member Biedscheid requested a friendly amendment on the picket fence, that the two steel frames will match staff's recommendation.

Members Guida and Bienvenu accepted as friendly noting that the applicant should update the drawings, so staff has a record.

Member Biedscheid also requested a friendly amendment that both gates stand free and separate. Members Guida and Bienvenu accepted as friendly.

Attorney Hybner said the exception criteria required for exceeding the height limitation is found in 14-5.2(C)(5)(c) and is the same for the height of the fence. He thought this could be special conditions and circumstances and the exception would not be required.

Member Guida said if that is the requirement, then the conditions have been met. Member Bienvenu agreed.

VOTE: The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

3. **2023-006788-HDRB.** 330 E. Palace Ave. Bldgs, 13, 18 & 19. Downtown and Eastside Historic District. David Cera, agent for Ashford TRS Posada LLC, owner, requests a historic status review with primary façade designation, if applicable. (Paul A. Duran)

Withdrawn

4. **2023-006490-HDRB. 1596 Canyon Rd.** Historic Review Historic District. McDowell Fine Homes, agent for Jeung Hyun and Luella Noles, owners, proposes to construct a 5,708 sq. ft. residence with a 468 sq. ft. studio to a height of 20' (maximum allowable height is 14'-10") and an 1,480 sq. ft. accessory dwelling unit with 550 sq. ft. detached garage to a height of 20' (maximum allowable height is 13'-10") on a vacant lot. Two exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(9)) and to construct a pitch where a pitch is not allowed (Section 14-5.2(D)(9)(d)). (Lani McCulley)

Postponed

5. **2023-006565-HDRB. 1600 Canyon Rd.** Historic Review Historic District. McDowell Fine Homes, agent for Jeung Hyun and Luella Noles, owners, proposes to construct a 4,356 sq. ft. residential building with a 520 sq. ft. studio to a height of 20' (maximum allowable height is 14'-10") on a vacant lot. Two exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(9)) and to construct a pitch where a pitch is not allowed (Section 14-5.2(D)(9)(d)). (Lani McCulley)

Postponed

6. 2023-006663-HDRB. 230-C Rodriguez St. Downtown and Eastside Historic District. Noncontributing. Ju Tan, agent for Julie McCashin and

Christopher Amos, owners, request to remodel and construct 130 sq. ft. house addition, height of 11'-6" (Maximum allowable height is 19'-0"). (Ramón J. Sarason)

STAFF REPORT

230-C Rodriquez is a two story, single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The architectural style is recent Santa Fe style and constructed approximately 1990.

Now, the applicant proposes the following exterior alterations:

1. Proposed is a 130 sf addition to the residence to enlarge an existing bedroom on the south/east end of the residence. The enlarged room will include a closet and corner masonry kiva.
2. New parapets to match existing adjacent parapet heights of 10'-3".
3. New 8'-0" W x 6'-8" H 2 panel sliding door and 6'-0" W x 4'-6" H window as shown. The new door and window units will not have divided lites to match all the existing door and windows of the house as well as those on the houses in the same cul de sac. Further to this, the proposed addition will not be visible from the public realm.
4. All exterior stucco will match existing in color and texture (STO Synthetic Stucco, Color: PUEBLO).
5. Exterior Lights Fixture: Existing light fixture will be reused.

STAFF RECOMMENDATION

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

Member Guida asked about the material for the windows and sliding doors.

Mr. Sarason said they will match the existing white, aluminum clad.

APPLICANT PRESENTATION

Ju Tan, 1219 Cerro Gordo Loop, was sworn in. He said he had nothing to add.

PUBLIC COMMENT

There were no public comments.

BOARD DISCUSSION

None

MOTION: In Case 2023-006663-HDRB, 230-C Rodriguez St., Member Aguilar Medrano moved to approve the application as submitted. The motion was seconded by Member Guida with a friendly amendment that the windows be white.

Member Aguilar Medrano accepted the friendly amendment.

VOTE: The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

7. **2023-006742-HDRB. 110 W. Berger St.**, Don Gaspar Area Historic District. Contributing. Stuart Sproul, agent for James Leonard, owner, requests designation of primary facades. (Ramón J. Sarason)

Withdrawn

8. 2022-005832-HDRB. 1147 ½ Camino San Acacio. Downtown and Eastside Historic District. Will McDonald, agent for George Johnson, owner, proposes to construct a 136 sq. ft. addition to a height of 21'-10" (maximum allowable height is 19'-10") where the existing height is 22'-8" on a non-contributing residential structure. (Lani McCulley)

STAFF REPORT

The structure at 1147 ½ Camino San Acacio is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The residence has been through many different phases of construction and is part of what was once the Abeyta/Tafoya family compound.

The building was constructed in many phases from the 1920s to the 1980s. The structure is composed of two separate buildings that were joined with additions over time.

While much of the building qualifies as being 50 years old or older, changes and additions over time have erased the character of the original historic buildings.

The current owner purchased the property in 1992 and constructed an addition on the east elevation as well as renovated the detached storage building into an accessory dwelling unit in 2005.

The Historic Districts Review Board reviewed the status of the residence on March 14, 2023, under Case #2023-6394 and retained the non-contributing status.

Now the applicant proposes the following exterior alterations:

1) A 136 sq. ft. addition on the south elevation of the residence to height a of 20'11" to match the existing height of the structure.
2) Windows on the addition will be wood with white metal cladding.
3) The overhang at the door of the addition will have wooden brackets stained with Cabot "chestnut".
4) Replace the non-historic sliding windows on the west elevation to the south of the addition with double hung wood clad windows.
5) Stucco the addition using El Rey cementitious "Kokanee" to match existing.

STAFF RECOMMENDATION

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

APPLICANT PRESENTATION

Will McDonald, 488 Arroyo Tenorio, was sworn in. He said first he wanted to say he is pleased to have Lani McCulley on staff with her skill. He noted now, with the exterior stairs you can get up to the second-floor balcony safely, unlike the original stairs. He said the purpose of this is to provide an interior access.

Member Guida said on the east elevation he could see there is still one exterior stair shown.

Mr. McDonald said yes, the exterior stairs remain. There is no change there. He added in doing this they hope to provide more character to the building.

Member Aguilar Medrano said she sees that the color of the stucco will match the existing. She asked if the texture would match as well.

Mr. McDonald said yes, both will match.

PUBLIC COMMENT

There were no public comments.

BOARD DISCUSSION

MOTION: In Case 1147 ½ Camino San Acacio, Member Bienvenu moved to approve the application as submitted noting that the stucco will match the existing structure in color and texture, Member Guida seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

9. **2023-006743-HDRB. 635-A West San Francisco St.** Westside-Guadalupe Historic District. Contributing. Richard Martinez, agent for Josephine Levy, owner, proposes to construct a 72 sq.ft. portal addition height of 10'- 6" (Maximum allowable height is 12'-0). Also, configurations of 6'-0 yard walls (maximum allowable height 6'-0). (Ramón J. Sarason)

STAFF REPORT

635-A W. San Francisco St. is a single-family residence and adjoined to the north by 635-B West. San Francisco St. forming a duplex, both of which are listed as contributing to the Westside Guadalupe Historic District. The duplex is built in the Territorial style. The south, street facing façade consists of a single apparently non-historic window with a wrought iron security screen and visible chimney. The east façade is largely obscured by a yard wall and is characterized by a deeply recessed door opening and roughly mottled stucco over adobe. Both the south façade and portion of the east facade contribute to the West San Francisco Street streetscape.

According to the attached historical report titled La Casa de Julianta, prepared by John W. Murphy dated January 24, 2022: "Although a few assertions have been made ("one of the oldest adobes on W. San Francisco"), it is difficult to pinpoint the home's date of construction.

Common clues, such as a deed reference to the 1912 "King's Map", are non-existent. The King's Map itself is unhelpful, as no current house footprint on the block matches the map.

The 635 West San Francisco's address appears in the 1928 city directory, which is the first edition available. Later the house, in its basic north-south footprint, is visible on several early aerial photographs, including a fuzzy image from 1936 which still shows the area in agricultural production. The house is historic, but its precise origin will remain unknown."

The residence was brought before the Historic Districts Review Board on April 25, 2023 (2023-006567-HDRB) for primary façades designations. The decision of the Board was the south façade be designated as primary.

Now, the applicant proposes the following exterior alterations:

1) Demolish and reconfigure the existing block, stucco, and coyote fence courtyard walls to a height of 6'-0".
2) Build a portal addition on the east façade of 72 square feet in the Territorial style to a height of 10'-6" (18" below the height of the existing residence's parapet height). Maximum allowable height is 12'-0".

STAFF RECOMMENDATION

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

APPLICANT PRESENTATION

Richard Martinez, previously sworn, said this is a small house of 818 square feet. They want to provide a private outdoor roofed area. The portal is setback from the street behind the parking area and they will replace the east and south part of the fence that are not on the parking area, to make it as large as possible for the neighbor to the east to enter their house. The walls will be stucco and will not have brick detail because he thought it is not in keeping with Territorial design. The brick detail on the fence was dated and he proposed that the portal will have brick coping to match the house, but the yard wall will be all stucco.

PUBLIC COMMENT

There were no public comments.

BOARD DISCUSSION

MOTION: In Case 2023-006743-HDRB, 635-A West San Francisco St., Member Aguilar Medrano moved to approve the application as submitted. Member Guida seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

10. **2023-006744-HDRB. 529 E. Palace.** Downtown and Eastside Historic District. Contributing. Scott Cherry, agent for Carolyn Lee, owner, requests designation of primary facades. (Ramón J. Sarason)

STAFF REPORT
Charles and Filomena Wheelon House at 529 E Palace Ave. is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The architectural style is side gabled with Craftsmen elements. The core of the house, likely constructed before 1910, consists of a one-and-a-half story, side-gable brick building, with several additions appended to it since 1973. The historic building is made of fired face brick laid in a running bond. The structure sits on a raised glazed brick foundation that encloses a basement. The additions are frame and faced with rustic wood shingles, giving them a Bay Tradition appearance. Rising from the roof are large, gabled dormers added after 1973. Wood shingled additions to the east and west facades were added in the 1970's and 80's.

Now, the applicant proposes the following:

1) Designation of Primary Facades.

STAFF RECOMMENDATION
Staff recommends the south street facing façade, the east facing façade from the south corner north to the shingle addition, and the east facing façade south corner north to the shingle addition be designated as primary (façades F.1, F.2, and F.10).

Member Aguilar Medrano pointed out a typo in the staff report. She wanted to clarify for the motion makers that staff's recommendation is for the southeast and the west side.

Mr. Sarason confirmed that was correct.

Member Bienvenu said generally he agrees with Mr. Sarason's recommendations but thought it would be appropriate to exclude the dormer windows.

Mr. Sarason said he debated that, but felt they provided unique character to the façade. He said he could understand if it is excluded from the primary façade designation.

Member Bienvenu said they certainly add "a" character, although a false one. He also wondered if that applies to the stain glass windows.

Mr. Sarason said that is correct, there are two windows that match on that façade.

Member Bienvenu said again he felt that was false.

Chair Rios asked the architectural style.

Mr. Sarason said staff believed the style had bungalow and craftsmen elements.

APPLICANT PRESENTATION

Scott Perry, 2351 Fox Road, was sworn in. He said he agrees this is more craftsmen bungalow. He also agreed with the staff's recommendation on the façade and also on Member Bienvenu's comments as well. The dormers and the stained glass are a false representation of the original historic nature of the structure. He said he agrees with all of the comments.

PUBLIC COMMENT

There were no public comments.

BOARD DISCUSSION

MOTION: In Case 2023-006744-HDRB, 529 E. Palace., Member Guida moved to maintain the structure's status as contributing and designate the south façade #1 as primary and portions of the east and west façade, as designated by staff as west #2 and east #10, also be primary, noting that the west façade-stained glass windows and the south façade dormers are non-historic. The motion was seconded by Member Biedscheid.

Member Biedscheid offered that the south façade door be non-contributing as recommended by staff.

Member Guida accepted as friendly.

VOTE: The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

None

K. NEXT MEETING: Tuesday, June 13, 2023

L. ADJOURNMENT

MOTION: Member Guida moved to adjourn the meeting at 7:20 pm. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by (4-0) roll call vote with Members Bienvenu, Guida Member Biedscheid and Aguilar Medrano voting in favor.

Submitted by:

Melissa D. Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios

Cecilia Rios, Chair

City of Santa Fe, New Mexico

memo

DATE: **February 11, 2025**

TO: **Historic Districts Review Board Members**

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

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

2024-009613-HDRB, 1182 Cerro Gordo Rd., Downtown & Eastside Historic District, Contributing. High Desert Contractors LLC, agent for Lanalee Lewis Rev. Trust, owner, proposes to remove the roof of a contributing structure, construct a new roof deck, exterior staircase, and install deck railing and fencing. Exceptions are requested to 14-5.2(D)(6) for replacing a roof not in-kind and to 14-5.2(D)(5)(b) for constructing an architectural feature on a primary facade.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [Exception Criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria for Section 14-5.2(D)(6) to replace a roof not in-kind have been met and the exception criteria for Section 14-5.2(D)(5)(b) to place an architectural feature on an primary façade have been met; therefore, staff recommends approval of the application as it

complies with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

a. Approve or deny the exception to 14-5.2(D)(6) to replace roof materials not in-kind.
b. Approve or deny the exception to 14-5.2(D)(5)(b) to construct the stairs on a contributing wall.
c. Approve or deny Case #2024-009613-HDRB to allow those alterations to 1182 Cerro Gordo Road 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 prior to proceeding to building permit.

BACKGROUND & SUMMARY:

The single-family residence at 1182 Cerro Gordo is listed as contributing to the Downtown and Eastside Historic District. Tucked behind and below the grade of the residence sits an accessory structure and retaining walls which the HDRB designated as contributing in November 2024.

According to the HCPI, the main residence was constructed prior to 1914 in adobe with a stucco finish. It holds a red ribbed panel gabled roof. The building was originally constructed in a C-shape and remained in that form through the early 1960s. Additions were done in the 1960's, 1970's and in the early 2000's.

Figure 1: Main Residence

To the rear of the residence there are several sections of stone retaining wall holding back the slope. The most extensive of these is 80 linear feet roughly 6' high wall section located directly below the house. Part of the wall is visible in a 1960 aerial photograph in the HCPI.

Attached to the upper retaining wall is a three-walled stone structure of indeterminate age, designated on plat maps as the "Rock Shed," according to the HCPI. The stone structure does not appear in the 1948 aerial photograph as indicated in the HCPI. A structure in this relative location is shown on the 1960 aerial but is smaller and narrower. It achieved its current size and shape by 1966 as shown in the HCPI.

According to the HCPI, the 84 sq. ft. building is constructed of quartzite and other local and imported stones. The entrance to the structure is on the east through double wood doors of an older vintage. The interior is one room with an earthen floor. The matter currently before the board involves the removal of the shed's red standing seam metal roof and installation under a new wood joist ceiling and deck (see Figure 2).

Figure 2: Exterior of the Shed

The applicant began construction of the deck which extends over the roof of the shed in 2024 without a permit and was issued a Stop Work Order (Red Tag) in June 2024. While at the site visit with the applicant staff identified that other work on the property had not been approved. Staff requested that the other unapproved work (items 1, 2, and 5 of the applicants' proposal) be a part of this application, even with the understanding that some of it was performed by the previous owner and had been completed years ago.

APPLICANT'S REQUEST:

The applicant requests retroactive approval for work that was done without approval:

1. Construction of an exterior staircase leading from the level of the residence to the lower level of the retaining walls. While the staircase is necessary to reach the lower section of the yard, it is constructed attached to the contributing retaining wall which was not designated at the time of the staircase construction. The applicant is requesting an exception to 14-5.2(D)(2)(5)(b) for constructing an architectural feature on a primary façade.
2. Remove the red metal roof from the contributing shed structure.
3. Install a brai or bitumen roof system on the shed structure under the deck system.
4. Construct a 134 sq. ft. deck on the south side of the residence which will serve as the new roof for the shed structure. The applicant is requesting an exception to 14-5.2 (D)(6) for replacing a roof not in-kind.
5. Replace 110 linear feet of coyote fencing and surround the new deck with a thin profile 42" high metal safety rail. This railing will be along the top of the retaining wall and on the deck serving as the roof to the shed.

Figure 3: Stairs constructed on yardwall and deck as roof on stone structure.

Figure 4: South Elevation as proposed.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(6): The applicant requests an exception to replace the roof of a contributing structure not in-kind.

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

Applicant Response: The design incorporates 2 x 8 stub roof rafters on 16-inch centers, with a quarter-inch slope per foot. The roofing consists of 5/8ths OSB, 30lbs roofing felt, and a BRAI layer overlapping onto the stone structure. The slope guarantees water will slide off the side and not erode the structure. This configuration ensures the protection and longevity of the structure.

Importantly, the roof joists are supported by four interior posts, eliminating any load bearing on the exterior stone walls. This measure prevents further deterioration of the original structure. The Trex deck will be installed only after the roof is completed and will not bear on any portion of the stone walls.

As the attached sketch illustrates, the design ensures that no additional load is placed on the stone walls, while providing a protective roof to preserve the structure. By preserving the structure we ensure that we do not damage the character of the district – we maintain it.

Staff Response: Staff finds that this criterion has been met. The roofing material and design of the roof will help to keep the structure from deteriorating. The trex for the deck construction will further prevent damage to the structure. The loss of the structure due to water damage would impact the district; however, the presented new roofing material and deck design will prevent the deterioration of the stone structure. The applicant has agreed to install a full roofing system as requested by staff. With this roofing system in place, the contributing structure should be safe from water damage and therefore, the roof would 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 change from pro-panel to trex is required to prevent a hardship to the applicant or an injury to the public welfare because the previous roof presented a sharp metal edge (cutting hazard) to people walking in the back yard and the ProPanel ridges presented a trip hazard for people walking on the "roof" of the stone structure, which roof was used as a deck by people walking in the backyard. This roof/deck was rimmed by an unprotected (no railing) 8' drop. This structure violated multiple provisions of the building code (non-flat surface, unrailed 8' drop/fall) and presented a serious safety hazard. The proposed bitumen roof covered by a flat deck meets present building codes, protects against serious injury and is in character with the property.

Staff Response: Staff finds that this criterion has been met. While walking on a roof has certain hazards, they are not normally walked on in a back yard. This yard is terraced and the shed sits on a lower terrace causing its roof to be at the level of the upper terrace. The change in the

roofing material will allow for a proper deck to be placed on the roof and further protect the roof and walls of the shed. Staff spoke with the applicant and encouraged a full roofing system, and that a structural engineer review the shed for the capacity to hold the weight of the deck and railing. The walls shall be protected from collapse from excessive weight on them per section 14-5.2(B)(7) "Members of ceilings, roofs, ceiling and roof supports or other horizontal members that are of insufficient size to carry imposed loads with safety;". The applicant has provided an engineers' report that shows that the members that support the deck and penetrate the roof of the shed are sufficient to keep the weight of the deck and its occupants off of the walls of the shed.

(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: High Desert Contractors wishes to confirm that the proposed project will not alter the height, scale, massings, or floor step backs of the existing stone structure, thus preserving the unique and historic shed. As the deck is located in the backyard and out of public view, the proposed changes will not impact the public or surrounding neighbors within the historic district.

High Desert Contractors is dedicated to preserving the City's historic character. We will be using BRAI/Bitumen because it is a common material used in the historic area. Modified bitumen roofing can withstand both high and low temperatures. The bitumen roofing systems offer greater thickness and redundancy to protect the assets of the shed building. When property is installed and maintained, bitumen system can last up to 20 years.

The ability to construct a full roof system under the deck is essential for maintaining the residential character and vitality of the Historic District by protecting the stone structure. The earth-toned color of the deck will harmonize with the existing house, and the design of the addition is consistent with the architectural vocabulary of the surrounding area.

Staff Response: Staff finds that this criterion has been met. There is an unusual aspect to the property in the way it is terraced and the location of the roof at what would be the "back yard" area of the residence. Placing a roofing system so that it protects the structure is crucial and the planned system will prevent damage to the shed. The floating deck above the roof will give further protection and will give the residents a place to meet without putting weight on the roof of the shed. Please see the engineers' report in the applicant packet for details.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(b): The applicant requests an exception to add an architectural feature to a primary facade.

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

Applicant Response: The stairs do not damage the character of the district because the steps have been there at least 15 years and have not hurt anything yet. The stairs are only visible from the rear yard of the property immediately downhill from the subject residence, and that

property has gone undergone a complete remodel over the last three years and has a new occupant.

Staff Response: Staff finds that this criterion has been met. While the age of the stairs is in question, staff recognize that there is no other means in which to get to the lower terraced area of the property. The stairs are not publicly visible and are sensitively constructed so as not to damage the retaining wall. The contributing wall was designated after the construction of the stairs and the stairs do not diminish the value of the retaining wall.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: the exception is required to prevent a hardship to the applicant or an injury to the public welfare because the steps allow a fire exit to the rear should the house catch on fire, providing a second fire exit (front and rear) mandatory for life safety.

Staff Response: Staff finds that this criterion has been met. The stairs are the only means for exiting the top terrace to the lower terraced area of the rear yard. The applicant would not be able to use the yard if they did not have an access point.

(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 steps are only there for life safety (fire exit) and are consistent with construction in this cul-de-sac. Any other form of rear exit could impact the rumored "acequia" to the rear of the subject property. Therefore, the steps preserve the character of the community.

Staff Response: Staff does not feel that this addresses the criteria. However, staff agree that the design and location of the stairs are sensitive to the retaining wall.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

(B) **Minimum Maintenance Requirements**

All *buildings* and *structures* in the historic district over which the board has jurisdiction to determine whether a demolition *permit* should be approved or denied and all *landmark structures* over which the *governing body* has such jurisdiction shall be preserved against decay and deterioration and free from certain structural defects in the following manner, by the *owner* thereof or such other *person* or *persons* who may have the legal custody and control thereof. The *owner* or other *person* having legal custody and control thereof shall repair such *building* or *structure* if it is found to have any of the following defects:

(1) Those which have parts thereof which are so attached that they may fall and injure members of the public or *property* ;

(2) Deteriorated or inadequate foundation;

(3) Defective or deteriorated flooring or floor supports or flooring for floor supports of insufficient size to carry imposed loads with safety;

(4) Members of *walls*, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration;

(5) Members of *walls*, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety;

(6) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;

(7) Members of ceilings, roofs, ceiling and roof supports or other horizontal members that are of insufficient size to carry imposed loads with safety;

(8) Fireplaces or chimneys which list, bulge or settle due to defective material or deterioration;

(9) Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety;

(10) Deteriorated, crumbling or loose plaster;

(11) Deteriorated or ineffective waterproofing of exterior *walls* , roofs, foundations or floors, including broken windows or doors;

(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.

(4) Compliance with General and Specific Design Standards Required

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

(5) Exceptions

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

(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.

(5) Windows, Doors, and Other Architectural Features

(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*.

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

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

(1) Old Santa Fe Style

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

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

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

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

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

(e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible; provided, that the exterior *walls* are not less

than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 20, 2024 -F X

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-1334
Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	1182 Cerro Gordo Road Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe Parcel # 910005068

5. Property Type:
_x Buildings: 1 house
_x_Structures: Stone walls and attached structure
__ Site __ Object

6. Date of Survey:
September 14, 2024

7. Previous Survey Date(s):
_x_Yes: July 7, 1983, Michael Belshaw
_x No: stone structure and retaining walls

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6815058,-105.9190395

10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of north and west elevations. Camera facing southeast. The west portal is not historic.

11. Brief Description of the Property:

This former farmhouse sits approximately 200' south of Cerro Gordo Road, at the top of a steep escarpment descending to the Santa Fe River (Fig. 1). It is approached by a private gravel drive, giving access to several newer homes that crowd around it. Before these homes, the house sat alone on this brow overlooking the Santa River valley. There are several stone-retaining walls of unknown vintage near the house. A crude stone structure likely dating from the mid-20th century is attached to one of these walls. At the bottom of the property is an archaeological remnant of *Acequia de la Muralla*. Per the Santa Fe County Assessor data, the house encloses 1,746 square feet containing two bedrooms and 1.5 baths.

Continued on Page 5.

12. Who uses the property?

13. Construction Date:
Date: Before 1914
_x_Known __Estimated Source: hydrographic survey map (Fig. 3).

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

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

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

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

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

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

For: Lanalee Lewis Revocable Trust

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

Current owner: Lanalee Lewis Revocable Trust
N/A

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-1334
Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 14, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: _x_Flat _x_Gabled
__ Hipped __ Pyramidal
__Shed Other:
Pitch: __ None __ Low
_x_Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam _x_Metal: ribbed panel, red
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Casement	Clad Wood	4	1
Casement	Clad Wood	6	5
Casement	Clad Wood	8	7
Casement	Clad Wood	10	2
Awning	Clad Wood	4	2

11. Door Types

Type	Style	Material	Number
Single-Leaf	6-Light	Clad Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Summary of Changes

 (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, farmhouse with Craftsman-style porch

17. Documents Available and Their Locations

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

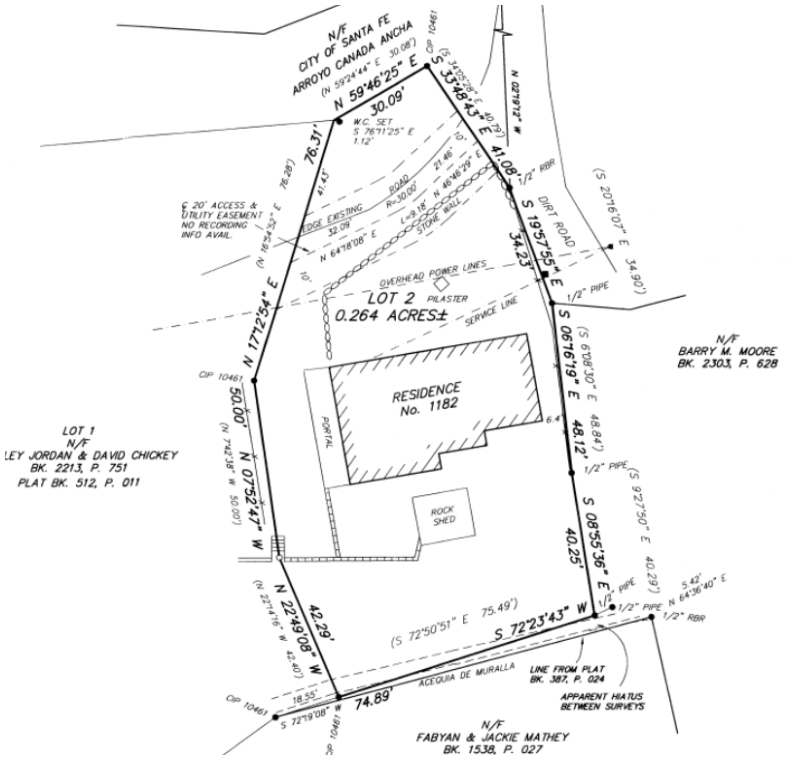
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Portion of 2005 boundary survey map. Courtesy Del Rio Surveys, Inc.



For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Architectural Description Continued

Summary of Changes

Constructed before 1914, the original Juan Pedro Williams home had a C-shape plan, typical of a 19th-century Hispanic farmhouse (Fig. 3). The pitched roof building had hipped connections, where the wings met the core block at the north. These short wings created a courtyard that likely was enhanced in the winter with solar gain. This ground plan and roof form remained through the early 1960s (Fig. 6).

Between 1960 and 1966, a flat roof addition was constructed between the wings, lessening the size of the courtyard (Fig. 7). By 1973, the hipped connection at the west side of the building had been simplified to a gable end (Fig. 8). By 1978, the west wing had been widened and extended southward, joining with the flat roof addition and removing the entire historic courtyard (Fig. 9).

Between 1998 and 2005, a portal was installed across the west elevation, introducing a non-historic Craftsman element to the vernacular home (Fig. 11 & Field 19). In 2007, all of the house's fenestration was changed.[1]

House

The original house, built possibly in the 19th century, consisted of a C-shaped ground plan facing south. This plan, as summarized above, has been considerably altered. The home's south direction points to a traditional idea of solar orientation. Adobe homes with this ground plan were positioned southward to catch the afternoon solar gain during the winter. The "arms" enclosed this warmth and created a courtyard. More intact examples of these climatically adapted C-plan farmhouses are found further up the canyon at 1320 and 1325 Cerro Gordo Road.

North Elevation

The long north side of the building faces a gravel parking court with a flat façade penetrated by various windows (Photos 1 & 2). The windows, of different sizes and

[1] RPA & Associates, LLC., Historic Assessment No. 150824-HA, August 15, 2024.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

operations, are all recent: c.2007 Marvin white-clad, single divided-light wood units. These same windows are found throughout the house. The older openings have heavy lug sills that have been stuccoed. One opening, the second from the west at the kitchen, appears to have been significantly reduced in size and is missing its sill (Fig. 10). The roof has a medium-pitch and is covered with red ribbed metal panels.

West Elevation

A recent porch defines the west elevation (Photos 3 & 4). The 238-square-foot structure, spanning the entire façade, was constructed between 1998 and 2011 (Fig. 11). With its bulky square posts and shed roof, it gives the feeling of a Craftsman-style house. A glass door and paired casement windows penetrate the wall (Photo 5). Neither are original.

South and East Elevations

The south elevation, perched at the top of the slope, has experienced more change. It begins at the west end with a projected gable (Photo 6). Somewhere between 1973 and 1978, the original west wing was widened and extended southward, creating this façade (Figs. 8 & 9). This alteration removed the last vestige of the historic patio. Moving eastward, one encounters a flat-roof addition constructed between 1960 and 1966 (Photos 7 & 8). It has a pronounced overhang and the same white-clad windows found elsewhere in the house.

The surviving east wing of the original C plan sits back four feet from the 1960s addition (Photo 9). Its gable end is simple, containing only one window. Rounding the corner is the east elevation with its single window (Photo 10). A *contra pared* traces the outline of the unaltered wing.

Stone Structure and Retaining Walls

Several sections of stone retaining wall help hold back the slope. The most extensive of these is a roughly 6’ high wall section located directly below the house. Part of this section (the upper retaining wall) is visible in a 1960 aerial photograph (Fig. 6). The origin of the other walls — given their lesser construction and tree cover in aerial photographs — is unclear. Attached to the upper retaining wall is a three-walled stone structure of indeterminate age, designed on plat maps as the “Rock Shed.”

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Upper Retaining Wall

The wall extends 80 feet across the property from east to west. It is divided into two sections, with a stone structure or shed located roughly in the middle. The wall has an average height of 6 feet. The east section is built with local, undressed stone — mostly quartzite — laid in random courses (Photo 10). The exposed mortar is made of cement. The west section, which is situated lower on the slope, is constructed differently. It consists of more uniform, block-like stones arranged in regular courses at its east end (Photo 11). This section appears to be of heavier construction, with supporting end piers, and has been repointed with cement mortar. This portion does not appear on the 1978 aerial (Fig. 9). The end of the wall at the west is of different construction, consisting of dry-laid river cobble (Photo 12).

Stone Structure (Rock Shed)

A stone structure is attached to the eastern part of the upper wall (Photos 13 & 14). The building, which is roughly 84 square feet, is made of quartzite and other local and imported stones laid in irregular and straight courses. The change in the types of stone and coursing indicates it was built in several phases.

The main pattern consists of medium-sized flat and oblong stones with smaller rocks filling the gaps between them (Photo 15). These rest on a base of smaller rocks and cobbles. The stones are laid in mud mortar with cement patching at the window and top of the wall (Photo 16). The southeast corner is made of much larger stones, arranged almost like quoins. This heavier construction may be of a different construction period (Photo 14). The rocks of the upper courses near the roofline are from a different source and are tabular, suggesting that the structure was raised in height (Photos 13-15).

It is entered on the east through double wood doors of an older vintage (Photo 13). The interior is one room with an earthen floor and a new wood joist ceiling created by a deck above it (Photo 17). The walls are partially mud-plastered, with sections that may be reconstructed or shored up with additional stones.

The stone structure does not appear on the 1948 aerial photograph (Fig. 5). A structure in this relative location is shown on the 1960 aerial but is smaller and narrower (Fig. 6). It achieved its current size and shape by 1966 (Fig. 7).

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334
		4. County: Santa Fe
		5. Date of Survey: September 14, 2024

Acequia Remnant

A remnant alignment of Ditch No. 8, also known as *Acequia de la Muralla*, runs along the bottom of the lot (Photo 18). The ditch does not have a distinct channel profile and is mainly identified by the short retaining wall to the north and the vegetation that grows along its path.

Historical Overview

Cerro Gordo – Above the Santa Fe River

After the Pueblo Revolt and Reconquest in the late 17th century, Spanish settlers returned to *La Villa Real de la Santa Fe de San Francisco de Asís*, seeking to reestablish their holdings. Additional colonists arrived in the early 18th century, finding most of the better tracts around the Plaza had already been claimed. Many of the newer settlers fanned out along the Santa Fe River, looking for suitable land to establish a family farm. One of these was José Antonio Lucero.

Cerro Gordo (the fat hill) falls within the José Antonio Lucero Grant, a land grant awarded in 1732 by Colonel Don Gervasio Cruzat y Góngora, the governor and captain-general of New Mexico. Lucero petitioned for land outside of the official pueblo (city) grant to be "sufficiently large to permit the planting of two fanegas (an unspecified size of land) of corn."[2]

Taking possession of it in October 1732, Lucero found the grant much smaller than requested. Despite its deficiency, he and his descendants worked the grant and were still in possession of it after the American conquest in 1846. Juan Lucero, who claimed to be a descendant, petitioned for confirmation of the grant in the 1880s. At its initial survey in 1885 the grant was at 700 acres and took in much of the Cerro Gordo area. But after a private court claims hearing, it was reduced to a mere nine acres.[3]

[2] Quoted in J. J. Bowden, "Antonio Lucero Grant," (New Mexico History, New Mexico State Records and Archives Center), https://newmexicohistory.org/2015/07/17/jose-antonio-lucero-grant, accessed September 12, 2024.
[3] U.S. Court of Private Land Claims, Santa Fe District, "Jose Antonio Lucero Grant," 1896-1898, https://econtent.unm.edu/digital/collection/catron/id/2104, accessed September 12, 2024.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Starting in the 19th century, the former Lucero grant was divided into smaller tracts worked primarily as farmland (Fig. 2). By the late 19th century, most of the area south of Cerro Gordo Road near its junction with Lorenzo Road was owned by George Holmes, an Irish immigrant and stonemason. His land, as shown on the 1897-98 White's map, stretched from the Santa Fe River northward to the south edge of Cerro Gordo Road (Fig. 2). The south portion of his land was irrigated by Ditch No. 8 (*Acequia de la Muralla*), a remnant of which exists on the property.

Holmes came to Santa Fe in 1849 as part of the American Calvary.[4] He served in the Union Army and married a Santa Fe native, Maria, which may explain why the land came into his possession. The 1880 census places George and Maria proximate to Juan Pedro Williams, suggesting they were neighbors.[5]

George Holmes died in his Cerro Gordo Road home in 1914. His heirs would subdivide the land into smaller plots. These were owned by interrelated family members bearing the Lucero, Williams, and Vigil surnames. Through this process, the subject parcel would be further reduced in size.

Juan Pedro Williams

The first view of the property is provided in the 1914 hydrological survey (Fig. 3). The map shows a roughly C-shaped farmhouse on land owned by Juan Pedro Williams. This residence, though highly modified, is the subject house. A few other buildings surrounded the house but did not include today's stone structure. The land to the south, irrigated by Ditch No. 8, was being used to grow beans.

This farmstead is associated with a household documented in the 1900 federal census. The census recorded Juan Pedro Williams residing in "Upper Canyon," another name for the upper Santa Fe River valley. Wiliams, the head of the household, was 46, and his wife, Felciana Sena y Williams, 38. Juan was born in New Mexico, but his father was from Kentucky; Feliciana was a native of New Mexico.[6] Their home included five

[4] "Local Items [Old Soldier Dies]," *Santa Fe New Mexican*, May 13, 1914, 4.
[5] U.S. Census Bureau, 1880; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 804; Page: 18c; Enumeration District: 040.
[6] U.S. Census Bureau, 1900; Census Place: Upper Santa Fe, Santa Fe, New Mexico; Roll: 1002; Page: 11; Enumeration District: 0119.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

children aged from an infant to 22 years old. The infant, Dolores Vigil, is directly connected to 1182 Cerro Gordo Road.

Juan Pedro Williams died in his adobe farmhouse in 1925 at 75.[7] An affidavit recorded in 1946 indicated he, as Williams' descendant, had been an owner of the property for many years, which at the time included more acreage.[8] Four years later, his siblings deeded the subject parcel to Ascencion Vigil[9], the man who married Juan Pedro's youngest daughter.[10]

The Vigil House

Born about 1897, Ascencio grew up in the Pecos area, where his father, José F. Vigil, farmed. In 1925 he married Dolores Williams. The young family lived near Glorietta, where Ascencio did odd jobs and Dolores taught school.[11] By the 1930s, as indicated in city directories, they had moved into her father's old farmhouse overlooking the river. They lived adjacent to her brother, Manuel Williams, and old Cerro Gordo Road friends and acquaintances. For a time, both households were given the 1182 Cerro Gordo Road address.

A deed tells us that the Vigil house was very small, consisting of just four rooms.[12] Still, it sheltered a burgeoning family that included Vigil's four children. Ascencio's parents also lived in the home. Dolores passed away in 1937, leaving Ascencio a widower.

The revised family composition was captured in 1940. It included his aging father, five children, and a nephew.[13] The youngest child, Juan José, born a year before his mother's

[7] "Juan P. Williams," *Santa Fe New Mexican*, February 7, 1925, 6.
[8] Affidavit, Elvira W. [Williams] Lujan and Tranquilino Lujan to Petrolino Armijo et al. including Juan P. Williams, recorded January 1, 1946, Book 30/Page 421, Instrument # 83439, Santa Fe County, New Mexico.
[9] His name appears in legal documents with various spellings (Ascencion, Ascencio, Asencion, Asensio). The decision was to go with Ascencion and Ascencio.
[10] Spanish Deed, Elvira Williams y Lujan and Tranquilino Lujan to Ascencio Vigil, recorded March 1, 1950, Book 35/Page 479, Instrument # 97090, Santa Fe County, New Mexico.
[11] U.S Census Bureau, 1930; Census Place: Glorieta, Santa Fe, New Mexico; Page: 4B; Enumeration District: 0026; FHL microfilm: 2341134.
[12] Warranty Deed, Ascencion Vigil to Juan Jose Johnny and Lettie Mae Vigil, recorded February 6, 1962, Book 187/Book 34, Instrument # 254505, Santa Fe County, New Mexico.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

death, would inherit the property. Ascencio's mother, Marlillita, had died in the home in 1937; his father followed her a month after the census was taken. As was the tradition at the time, his body lay in state at the home until the funeral mass took place.[14] This tradition was also honored with Ascencio's mother and wife.

Ascencio, 42, was the owner of the house, which was valued at $200. He worked year-round as a builder, earning $450 per annum. His brother-in-law and many interrelated families with the Martinez surname lived nearby.

Most of the men were also employed in the building industry. Because of the New Deal and its various work-relief programs, farming was no longer a central occupation for Upper Canyon residents. Farming would further decline in the war years as most young Santa Fe men (and many women) joined the armed services or moved to the West Coast to work in the war industry.

By the following decade, Asencio had remarried. His much-younger wife, Vivianita, worked as a hotel dishwasher. Ascencio also worked as a hotel busboy.[15] It can be assumed the hotel was La Fonda. By this time, it was all cash work, with most of the Upper Canyon farming fields going fallow. The two children remaining at home, Antonio and Juan José, attended school. Antonio would later serve in the Marine Corps during the Korean Conflict.

Johnny and Lettie

In 1962, Ascencio deeded the property and its four-room house to Juan José (now known as Johnny) and his wife, Lettie Mae Reed.[16] The couple had married in 1957. They divorced at some point in the 1980s and Lettie Mae returned to Albuquerque where she had grown up.

---

[13] U.S. Census Bureau, 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 15B; Enumeration District: 25-20B.
[14] "Obituary Notices [Jose F. Vigil]," *Santa Fe New Mexican*, May 21, 1940, 5.
[15] U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 2; Enumeration District: 26-19.
[16] Warranty Deed, Ascencion Vigil to Juan Jose Johnny and Lettie Mae Vigil, 1962.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334
		4. County: Santa Fe
		5. Date of Survey: September 14, 2024

Johnny worked as a corrections officer at the state prison until his retirement. Later, as with many in his profession, he took a part-time job as a security officer. Driving home late from his security job at Las Campanas on the night of October 25, 2000, he was struck by an automobile driven by an ex-convict fleeing the police.[17] Johnny Vigil died on the scene. He was 65.

A year later, the house was cleared of its contents during a multi-day estate sale and then put on the market. It sold in 2002. With the sale, the house and land lost their century-old association with the history Upper Canyon farming and mixed Hispanic-Anglo families.

Evaluation of Historical Status

House

The house shown on the 1914 hydrographic map has been considerably modified along its west and south elevations. These changes began in the 1960s and continued through the 2000s.

The alterations included additional living area and mass, which changed the building's character-defining C-shaped ground plan. In addition, a c.2000s porch on the west elevation introduced a new design that makes it appear the house is from the Craftsman period. The cumulative alterations have affected the historic integrity aspects of design, material, and workmanship, and association and feeling.

If the Board determines that the house still qualifies as a Contributing property, it is recommended to designate the north elevation as the primary façade, as it has undergone the least amount of change (aside from the plain east elevation).

[17] Veronica Gonzalez, "Chase Leads to Homicide Charge," *Santa Fe New Mexican*, October 26, 2000, 1.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334
		4. County: Santa Fe
		5. Date of Survey: September 14, 2024

Stone Structure and Retaining Walls

The stone walls and stone structure (or shed) reveal multiple construction periods, with the shed taking its current form only in the 1960s. The shed shows vernacular construction in some areas, primarily the south wall. Other areas show reconstruction or different stonework. The removal of the roof has further compromised its integrity. Overall, it does not seem to be a Contributing structure.

By their very nature, the retaining walls do not come under the jurisdiction of the Board, as they do not meet the definition of a Structure; something that stands “on the ground.”

Acequia Remnant

At this point, the remnant of *Acequia de Muralla* is best treated as an archaeological feature.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Illustrations

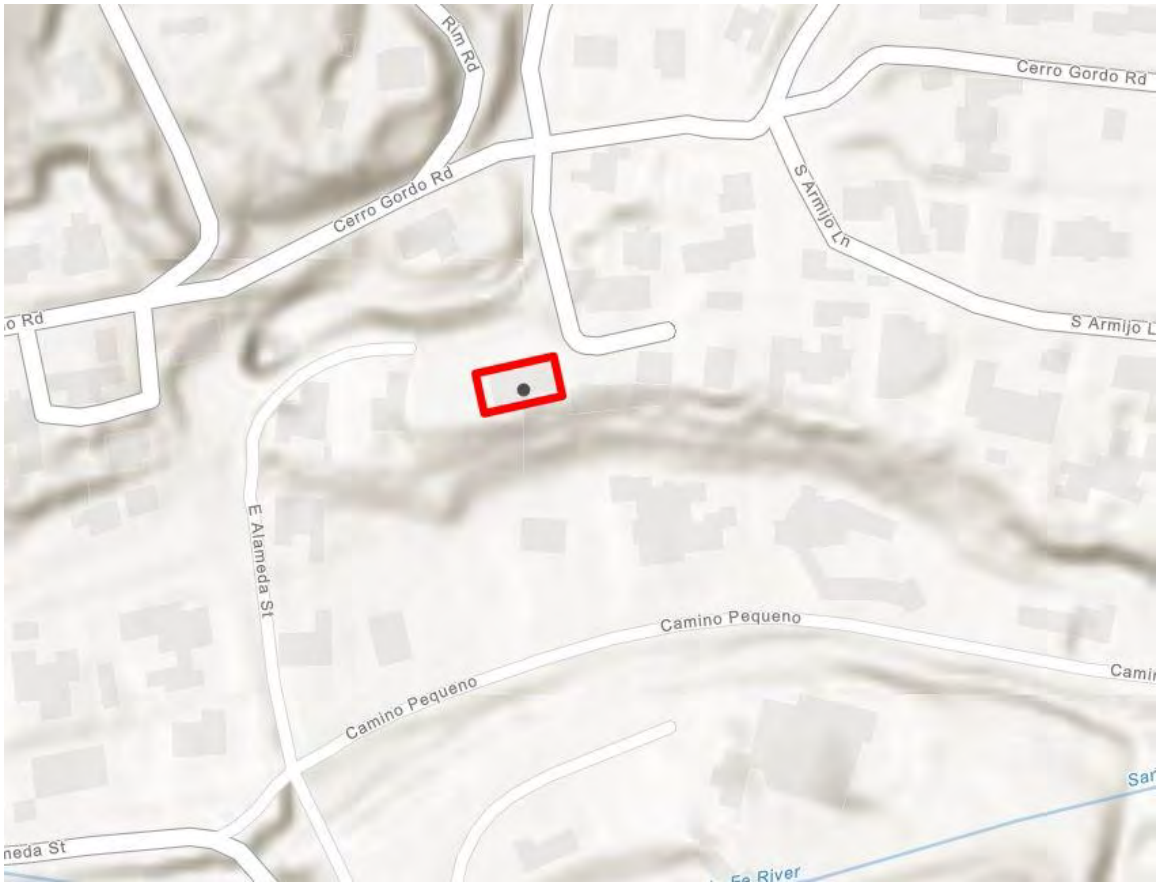


Figure 1: Terrain map showing the building's siting in relation to the escarpment.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Figure 2: 1897-98 map showing the larger parcel under the ownership of George Holmes. Source: William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

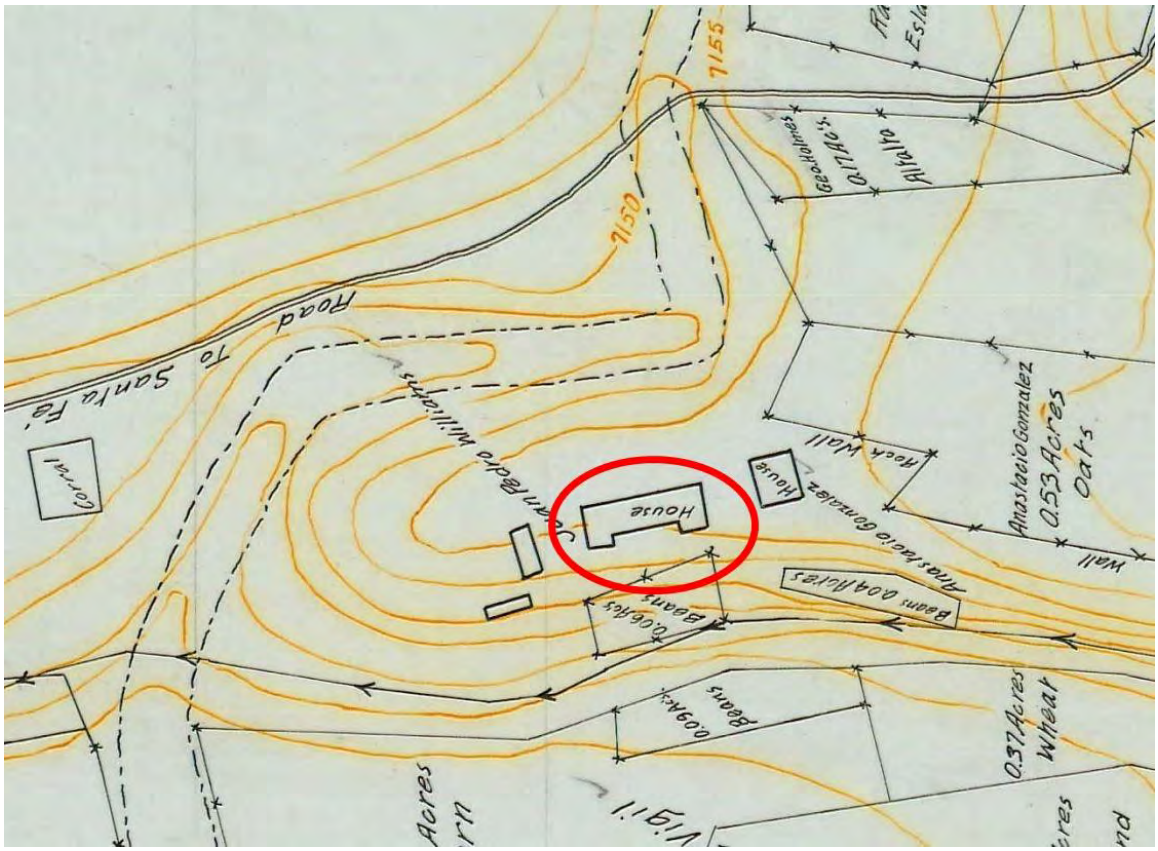


Figure 3: Juan Pedro Williams farmhouse, c.1914. Note stone structure is not shown. Source: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919).

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Figure 4: Subject house, 1935. Note stone structure is not shown. Source: United States Soil Conservation Service, Sheet # 1009.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

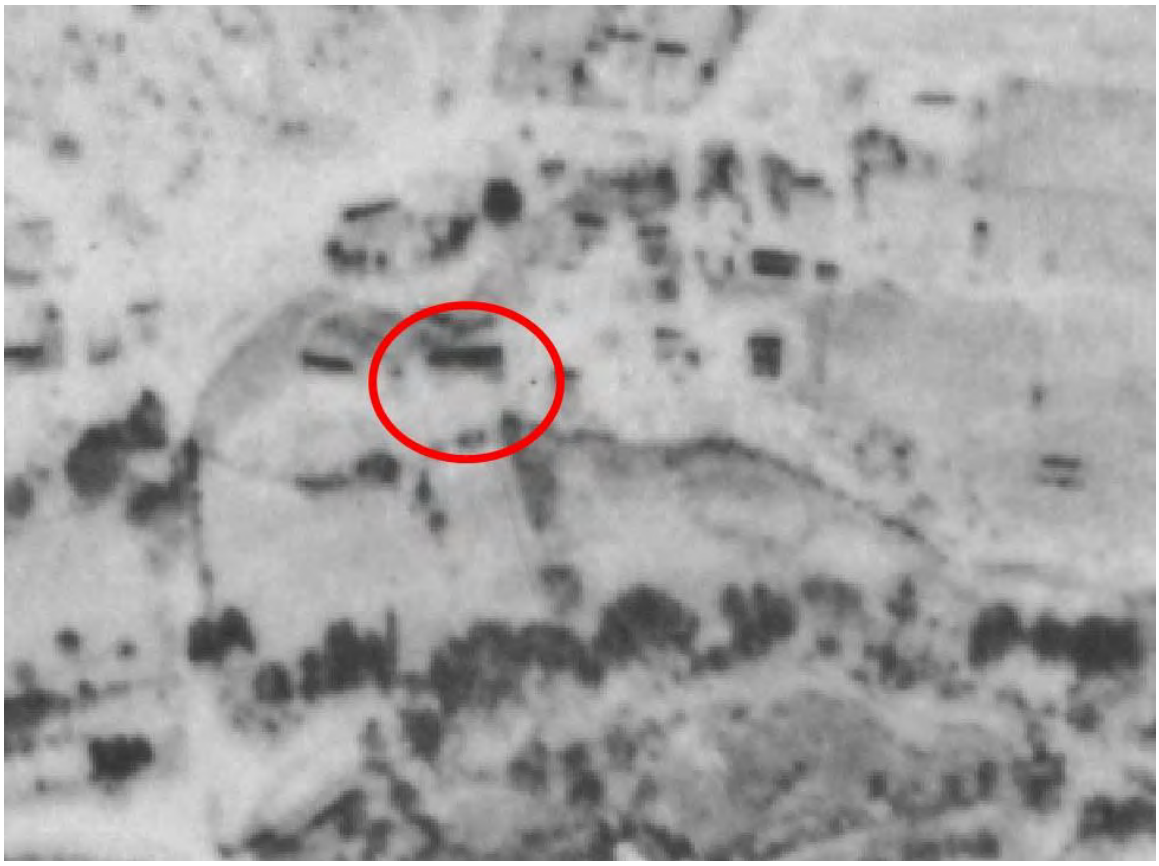


Figure 5: October 25, 1948, aerial photograph. Note stone structure is not shown.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Figure 6: September 25, 1960, aerial photograph. Note hipped gable connection (arrow) and presence of a structure near the current day stone building (circle). Upper retaining wall and acequia are visible.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Figure 7: May 2, 1966, aerial photograph. Note the flat roof addition (upper arrow) and the current stone structure (lower arrow). Noted that this structure is wider than the structure shown in Figure 6.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Figure 8: May 11, 1973, aerial photograph. Note the west connection has been simplified to a gable end (circle).

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

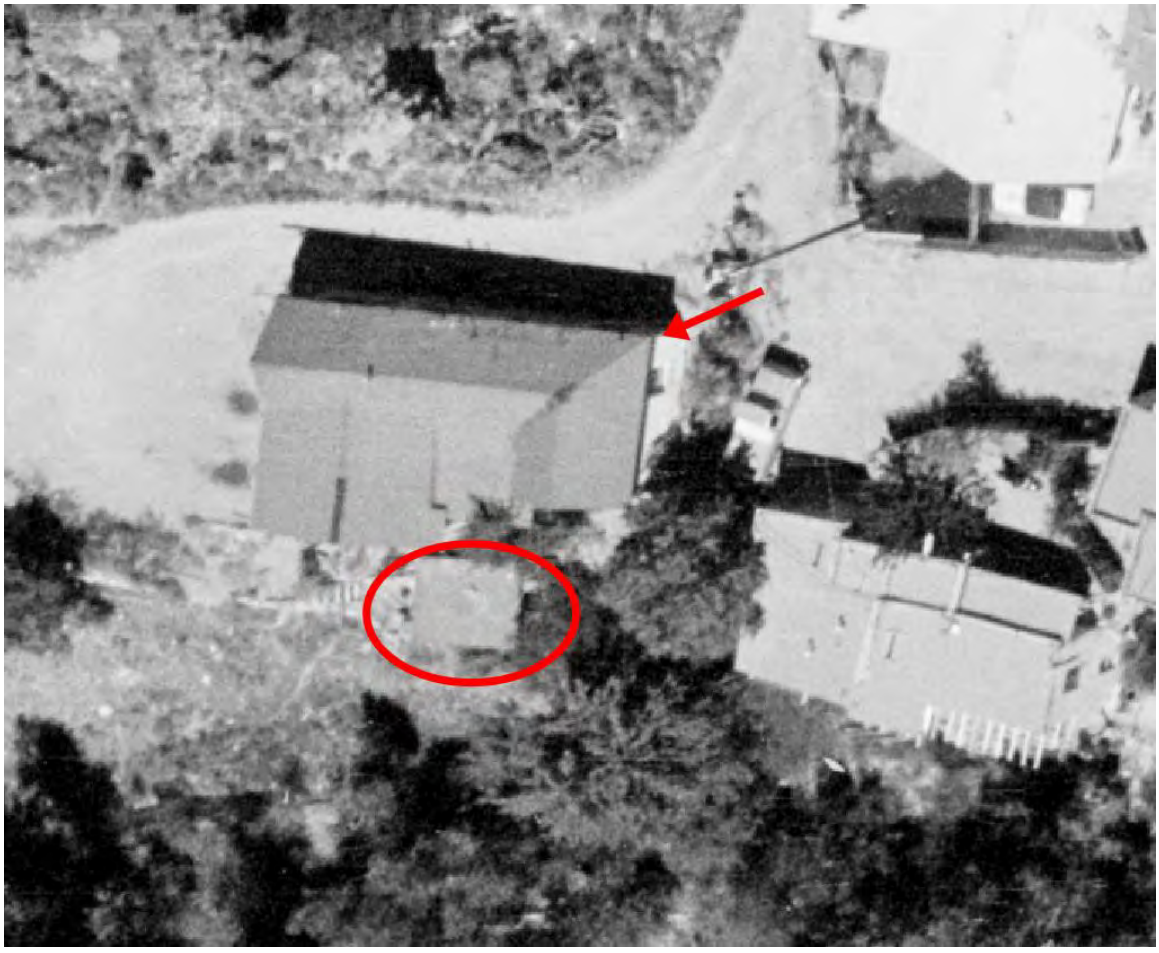


Figure 9: September 11, 1978, aerial photograph. Note closeness of stone structure to house (circle) and retention of hipped connection at east side of the house. Note also absence of west elevation porch and the west of the upper retaining wall.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Figure 10: Copy of July 7, 1983, HBI survey photo taken by Michael Belshaw. Note presence of steel windows and lug sill at kitchen window (circle). Courtesy of NMCRIS.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Figure 11: Left, 1998 survey plat, without a porch across the west elevation; right, 2011 real estate advertisement, showing recent west elevation porch addition.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Survey Photographs

(All images taken by Giulia Caporuscio on September 14, 2024, unless otherwise noted).

House

Photo 2: North elevation. Camera facing south. M. Kay, August 14, 2024.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 3: West elevation. Camera facing southeast. Craftsman-style porch (highlighted) postdates 1978. M. Kay, August 14, 2024.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 4: West elevation. Camera facing northeast. Craftsman-style porch (highlighted) postdates 1978.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 5: West elevation. Entry and fenestration. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 6: South elevation. Circa 1973-78 extension of west arm of historic C-shape plan. 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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 7: South elevation. Circa 1960-66 addition built across courtyard at center. 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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 8: South elevation. The highlighted area represents 1960s and '70s additions filling in the historic patio area. 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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 9: East elevation oblique. This façade likely represents original, unaltered construction. 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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 10: Stone structure (left) and upper retaining wall (right). 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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 11: Upper retaining wall (left) and stone structure (right). Camera facing northeast. M. Kay, August 14, 2024.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 12: Upper retaining wall at west end. Camera facing north. M. Kay, August 14, 2024.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 13: Stone structure. 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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 14: Stone structure. South 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		
1. Name of property: Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 15: Stone structure. South elevation. Camera facing northwest. M. Kay, August 14, 2024.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 16: Stone Structure. Mortar at window opening. 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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 17: Stone structure. Interior. 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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 18: Remnant of *Acequia de la Muralla* or Ditch No 8. Camera facing southwest.

building threatened?	surveyed	county	ID no.
yes	date 7-7-83 by mb	Santa Fe	051600644 H1334

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

location description: 1182 Cerro Gordo

city/town: Santa Fe

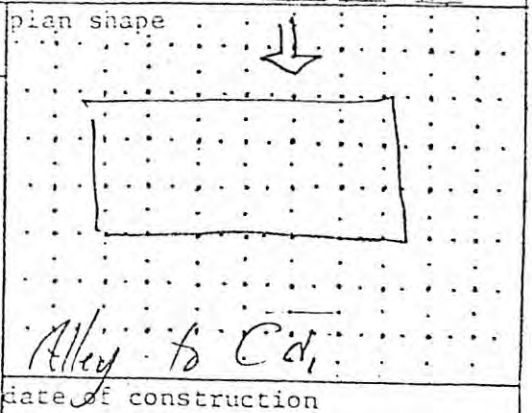
land grant/reservation: ~~land grant/reservation~~

building name: Vigil

legal description: tnsp 17 N ☒ range 10 E ☒ sec 30 NE¼ NW¼

film roll	negative nos.	loc. of neg.
by MM no. 28	31	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

degree of remodeling
___ minor ___ moderate ___ major
describe: Roset windows,

style: Mountain Vernacular

foundation material: Concrete

wall material/surface: Stucco

architectural features
Windows - 3 lite steel casement & fixed, concrete sill
1 lite over — plum'd dg,
Roof - hip, roll roofing
4 metal flues/vents - visible

surroundings: Res

relationship to surroundings
___ similar ___ not similar

district potential
X yes ___ no

significance
___ eligible X of interest ___ none

if eligible, why?

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

comments
wall
hedge
wire fence
rock curb
landscape
street trees
stone curb
O setback
acequia

Streetscape
Alley

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 1334

building threatened? yes	surveyed date 7-7-83 by mb	county Santa Fe	ID no. 051600644
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 1182 Cerro Gordo

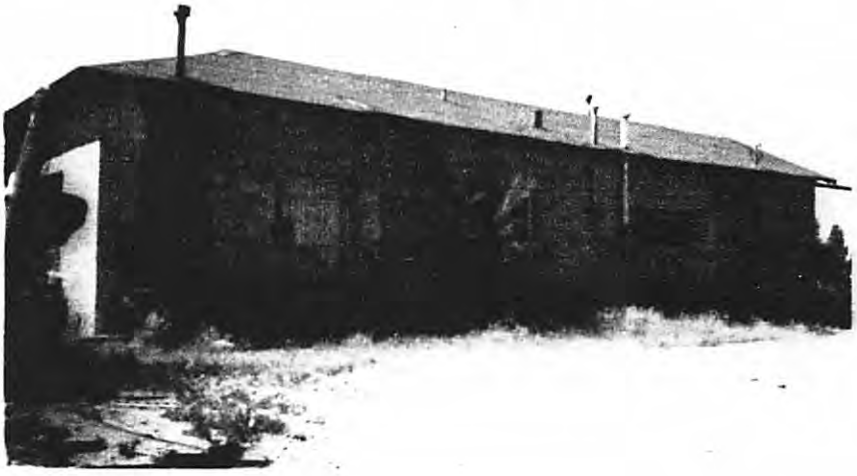
city/town: Santa Fe

land grant/reservation: ~~X~~

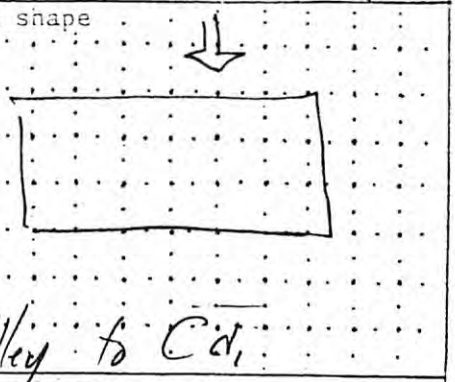
building name: Vigil

legal description: tnsp 17 N R range 10 E sec 30 NE¼ NW¼

film roll by mb no. 28	negative nos. 31	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: Mountain Vernacular

foundation material: Concrete

wall material/surface: Stucco

degree of remodeling
X minor ___ moderate ___ major
describe: Roof windows

architectural features
Windows - 3 lite steel casement & final concrete sill
1 lite over — 2 lum'sdg,
Roof - hip, roll roofing
4 metal flues/vents - digable

surroundings: Res

relationship to surroundings
___ similar ___ not similar

district potential
X yes ___ no

significance
___ eligible X of interest ___ none

if eligible, why?

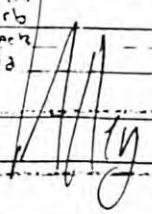
associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

comments
wall
hedge
wire fence
board fence
landscape
street trees
stone curb
0 setback
2 carports

Streetscape



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 10/28/24

Site Address: 1182 Cerro Gordo Road Santa Fe, NM 87501

Property Owner of Record: Lanalee Lewis Revocable Trust Agreement, Lisa Andree Falls

Proposed Construction Description: 1. doors/windows deck, railing, soffit, HVAC lines. re-roof ex. staircase mini split.

Applicant/Agent Name: M Kay

Contact Person Phone Number: (505-500-9231

TOTAL ROOF AREA: 1,746 SQFT

Zoning District: _____

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

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 NA

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

Lot Coverage : _____%
- ☐Open Space Required: _____

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

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

Parking Spaces:
Proposed_____ Accessible_____
Minimum:_____

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

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

M Kay @ high Desert Contractor [☐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.

MK. 10/28/24
SIGNATURE **DATE**

To Be Completed By City Staff: 2024-009380PAR

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

Notes: _____

Zoning Approval:
- ☑ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**

Comments/Conditions: Legal lot of provided, gate height 3'6"

REVIEWER: Rebekah Clouser **DATE:** 10/30/2024

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

Revised 11-13

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-009372--HDRB

Project Description: 2024-009372-HDRB, 1182 Cerro Gordo Rd., Downtown & Eastside Historic District, Contributing and no-historic status, High Desert Contractors LLC, agent for Lanalee Lewis Rev. Trust, owner, requests a status review with primary façade designation, if applicable, for an accessory structure.

Project Location(s): 1182 CERRO GORDO RD
Santa Fe, NM 87501

Contacts:

Applicant:	M Kay 1660 OLD PECOS TRL B Santa Fe, NM 87505	mkay@hdc.contractors
Property Owner:	Lisa A Falls 1184 Cerro Gordo RD Santa Fe, NM 87501	lafalls@aol.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: True Non-Contributing: True Contributing: False Significant/Landmark:

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South:

Publicly Visible Facade-West:

Historic District Inventory Number: 1983 and 2024

Year of Construction: btwn 1948 and 1960

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: **November 26, 2024**

TO: **Historic Districts Review Board Members**

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

2024-009372-HDRB, 1182 Cerro Gordo Rd., Downtown & Eastside Historic District, Contributing and no-historic status, High Desert Contractors LLC, agent for Lanalee Lewis Rev. Trust, owner, requests a status review with primary façade designation, if applicable, for 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
__x__ Zoning Review Sheet	__x__ Elevations
____ Other:	__x__ Photographs
	__x__ Other: 2024 HCPI

STAFF RECOMMENDATION:

Staff recommend the historic status of the accessory structure be designated as significant, the upper retaining walls be designated as contributing, and the lower retaining wall at the acequia be designated as contributing per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family residence at 1182 Cerro Gordo is listed as contributing to the Downtown and Eastside Historic District. Tucked behind and below the grade of the residence sits an accessory structure which does not currently have a designated status. Further to the rear of the property at the bottom is an archaeological remnant of *Acequia de la Muralla*. The acequia does not have a distinct channel profile and is mainly identified by the short retaining wall to the north and the

vegetation that grows along its path. Acequias in the Cerro Gordo neighborhood speak to the cultural history of the neighborhood in that the Cerro Gordo community was mostly agricultural in character. The acequia should be preserved and not impacted by this or any other future development on the site.

Figure 1: Remnant of *Acequia de la Muralla with retaining wall to the right*

To the rear of the residence there are several sections of stone retaining walls holding back the slope upon which the house sits. The most extensive of these is 80 linear feet roughly 6' high wall section located directly below the house. The east section is built with local, undressed stone, mostly quartzite, laid in random courses. The exposed mortar is made of cement. The west section, which is situated lower on the slope, consists of more uniform, block-like stones arranged in regular courses at its east end. This section appears to be of heavier construction, with supporting end piers, and has been repointed with cement mortar. This portion does not appear on the 1978 aerial. The end of the wall at the west consists of dry-laid river cobbles. Part of the upper retaining wall is visible in a 1960 aerial photograph. The origin of the other walls is unclear.

Figure 2: Upper retaining wall which shows in the 1960 aerial photograph

Attached to the upper retaining wall is a three-walled stone accessory structure of indeterminate age, designated on plat maps as the "Rock Shed." The stone structure does not appear in the 1948 aerial photograph, however a structure in this relative location is shown on the 1960 aerial.

Figure 3: 1960 Aerial showing the shed structure location

The structure, which is roughly 84 square feet, is made of quartzite and other local and imported stones. The main pattern consists of medium-sized flat and oblong stones with smaller rocks filling the gaps between them. These rest on a base of smaller rocks and cobbles. The stones are laid in mud mortar with cement patching at the window and top of the wall. The southeast corner is made of much larger stones, arranged almost like cornerstone supports. The rocks of the upper courses near the roofline are from a different source and are tabular. The entrance to the structure is on the east through double wood doors of an older vintage. The interior is one room with an earthen floor and a new wood joist ceiling created by a deck above it. Staff notes this deck is the subject of a red tag issued on the property for work without a permit. The roof previous to the recent deck

structure was constructed of red metal. The walls are partially mud-plastered, with sections that may be reconstructed or shored up with additional stones.

Figure 4: Exterior of the Shed

Figure 5: Stone shed structure interior

Figure 6: Previous red panel roof on the shed

The applicant requests:

1) Status review with primary façade designation, if applicable, for an accessory structure.
2) Status designation for retaining walls.

These types of stone structures were located throughout the development of Cerro Gordo Road. The most outstanding of which is a garage located at 1666 Cerro Gordo Road and the stone church across from 1163 Cerro Gordo, across from 1588 Cerro Gordo, and at 1666 ½ Cerro Gordo. Each of these structures have contributing or significant status. In addition to the buildings there are a significant number of rock retaining walls, most of which remain unstatused. The structures vary in size and material based on the location along the road and the acequias. This storage shed is typical of a shed from the era in which it was constructed and has been well maintained over the years partially due to the metal roof which protected it from weather damage. Due to the character of the structure, staff recommends it be designated as significant so that the whole structure would be preserved.

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."

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.

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	**Name**	**Initials**
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Gary Moquino	GM
Planner Senior	Lani McCulley	LMcC

building threatened?	surveyed	county	ID no.
yes	date 7-7-83 by mb	Santa Fe	051600644 H1334
state map	number	UTM reference easting	northing
Santa Fe, New Mexico	1	zone 12 13	

location description: 1182 Cerro Gordo

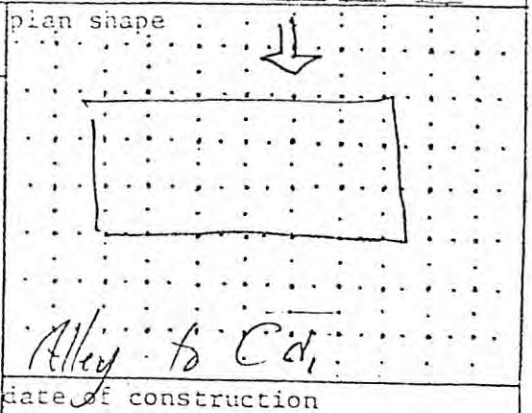
city/town: Santa Fe

land grant/reservation: ~~X~~

building name: Vigil

legal description: tnsp 17 N R range 10 E sec 30 NE¼ NW¼

film roll	negative nos.	loc. of neg.
by MH no. 28	31	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: Mountain Vernacular

foundation material: Concrete

wall material/surface: Stucco

degree of remodeling: X minor ___moderate ___major
describe: Roset windows,

architectural features
Windows - 3 lite steel casement & fixed, concrete sill
1 lite over — plum'ed,
Roof - hip, roll roofing
4 metal flues/vents - visible

surroundings: Res

relationship to surroundings: ___similar ___not similar

district potential: X yes ___no

significance: ___eligible X of interest ___none

if eligible, why?

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

comments
wall
hedge
wire fence
rock curb
landscape
street trees
stone curb
X sidewalk
acequia

Streetscape

Alley

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 1334

building threatened? yes | surveyed date 7-7-83 by mb | county Santa Fe | ID no. 051600644

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

location description: 1182 Cerro Gordo

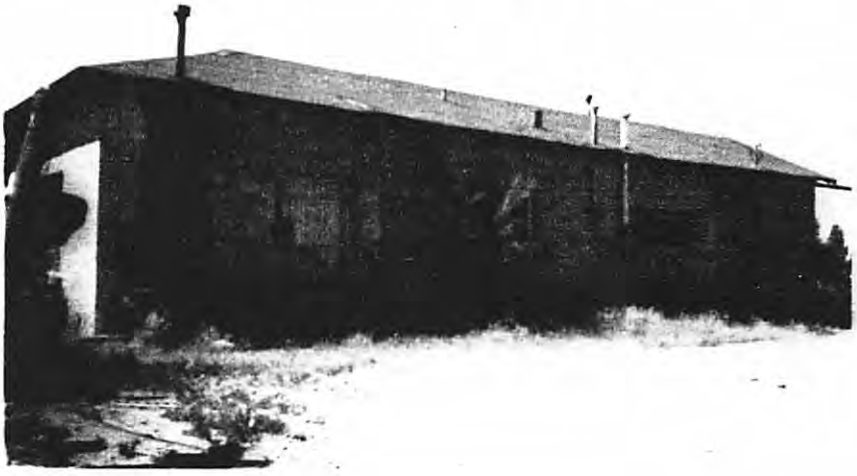
city/town: Santa Fe

land grant/reservation: ~~land grant/reservation~~

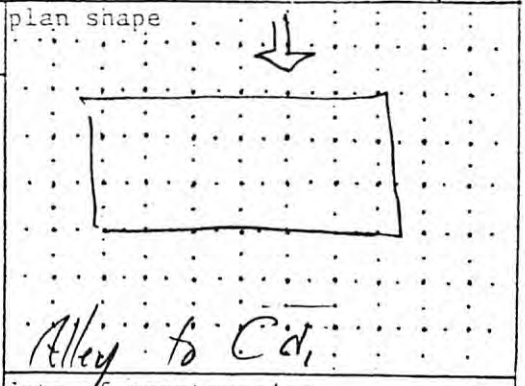
building name: Vigil

legal description: tnsp 17 N range 10 E sec 30 NE¼ NW¼

film roll by mb no. 28 | negative nos. 31 | 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: Mountain Vernacular

foundation material: Concrete

wall material/surface: Stucco

degree of remodeling
X minor ___ moderate ___ major
describe: Roof windows

architectural features
Windows - 3 lite steel casement & final concrete sill
1 lite over — 2 lum's sldg,
Roof - hip, roll roofing
4 metal flues/vents - rigrable

surroundings: Res

relationship to surroundings
___ similar ___ not similar

district potential
X yes ___ no

significance
___ eligible X of interest ___ none

if eligible, why?

comments
wall
hedge
wire fence
board fence
landscape
street trees
stone curb
0 setback
2 carports

Streetscape

Alley

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

HIGH DESERT CONTRACTORS, LLC

License: 397335
P.O. Box 33136
Santa Fe, New Mexico 87594
1660 Old Pecos Trail, Suite B
Santa Fe, New Mexico 87505
Telephone: (505) 986-8515
www.hdc.contractors

October 28, 2024

To Whom this May Concern:

This is a proposal letter asking for a status review of the shed and the primary façade for the contributing structure located at 1182 Cerro Gordo Road.

Thank you,

M Kay
High Desert Contractors

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 20, 2024 -F X

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-1334
Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	1182 Cerro Gordo Road Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe Parcel # 910005068

5. Property Type:
_x Buildings: 1 house
_x_Structures: Stone walls and attached structure
__ Site __ Object

6. Date of Survey:
September 14, 2024

7. Previous Survey Date(s):
_x_Yes: July 7, 1983, Michael Belshaw
_x No: stone structure and retaining walls

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6815058,-105.9190395

10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of north and west elevations. Camera facing southeast. The west portal is not historic.

11. Brief Description of the Property:

This former farmhouse sits approximately 200' south of Cerro Gordo Road, at the top of a steep escarpment descending to the Santa Fe River (Fig. 1). It is approached by a private gravel drive, giving access to several newer homes that crowd around it. Before these homes, the house sat alone on this brow overlooking the Santa River valley. There are several stone-retaining walls of unknown vintage near the house. A crude stone structure likely dating from the mid-20th century is attached to one of these walls. At the bottom of the property is an archaeological remnant of *Acequia de la Muralla*. Per the Santa Fe County Assessor data, the house encloses 1,746 square feet containing two bedrooms and 1.5 baths.

Continued on Page 5.

12. Who uses the property?

13. Construction Date:
Date: Before 1914
_x_Known __ Estimated Source: hydrographic survey map (Fig. 3).

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

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

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

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

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

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

For: Lanalee Lewis Revocable Trust

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

Current owner: Lanalee Lewis Revocable Trust
N/A

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-1334
Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 14, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: _x_Flat _x_Gabled
__ Hipped __ Pyramidal
__Shed Other:
Pitch: __ None __ Low
_x_Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam _x_Metal: ribbed panel, red
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Casement	Clad Wood	4	1
Casement	Clad Wood	6	5
Casement	Clad Wood	8	7
Casement	Clad Wood	10	2
Awning	Clad Wood	4	2

11. Door Types

Type	Style	Material	Number
Single-Leaf	6-Light	Clad Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Summary of Changes

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, farmhouse with Craftsman-style porch

17. Documents Available and Their Locations

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

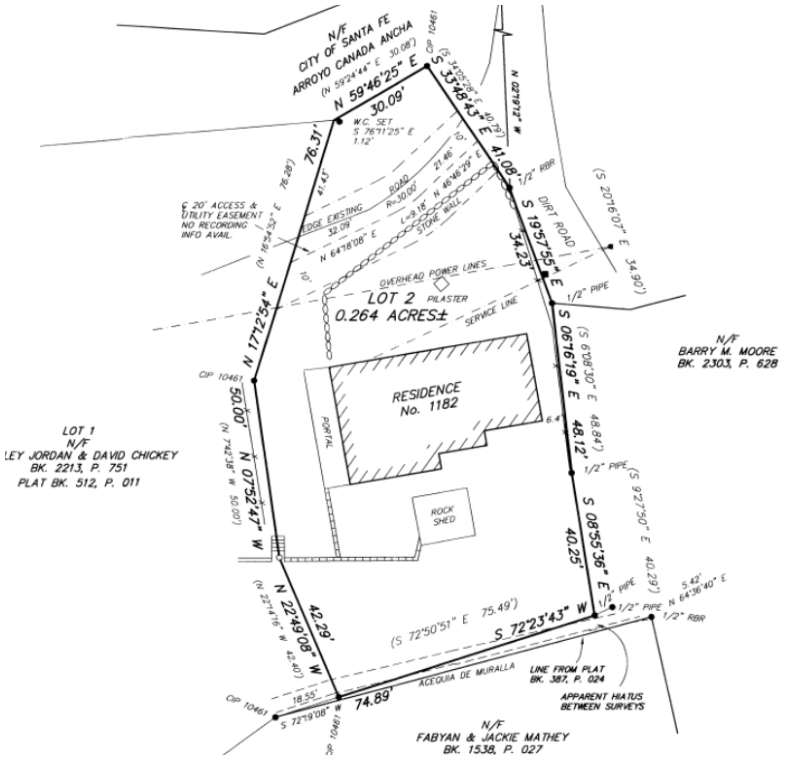
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Portion of 2005 boundary survey map. Courtesy Del Rio Surveys, Inc.



For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Architectural Description Continued

Summary of Changes

Constructed before 1914, the original Juan Pedro Williams home had a C-shape plan, typical of a 19th-century Hispanic farmhouse (Fig. 3). The pitched roof building had hipped connections, where the wings met the core block at the north. These short wings created a courtyard that likely was enhanced in the winter with solar gain. This ground plan and roof form remained through the early 1960s (Fig. 6).

Between 1960 and 1966, a flat roof addition was constructed between the wings, lessening the size of the courtyard (Fig. 7). By 1973, the hipped connection at the west side of the building had been simplified to a gable end (Fig. 8). By 1978, the west wing had been widened and extended southward, joining with the flat roof addition and removing the entire historic courtyard (Fig. 9).

Between 1998 and 2005, a portal was installed across the west elevation, introducing a non-historic Craftsman element to the vernacular home (Fig. 11 & Field 19). In 2007, all of the house's fenestration was changed.[1]

House

The original house, built possibly in the 19th century, consisted of a C-shaped ground plan facing south. This plan, as summarized above, has been considerably altered. The home's south direction points to a traditional idea of solar orientation. Adobe homes with this ground plan were positioned southward to catch the afternoon solar gain during the winter. The "arms" enclosed this warmth and created a courtyard. More intact examples of these climatically adapted C-plan farmhouses are found further up the canyon at 1320 and 1325 Cerro Gordo Road.

North Elevation

The long north side of the building faces a gravel parking court with a flat façade penetrated by various windows (Photos 1 & 2). The windows, of different sizes and

[1] RPA & Associates, LLC., Historic Assessment No. 150824-HA, August 15, 2024.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

operations, are all recent: c.2007 Marvin white-clad, single divided-light wood units. These same windows are found throughout the house. The older openings have heavy lug sills that have been stuccoed. One opening, the second from the west at the kitchen, appears to have been significantly reduced in size and is missing its sill (Fig. 10). The roof has a medium-pitch and is covered with red ribbed metal panels.

West Elevation

A recent porch defines the west elevation (Photos 3 & 4). The 238-square-foot structure, spanning the entire façade, was constructed between 1998 and 2011 (Fig. 11). With its bulky square posts and shed roof, it gives the feeling of a Craftsman-style house. A glass door and paired casement windows penetrate the wall (Photo 5). Neither are original.

South and East Elevations

The south elevation, perched at the top of the slope, has experienced more change. It begins at the west end with a projected gable (Photo 6). Somewhere between 1973 and 1978, the original west wing was widened and extended southward, creating this façade (Figs. 8 & 9). This alteration removed the last vestige of the historic patio. Moving eastward, one encounters a flat-roof addition constructed between 1960 and 1966 (Photos 7 & 8). It has a pronounced overhang and the same white-clad windows found elsewhere in the house.

The surviving east wing of the original C plan sits back four feet from the 1960s addition (Photo 9). Its gable end is simple, containing only one window. Rounding the corner is the east elevation with its single window (Photo 10). A *contra pared* traces the outline of the unaltered wing.

<u>Stone Structure and Retaining Walls</u>

Several sections of stone retaining wall help hold back the slope. The most extensive of these is a roughly 6’ high wall section located directly below the house. Part of this section (the upper retaining wall) is visible in a 1960 aerial photograph (Fig. 6). The origin of the other walls — given their lesser construction and tree cover in aerial photographs — is unclear. Attached to the upper retaining wall is a three-walled stone structure of indeterminate age, designed on plat maps as the “Rock Shed.”

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Upper Retaining Wall

The wall extends 80 feet across the property from east to west. It is divided into two sections, with a stone structure or shed located roughly in the middle. The wall has an average height of 6 feet. The east section is built with local, undressed stone — mostly quartzite — laid in random courses (Photo 10). The exposed mortar is made of cement. The west section, which is situated lower on the slope, is constructed differently. It consists of more uniform, block-like stones arranged in regular courses at its east end (Photo 11). This section appears to be of heavier construction, with supporting end piers, and has been repointed with cement mortar. This portion does not appear on the 1978 aerial (Fig. 9). The end of the wall at the west is of different construction, consisting of dry-laid river cobble (Photo 12).

Stone Structure (Rock Shed)

A stone structure is attached to the eastern part of the upper wall (Photos 13 & 14). The building, which is roughly 84 square feet, is made of quartzite and other local and imported stones laid in irregular and straight courses. The change in the types of stone and coursing indicates it was built in several phases.

The main pattern consists of medium-sized flat and oblong stones with smaller rocks filling the gaps between them (Photo 15). These rest on a base of smaller rocks and cobbles. The stones are laid in mud mortar with cement patching at the window and top of the wall (Photo 16). The southeast corner is made of much larger stones, arranged almost like quoins. This heavier construction may be of a different construction period (Photo 14). The rocks of the upper courses near the roofline are from a different source and are tabular, suggesting that the structure was raised in height (Photos 13-15).

It is entered on the east through double wood doors of an older vintage (Photo 13). The interior is one room with an earthen floor and a new wood joist ceiling created by a deck above it (Photo 17). The walls are partially mud-plastered, with sections that may be reconstructed or shored up with additional stones.

The stone structure does not appear on the 1948 aerial photograph (Fig. 5). A structure in this relative location is shown on the 1960 aerial but is smaller and narrower (Fig. 6). It achieved its current size and shape by 1966 (Fig. 7).

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Acequia Remnant

A remnant alignment of Ditch No. 8, also known as *Acequia de la Muralla*, runs along the bottom of the lot (Photo 18). The ditch does not have a distinct channel profile and is mainly identified by the short retaining wall to the north and the vegetation that grows along its path.

Historical Overview

Cerro Gordo – Above the Santa Fe River

After the Pueblo Revolt and Reconquest in the late 17th century, Spanish settlers returned to *La Villa Real de la Santa Fe de San Francisco de Asís*, seeking to reestablish their holdings. Additional colonists arrived in the early 18th century, finding most of the better tracts around the Plaza had already been claimed. Many of the newer settlers fanned out along the Santa Fe River, looking for suitable land to establish a family farm. One of these was José Antonio Lucero.

Cerro Gordo (the fat hill) falls within the José Antonio Lucero Grant, a land grant awarded in 1732 by Colonel Don Gervasio Cruzat y Góngora, the governor and captain-general of New Mexico. Lucero petitioned for land outside of the official pueblo (city) grant to be "sufficiently large to permit the planting of two fanegas (an unspecified size of land) of corn."[2]

Taking possession of it in October 1732, Lucero found the grant much smaller than requested. Despite its deficiency, he and his descendants worked the grant and were still in possession of it after the American conquest in 1846. Juan Lucero, who claimed to be a descendant, petitioned for confirmation of the grant in the 1880s. At its initial survey in 1885 the grant was at 700 acres and took in much of the Cerro Gordo area. But after a private court claims hearing, it was reduced to a mere nine acres.[3]

[2] Quoted in J. J. Bowden, "Antonio Lucero Grant," (New Mexico History, New Mexico State Records and Archives Center), https://newmexicohistory.org/2015/07/17/jose-antonio-lucero-grant, accessed September 12, 2024.
[3] U.S. Court of Private Land Claims, Santa Fe District, "Jose Antonio Lucero Grant," 1896-1898, https://econtent.unm.edu/digital/collection/catron/id/2104, accessed September 12, 2024.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Starting in the 19th century, the former Lucero grant was divided into smaller tracts worked primarily as farmland (Fig. 2). By the late 19th century, most of the area south of Cerro Gordo Road near its junction with Lorenzo Road was owned by George Holmes, an Irish immigrant and stonemason. His land, as shown on the 1897-98 White's map, stretched from the Santa Fe River northward to the south edge of Cerro Gordo Road (Fig. 2). The south portion of his land was irrigated by Ditch No. 8 (*Acequia de la Muralla*), a remnant of which exists on the property.

Holmes came to Santa Fe in 1849 as part of the American Calvary.[4] He served in the Union Army and married a Santa Fe native, Maria, which may explain why the land came into his possession. The 1880 census places George and Maria proximate to Juan Pedro Williams, suggesting they were neighbors.[5]

George Holmes died in his Cerro Gordo Road home in 1914. His heirs would subdivide the land into smaller plots. These were owned by interrelated family members bearing the Lucero, Williams, and Vigil surnames. Through this process, the subject parcel would be further reduced in size.

Juan Pedro Williams

The first view of the property is provided in the 1914 hydrological survey (Fig. 3). The map shows a roughly C-shaped farmhouse on land owned by Juan Pedro Williams. This residence, though highly modified, is the subject house. A few other buildings surrounded the house but did not include today's stone structure. The land to the south, irrigated by Ditch No. 8, was being used to grow beans.

This farmstead is associated with a household documented in the 1900 federal census. The census recorded Juan Pedro Williams residing in "Upper Canyon," another name for the upper Santa Fe River valley. Wiliams, the head of the household, was 46, and his wife, Felciana Sena y Williams, 38. Juan was born in New Mexico, but his father was from Kentucky; Feliciana was a native of New Mexico.[6] Their home included five

[4] "Local Items [Old Soldier Dies]," *Santa Fe New Mexican*, May 13, 1914, 4.
[5] U.S. Census Bureau, 1880; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 804; Page: 18c; Enumeration District: 040.
[6] U.S. Census Bureau, 1900; Census Place: Upper Santa Fe, Santa Fe, New Mexico; Roll: 1002; Page: 11; Enumeration District: 0119.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

children aged from an infant to 22 years old. The infant, Dolores Vigil, is directly connected to 1182 Cerro Gordo Road.

Juan Pedro Williams died in his adobe farmhouse in 1925 at 75.[7] An affidavit recorded in 1946 indicated he, as Williams' descendant, had been an owner of the property for many years, which at the time included more acreage.[8] Four years later, his siblings deeded the subject parcel to Ascencion Vigil[9], the man who married Juan Pedro's youngest daughter.[10]

The Vigil House

Born about 1897, Ascencio grew up in the Pecos area, where his father, José F. Vigil, farmed. In 1925 he married Dolores Williams. The young family lived near Glorietta, where Ascencio did odd jobs and Dolores taught school.[11] By the 1930s, as indicated in city directories, they had moved into her father's old farmhouse overlooking the river. They lived adjacent to her brother, Manuel Williams, and old Cerro Gordo Road friends and acquaintances. For a time, both households were given the 1182 Cerro Gordo Road address.

A deed tells us that the Vigil house was very small, consisting of just four rooms.[12] Still, it sheltered a burgeoning family that included Vigil's four children. Ascencio's parents also lived in the home. Dolores passed away in 1937, leaving Ascencio a widower.

The revised family composition was captured in 1940. It included his aging father, five children, and a nephew.[13] The youngest child, Juan José, born a year before his mother's

[7] "Juan P. Williams," *Santa Fe New Mexican*, February 7, 1925, 6.
[8] Affidavit, Elvira W. [Williams] Lujan and Tranquilino Lujan to Petrolino Armijo et al. including Juan P. Williams, recorded January 1, 1946, Book 30/Page 421, Instrument # 83439, Santa Fe County, New Mexico.
[9] His name appears in legal documents with various spellings (Ascencion, Ascencio, Asencion, Asensio). The decision was to go with Ascencion and Ascencio.
[10] Spanish Deed, Elvira Williams y Lujan and Tranquilino Lujan to Ascencio Vigil, recorded March 1, 1950, Book 35/Page 479, Instrument # 97090, Santa Fe County, New Mexico.
[11] U.S Census Bureau, 1930; Census Place: Glorieta, Santa Fe, New Mexico; Page: 4B; Enumeration District: 0026; FHL microfilm: 2341134.
[12] Warranty Deed, Ascencion Vigil to Juan Jose Johnny and Lettie Mae Vigil, recorded February 6, 1962, Book 187/Book 34, Instrument # 254505, Santa Fe County, New Mexico.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

death, would inherit the property. Ascencio's mother, Marlillita, had died in the home in 1937; his father followed her a month after the census was taken. As was the tradition at the time, his body lay in state at the home until the funeral mass took place.[14] This tradition was also honored with Ascencio's mother and wife.

Ascencio, 42, was the owner of the house, which was valued at $200. He worked year-round as a builder, earning $450 per annum. His brother-in-law and many interrelated families with the Martinez surname lived nearby.

Most of the men were also employed in the building industry. Because of the New Deal and its various work-relief programs, farming was no longer a central occupation for Upper Canyon residents. Farming would further decline in the war years as most young Santa Fe men (and many women) joined the armed services or moved to the West Coast to work in the war industry.

By the following decade, Asencio had remarried. His much-younger wife, Vivianita, worked as a hotel dishwasher. Ascencio also worked as a hotel busboy.[15] It can be assumed the hotel was La Fonda. By this time, it was all cash work, with most of the Upper Canyon farming fields going fallow. The two children remaining at home, Antonio and Juan José, attended school. Antonio would later serve in the Marine Corps during the Korean Conflict.

Johnny and Lettie

In 1962, Ascencio deeded the property and its four-room house to Juan José (now known as Johnny) and his wife, Lettie Mae Reed.[16] The couple had married in 1957. They divorced at some point in the 1980s and Lettie Mae returned to Albuquerque where she had grown up.

---

[13] U.S. Census Bureau, 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 15B; Enumeration District: 25-20B.
[14] "Obituary Notices [Jose F. Vigil]," *Santa Fe New Mexican*, May 21, 1940, 5.
[15] U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 2; Enumeration District: 26-19.
[16] Warranty Deed, Ascencion Vigil to Juan Jose Johnny and Lettie Mae Vigil, 1962.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Johnny worked as a corrections officer at the state prison until his retirement. Later, as with many in his profession, he took a part-time job as a security officer. Driving home late from his security job at Las Campanas on the night of October 25, 2000, he was struck by an automobile driven by an ex-convict fleeing the police.[17] Johnny Vigil died on the scene. He was 65.

A year later, the house was cleared of its contents during a multi-day estate sale and then put on the market. It sold in 2002. With the sale, the house and land lost their century-old association with the history Upper Canyon farming and mixed Hispanic-Anglo families.

Evaluation of Historical Status

House

The house shown on the 1914 hydrographic map has been considerably modified along its west and south elevations. These changes began in the 1960s and continued through the 2000s.

The alterations included additional living area and mass, which changed the building's character-defining C-shaped ground plan. In addition, a c.2000s porch on the west elevation introduced a new design that makes it appear the house is from the Craftsman period. The cumulative alterations have affected the historic integrity aspects of design, material, and workmanship, and association and feeling.

If the Board determines that the house still qualifies as a Contributing property, it is recommended to designate the north elevation as the primary façade, as it has undergone the least amount of change (aside from the plain east elevation).

[17] Veronica Gonzalez, "Chase Leads to Homicide Charge," *Santa Fe New Mexican*, October 26, 2000, 1.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334
		4. County: Santa Fe
		5. Date of Survey: September 14, 2024

Stone Structure and Retaining Walls

The stone walls and stone structure (or shed) reveal multiple construction periods, with the shed taking its current form only in the 1960s. The shed shows vernacular construction in some areas, primarily the south wall. Other areas show reconstruction or different stonework. The removal of the roof has further compromised its integrity. Overall, it does not seem to be a Contributing structure.

By their very nature, the retaining walls do not come under the jurisdiction of the Board, as they do not meet the definition of a Structure; something that stands “on the ground.”

Acequia Remnant

At this point, the remnant of *Acequia de Muralla* is best treated as an archaeological feature.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334
		4. County: Santa Fe
		5. Date of Survey: September 14, 2024

Illustrations

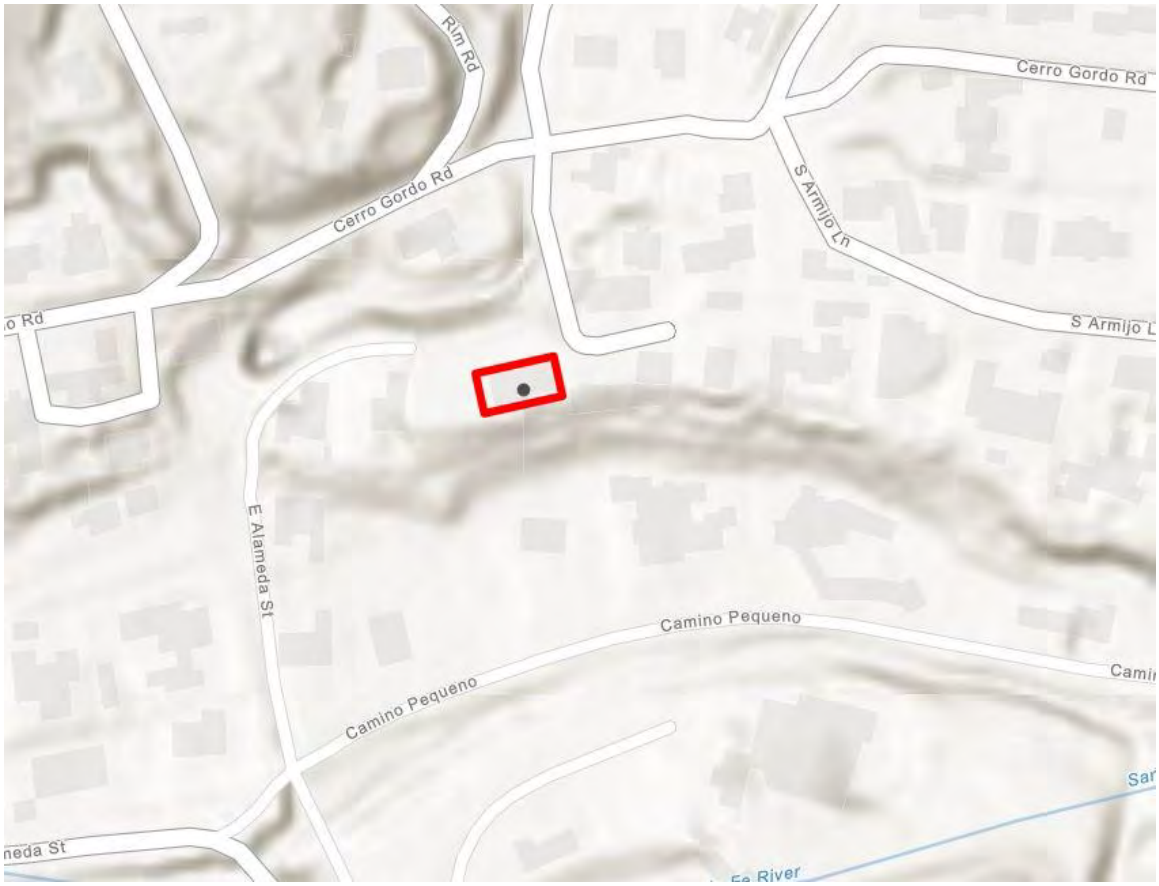


Figure 1: Terrain map showing the building's siting in relation to the escarpment.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Figure 2: 1897-98 map showing the larger parcel under the ownership of George Holmes. Source: William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

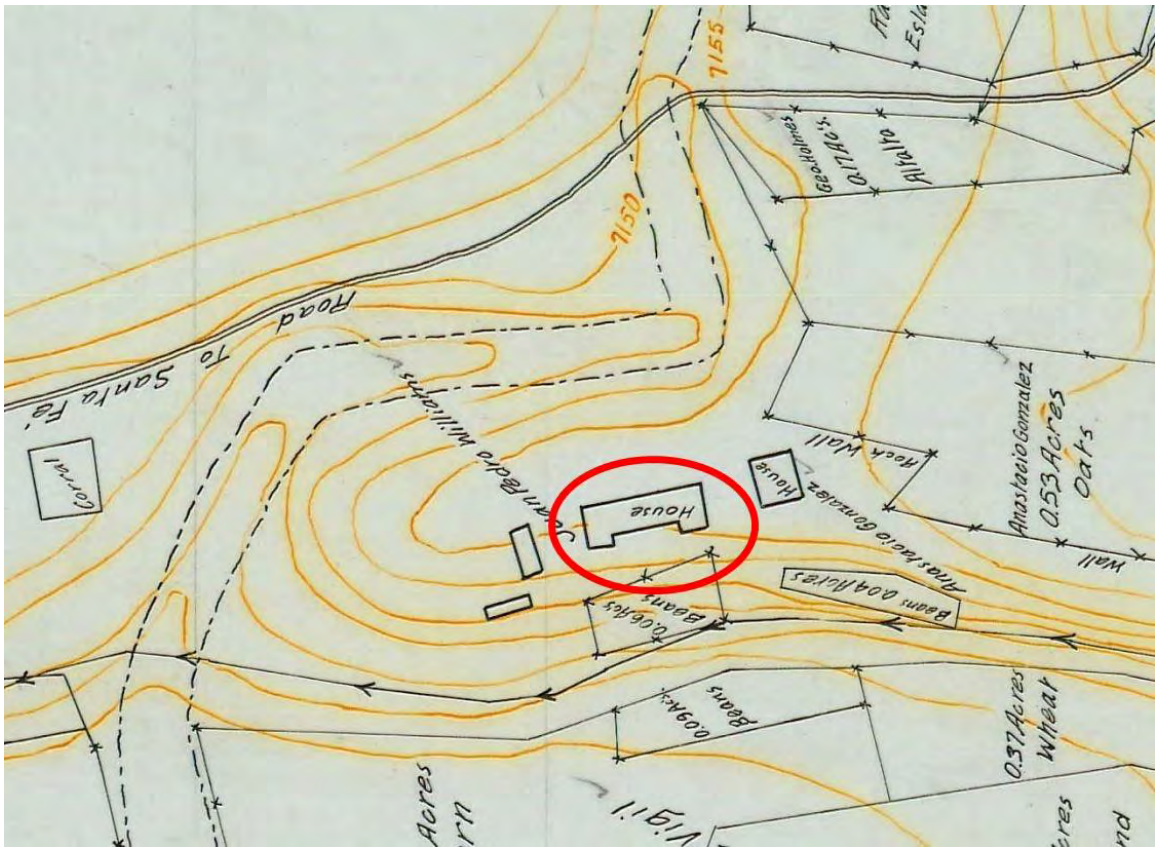


Figure 3: Juan Pedro Williams farmhouse, c.1914. Note stone structure is not shown. Source: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919).

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Figure 4: Subject house, 1935. Note stone structure is not shown. Source: United States Soil Conservation Service, Sheet # 1009.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

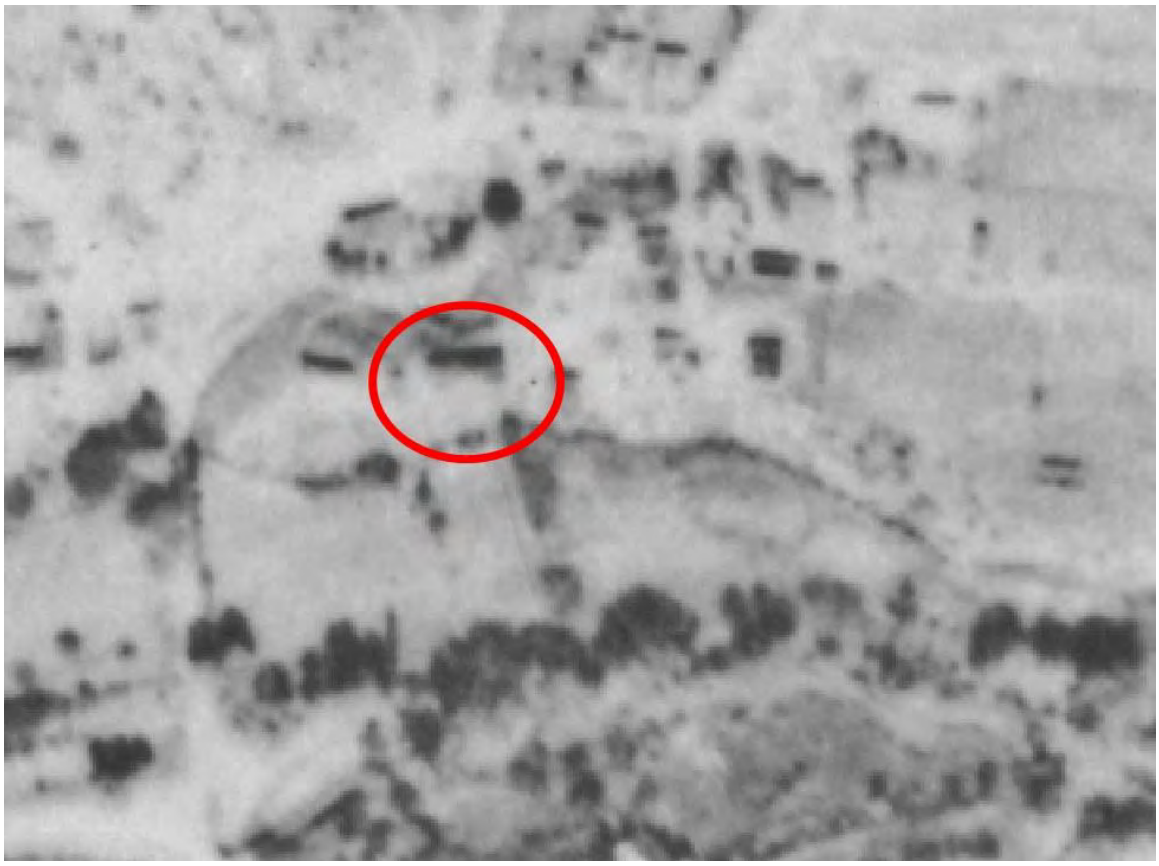


Figure 5: October 25, 1948, aerial photograph. Note stone structure is not shown.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Figure 6: September 25, 1960, aerial photograph. Note hipped gable connection (arrow) and presence of a structure near the current day stone building (circle). Upper retaining wall and acequia are visible.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Figure 7: May 2, 1966, aerial photograph. Note the flat roof addition (upper arrow) and the current stone structure (lower arrow). Noted that this structure is wider than the structure shown in Figure 6.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Figure 8: May 11, 1973, aerial photograph. Note the west connection has been simplified to a gable end (circle).

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

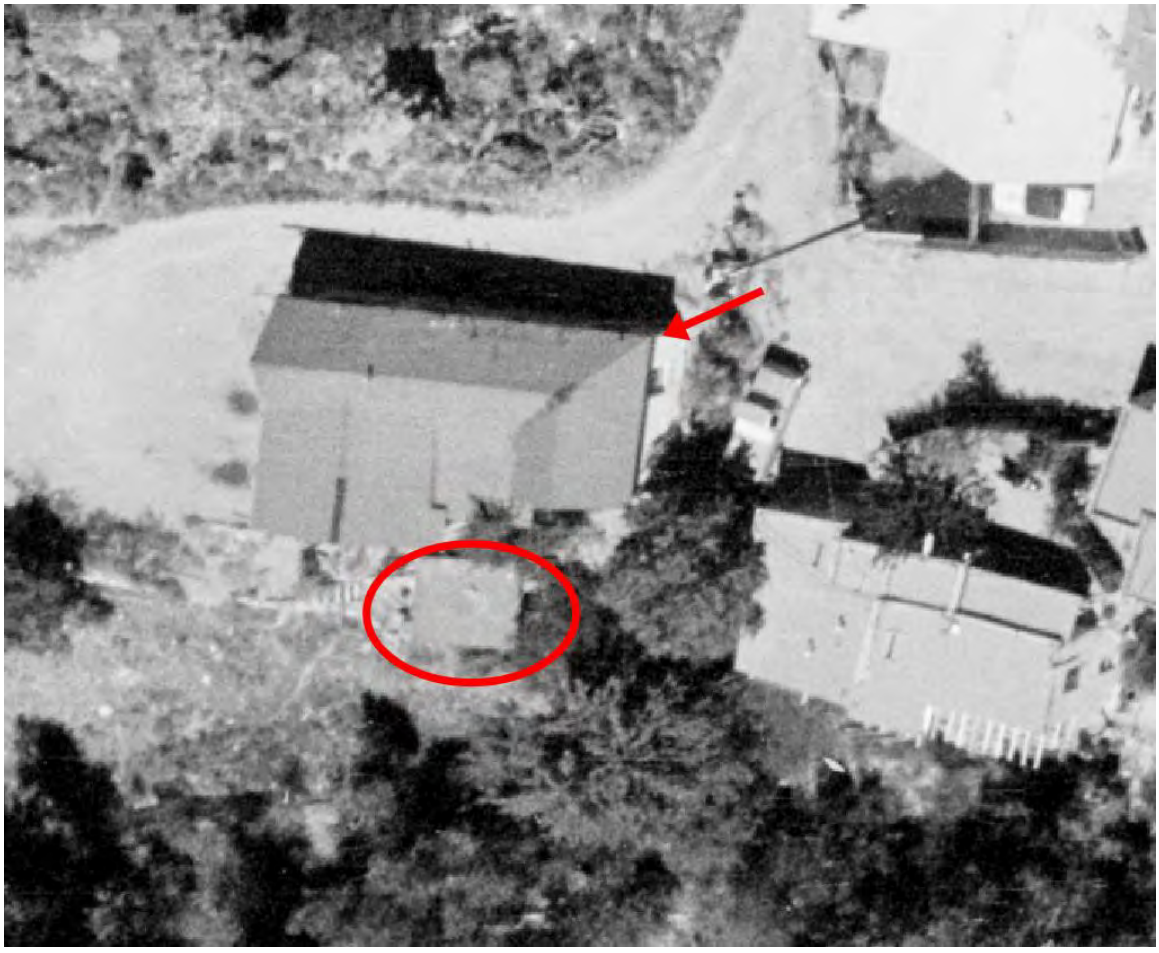


Figure 9: September 11, 1978, aerial photograph. Note closeness of stone structure to house (circle) and retention of hipped connection at east side of the house. Note also absence of west elevation porch and the west of the upper retaining wall.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Figure 10: Copy of July 7, 1983, HBI survey photo taken by Michael Belshaw. Note presence of steel windows and lug sill at kitchen window (circle). Courtesy of NMCRIS.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Figure 11: Left, 1998 survey plat, without a porch across the west elevation; right, 2011 real estate advertisement, showing recent west elevation porch addition.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334
		4. County: Santa Fe
		5. Date of Survey: September 14, 2024

Survey Photographs

(All images taken by Giulia Caporuscio on September 14, 2024, unless otherwise noted).

House

Photo 2: North elevation. Camera facing south. M. Kay, August 14, 2024.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 3: West elevation. Camera facing southeast. Craftsman-style porch (highlighted) postdates 1978. M. Kay, August 14, 2024.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 4: West elevation. Camera facing northeast. Craftsman-style porch (highlighted) postdates 1978.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 5: West elevation. Entry and fenestration. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334
		4. County: Santa Fe
		5. Date of Survey: September 14, 2024

Photo 6: South elevation. Circa 1973-78 extension of west arm of historic C-shape plan. 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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 7: South elevation. Circa 1960-66 addition built across courtyard at center. 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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 8: South elevation. The highlighted area represents 1960s and '70s additions filling in the historic patio area. 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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 9: East elevation oblique. This façade likely represents original, unaltered construction. 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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 10: Stone structure (left) and upper retaining wall (right). 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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 11: Upper retaining wall (left) and stone structure (right). Camera facing northeast. M. Kay, August 14, 2024.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 12: Upper retaining wall at west end. Camera facing north. M. Kay, August 14, 2024.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 13: Stone structure. 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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 14: Stone structure. South 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		
1. Name of property: Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 15: Stone structure. South elevation. Camera facing northwest. M. Kay, August 14, 2024.

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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 16: Stone Structure. Mortar at window opening. 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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 17: Stone structure. Interior. 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 Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	2. Location: 1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-1334 4. County: Santa Fe 5. Date of Survey: September 14, 2024

Photo 18: Remnant of *Acequia de la Muralla* or Ditch No 8. Camera facing southwest.

This is a picture of the south elevation from Zillow. This shows what the Backyard area looked like before Lisa Andree Falls took over ownership. The Red propanel material served as the stone shed's roof prior.

This is a picture of the south elevation from Zillow. This shows what the Backyard area looked like before Lisa Andree Falls took over ownership. Old, illegal coyote fence lines the backyard area. Its illegal because this fence is only 30 feet tall and poses a risk of injury or death. Also in this picture is another view of the propanel material used as a roof for the stone shed below.

This is a picture of the south elevation from Zillow. This shows what the Backyard area looked like before Lisa Andree Falls took over ownership. In this picture is another view of the ProPanel material used as a roof for the stone shed below.

Figure 18: This is a picture of the south elevation from Zillow. This shows what the Backyard area looked like before Lisa Andree Falls took over ownership. In this picture is another view of the ProPanel material used as a roof for the stone shed below. Also the red arrows point out where the fencing used to be. Both picket and coyote fence were used. Both sections of fence were 30” tall

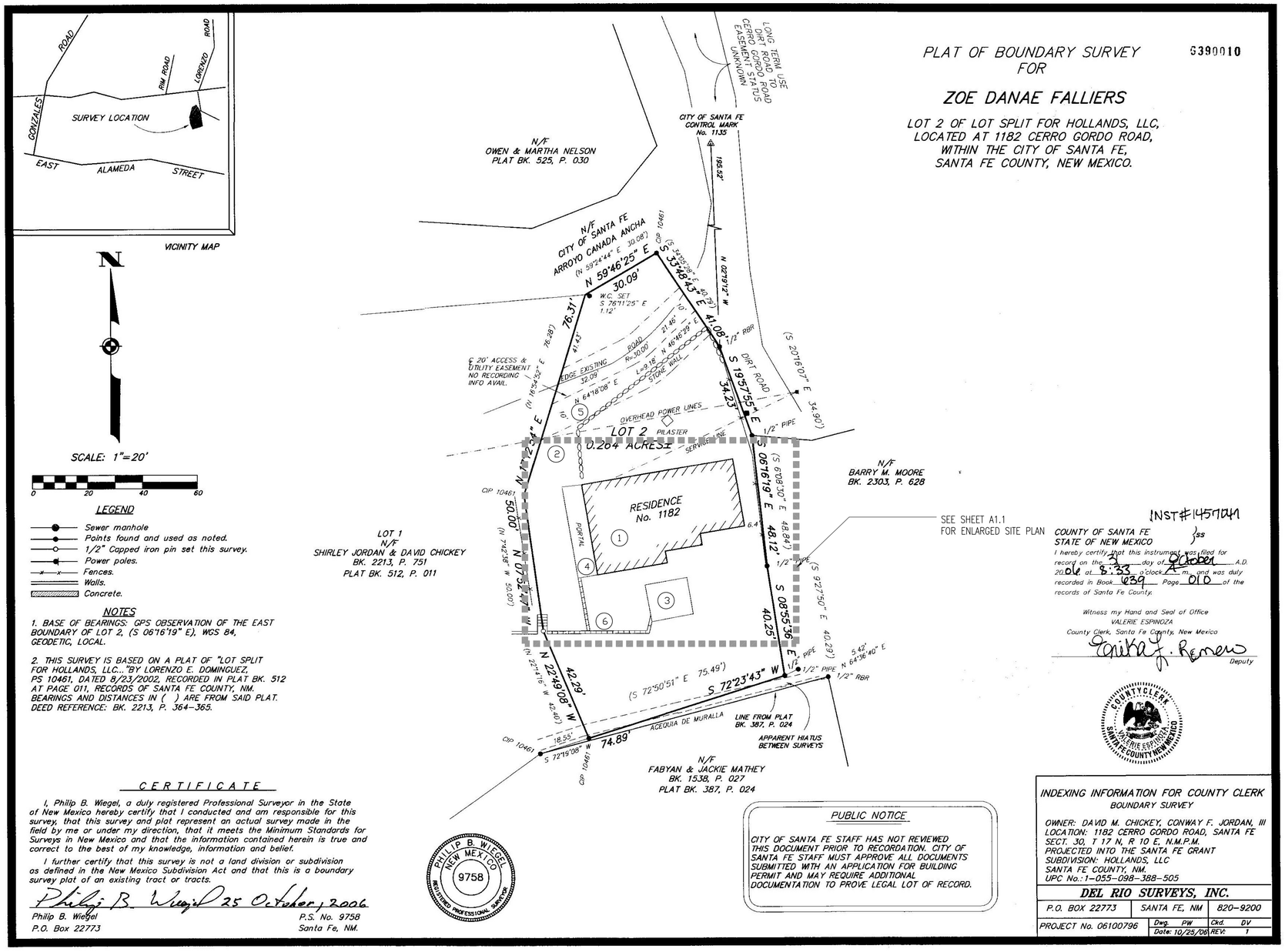
Another picture of the deck floating above the shed

Shed

Inside shed

Inside shed

Outside shed



PLAT OF BOUNDARY SURVEY
FOR

ZOE DANAE FALLIERS

LOT 2 OF LOT SPLIT FOR HOLLANDS, LLC,
LOCATED AT 1182 CERRO GORDO ROAD,
WITHIN THE CITY OF SANTA FE,
SANTA FE COUNTY, NEW MEXICO.

5390010

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF THE EAST BOUNDARY OF LOT 2, (S 06°16'19" E), WGS 84, GEODETIC, LOCAL.

2. THIS SURVEY IS BASED ON A PLAT OF "LOT SPLIT FOR HOLLANDS, LLC..."BY LORENZO E. DOMINGUEZ, PS 10461, DATED 8/23/2002, RECORDED IN PLAT BK. 512 AT PAGE 011, RECORDS OF SANTA FE COUNTY, NM. BEARINGS AND DISTANCES IN ( ) ARE FROM SAID PLAT. DEED REFERENCE: BK. 2213, P. 364–365.

CERTIFICATE

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

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

Philip B. Wiegel 25 October, 2006

Philip B. Wiegel
P.O. Box 22773

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

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.

INST#1457041

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 3 day of October A.D. 2006 at 8:33 o'clock A m. and was duly recorded in Book 639 Page 010 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 VALERIE ESPINOZA SANTA FE COUNTY NEW MEXICO

INDEXING INFORMATION FOR COUNTY CLERK

BOUNDARY SURVEY

OWNER: DAVID M. CHICKEY, CONWAY F. JORDAN, III
LOCATION: 1182 CERRO GORDO ROAD, SANTA FE
SECT. 30, T 17 N, R 10 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
SUBDIVISION: HOLLANDS, LLC
SANTA FE COUNTY, NM.
UPC No.:1-055-098-388-505

DEL RIO SURVEYS, INC.

P.O. BOX 22773	SANTA FE, NM	820-9200
PROJECT No. 06100796	Dwg. PW Date: 10/25/06	Ckd. DV REV. 1

North

1 EXISTING SITE PLAN 1:20

NOTES

1. EXISTING HOUSE
2. EXISTING DRIVE
3. EXISTING SHED WITH DECK
4. EXISTING PORTAL
5. EXISTING COYOTE FENCE
6. EXISTING YARD WALL

DECK & RAILING REHAB
1182 CERRO GORDO
SANTA FE NM
87501

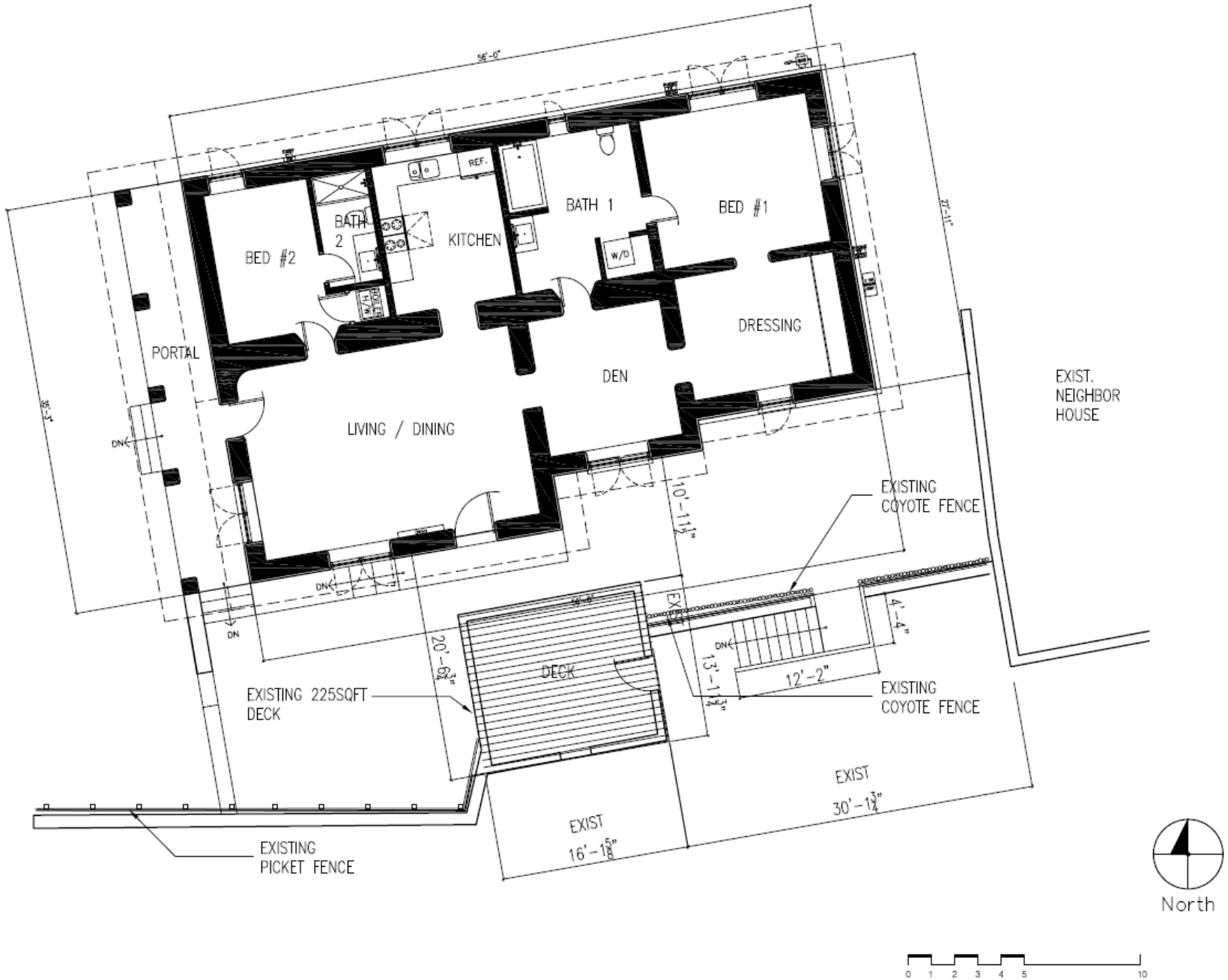
Issues No.	Date	Description
1	07/08/24	

Revisions No.	Date	Description

Title: EXISTING SITE PLAN

Scale: AS NOTED
Job: 07-24
Sheet: A1.0

1 EXISTING SITE PLAN 1/8" =1'-0"



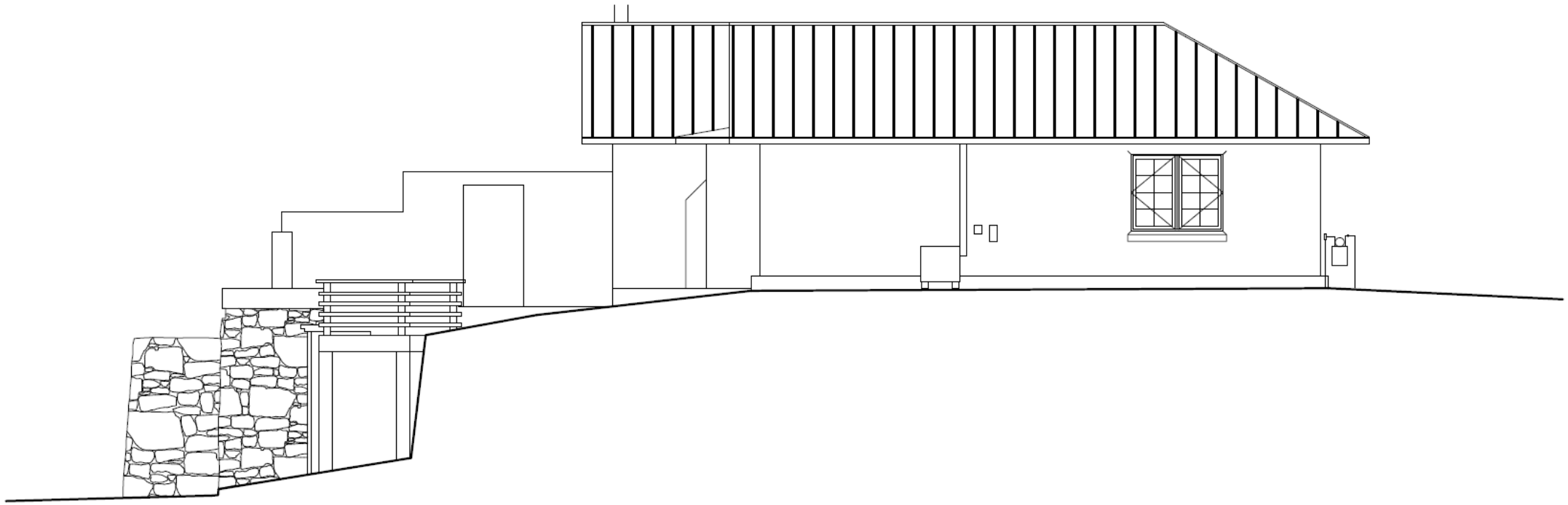
EXISTING FLOOR PLAN

1/8" =1'-0"

0 1 2 3 4 5 10

2 EXISTING SOUTH ELEVATION

1/4"=1'-0"



EXISTING EAST ELEVATION

1/4"=1'-0"

Historic Districts and Historic Landmarks

Design Standards and Signage Exception Criteria

General Statement and Explanation:

This is a request to allow the replacement of a previously existing pro-panel roof over a rustic rock shed found to be a contributing historic structure with a bitumen roof that is covered (and hidden) by a deck that is of a similar color to the original red pro-panel roof. The project address is 1182 Cerro Gordo Road.

The reason for the request is that the roof of the stone shed is roughly the same elevation as the floor of the house to which the shed is an accessory. As a result, the “roof” of the shed has also been used as the “deck” of the main house. The propanel roof/deck is an attractive nuisance- it had sharp metal edges where the propanel laps outside the shed and there is an 8’ drop at the end of the roof/deck that is entirely unsafe and unprotected.

The applicant request that we be allowed to use bitumen as a roofing material for the shed and allow us to cover the bitumen roof with a deck and railing for life safety purposes. The applicant requests the use of bitumen roofing material because it is consistent with roofing on other historic contributing structures and has no sharp edges or overlaps. The bitumen will protect and preserve the structure and prevent water damage and infiltration. Without some roof the structure will degrade quickly and propanel is uneven and has sharp edges that are a hazard to the residents of the main house who use the roof as a deck. We request that we be allowed to install a deck close in color to the propanel because the exposed bitumen roof alone will be unsafe and uneven. The covering deck prevents trip hazards and since the roof is used as a deck by the main house it should have decking material to allow safe use. In addition, the deck will hide the bitumen roof, leaving the outward appearance of the project roughly the same as it was when the propanel was in place.

There will be little or no visible change to the structure when the work is complete.

Request for Exception to replace roof “not in kind” on a contributing structure.

The first request is to section 14-5.2(D)(6) for replacing the roof of an approximate 12x10 contributing structure not in-kind. We are proposing to remove a red pro-panel (ridged) roof and install a bitumen (BRAI) roof covered by a trex deck similar in color to the propanel. Since the contributing structure roof also serves as a deck for the principal residence behind it, this roof/deck should be flat by life/safety building code and should not have flash/sharp edges on its perimeter.

(i) Do not damage the character of the district

(a) Please find attached a sketch detailing the proposed roofing structure.

The design incorporates 2 x 8 stub roof rafters on 16-inch centers, with a quarter-inch slope per foot. The roofing consists of 5/8ths OSB, 30lbs roofing felt, and a BRAI layer overlapping onto the stone structure. The slope guarantees water will slide off the side and not erode the structure. This configuration ensures the protection and longevity of the structure.

Importantly, the roof joists are supported by four interior posts, eliminating any load bearing on the exterior stone walls. This measure prevents further deterioration of the original structure. The Trex deck will be installed only after the roof is completed and will not bear on any portion of the stone walls.

As the attached sketch illustrates, the design ensures that no additional load is placed on the stone walls, while providing a protective roof to preserve the structure. By preserving the structure we ensure that we do not damage the character of the district – we maintain it.

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

(a) The change from pro-panel to trex is required to prevent a hardship to the applicant or an injury to the public welfare because the previous roof presented a sharp metal edge (cutting hazard) to people walking in the back yard and the ProPanel ridges presented a trip hazard for people walking on the “roof” of the stone structure, which roof was used as a deck by people walking in the backyard. This roof/deck was rimmed by an unprotected (no railing) 8’ drop. This structure violated multiple provisions of the building code (nonflat surface, unrailed 8’ drop/fall) and presented a serious safety hazard. The proposed bitumen roof covered by a flat deck meets present building codes, protects against serious injury and is in character with 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

(a) High Desert Contractors wishes to confirm that the proposed project will not alter the height, scale, massings, or floor step backs of the existing stone structure, thus preserving the unique and historic shed. As the deck is located in the backyard and out of public view, the proposed changes will not impact the public or surrounding neighbors within the historic district.

High Desert Contractors is dedicated to preserving the City's historic character. We will be using BRAI/Bitumen because it is a common material used in the historic area. Modified bitumen roofing can withstand both high and low temperatures. The bitumen roofing systems offer greater thickness and redundancy to protect the assets of the shed building. When property is installed and maintained, bitumen system can last up to 20 years.

The ability to construct a full roof system under the deck is essential for maintaining the residential character and vitality of the Historic District by protecting the stone structure. The earth-toned color of the deck will harmonize with the existing house, and the design of the addition is consistent with the architectural vocabulary of the surrounding area.

Request for an exception from section 14-5.2(D)(2)(5)(b):

"Adding" an architectural feature to a primary façade. This is the existing stairs on the now contributing yard wall.

(i) Do not damage the character of the district

(a) The stairs do not damage the character of the district because the steps have been there at least 15 years and have not hurt anything yet. The stairs are only visible from the rear yard of the property immediately downhill from the subject residence, and that property has gone undergone a complete remodel over the last three years and has a new occupant.

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

(a) the exception is required to prevent a hardship to the applicant or an injury to the public welfare because the steps allow a fire exit to the rear should the house catch on fire, providing a second fire exit (front and rear) mandatory for life safety.

(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

(a) The steps are only there for life safety (fire exit) and are consistent with construction in this cul-de-sac. Any other form of rear exit could impact the rumored "acequia" to the rear of the subject property. Therefore, the steps preserve the character of the community.

HIGH DESERT
STRUCTURAL ENGINEERING

October 7, 2024

High Desert Contractors, LLC
M Kay
P.O. Box 33136
Santa Fe, NM 87594

RE: 1182 CERRO GORDO
SANTA FE, NM

Dear Ms. Kay:
Per your request, we visited the referenced site on September 25, 2024. The purpose of the visit was to evaluate the existing stone structure supporting a new roof deck. Please note that the evaluation was limited to visual observation only and plans were not available at the time of the visit.

The existing stone structure was estimated to be constructed in the 1960's. A new wood deck was under construction over the stone structure. Based on our observations, the wood deck was framed independently of the stone structure. The stone structure will be unaffected by the placement of the deck and is acceptable to proceed.

The conclusions and opinions stated are based on our understanding of the facts and evidence stated in the discussion above. Should additional facts or evidence become available pertaining to this project, we reserve the right to review that information and revise our opinions when appropriate.

Please do not hesitate to contact our office should you have questions or if we can be of further assistance.

Respectfully submitted,

Robert H. Wichmann, PE
Owner

RHW

Figure 3: This is the Trex decking color that we propose will be used over the roof as deck space.

Figure 4: Example of proposed square steel to be used as a the railing

Figure 12: Example of proposed round steel to be used as railing

Figure 1: TPO color “Tan” is what is currently being used as the roof of the stone structure.

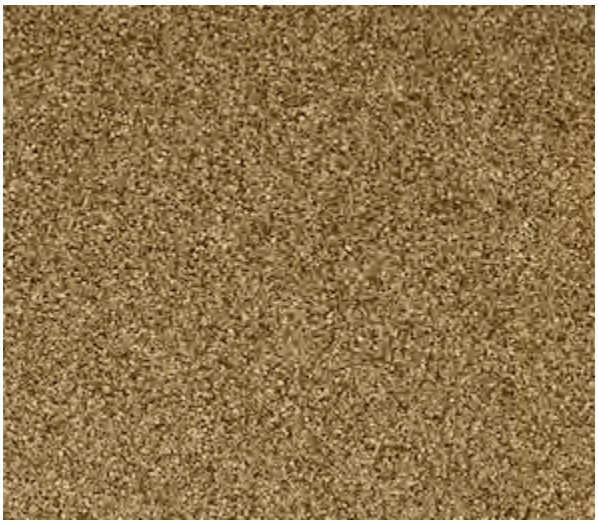


Figure 2: BRAI roof color “Tan” is what we are proposing we use as the roof of the stone structure.

This is a picture of the south elevation from Zillow. This shows what the Backyard area looked like before Lisa Andree Falls took over ownership. The Red propanel material served as the stone shed's roof prior.

This is a picture of the south elevation from Zillow. This shows what the Backyard area looked like before Lisa Andree Falls took over ownership. Old, illegal coyote fence lines the backyard area. Its illegal because this fence is only 30 feet tall and poses a risk of injury or death. Also in this picture is another view of the propanel material used as a roof for the stone shed below.

This is a picture of the south elevation from Zillow. This shows what the Backyard area looked like before Lisa Andree Falls took over ownership. In this picture is another view of the ProPanel material used as a roof for the stone shed below.

Figure 18: This is a picture of the south elevation from Zillow. This shows what the Backyard area looked like before Lisa Andree Falls took over ownership. In this picture is another view of the ProPanel material used as a roof for the stone shed below. Also the red arrows point out where the fencing used to be. Both picket and coyote fence were used. Both sections of fence were 30” tall

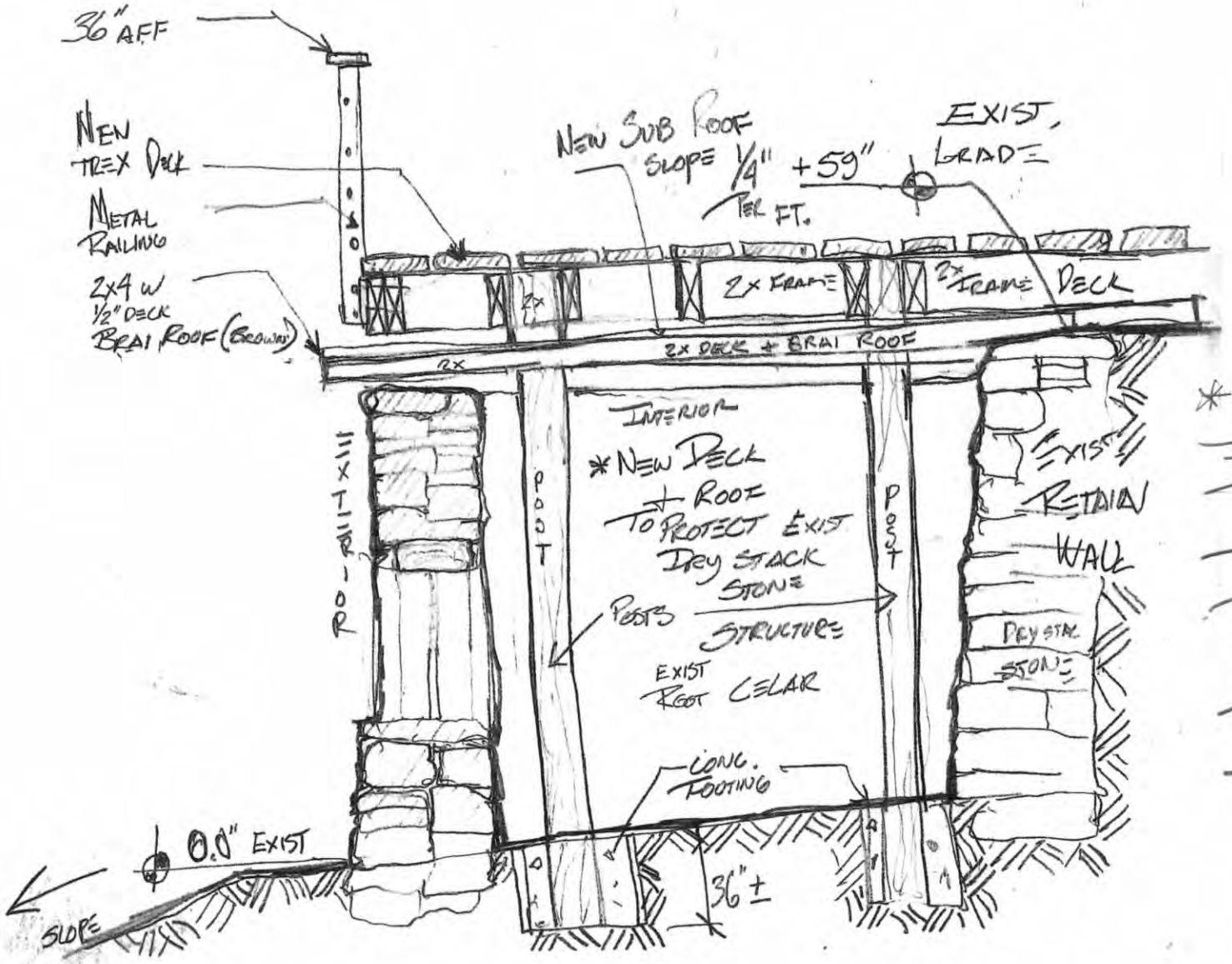
Another picture of the deck floating above the shed

Shed

Inside shed

Inside shed

Outside shed



* PROVIDE INDEPENDENT POST STRUCTURE TO SUPPORT ROOF + DECK NO LOADS TO BE DISTRIBUTED TO EXISTING WALLS!

CERRO GORDO 1182

1/20/25 NTS

* (1) SECTION SKETCH OF ROOF + PEDESTRIAN DECK TO PROTECT EXISTING ROOT CELAR

DECK & RAILING REHAB

FOR

1182 CERRO GORDO
SANTA FE NM
87501
SEPT 24 2024

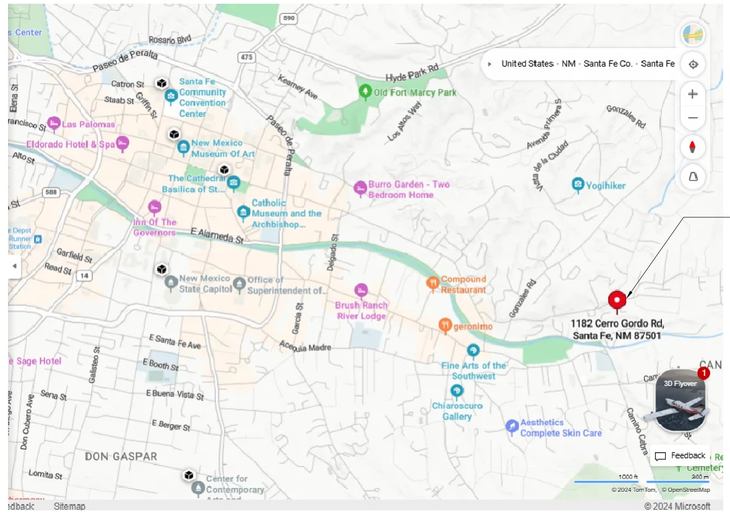
DIRECTORY

OWNER / PROPERTY
LANALEE L. LEWIS
1182 CERRO GORDO RD
SANTA FE NM
87501

CONTRACTOR
OWNER/ BUILDER

DRAWING INDEX

A1.0 SITE PLAN / EXISTING
A1.1 SITE PLAN PROPOSED / DETAILS
A4.1 ELEVATIONS
A4.2 ELEVATIONS



4 VICINITY MAP NTS

SPECIAL WARRANTY DEED

LANALEE L. LEWIS, a single person, for consideration paid, grants to LANALEE LEWIS, Trustee, or her successors in trust, of the LANALEE LEWIS REVOCABLE TRUST AGREEMENT dated May 23, 2019, whose address is 1182 Cerro Gordo Road, Santa Fe, New Mexico 87501, the following described real property located in Santa Fe, New Mexico 87501, with the address of 1182 Cerro Gordo Road, Santa Fe, New Mexico 87501:

Lot 2, as shown and delineated on plat of survey entitled "Plat of Boundary Survey for Zoe Dane Falliers, Lot 2 of Lot Split for Hollands, LLC, located at 1182 Cerro Gordo Road, Santa Fe, County of Santa Fe, New Mexico", recorded October 31, 2006, in Plat Book 39, Page 010 as #1457047, records of Santa Fe County, New Mexico.

Subject to: Exhibit "A" attached hereto and made a part hereof.

with Special Warranty Covenants.

Dated this 9th day of March, 2022.

Lanalee L. Lewis
LANALEE L. LEWIS

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

The foregoing instrument was acknowledged before me on March 9, 2022, by Lanalee L. Lewis.

Pamela J Goldsborough
Notary Public
Commission No. 1109907

OFFICIAL SEAL
PAMELA J GOLDSBOROUGH
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 7-11-25

COUNTY OF SANTA FE } SPECIAL WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 2

I Hereby Certify That This Instrument Was e-Recorded for Record On The 9TH Day Of March, A.D., 2022 at 03:28:47 PM And Was Duly Recorded as Instrument # 1982616 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katherine F. Clark
Deputy - GLUJAN County Clerk, Santa Fe, NM

e-Recorded 1982616 03/09/22 SFC

3 WARRANTY DEED

EXHIBIT "A"

Taxes and assessments for the year 2021 and thereafter, not yet due and payable.

Easements and rights incident thereto, notes and conditions, as shown on plat of survey entitled "Plat of Survey for Juan Jose (Johnny) Vigil...", recorded May 13, 1998, in Plat Book 336, Page 028, as # 1024133, and plat of survey entitled "Lot Consolidation for Juan Jose (Johnny) Vigil...", recorded January 11, 1999, in Plat Book 403, Page 038, as # 1056792, records of Santa Fe County, New Mexico.

Easements, overhead utility lines, encroachment of stone wall and fence onto access and utility easement, road crossing subject property, Acequia de Miralla, Arroyo de la Canada, deviation of fences from property lines, rights of others in and to all aforementioned, notes and conditions, as shown on plat of survey entitled "Plat of Boundary Survey for Zoe Danae Falliers, Lot 2 of Lot Split for Hollands, LLC, located at 1182 Cerro Gordo Road...", recorded October 31, 2006, in Plat Book 039, Page 010, as # 1457047, records of Santa Fe County, New Mexico.

Terms and conditions contained in Easement Maintenance Agreement recorded August 26, 2019, as Instrument # 1894894, records of Santa Fe County, New Mexico.

Deviation of fences and stone wall from southerly property line, encroachment of fences, wall, and stone wall onto adjoining properties, and rights of others in and to all aforementioned, as shown on Improvement Location Report dated July 27, 2021, prepared by David E. Cooper NMPS No. 9052, bearing Surveyor's ILR No. 250-0721.

e-Recorded 1982616 03/09/22 SFC

2 WARRANTY DEED

Buyer: Lanalee L. Lewis
Seller: Zoe Danae Falliers

ILR No. 250-0721

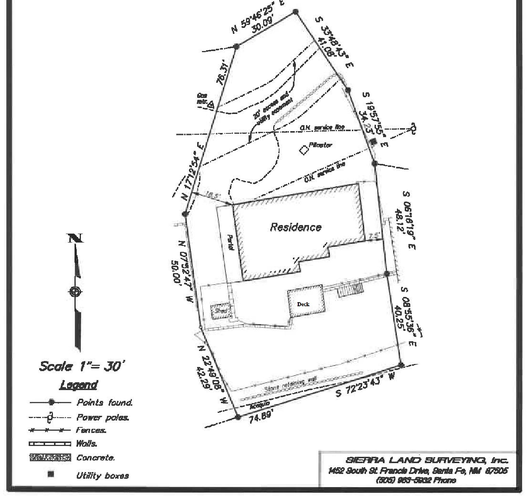
IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY,
To Title Co.: Prima Title, LLC
To Underwriter:
To Lender:
that on July 27, 2021 I made an inspection of the premises situated at 1182 Cerro Gordo, Santa Fe, Santa Fe County, New Mexico, briefly described as: Lot 2

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat.
Plat of Boundary Survey for Zoe Danae Falliers...
recorded in Plat Book 639, Page 010.

NOTE: The error of closure is one foot for every 20,000 feet along the perimeter of the legal description as provided. Easements shown hereon are as listed in Title Commitment No. 21-0740 as provided by Title Company.

THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.



THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

I/We hereby acknowledge receipt of a copy of the surveyor's report showing the boundaries and the improvements located on the described property.

Date _____ Signed _____

1 ILR

IMPROVEMENT LOCATION REPORT

I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

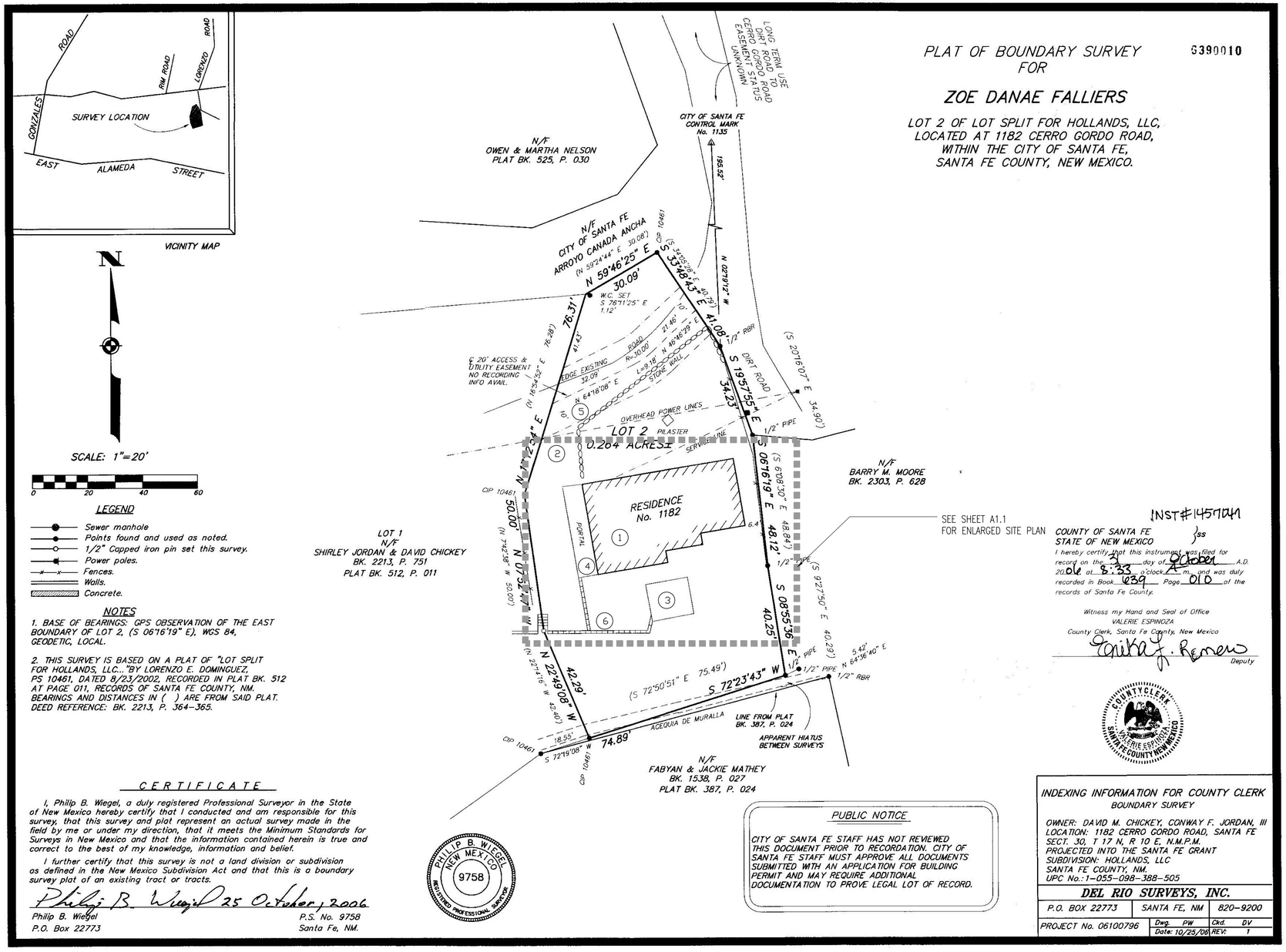
1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas or oil pipe lines on or crossing said premises.
   As shown.
2. Springs, streams, rivers, ponds or lakes located, bordering on or through said premises.
   Acequia crossing through property as shown.
3. Evidence of cemeteries or family burial grounds located on said premises.
   None noted.
4. Overhead utilities, poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties.
   As shown.
5. Joint driveways or walkways, joint garages, party walls of rights of support, steps or roofs in common.
   None noted.
6. Apparent encroachments of building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises.
   Deviation of walls and fences from lot lines as shown.
7. Specific physical evidence of boundary lines on all sides.
   As shown.
8. Is property improved?
   Yes.
9. Indications of recent building construction, alterations or repairs.
   None noted.
10. Approximate distance of structure from lot line or building setback lines.
    As shown.

DAVID E. COOPER
NEW MEXICO
9052
REGISTERED PROFESSIONAL SURVEYOR

SURVEYOR NMPS No.9052

Improvement location is based on previous property surveys or documents. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements. This Improvement Location Report is based on boundary information taken from previous survey documents and is prepared and issued to the Title, Abstract or Escrow Company or Lending Institution listed and is for their exclusive use only. This is not a boundary survey and the information shown may not reflect that which may be disclosed by a boundary survey.

This report has been prepared by:
SIERRA LAND SURVEYING, Inc.
1452 South St. Francis Drive
Santa Fe, New Mexico 87505
505-983-5932 (Phone)
Email sls@sierralandsurveys.com



PLAT OF BOUNDARY SURVEY FOR

ZOE DANAE FALLIERS

LOT 2 OF LOT SPLIT FOR HOLLANDS, LLC, LOCATED AT 1182 CERRO GORDO ROAD, WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

5390010

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF THE EAST BOUNDARY OF LOT 2, (S 06°16'19" E), WGS 84, GEODETIC, LOCAL.
2. THIS SURVEY IS BASED ON A PLAT OF "LOT SPLIT FOR HOLLANDS, LLC.." BY LORENZO E. DOMINGUEZ, PS 10461, DATED 8/23/2002, RECORDED IN PLAT BK. 512 AT PAGE 011, RECORDS OF SANTA FE COUNTY, NM. BEARINGS AND DISTANCES IN ( ) ARE FROM SAID PLAT. DEED REFERENCE: BK. 2213, P. 364–365.

CERTIFICATE

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

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

Philip B. Wiegel 25 October, 2006

Philip B. Wiegel
P.O. Box 22773

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

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

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.

INST#1457041

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 3 day of October A.D. 2006 at 8:33 o'clock A m. and was duly recorded in Book 639 Page 010 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 VALERIE ESPINOZA SANTA FE COUNTY NEW MEXICO

INDEXING INFORMATION FOR COUNTY CLERK

BOUNDARY SURVEY

OWNER: DAVID M. CHICKEY, CONWAY F. JORDAN, III
LOCATION: 1182 CERRO GORDO ROAD, SANTA FE
SECT. 30, T 17 N, R 10 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
SUBDIVISION: HOLLANDS, LLC
SANTA FE COUNTY, NM.
UPC No.: 1-055-098-388-505

DEL RIO SURVEYS, INC.

P.O. BOX 22773	SANTA FE, NM	820-9200
PROJECT No. 06100796	Dwg. PW	Ckd. DV
	Date: 10/25/06	REV. 1

North

1 EXISTING SITE PLAN 1:20

NOTES

1. EXISTING HOUSE
2. EXISTING DRIVE
3. EXISTING SHED WITH DECK
4. EXISTING PORTAL
5. EXISTING COYOTE FENCE
6. EXISTING YARD WALL

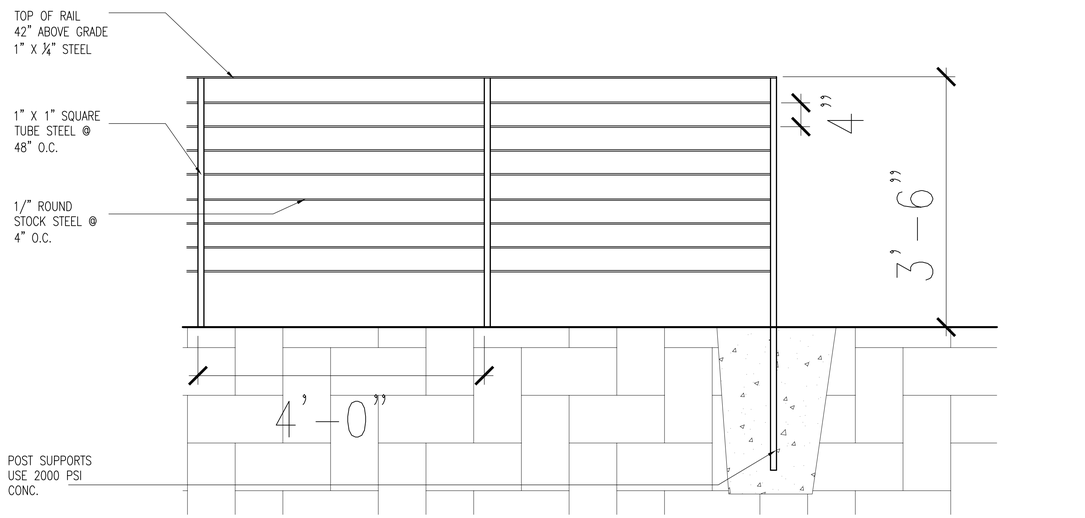
DECK & RAILING REHAB
1182 CERRO GORDO
SANTA FE NM
87501

Issues No.	Date	Description
1	07/08/24	

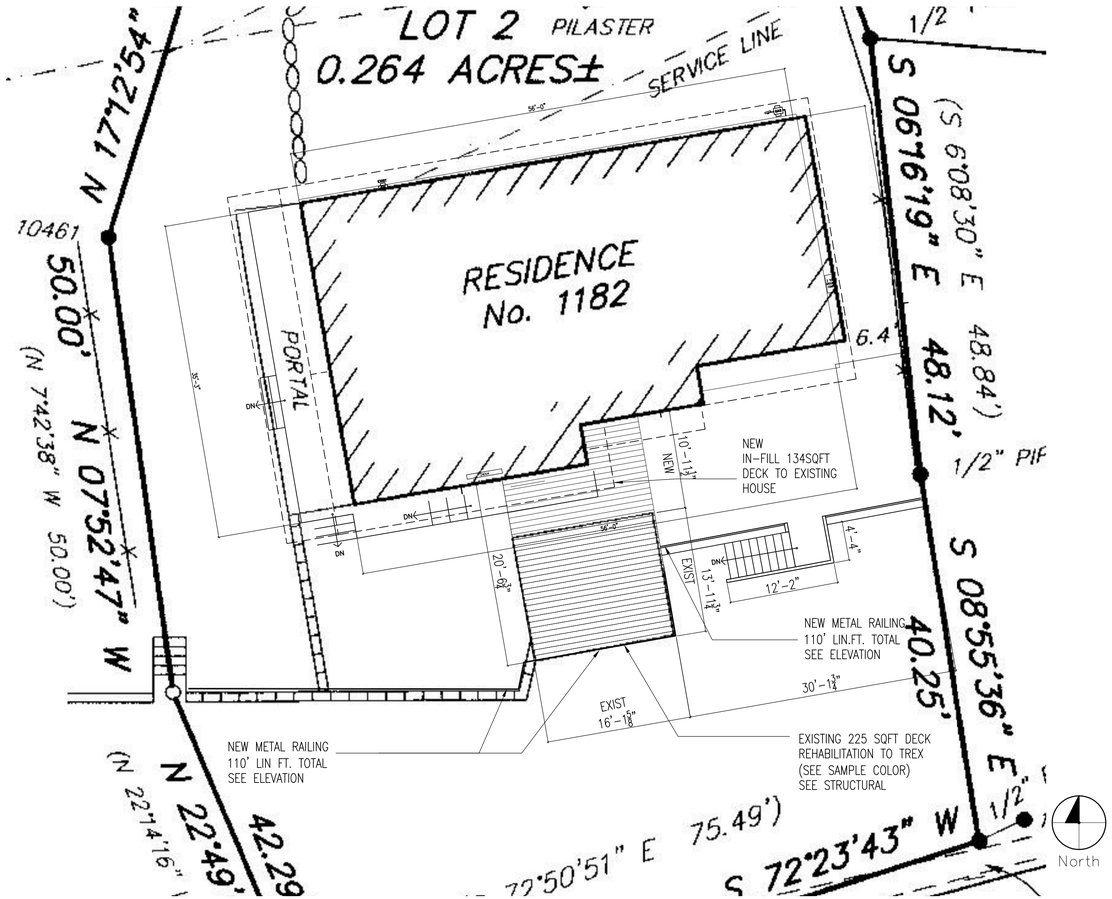
Revisions
No. Date Description

Title: EXISTING SITE PLAN

Scale: AS NOTED
Job: 07-24
Sheet: A1.0



3 RAILING ELEVATION (REPAIR) 1/2" =1'-0"



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

1 EXISTING SITE PLAN 1/8" =1'-0"

NOTES

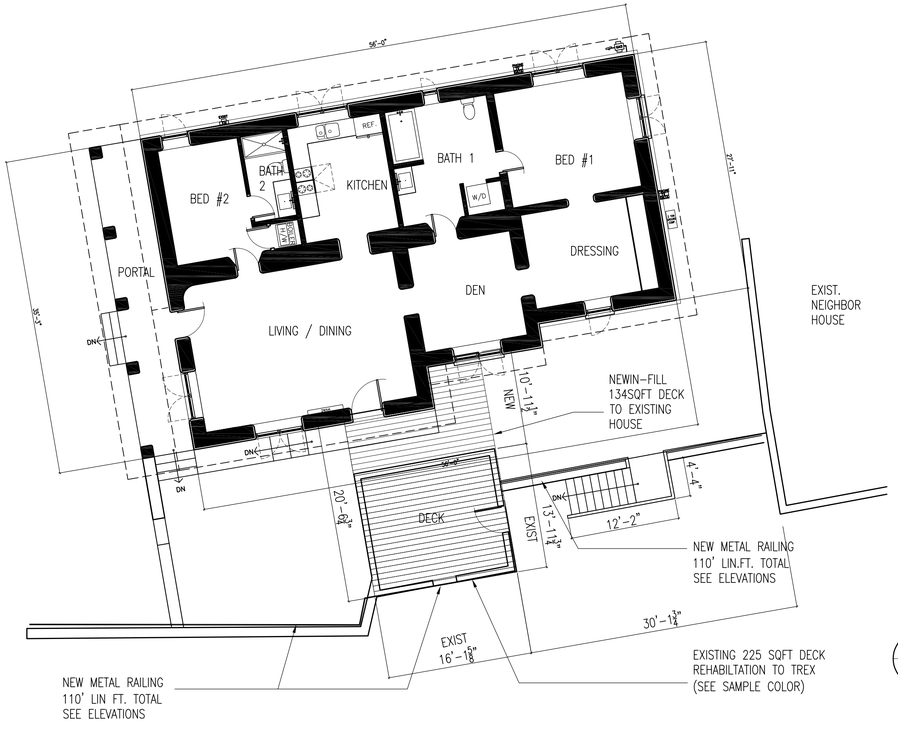
DECK & RAILING REHAB
1182 CERRO GORDO
SANTA FE NM
87501

Issues No.	Date	Description
1	010/09/24	

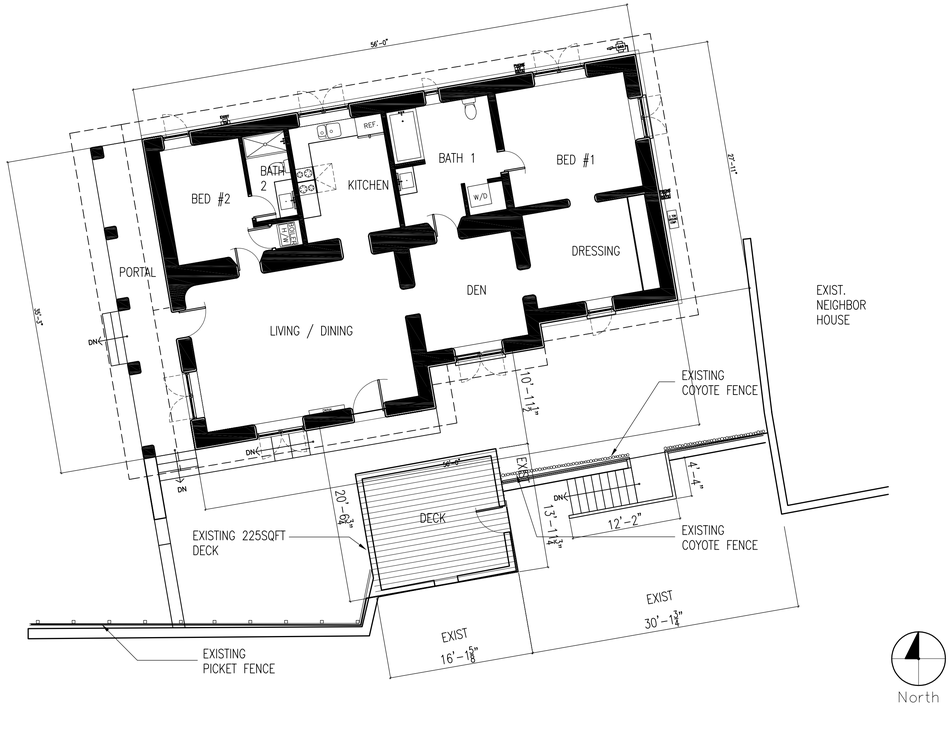
Revisions No.	Date	Description

Title
ENLARGED SITE PLAN

Scale AS NOTED
Sheet A1.1
Job 0H-24



2 PROPOSED FLOOR PLAN 1/8" =1'–0"



1 EXISTING FLOOR PLAN 1/8" =1'–0"

NOTES

DECK & RAILING REHAB
1182 CERRO GORDO
SANTA FE NM
87501

Issues

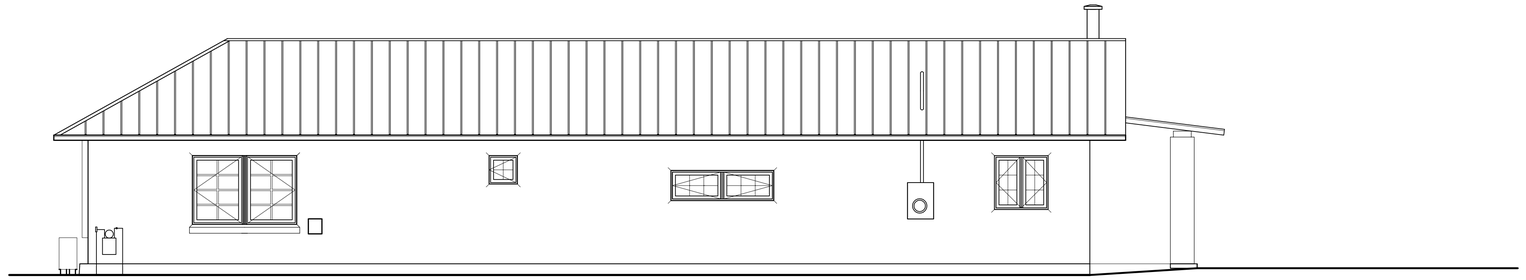
No.	Date	Description
1	10/09/24	

Revisions

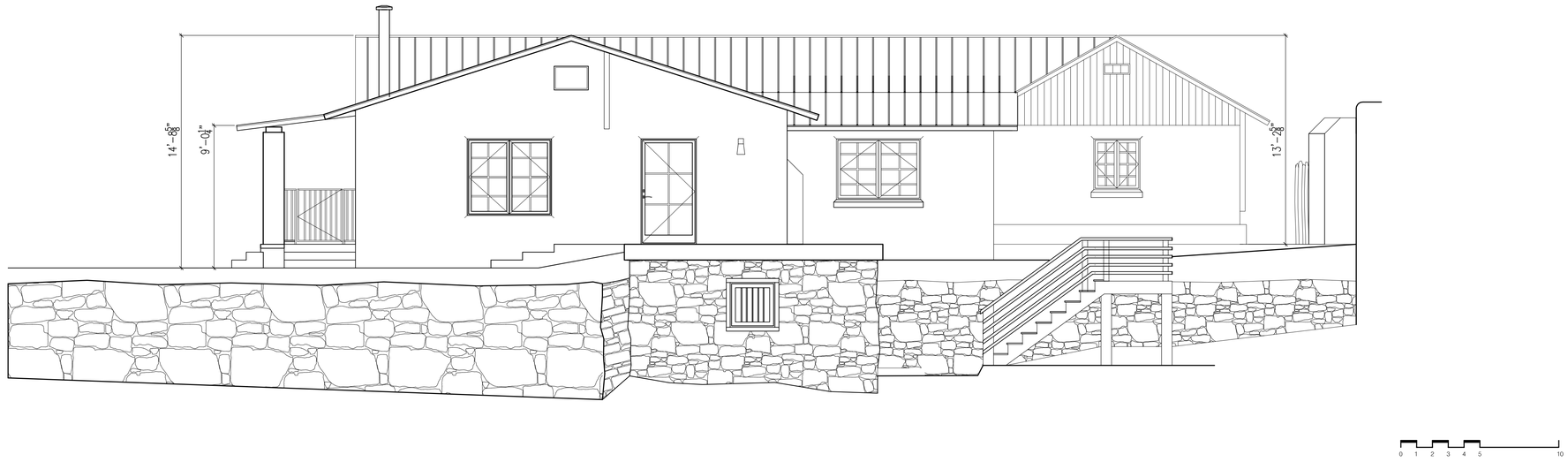
No.	Date	Description

Title
FLOOR PLAN

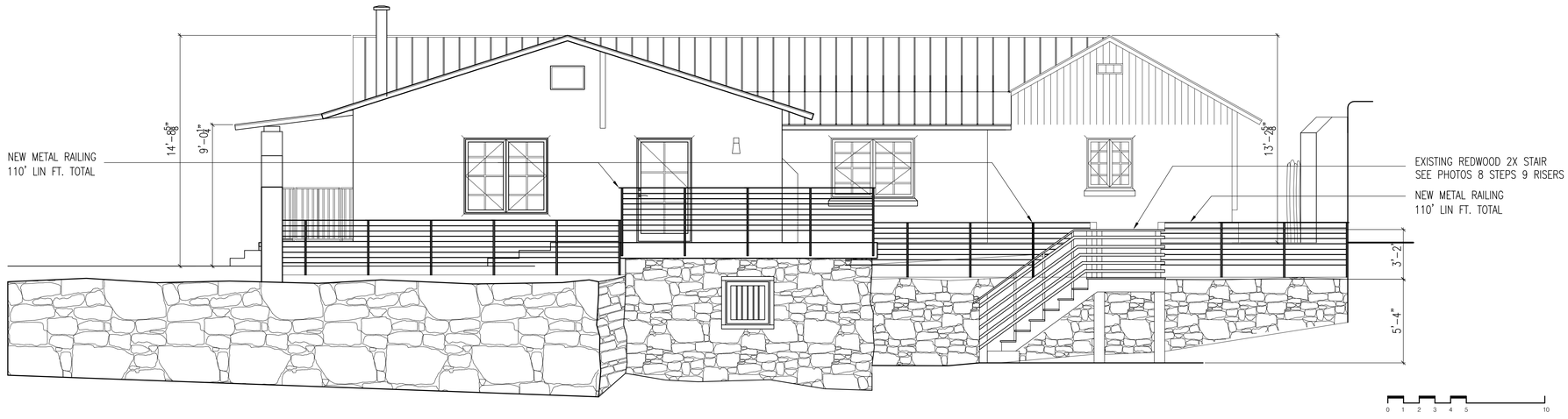
Scale AS NOTED
Sheet A1.2
Job OH–24



3 EXISTING NORTH ELEVATION (no change) 1/4"=1'-0"



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



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

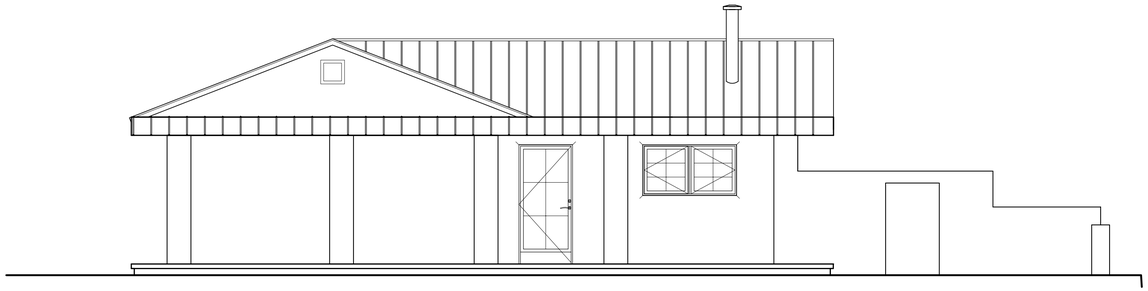
DECK & RAILING REHAB
1182 CERRO GORDO
SANTA FE NM
87501

Issues
No. Date Description
1 10/09/24

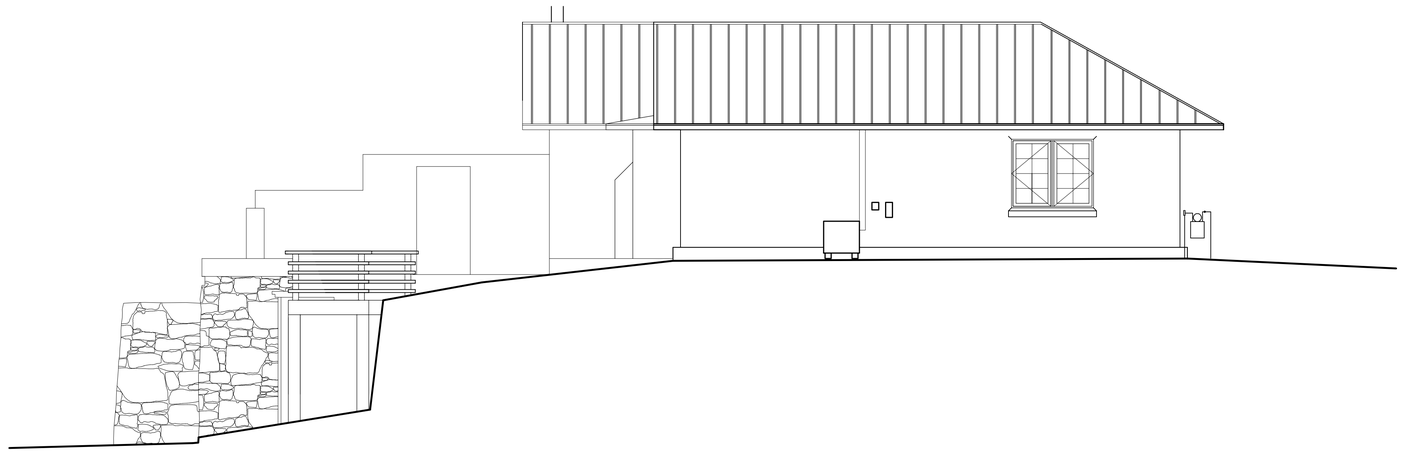
Revisions
No. Date Description

Title
ELEVATIONS

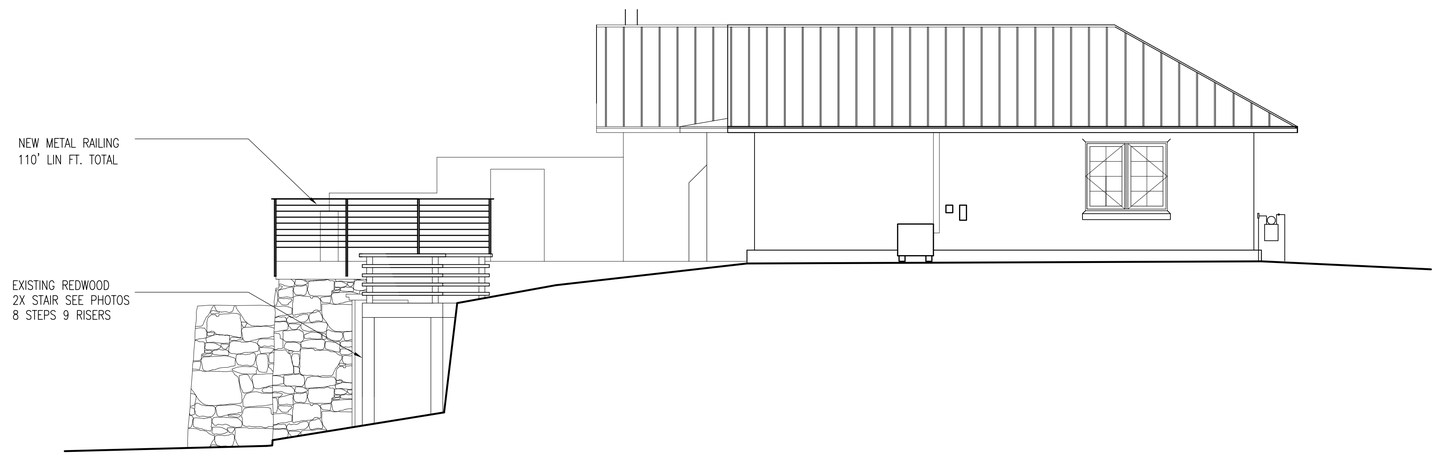
Scale AS NOTED
Job 0H-24
Sheet A4.1



4 EXISTING WEST ELEVATION (no change) 1/4"=1'-0"



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



0 1 2 3 4 5 10

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

REMODEL
1518 1/2 CERRO GORDO
SANTA FE NM
87501

Issues No.	Date	Description
1	10/09/24	

Revisions No.	Date	Description

Title
ELEVATIONS

Scale AS NOTED
Sheet A4.2
Job 03-22

City of Santa Fe, New Mexico

memo

DATE: **February 11, 2025**

TO: **Historic Districts Review Board**

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

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

2024-009650-HDRB, 202 Irvine St., Westside-Guadalupe Historic District, Non-contributing. Michael Bodelson, agent for Charles Rennick, owner, proposes to construct two closet additions on the east façade for a total of 125 sq. ft., relocate one window on the south façade, raise the chimney height to 11'-1" where the maximum allowable height is 12'-7", and requests an exception to 14-5.2(I)(1)(a) to allow wood as an exterior wall material for an existing shed.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: Previous Case Documents

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

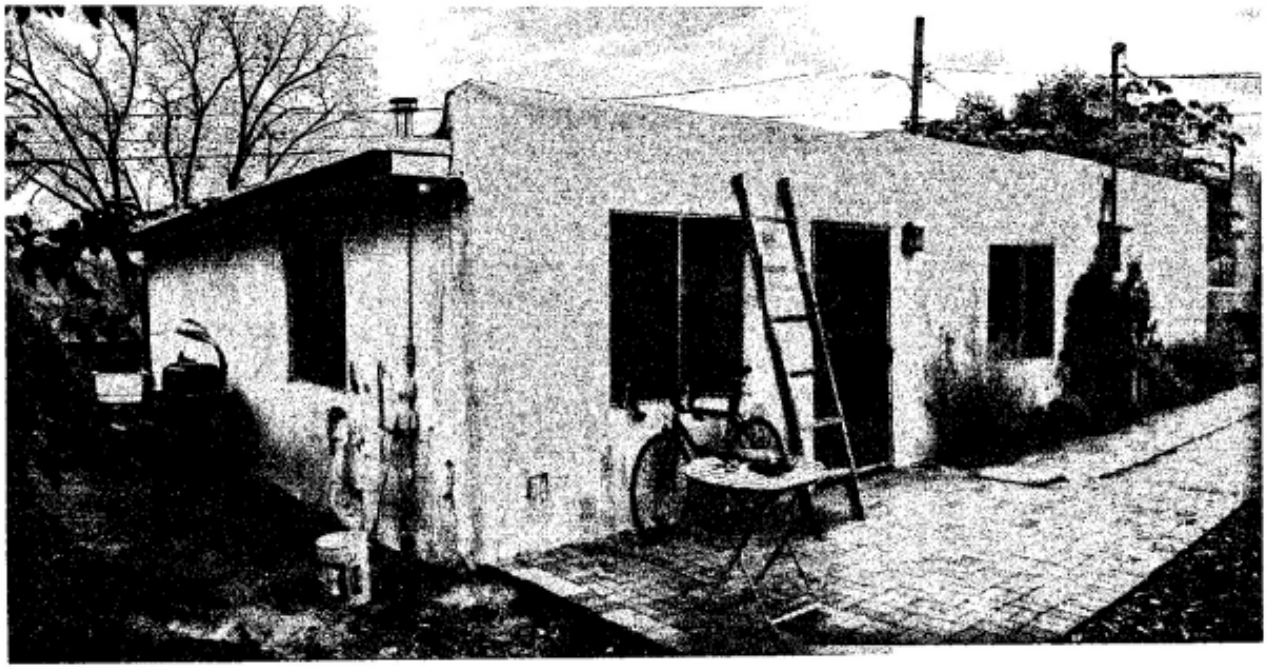
____ **Other:**

STAFF RECOMMENDATION:
Staff recommends approval of the proposed project and finds that the exception criteria has been met, and the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design Standards.

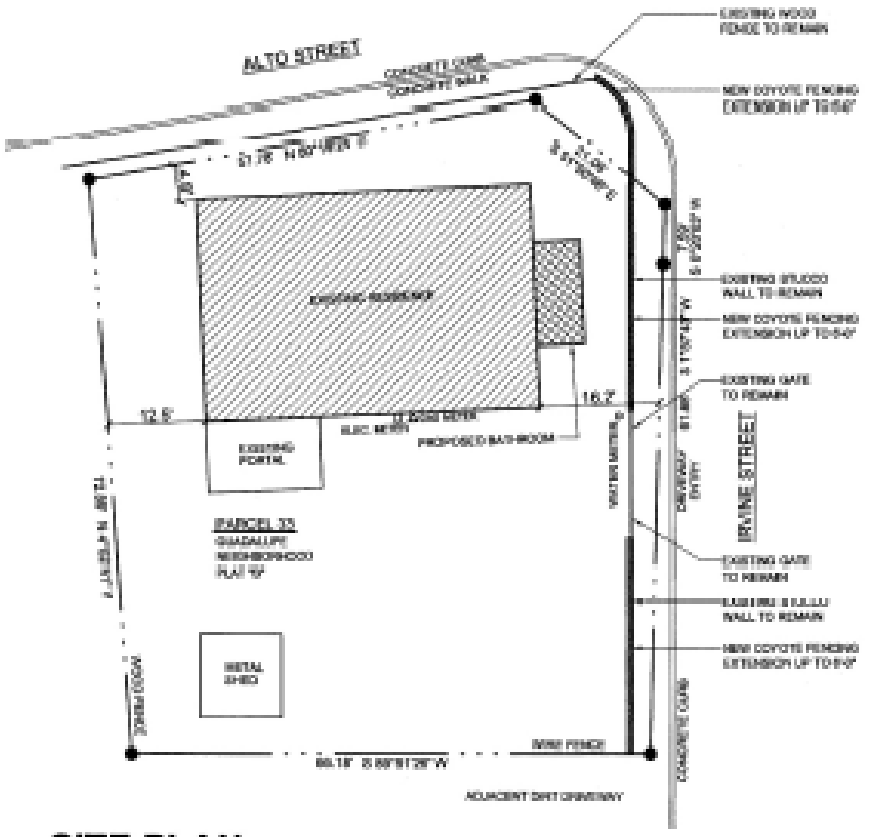
BACKGROUND & SUMMARY:

The single-family residence at 202 Irvine Street is listed as non-contributing to the Westside-Guadalupe Historic District. The main residential structure was built in the mid-1930s on a 0.13-acre lot comprising of 1,280 sq. ft. of roofed area. The structure was built in 1933 in the Santa Fe Vernacular architectural design style as seen by the flat roof, rounded parapets, and recessed doors and windows. A 160 sq. ft. enclosed portal addition was added to the south façade in the 1950s along with an addition on the west façade and the replacement of all the doors and windows in 1979-1980 (Barrett 2006).

West and South sides of house

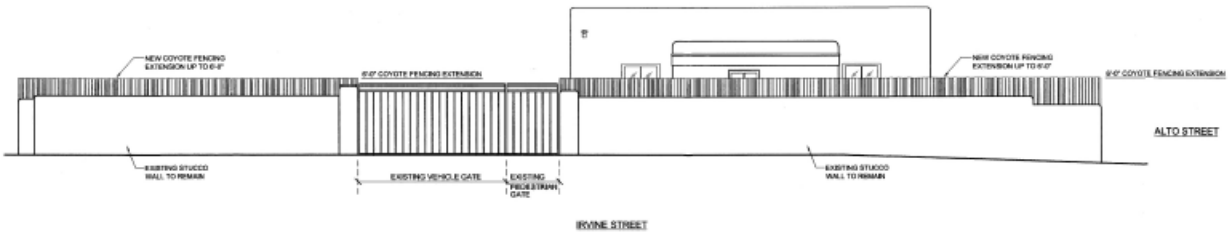


In 2006, the roof was raised and replaced, a 148 sq. ft. portal was added, the aluminum sliding windows were replaced with 3/1 double hung wood clad windows, and the structure was re-stuccoed. In 2012, the Board approved another addition on the east façade with new coyote fencing along the property wall. The addition of the storage shed is unknown, however it appears on the plan set from 2006, and most likely constructed without a permit in the early 2000s.



SITE PLAN

NOT TO SCALE



PROPOSED EAST ELEVATION

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

Previous Historic Districts Review Board (HDRB) cases include:

On January 31, 2006, in Case No. H-05-214, the decision of the Board was to approve the request for removal of the existing roof and re-roof structure including raising the height from 9'-9" to a height of 12'-6", construct a 148 sq. ft. portal to the height of 10', replace all aluminum slider windows with 3/1 double hung wood clad windows, and restucco the building to match the existing tan color, with the condition that cementitious stucco is used and matches the existing color as close as possible, that windows have a recess of at least 2", and that the parapet is maintained in both style and radius.

On June 26, 2012, in Case No. H-12-034, the decision of the Board was to approve the application per staff recommendations which included conversion of a portal to a bathroom on the east façade and increase the wall height from 53" to 73", citing that the latilla tops would be uneven and none of the wall with latilla tops would exceed 6' and approving the oval window as submitted.

The current request (Case 2024-009650-HDRB) is for a remodel which includes the following:

1) Construct two (2) small closet additions on the east façade.
2) Relocate one (1) window on the south façade.
3) Convert a wood stove to a gas-log fireplace and remodel the chimney on the southwest corner of the structure.
4) Approval for an 8' by 24', pre-existing, non-conforming blue wooden storage shed at the southwest corner of the property which will be relocated to meet accessory structure setback requirements.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(I)(1)(a): The applicant requests an exception to allow wood as an exterior wall material for an existing shed.

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

Applicant Response: Approval of the requested exception will not damage the character of the district based on three aspects.

a. The existing Storage Shed has very low visibility from the street, as the property is enclosed by walls and fencing. The Storage Shed is only visible from Irvine Street and due to the low height of the Storage Shed and the height of the wall and gate (see photos below), only a small portion of the roof is visible. The low visibility of the structure presents only a minor element to the streetscape, which could be unnoticed in casual observations.

b. The corrugated roofing material is consistent with other uses in the district. The property immediately to the south, incorporates corrugated metal in the design of property gates, (see photos below).

c. The existing Storage Shed exterior finish color will be mitigated by repainting the exterior surface in a color to match the existing residence stucco. That color is recommended to match the stucco color Palomino, which is an approved color for the District.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has been met. The existing construction materials used for the storage shed consist of wood frame and siding, galvanized corrugated metal roofing, and colored in a pastel blue (or Palomino) which are all common architectural elements found in the Westside-Guadalupe Historic District. The impact of the shed will be minimal from the streetscape and will not adversely impact the historic district in which it resides.

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

Applicant Response: Approval of the requested exception would prevent hardship to the Owner, based on two aspects.

a. The pre-existing Storage Shed was existing prior to the current Owner's acquisition of the property, and would create a hardship in terms of removing an asset that was presented to the current owner at the time of purchase.

b. The impact of replacing the existing storage use would create a functional hardship on the Owner, through either reduced or remote storage required.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has been met. The subject property at 202 Irvine St., has requested alterations from the Board for approval in 2006 and 2012 and had no issue with the shed's location, color, or material, and the applicant is making a good faith effort to make a non-conforming shed which they did not construct and are responsible for, into conformity. To remove the shed would be presenting the owner with a hardship for storage necessities.

(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: Approval of the requested will strengthen unique character and enhance continued residence in the district based on two aspects.

a. A number of similar storage structures can be identified in the immediate area of the property. Many other owners within the District rely on this type of supplemental storage to increase the livability of the traditional residences. Residences constructed during this time-frame often did not typically accommodate for more modern storage needs.

b. The Storage Shed in question, is not inconsistent with other uses in the District and it does provide for increased utility and enhances functionality, resulting in broader options for residents.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has been met. The Westside-Guadalupe Historic District has comparable structures constructed with similar materials. These storage structures provide needed space for residents to live and grow. The current owner is making a good faith effort to bring a non-conforming structure into conformity to provide their home with needed storage.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

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

(1) General

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

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

(2) Additions

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

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

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

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

(e) The height of additions:

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

(6) Roofs

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

(8) Archaeological Resources

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

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

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

(a) Applicability

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

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

(c) Height

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

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

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

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

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

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

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the

natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Stepbacks

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

(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)

DEFINITIONS:

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

H2416

building threatened?	surveyed	county	ID no.
yes	date 8/85 by HMW	SANTA FE	051613524

field map	number	UTM reference	easting	northing
SFHD # 7	524	zone 12 13		

location description

202 IRVINE

SW CORNER @ ALTO.

city/town
SANTA FE

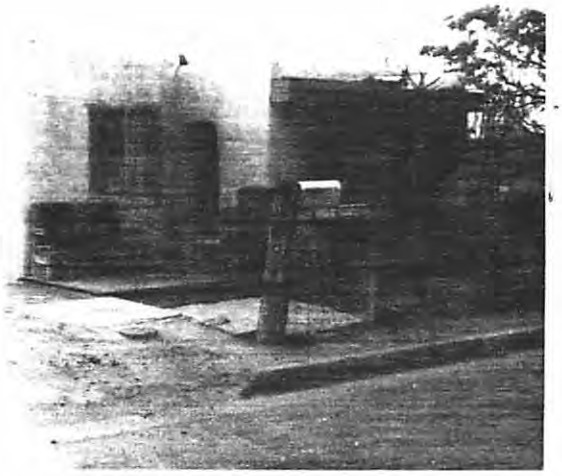
land grant/reservation

building name

legal description
tnsp ___ N S range ___ E W sec ___ ½ ___ ½

film roll	negative nos.	loc. of neg.
by SL no. SFHD # 12	30	HPB

plan shape



date of construction
1933-39 estimate ___ actua

source
SF DIR.

use
present residential
other ___
historic residential
other ___

condition
___ excellent ✓ good
___ fair ___ deteriorating

style
NMUV

foundation material
UNK (CONC.?)

wall material/surface
ADOBE/STUCCO

degree of remodeling
___ minor ___ moderate ✓ major
describe:
P4S ALL WDWS/DOORS

architectural features
FLAT RF
ALL NEW SLID. ALUM WDWS
NEW SGL LF DOORS.
STUCCO'D FRAME PORCH

surroundings
RES.

relationship to surroundings
x similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest x none
if eligible, why? NC ALTER.

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: 12-18-24	**202 Ervine Street**
Property Owner of Record: Charles Rennick	**Proposed Construction Description:**
Applicant/Agent Name: Michael Bodelson, Architect	**The addition of two separate closets to an existing residence, for a total area of 125 gross square feet, relocate pre-existing/nonconforming storage shed.**
Contact Person Phone Number: (505)-603-2446	**TOTAL ROOF AREA: 125 square feet**

Zoning District: R-21

Overlay: □ Escarpment _____
□ Flood Zone*
X Other: **Westside Guadalupe HD**

Submittals Reviewed with PZR:

□ Legal Lot of Record X Development Plan X Building Plans X Existing Site Plan X Proposed Site Plan X Elevations

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

Access and Visibility: □ Arterial or Collector**
X Visibility Triangle Required

Use of Structure: X Residential
□ Commercial Type of Use: _____

Terrain: □ 30% slopes No

Lot Coverage : 33 %
□Open Space Required: **No**

Setbacks:
Proposed Front: **7'** Minimum: 7'
2nd Front? _____
Proposed Rear: 10' Minimum: 10'
Proposed Sides: L **5'** R **7'** Minimum: **5'**

Height: Proposed **13'-6"**
Maximum Height: or
X Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible N/A
Minimum: 2

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

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

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

Michael Bodelson, Architect **[□OWNER □APPLICANT XAGENT]**
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 **09-02-24** **DATE**

To Be Completed By City Staff: 2024-009474PAR

Additional Agency Review if Applicable:
□ Escarpment Approval by _____Date: ___/___/___
□ Flood Plain Approval by _____Date: ___/___/___
□ Traffic Engineering Approval by _____Date: ___/___/___
Notes: _____

Zoning Approval:
□**Preliminary Approval** □**with conditions** □ **Rejected**
Comments/Conditions:_____

REVIEWER: Rebekah Clouser **DATE:** 12/19/2024

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

Revised 20 November 2020

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: Increase height to 12' 6" from 9' 9" where the maximum allowable height is 12' 7" and to construct a portal and replace windows on a Non-Contributing residence.
Project number: 05-10100214
Case number: H-05-214
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 202 Irvine

PROJECT NAMES:

OW - Glen Gollrad & Dana Doyle Santa Fe, NM 87501	202 Irvine 505-986-1407
AP - Glen Gollrad & Dana Doyle Santa Fe, NM 87501	202 Irvine 505-986-1407

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on January 31, 2006, acted on the above referenced case. The decision of the board was to approve your request with the following conditions: 1) that cementitious stucco is used and matches the existing color as close as possible, 2) that the windows have a recess of at least 2", and 3) that the parapet is maintained in both style and radius.

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: Increase height to 12' 6" from 9' 9" where the maximum allowable height is 12' 7" and to construct a portal and replace windows on a Non-Contributing residence.
Project number: 05-10100214
Case number: H-05-214
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 202 Irvine

PROJECT NAMES:

OW – Glen Gollrad & Dana Doyle Santa Fe, NM 87501	202 Irvine 505-986-1407
AP – Glen Gollrad & Dana Doyle Santa Fe, NM 87501	202 Irvine 505-986-1407

PROJECT DATA:

HISTORIC DISTRICT	WESTSIDE-GUADALUPE
HISTORIC BUILDING STATUS	NON-CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	YES
PUBLICLY VISIBLE FACADE-NORTH	YES
PUBLICLY VISIBLE FACADE-SOUTH	YES
PUBLICLY VISIBLE FACADE-WEST	YES
HISTORIC DISTRICT SURVEY NUMBER	H-2416
YEAR OF CONSTRUCTION	1933-39
PROJECT TYPE (NEW, ADD, ETC.)	ADDITION/REMODEL
USE, EXISTING	RESIDENTIAL
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	N/A

City of Santa Fe, New Mexico

memo

DATE: January 31, 2006

TO: Historic Design Review Board Members

VIA: Reed Liming, Planning Division Director RL

FROM: Marissa C Barrett, Historic Preservation Planner MCB

CASE # H-05-214

ADDRESS: 202 Irvine Street
Historic Status: Non-Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

___ District Standards & Yard wall & fence standards.

_x_ Historic Survey Form

_x_ Zoning Review Sheet

_x_ Other: Building Height Calculation

APPLICANT SUBMITTALS

_x_ Proposed Letter

___ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

___ Other:

STAFF RECOMMENDATIONS:

Staff recommends approval of this application on the condition that stucco type is clarified and that there are no publicly visible skylights or rooftop appurtenances. Otherwise, this application complies with Section 14-5.2 (I) Westside-Guadalupe Historic District Design Standards.

BACKGROUND AND SUMMARY:

The approximately 1,280 square foot single family residence located at 202 Irvine Street is Vernacular in style and was constructed around 1933. The building has been modified since its original construction. Modifications include enclosing the patio area on the south elevation in the late 1950's and construction of an addition to the west elevation in 1979-1980. All window and door openings were also altered during the 1979-1980 alterations. The Official Map lists the building as non-contributing to the Westside-Guadalupe Historic District.

This application proposes the following changes:

1. Remove the existing roof and re-roof including raising the height from 9'9" to a height of 12' 6", where the maximum allowable height is 12' 7".

2. Construct a 148 square foot portal to a height of 10', where the maximum allowable height is 12' 7". The portal will have a corrugated tin roof and a wood beam and posts finished in a natural stain.

3. Replace all aluminum slider windows with 3/1 double hung wood clad windows in a slate blue-grey color or divided light casement windows (north and west elevation). Non-historic doors will be replaced with divided light doors.

4. Re-stucco the building to match the existing light tan/yellow color as close as possible. Stucco type was not submitted.

Plans do not reflect any skylights or rooftop appurtenances.

202 Irvine Street
Parcel 33 Guadalupe District

Proposal Letter
Glen Gollrad and Dana Doyle - Owners

Scope of Work:
My wife and I have owned the property at 202 Irvine Street since February of 2002. When we first bought the house we renovated the interior, replacing all the services from the street, replacing the floor & floor structure, plumbing, wiring and natural gas systems.

We now need to replace a portion of the roof structure that was inadequately designed and constructed in 1980 or so. The portions of the roof that are in need of structural replacement were framed with 2X6 members incapable of resisting the dead loads and the live loads without significant deflection across the 14'-0" spans. In addition, the roofing (existing built-up) on the entire roof will be removed and replaced.

To support the new proposed roof structure, we intend to pour a cast in place concrete bond beam on top of the existing adobe walls (interior and exterior) to receive new timber roof framing. The intent is to shore up the adobe walls and tie them together in a way that will allow for the safe construction and support of the new roof structure. The lack of bond beams in the current structure - wood or otherwise - is causing the tops of the walls to move and crack. The infiltration of water from the damged/inadequate roof structure is likely contributing as well. The existing Vigas and decking are to remain, as they are structurally sound and intact.

Once the new bond beams are in place, the new timber roof structure will receive wood plank decking to be exposed to the interior. The remaining of the roof and parapet will be framed in dimensional lumber and sheathed. The new roof structure will incorporate a 'knee wall' system to address pitch, wiring, heat recovery ducting, and insulation cavity requirements. Height will be kept to a minimum at all areas, keeping the finished parapet height below the maximum allowable of 12'-7" determined in the recent height survey. The driving factor is the existing adobe wall heights, and a minimum concrete bond beam depth of 10".

We also propose to replace the existing single-pane, leaky, drafty, inefficient low-performance single glazed aluminum slider windows (ca. 1980) and unclad non-weather resistant wood doors (also circa 1980). We propose to return to a more traditional 3-over-1 double hung type unit. The windows will be high performance high quality wood clad with extruded aluminum from a manufacturer such as Pella or Sierra Pacific, TBD. Proposed color to be a slate blue/grey such as Sierra Pacific's Slate Blue. We feel either will go with the existing light tan/yellow stucco color and find both equally appealing.

The next proposed portion of construction is the only addition to the property - a simple and small portale over the existing brick patio. It will have new concrete footings, naturally finished timber structure, and corrugated metal roofing, flashed to the new proposed parapet.

We intend to re-stucco once the project is completed, and will keep the color/tone to one very similar to the current one. If we can find a reputable contractor to match the existing stucco finish, we will.

Property History:
As best we can tell, and were told by the previous owner, title company, realtors, and through research at the city; it seems the house was originally constructed in 1933 or thereabouts. At that time, 3 rooms were constructed (the 3 existing rooms with the vigas; the northeast corner room, the southeast corner room, and the kitchen (along the north side of the property) in an "L" shape that faced a small patio to the southwest (where the existing dining room is located). In the late 1950's, the footings were extended around the patio to support new adobe walls enclosing the patio area / dining room. In 1979 or 1980, the living room, bathroom, and mechanical areas were added to the house, and this is when the previous owners replaced the windows and restuccoed the entire structure, dropped gypsum wallboard ceiling below the vigas (we've removed these ceilings), and installed some new plumbing (which in our interior remodel was removed and replaced).

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 11·14·2005

Property Owner of Record GLEN GOLLRAD & DANA DOYLE

Applicant Name GLEN GOLLRAD Phone 505·986·1407

Site Address 202 IRVINE ST.

Proposed Construction NEW ROOF, PARAPET, PORTALE, DOORS + WINDOWS

TO BE COMPLETED BY STAFF:

Zoning District/Overlay RM1 Subdivision GUADALUPE : Lot 33 Block 63 neighborhood

Permitted Use:	☒	Section # 14-6
Accessory Use:	☐	Section #
Special Exception:	☐	Case #
Variance:	☐	Case #
Prohibited Use:	☐	Section #

Setbacks:
(Front) Provided 10 Required 7 (2nd Front) Provided 42 Required 7

(Left Side) Provided 5+ Required 5 (Right Side) Provided 12.5+ Required 5

(Rear) Provided _____ Required _____ (Special Yard) Provided _____ Required _____

Zero lot line affidavit (yes/no) side _____ rear _____

Density: 2.52 Open Space: NO Existing Condition

Lot Size: 1,12 Total Roof Area: 1424 Lot Coverage (%): 27.24 %

Height of new construction: Existing 10.8 Wall Requirement: _____ Visibility triangle: _____

Parking: #Spaces Required 2 #Spaces Provided 2 HC spaces: Van _____ Regular _____ Bike rack _____

Other District Requirements: 1+-Board

Preliminary Approval: ☐

Preliminary Approval w/Conditions: ☒ Shall submit Application TO BOA for shed set back less than 5' but no @ LOT Line.

Comments: _____

Reviewer _____ Date 11-14-05

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.

_____ _____

Applicant Date

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 202 IRVINE ST. • SANTA FE, NM

HISTORIC DISTRICT: (Please see attached map)
Downtown & Eastside [ ] Don Gaspar [ ] Westside-Guadalupe [X]
Transition [ ] Historic Review [ ]
Historic Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: NEW ROOF + STRUCTURE, CONC. BOND BEAMS, PARAPET + PORTALE

CONSTRUCTION COST: $ 16,000 FEE: $ 105.00 + $20 Poster Cost = $ 125.00

OWNER: GLEN GOLLRAD & DANA DOYLE **PHONE#:** 505.986.1407

OWNER ADDRESS: 202 IRVINE ST.

CITY, STATE, ZIP CODE: SANTA FE, NM 87501

APPLICANT: (SAME AS ABOVE) **PHONE #:** 505.986.1407

ADDRESS: " "

CITY, STATE, ZIP CODE: " "

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [ ]

OTHER CONSTRUCTION:
Demolition [X] Remodel [X] Addition [ ] Residential [ ] Signs [ ] Wall/Fence [ ]
Antenna [ ]

PREAPPLICATION MEETING: Date: Nov. 3, 2005 Case Planner: Marissa

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 [X] **NO** [ ]
If yes, please provide a written request for an updated maximum allowable height calculation.

What is the proposed height of your project? 12'-6"

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.

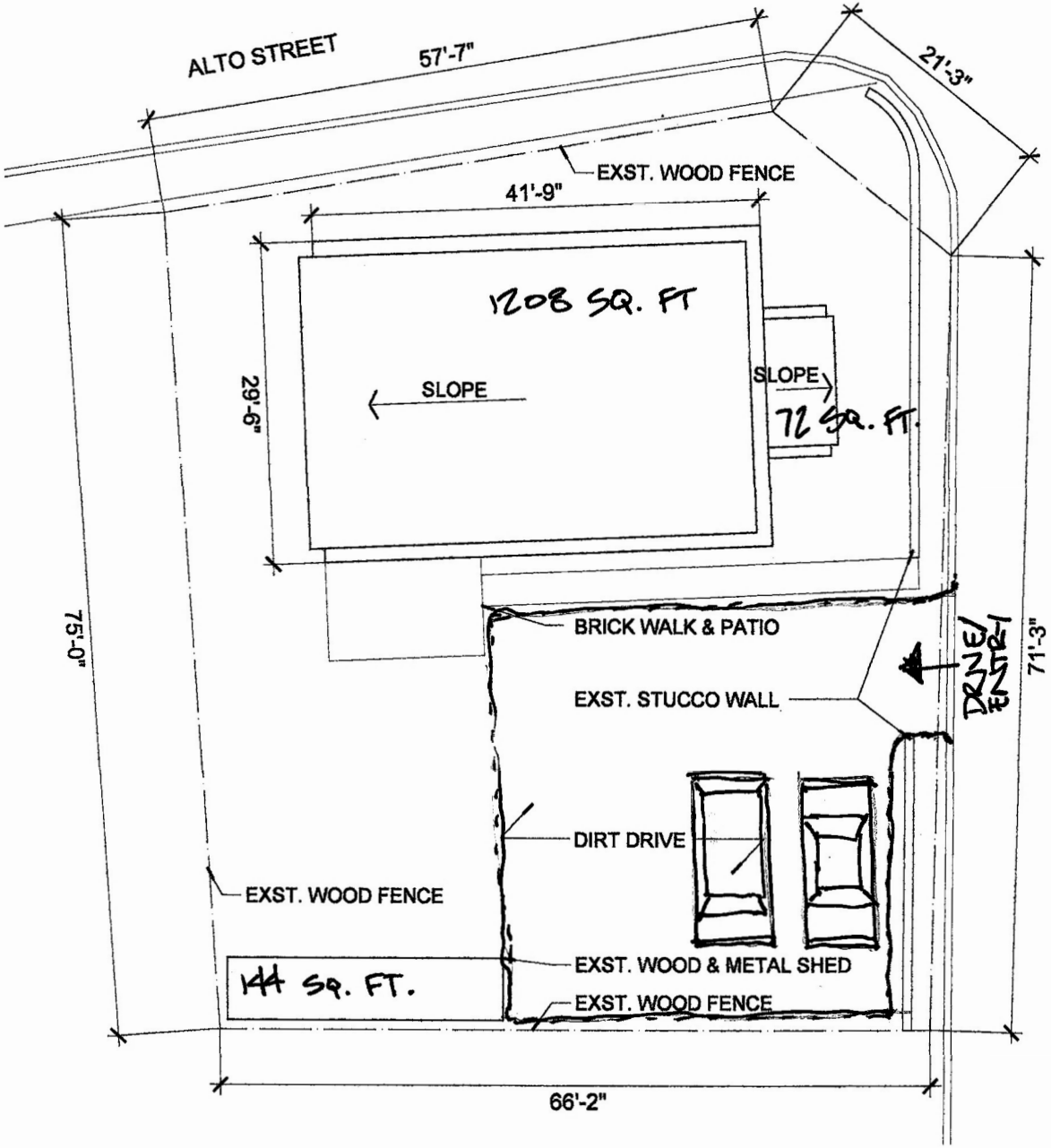
I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

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

RECEIVED
NOV 14 2005
3:10 p.m.

Signature of Applicant/Owner

11.10.2005
Date



1 **Existing Site Plan**

scale: 1" = 20'-0"

10 5 0 10 30 50 feet

202 Irvine Street
Santa Fe, NM 87501
ph. 505.577.6200

SITE PLAN

N

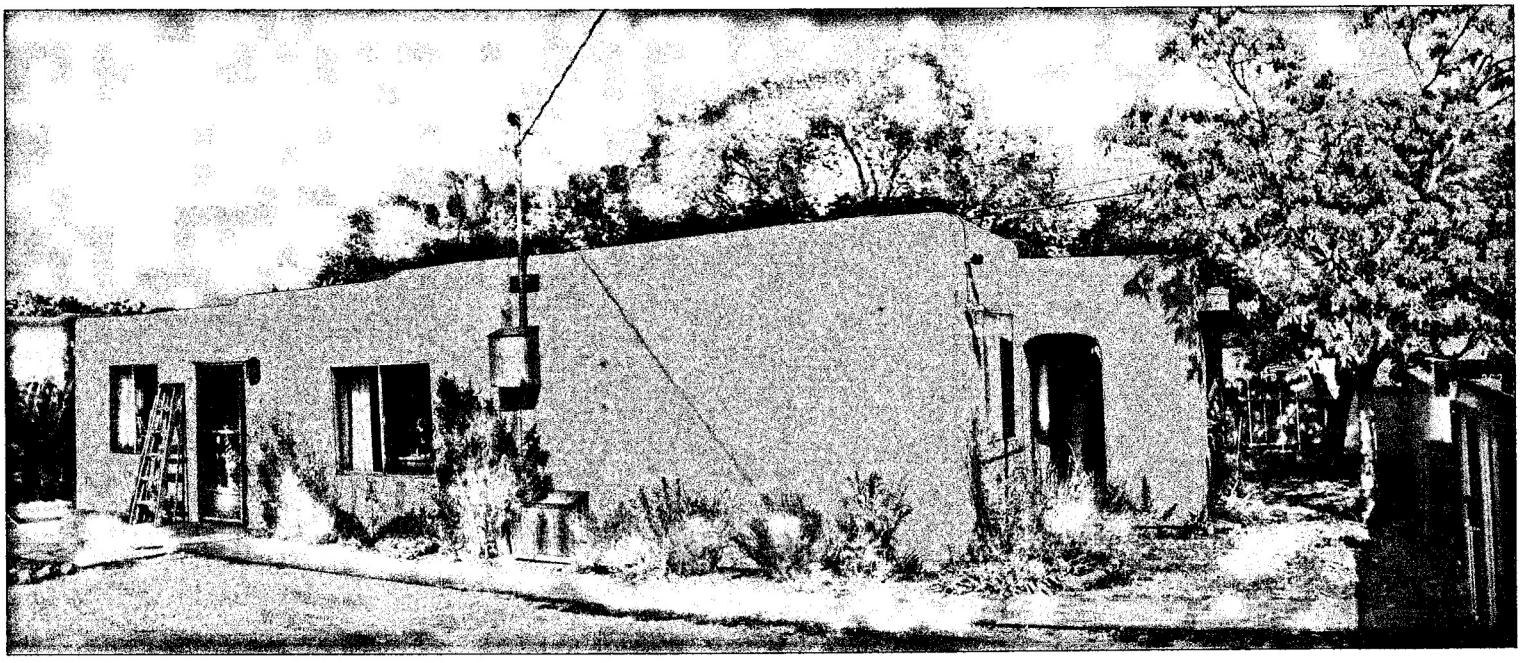
date: 10 NOV 2005

S100

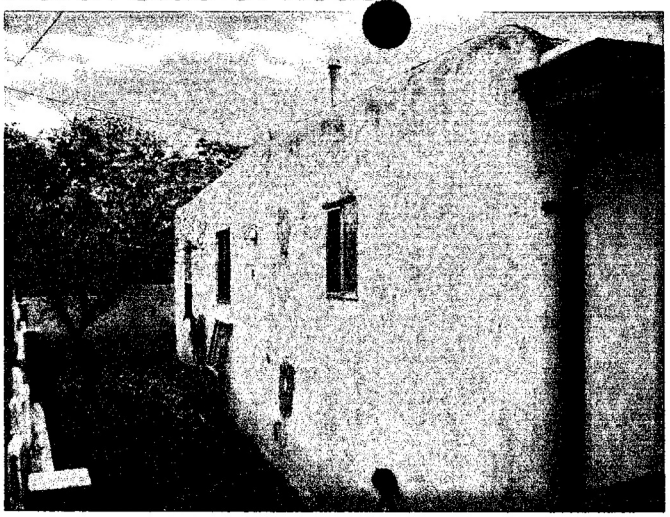
Moldy GWB Ceiling

Rotten Eave

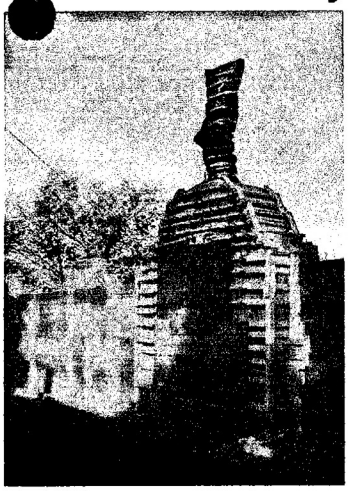
View of house from South East



North Side of house

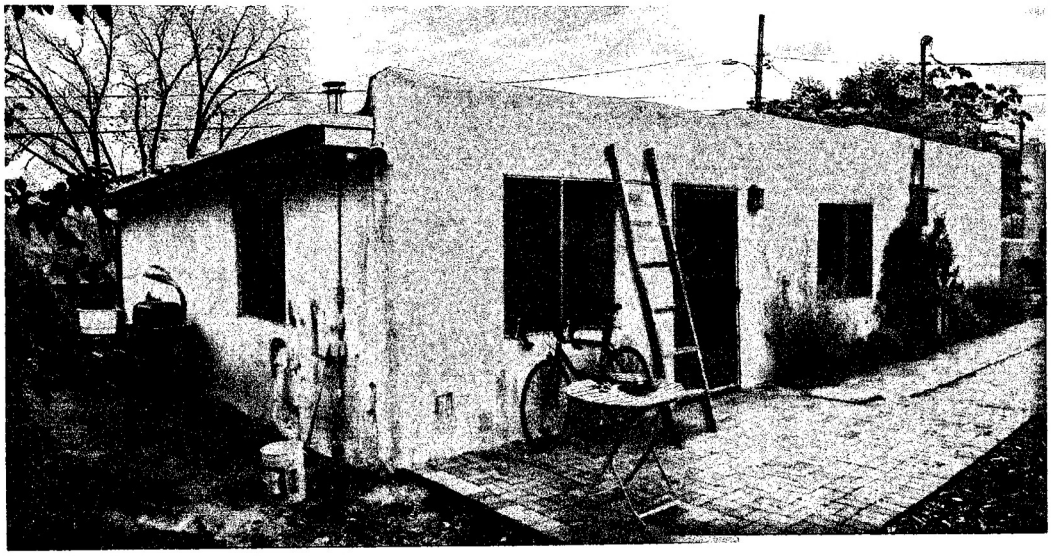


743 Alto Archway

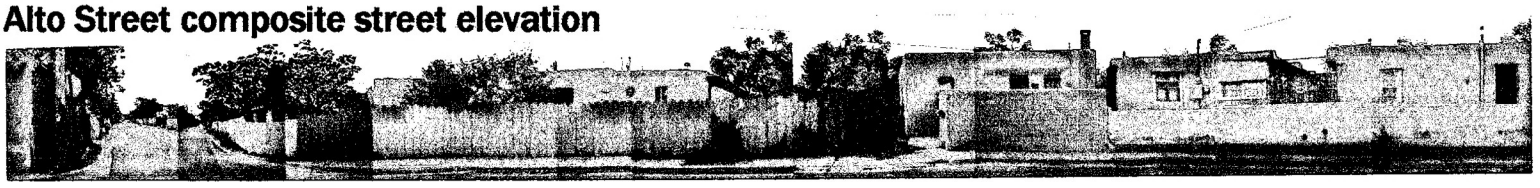


East Side of house

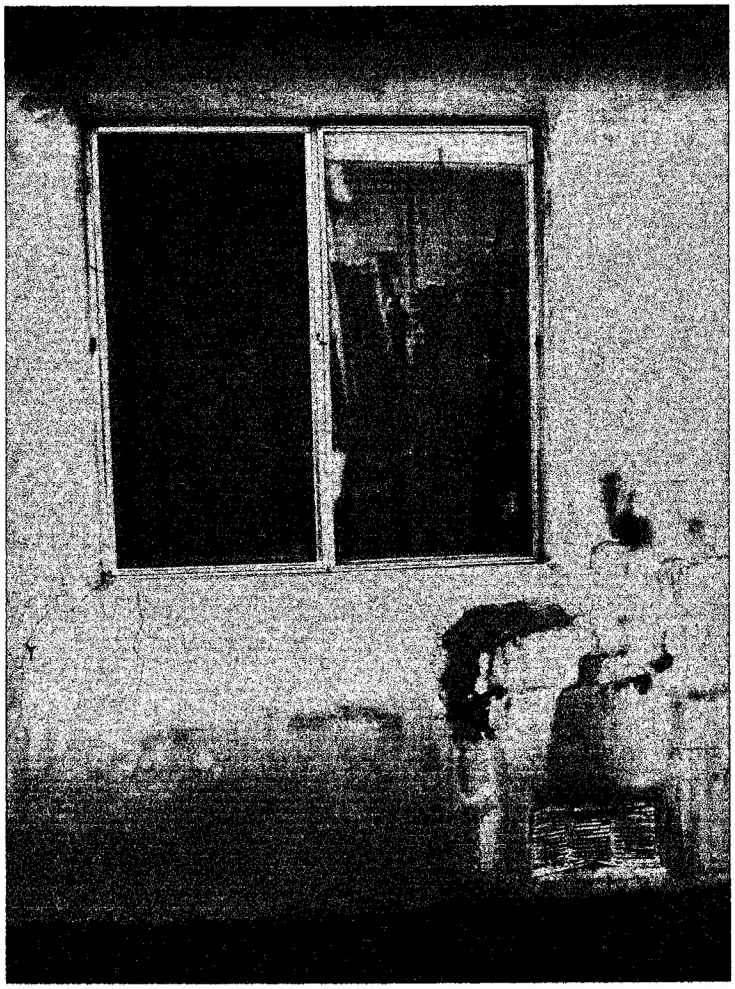
West and South sides of house



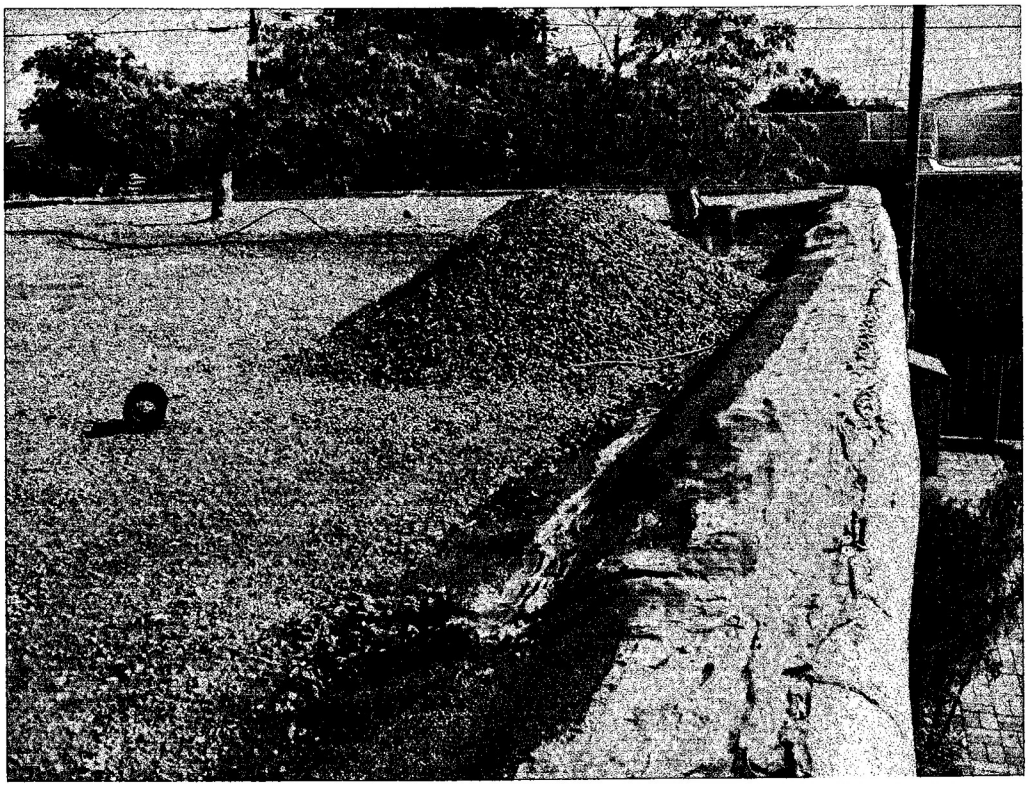
Alto Street composite street elevation



Typical Window and Exterior Finish Condition



South parapet / roof condition



RENNICK/BUELL RESIDENCE

202 Irvine Street
Santa Fe, New Mexico

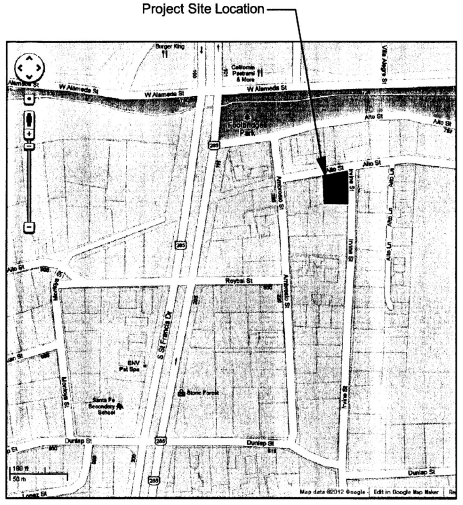
PROJECT TEAM

Owner
Rennick/Buell
202 Irvine Street
Santa Fe, NM 87501

Planner
JenkinsGavin Design & Development Inc.
130 Grant Ave., Suite 101
Santa Fe, New Mexico 87501
505-820-7444

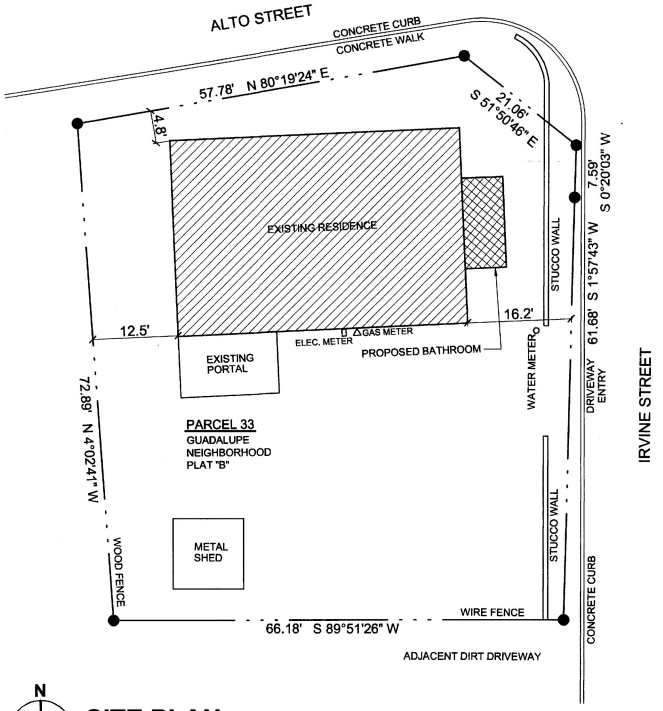
SHEET INDEX

A-1	Title Sheet
A-2	Floor Plans & Exterior Elevations (Existing & Proposed)
A-3	Reflected Ceiling Plan & Interior Elevations



N

VICINITY MAP



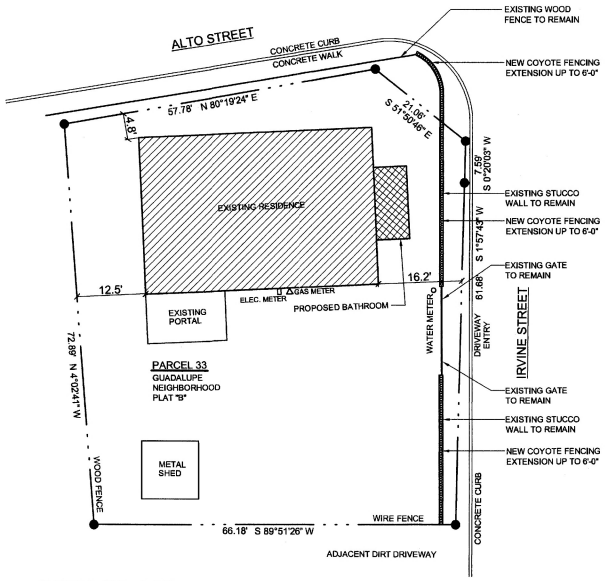
N

SITE PLAN

SCALE: 1"= 10'-0"

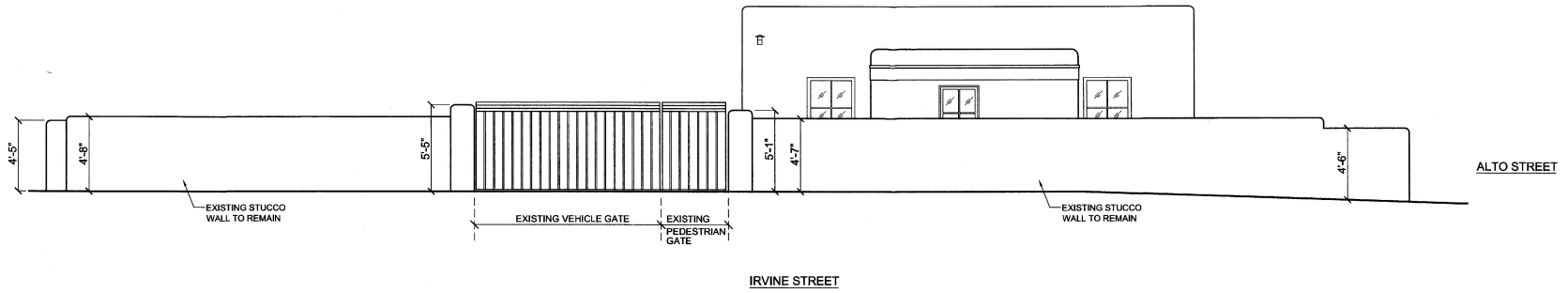
NOTE: INFORMATION SHOWN HAS BEEN PROVIDED BY OTHERS.

40'-0"



SITE PLAN

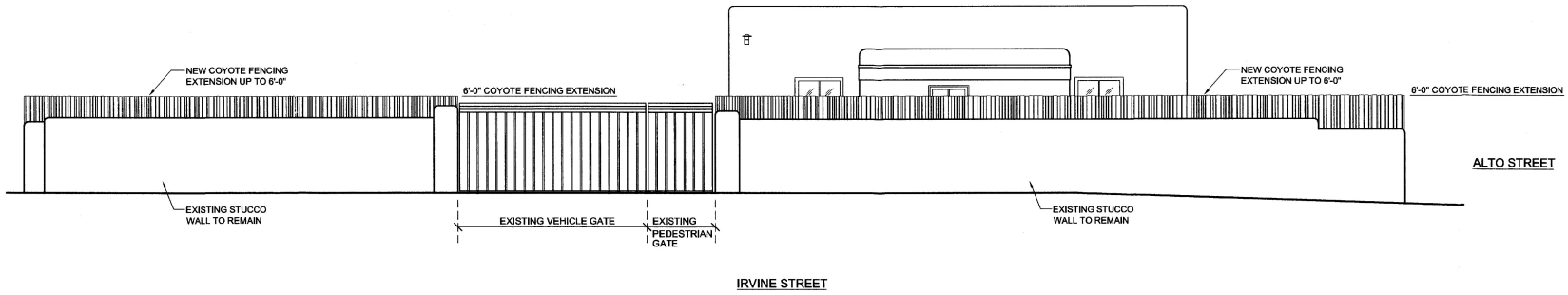
NOT TO SCALE



EXISTING EAST ELEVATION

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

16'-0"



PROPOSED EAST ELEVATION

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

Rennick/Buell Residence
Proposed Coyote Fencing Addition

REVIS
NO. DAT

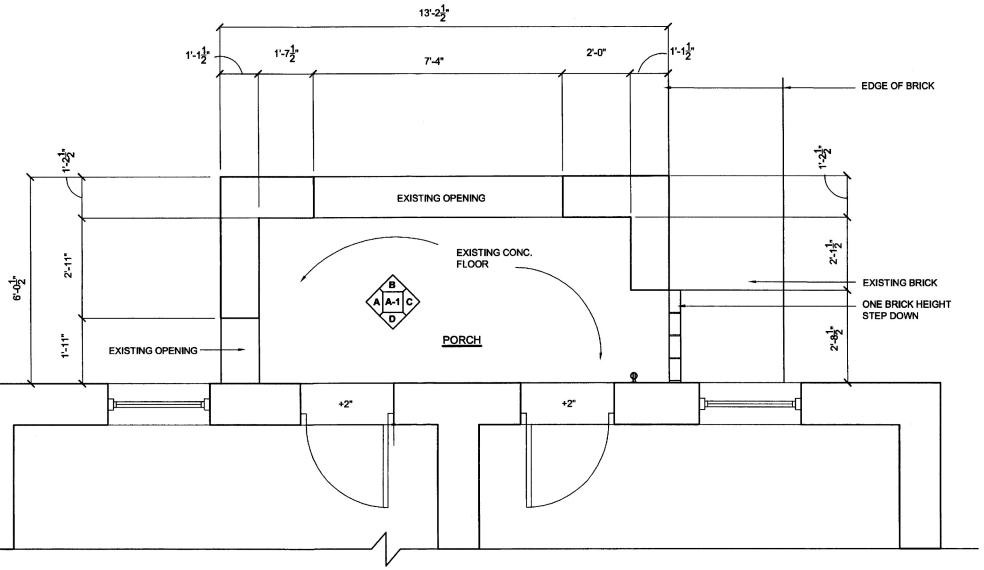
DAT
5-15-2

DRAWN
PR

CHECKE
PM

jenkin
DESIGN & DEVE
130 Grant Aver
Santa Fe, New

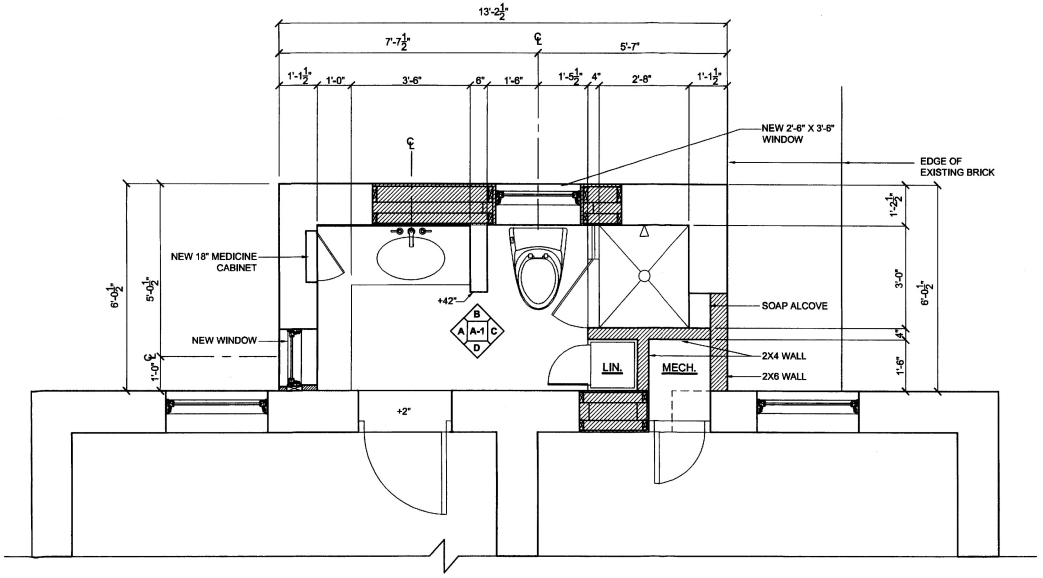
SHE
A-



EXISTING FLOOR PLAN

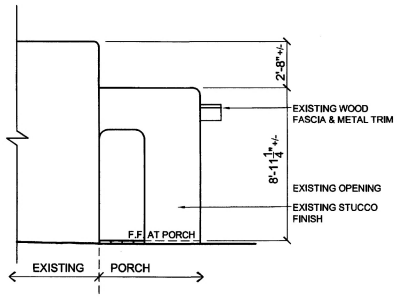
SCALE: 1/2"= 1'-0"

8'-0"



PROPOSED FLOOR PLAN

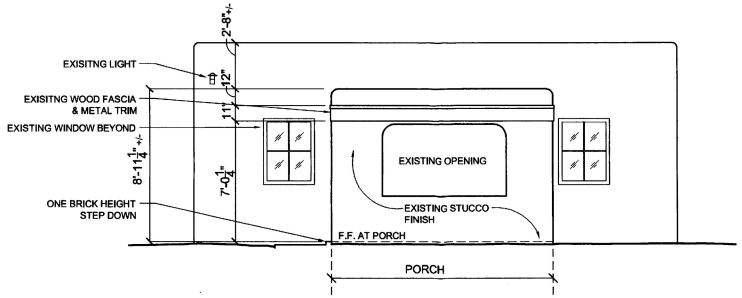
SCALE: 1/2"= 1'-0"



EXISTING SOUTH ELEVATION

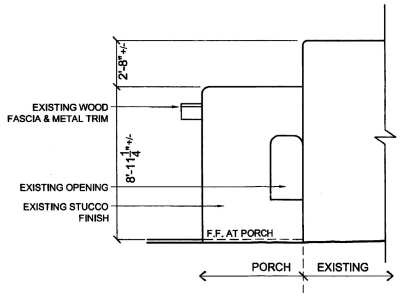
SCALE: 1/4"= 1'-0"

16'-0"



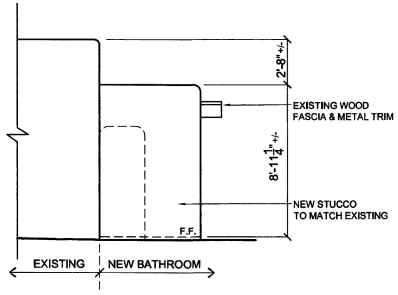
EXISTING EAST ELEVATION

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



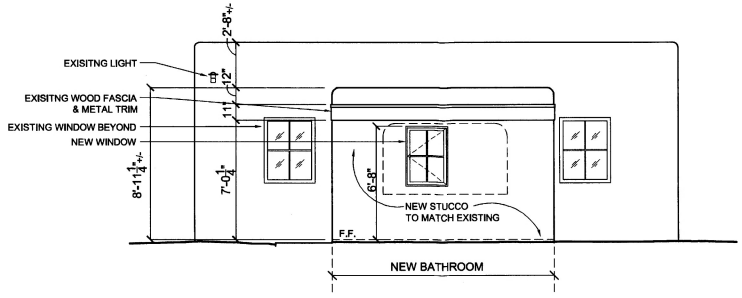
EXISTING NORTH ELEVATION

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



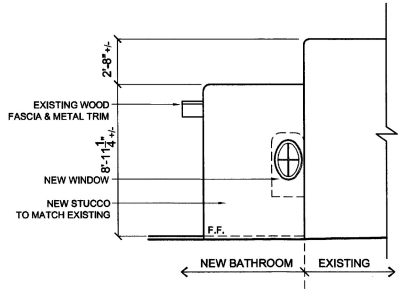
PROPOSED SOUTH ELEVATION

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



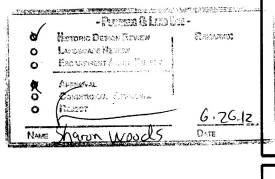
PROPOSED EAST ELEVATION

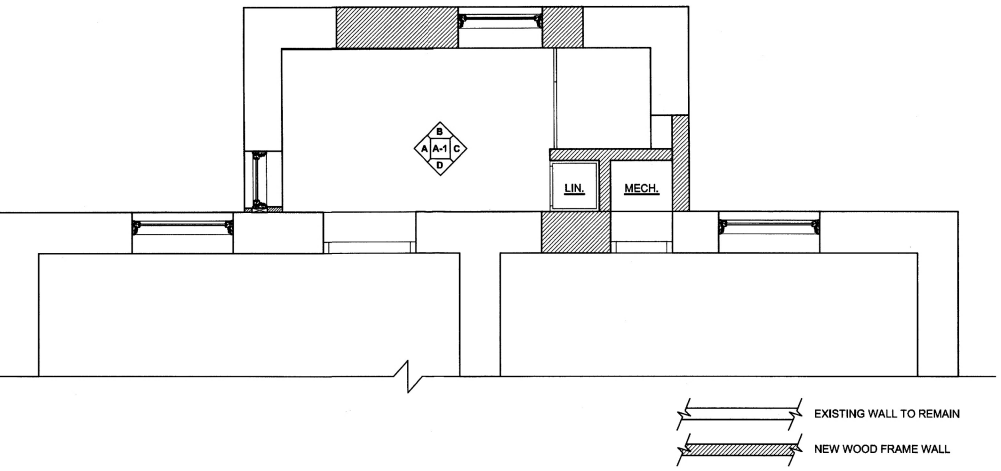
SCALE: 1/4"= 1'-0"



PROPOSED NORTH ELEVATION

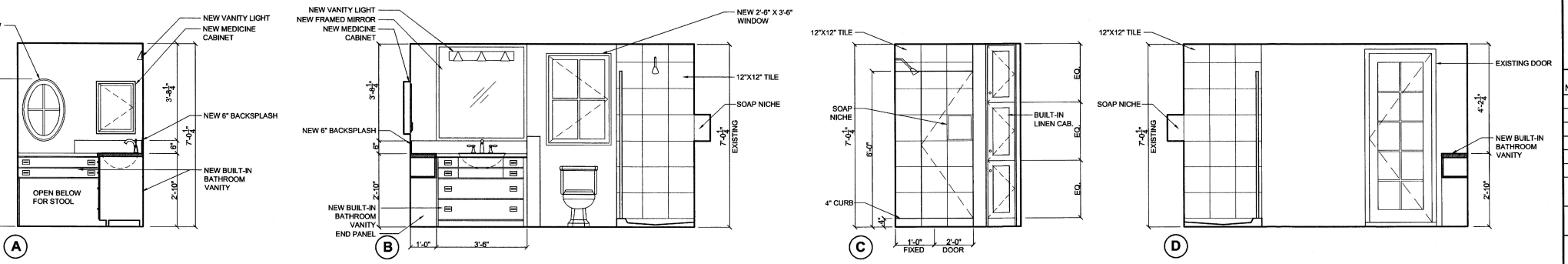
SCALE: 1/4"= 1'-0"





REFLECTED CEILING PLAN - NEW BATHROOM

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



INTERIOR ELEVATIONS - NEW BATHROOM

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

8'-0"

Rennick/Buell Residence

REVIS
NO. DA

4-10-

DRAW

P

CHECK

P

jenkin
DESIGN & DEV
130 Grant Av
Santa Fe, New

A

MICHAEL A. BODELSON

ARCHITECT

11 East Wildflower Drive	Santa Fe, New Mexico 87506	(505) 603-2446

December 18, 2024

Mr. Paul Duran, Planner, <paduran@santafenm.gov>
Historic Preservation Division, Land Use Department
City of Santa Fe
Post Office Box 909
Santa Fe, New Mexico 87504

Ref: 202 Irvine Street – Request for 2-Additions/Window Relocation/Gas-Log Fireplace & Shed Relocation
Non-Conforming Structure Status, Westside-Guadalupe HD

Dear Ms. McCulley:

As the Owner's Representative for Charles Rennick, the owner of the residence located at 202 Ervine Street, I am requesting approval for the construction of two (2) small closet additions, relocate one (1) window and convert a wood stove to a gas-log fireplace at the residence. The existing building is a Non-Conforming structure within the Westside-Guadalupe Historic District. The building was built in a vernacular pueblo style, constructed of pentile, and the windows have been previously replaced. In approximately 2013, a bathroom was constructed at an existing east portal of the residence, through an approval by the Historic Review Board.

The proposed work includes: addition of two closets (total ~125 square feet) at each corner of the east elevation. The proposed additions will relocate a window to the south elevation. The proposed additions to the residence will provide a more functional and useable floor plan. An existing wood burning stove will be replaced with a masonry gas-log fireplace and stucco chimney. All exterior finishes will match the existing stucco color and the parapet profile will match the existing residence. An 8-foot tall, pre-existing, non-conforming storage shed at the southwest corner of the lot will be relocated to meet accessory structure setback requirements.

The overall heights of the proposed additions are 11'-1", including parapets. The window relocation will remove an existing window from the east elevation and install it on the south elevation, to provide more natural light in that room. In the Living Room, a wood stove will be replaced with a gas-log fireplace/chimney, for more efficient heating, (matching existing stucco). Please see the plans and elevations for a graphic depiction.

I hope this letter and related drawings clearly convey the intended scope-of-work in regards to the proposed additions and modifications. If you should have any questions or require any additional information, please let me know. Your assistance with this request is appreciated and I can be available at your convenience.

Sincerely,

Michael Bodelson,
Architect, LEED-AP, BD+C

cc: Charles Rennick, Owner

Attachments: Building Photos

MICHAEL A. BODELSON

ARCHITECT

11 East Wildflower Drive | Santa Fe, New Mexico 87506 | (505) 603-2446

January 17, 2025

Mr. Paul Duran, Planner, <paduran@santafenm.gov>
Historic Preservation Division, Land Use Department
City of Santa Fe
Post Office Box 909
Santa Fe, New Mexico 87504

Ref: 202 Irvine Street – Request for Additional Site Photos
Non-Conforming Structure Status, Westside-Guadalupe HD

Dear Mr. Duran:

As requested, below please find the additional photos of the locations for the proposed closet additions. These two photos depict the locations at the Northeast and Southeast corner of the existing residence.

I hope the photos show the areas of interest in adequate detail for you reference. If you should have any questions or require any additional photos, please let me know. Your assistance with this request is appreciated and I can be available to meet at your convenience.

Sincerely,

Michael Bodelson,
Architect, LEED-AP, BD+C

cc: Charles Rennick, Owner

Attachments: Photos

MICHAEL A. BODELSON
ARCHITECT

11 East Wildflower Drive | Santa Fe, New Mexico 87506 | (505) 603-2446

January 17, 2025

Mr. Paul Duran, Planner, <paduran@santafenm.gov>
Historic Preservation Division, Land Use Department
City of Santa Fe
Post Office Box 909
Santa Fe, New Mexico 87504

Ref: 202 Irvine Street – Request for Exception, Pre-existing Storage Shed
Non-Conforming Structure Status, Westside-Guadalupe HD

Dear Mr. Duran:

As the Owner's Representative for Charles Rennick, the owner of the residence located at 202 Ervine Street, I am requesting approval for an Exception to 14-5.2(I)(1)(a), (Exterior Materials), regarding a pre-existing storage shed) at the above noted residence. The existing residence is a Non-Conforming structure within the Westside-Guadalupe Historic District. The residence was built in a vernacular pueblo style, with of pentile construction, and the windows have been previously replaced. In approximately 2013, a bathroom was constructed at an existing east portal of the residence, through approval by the Historic Review Board.

The existing Storage Shed, located at the southwest property corner, is a non-permeant structure, and in review of historical City arial photographs, appears to have been placed on the property between 2001 and 2005, prior to acquisition by the current owner. The Storage Shed is approximately 8' x 24' with a low shed roof, sloping down from approximately 7'-10" to 6'-3" (an approximate 2:12 slope). The roof is galvanized corrugated metal, and the exterior wood sheathing is painted blue. There are three wood access doors on the north side, which are also painted a matching blue color. There is no other fenestration.

The current siting of the building also presents a non-conforming pre-existing Zoning condition, due to the side-yard and rear setback requirements. The Owner has agreed to correct the setbacks to meet the 5' requirement for an accessory structure from the side-yard and the rear property lines. The zoning correction, is proposed to be conducted in conjunction with a related request for other modifications to the property.

BASIS of REQUEST FOR EXCEPTION:

As an exception to 14-5.2(I)(1)(a), the following justifications are provided to address the required criteria noted in bold below:

(i) Do not damage the character of the district: Approval of the requested exception will not damage the character of the district based on three aspects.

a. The existing Storage Shed has very low visibility from the street, as the property is enclosed by walls and fencing. The Storage Shed is only visible from Irvine street and due to the low height of the Storage Shed and the Hight of the wall and gate (see photos below), only a small portion of the roof is visible. The low visibility of the structure presents only a minor element to the streetscape, which could be unnoticed in casual observations.
b. The corrugated roofing material is consistent with other uses in the district. The property immediately to the south, incorporates corrugated metal in the design of property gates, (see photos below).
c. The existing Storage Shed exterior finish color will be mitigated by repainting the exterior surface in a color to match the existing residence stucco. That color is recommended to match the stucco color Palomino, which is an approved color for the District.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare; and: Approval of the requested exception would prevent hardship to the Owner, based on two aspects.

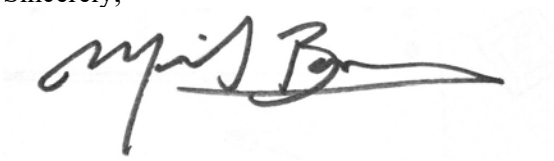
a. The pre-existing Storage Shed was existing prior to the current Owner's acquisition of the property, and would create a hardship in terms of removing an asset that was presented to the current owner at the time of purchase.
b. The impact of replacing the existing storage use would create a functional hardship on the Owner, through either reduced or remote storage required.

(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. Approval of the requested will strengthen unique character and enhance continued residence in the district based on two aspects.

a. A number of similar storage structures can be identified in the immediate area of the property. Many other owners within the District rely on this type of supplemental storage to increase the livability of the traditional residences. Residences constructed during this time-frame often did not typically accommodate for more modern storage needs.
b. The Storage Shed in question, is not inconsistent with other uses in the District and it does provide for increased utility and enhances functionality, resulting in broader options for residents.

I hope this letter and related graphic materials clearly convey adequate justification for the request Exception. If you should have any questions or require any additional information, please let me know. Your assistance with this request is appreciated and I can be available to meet at your convenience.

Sincerely,



Michael Bodelson,
Architect, LEED-AP, BD+C

cc: Charles Rennick, Owner

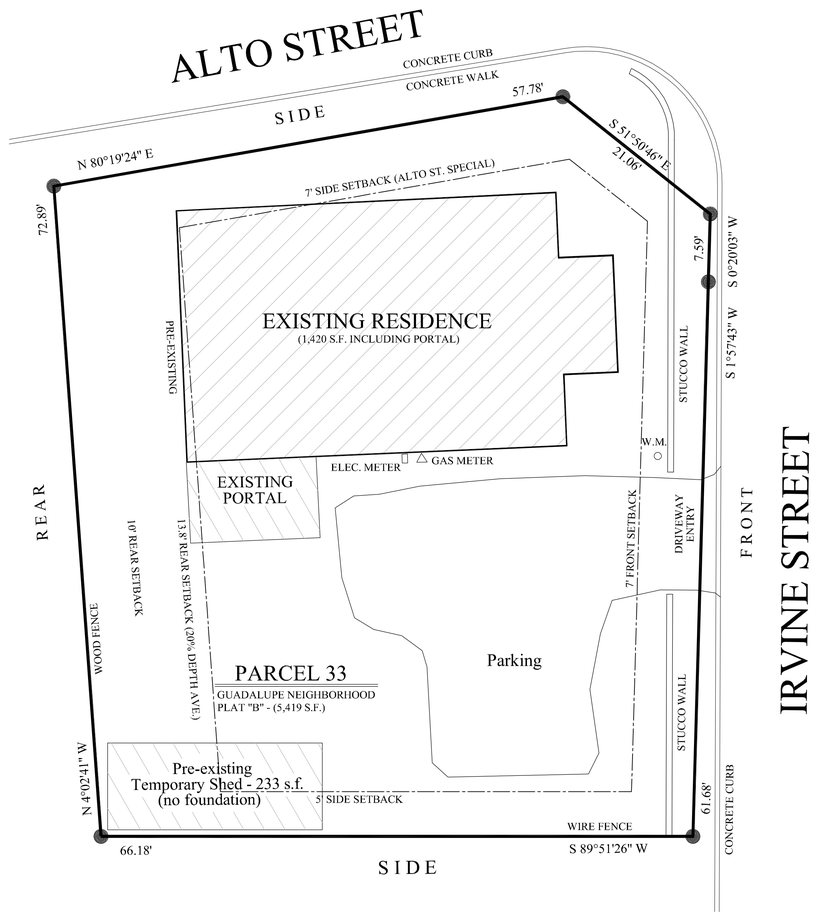
Attachments: Photos

The Rennick/Buell Residence Renovations

202 Ervine Street | DECEMBER 18, 2024 | Santa Fe, New Mexico

LIST OF DRAWINGS

1 TITLE SHEET & EXISTING/PROPOSED SITE PLANS
2 EXISTING AND PROPOSED FLOOR PLANS
3 EXISTING AND PROPOSED EAST ELEVATIONS
4 EXISTING AND PROPOSED SOUTH ELEVATIONS
5 EXISTING AND PROPOSED WEST ELEVATIONS
6 EXISTING AND PROPOSED NORTH ELEVATIONS

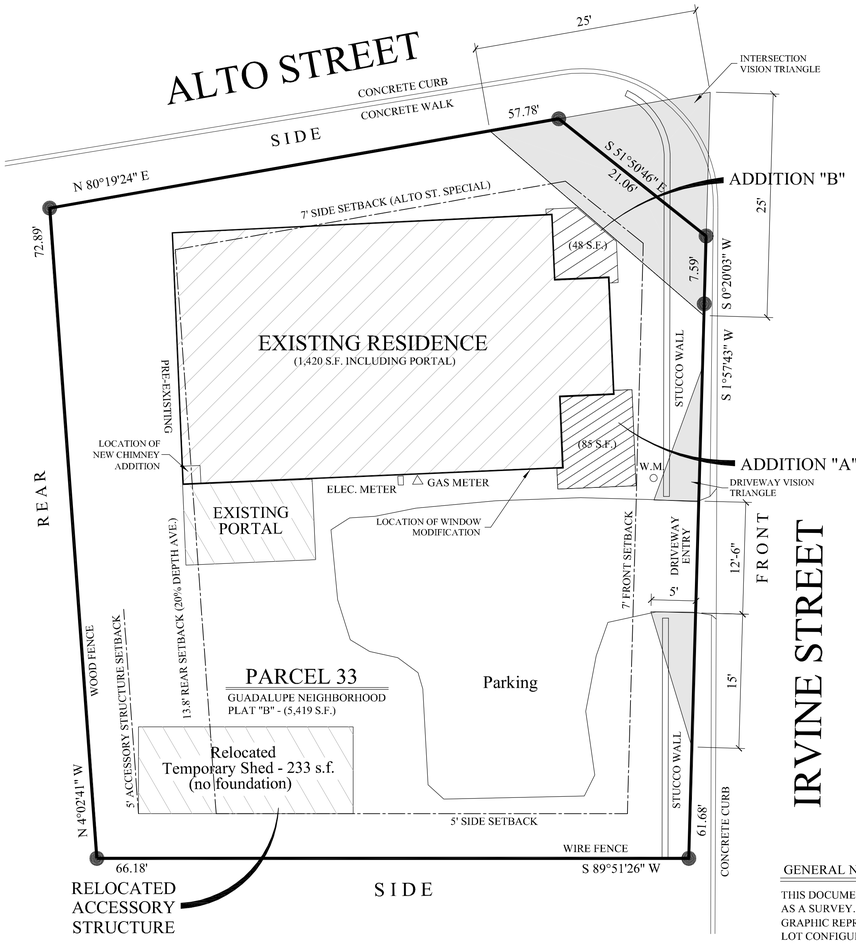


1 EXISTING SITE PLAN

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

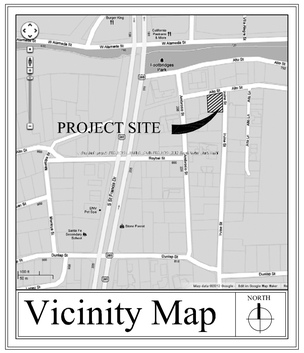
SITE DATA AND INFORMATION

SITE DATA SHOWN WAS TAKEN FROM:
- LEGAL LOT OF RECORED PLAT
- OWNER PROVIDED DATA BY PRIOR DESIGNERS
- CITY OF SANTA FE GIS DATA



2 PROPOSED SITE PLAN

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



PROJECT DATA

CLASSIFICATIONS

PRIMARY CODE	NEW MEXICO: 2021 IRC
OCCUPANY TYPE (IBC)	RESIDENTIAL (R)
CONSTRUCTION TYPE (IBC)	V-N
SANTA FE ZONING	R-21
TYPE	ADDITION
HISTORIC DISTRICT	WESTSIDE-GUADALUPE

PROJECT SCOPE

PROJECT TYPE	ADDITION
APPLICABLE CODE	IRC

EXISTING CONSTRUCTION NOTES

FOUNDATION	STRIP W/ CONCRETE SLAB
WALLS	MASONRY / PLASTER
ROOF FRAMING	VIGAS / BEAMS WITH WOOD DECK
EXTERIOR	CEMENT STUCCO
ROOF TYPE	MODIFIED ASPHALT

LOT COVERAGE CALCULATION

AREA	ROOFED AREA	STATUS
EXISTING RES.	1,420	EXIST.
ADDITION-A	85	PROP.
ADDITION-B	48	PROP.
TEMP SHED	233	EXIST.
TOTAL	1,786	PROP.

40% MAXIMUM ALLOWABLE LOT COVERAGE:
LOT AREA 5,419 S.F. X 40% = 2,167 S.F.

PROPOSED LOT COVERAGE EQUALS: 1,786 / 5,419 = 33%

GENERAL NOTES:

THIS DOCUMENT IS NOT A SURVEY AND SHOULD NOT BE RELIED ON AS A SURVEY. THE USE OF THIS DOCUMENT IS LIMITED TO THE GRAPHIC REPRESENTATION OF THE BUILDING ENVELOPE AND GENERAL LOT CONFIGURATION, FOR THE PURPOSES OF LOCATING THE PROPOSED SCOPES OF WORK

PROJECT SCOPE - GENERAL DESCRIPTION:

SCOPE OF WORK IS DESCRIBED AS 2 CLOSET ADDITIONS AND THE CONVERSION/RELOCATION OF A WOOD BURNING STOVE TO A GAS FIREPLACE.

Michael A. Bodelson
Architect
Santa Fe, New Mexico

Office: (505) 984-2114
Cell: (505) 699-8024
Email: dave@dbcconcretesupply.com

NO. 1 Colony Court
Santa Fe, New Mexico
dbcconcretesupply.com

SHEET TITLE: TITLE & SITE PLANS

PROJECT NAME: Rennick/Buell Residence- Remodel
202 Ervine Steet - Santa Fe, New Mexico

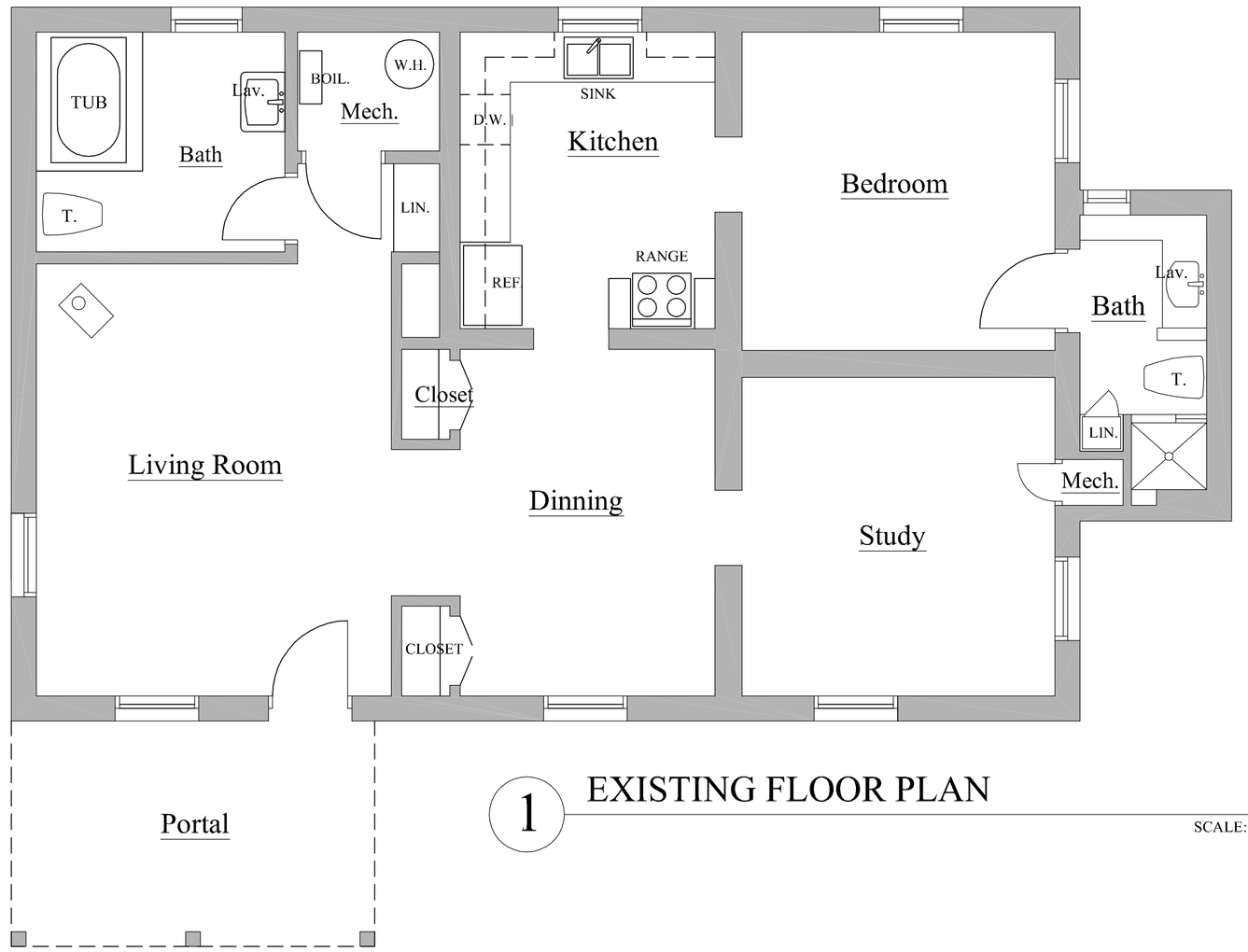
DESIGNED:	M. BODELSON
DRAWN:	MB
CHECKED:	MB
DATE:	12-18-24
PLOT SCALE:	INDICATED
JOB NO:	005-99
COMP. FILE:	

REVISIONS

DATE:	BY:
11-13-24	MB

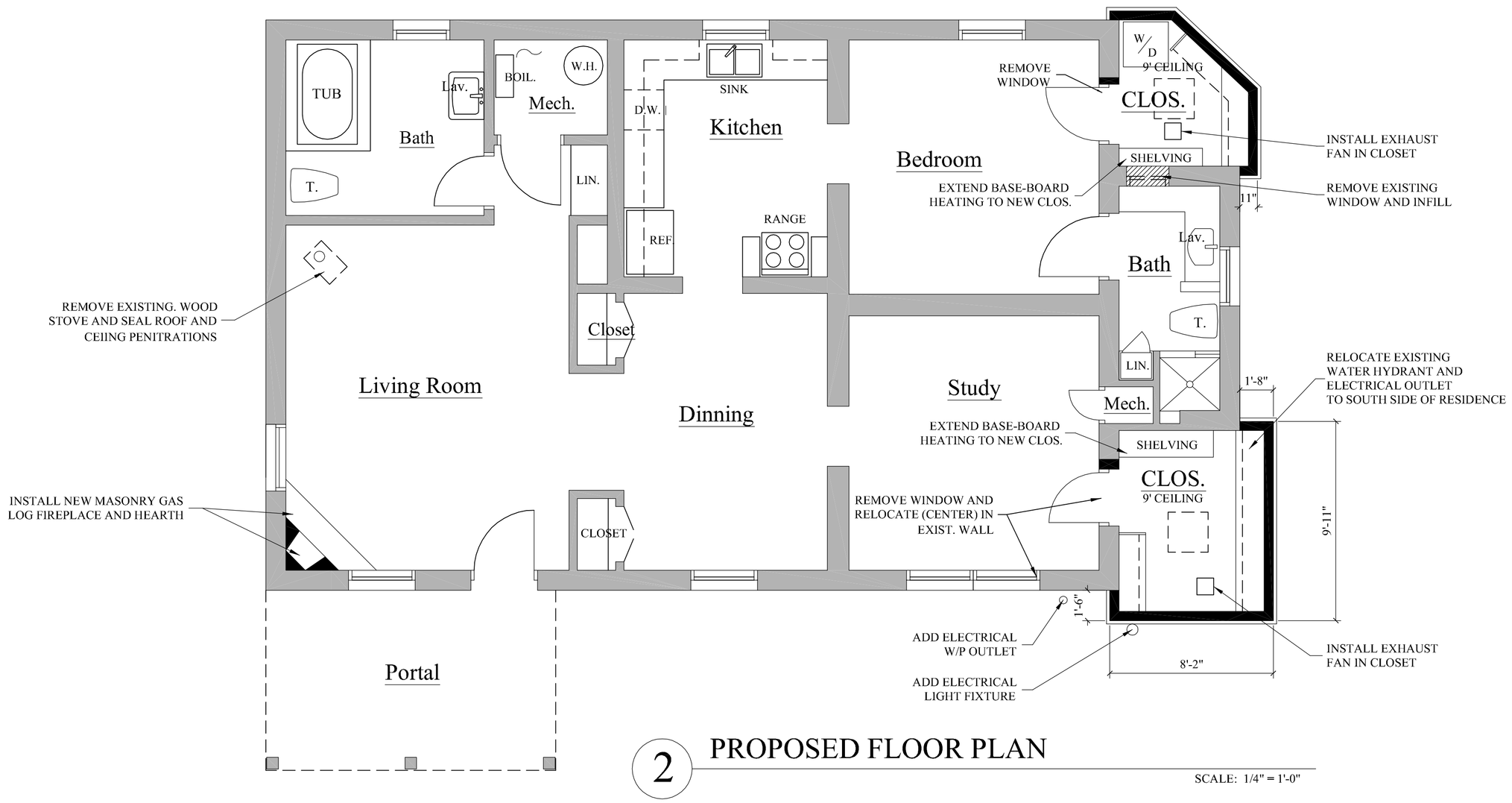
1

SHEET 1 OF 6 SHEETS



1 EXISTING FLOOR PLAN

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



2 PROPOSED FLOOR PLAN

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

Michael A. Bodelson
Architect
Santa Fe, New Mexico

Office: (505) 984-2114
Cell: (505) 699-8024
Email: dave@dbcconcretesupply.com

NO. 1 Colony Court
Santa Fe, New Mexico
dbcconcretesupply.com

SHEET TITLE: ADDITION FLOOR PLAN

PROJECT NAME: The Rennick/Buell Residence - Addition
202 Irvine Steet - Santa Fe, New Mexico

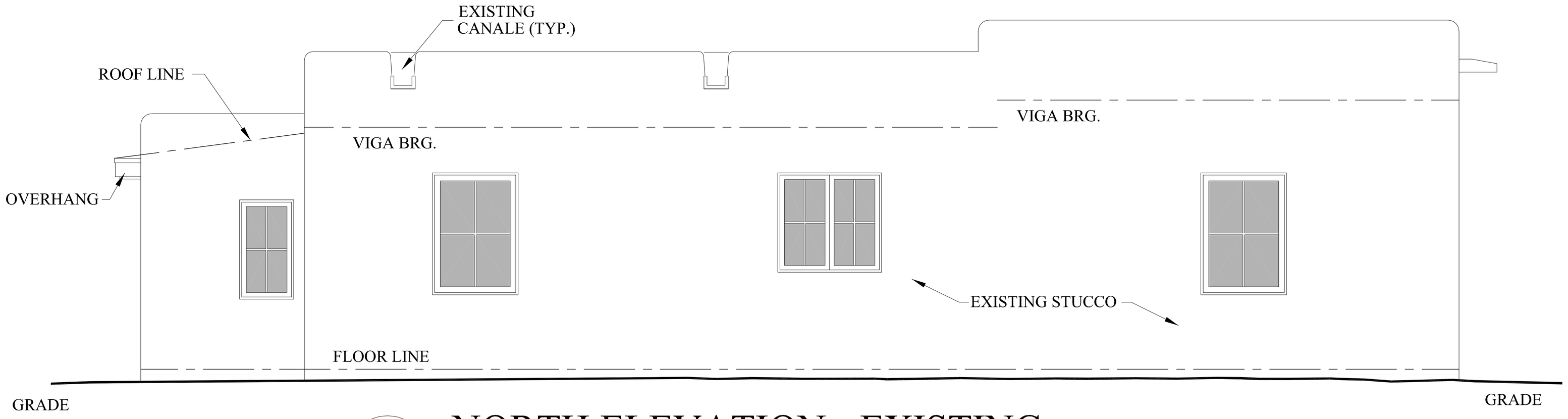
DESIGNED:	M. BODELSON
DRAWN:	MB
CHECKED:	MB
DATE:	12-05-24
PLOT SCALE:	INDICATED
JOB NO:	005-99
COMP. FILE:	

REVISIONS

DATE:	BY:

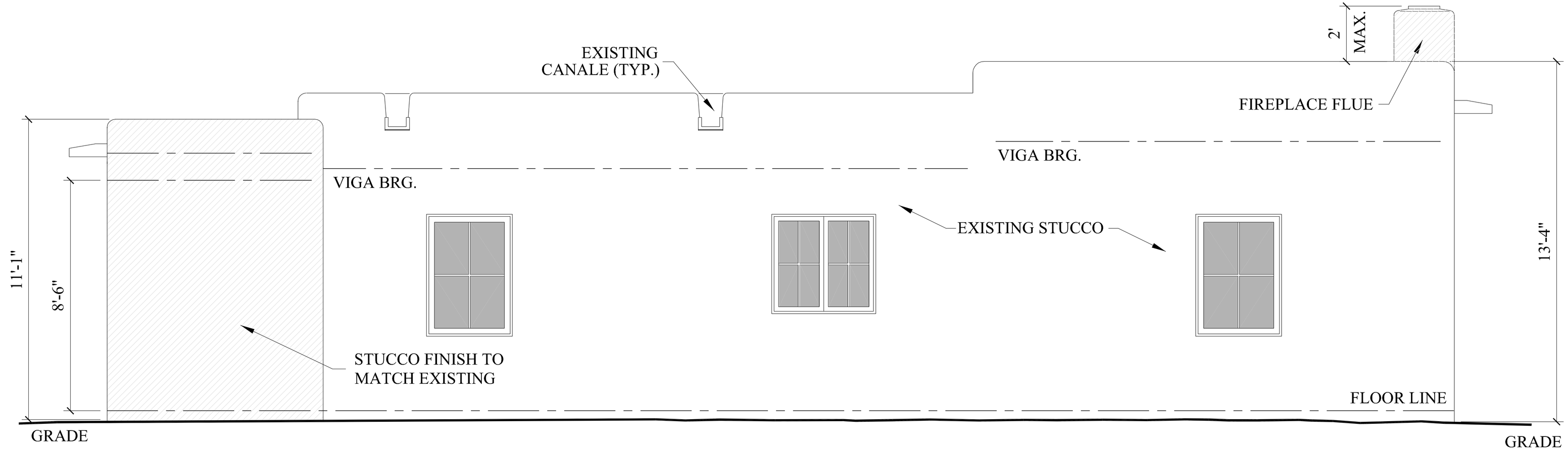
2

SHEET 2 OF 6 SHEETS



7 NORTH ELEVATION - EXISTING

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



8 NORTH ELEVATION - EXISTING

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

Michael A. Bodelson
Architect
Santa Fe, New Mexico

Office: (505) 984-2114
Cell: (505) 699-8024
Email: dave@dbcconcretesupply.com

SHEET TITLE: NORTH ELEVATIONS

PROJECT NAME: The Rennick/Buell Residence - Addition
202 Irvine Steet - Santa Fe, New Mexico

NO. 1 Colony Court
Santa Fe, New Mexico
dbcconcretesupply.com

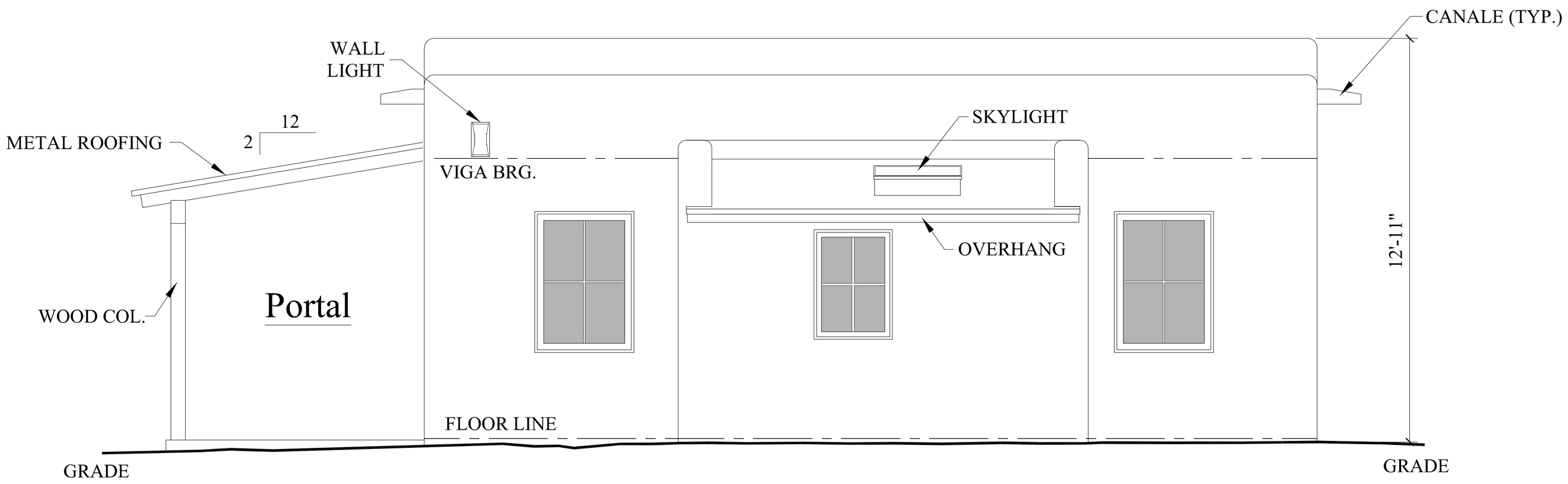
DESIGNED:	M. BODELSON
DRAWN:	MB
CHECKED:	MB
DATE:	12-18-24
PLOT SCALE:	INDICATED
JOB NO:	005-99
COMP. FILE:	

REVISIONS

DATE:	BY:

6

SHEET 6 OF 6 SHEETS



1 EAST ELEVATION - EXISTING

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

2 EAST ELEVATION - PROPOSED

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

Michael A. Bodelson
Architect
Santa Fe, New Mexico

Office: (505) 984-2114
Cell: (505) 699-8024
Email: dave@dbcconcretesupply.com

SHEET TITLE: EAST ELEVATIONS

PROJECT NAME: The Rennick/Buell Residence - Addition
202 Irvine Steet - Santa Fe, New Mexico

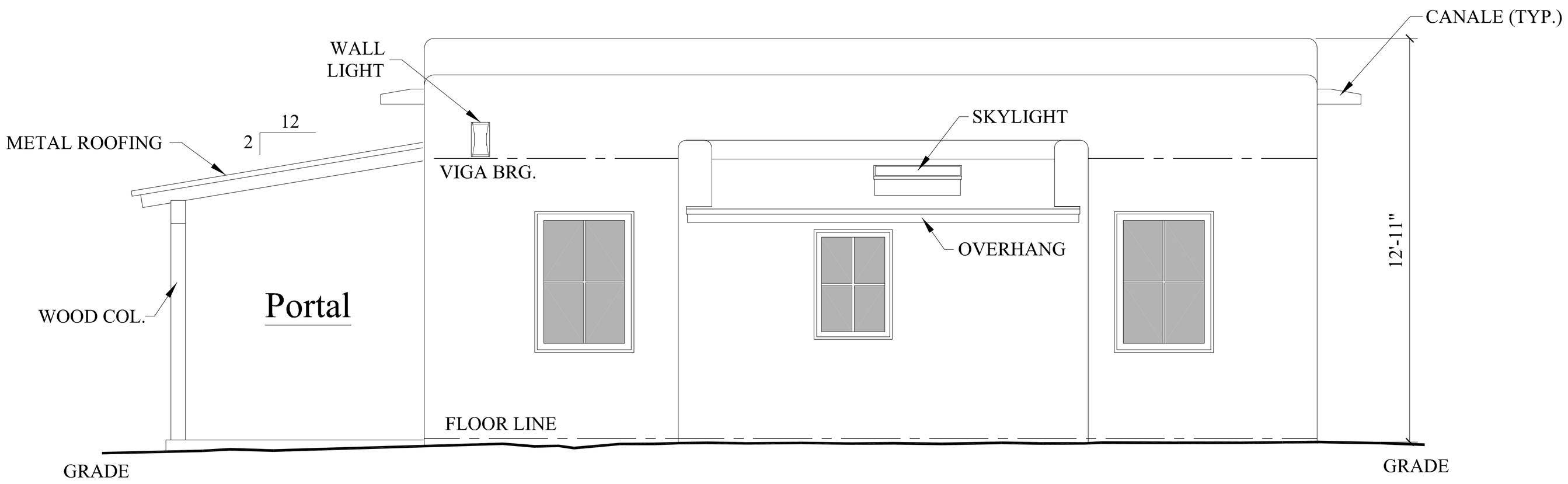
NO. 1 Colony Court
Santa Fe, New Mexico
dbcconcretesupply.com

DESIGNED:	M. BODELSON
DRAWN:	MB
CHECKED:	MB
DATE:	12-18-24
PLOT SCALE:	INDICATED
JOB NO:	005-99
COMP. FILE:	

REVISIONS	
DATE:	BY:

3

SHEET 3 OF 6 SHEETS



1 EAST ELEVATION - EXISTING

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

2 EAST ELEVATION - PROPOSED

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

Michael A. Bodelson
Architect
Santa Fe, New Mexico

Office: (505) 984-2114
Cell: (505) 699-8024
Email: dave@dbcconcretesupply.com

SHEET TITLE: EAST ELEVATIONS

PROJECT NAME: The Rennick/Buell Residence - Addition
202 Irvine Steet - Santa Fe, New Mexico

NO. 1 Colony Court
Santa Fe, New Mexico
dbcconcretesupply.com

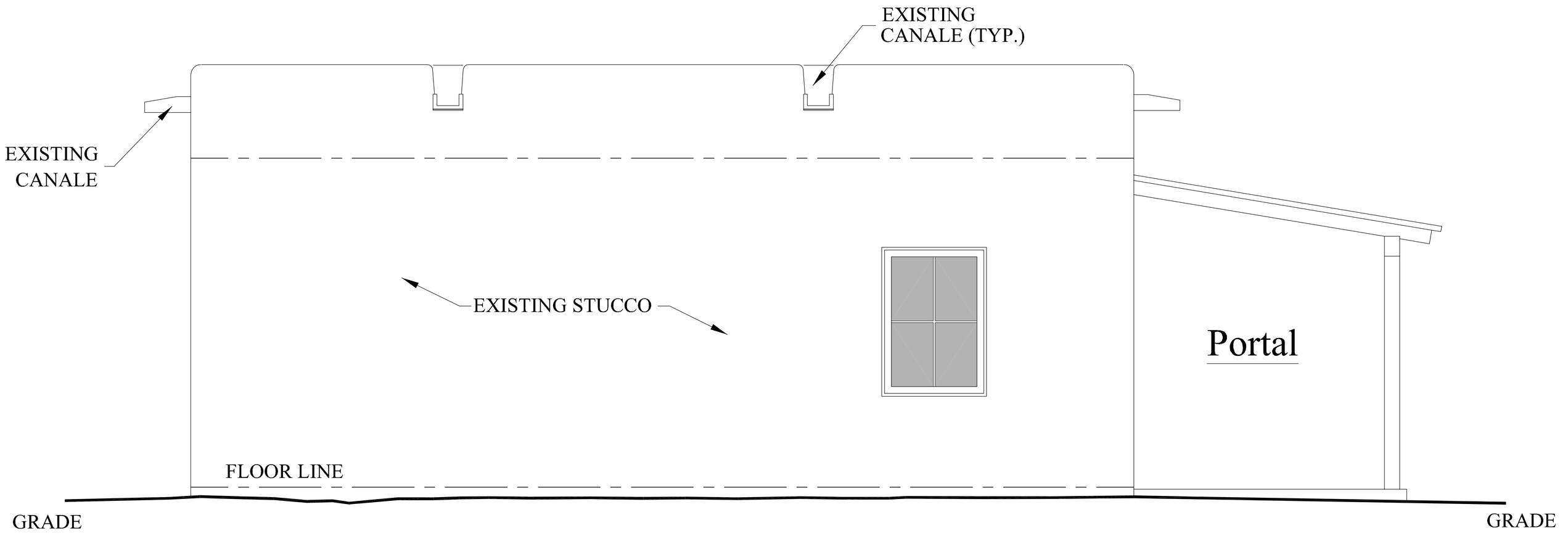
DESIGNED:	M. BODELSON
DRAWN:	MB
CHECKED:	MB
DATE:	12-18-24
PLOT SCALE:	INDICATED
JOB NO:	005-99
COMP. FILE:	

REVISIONS

DATE:	BY:

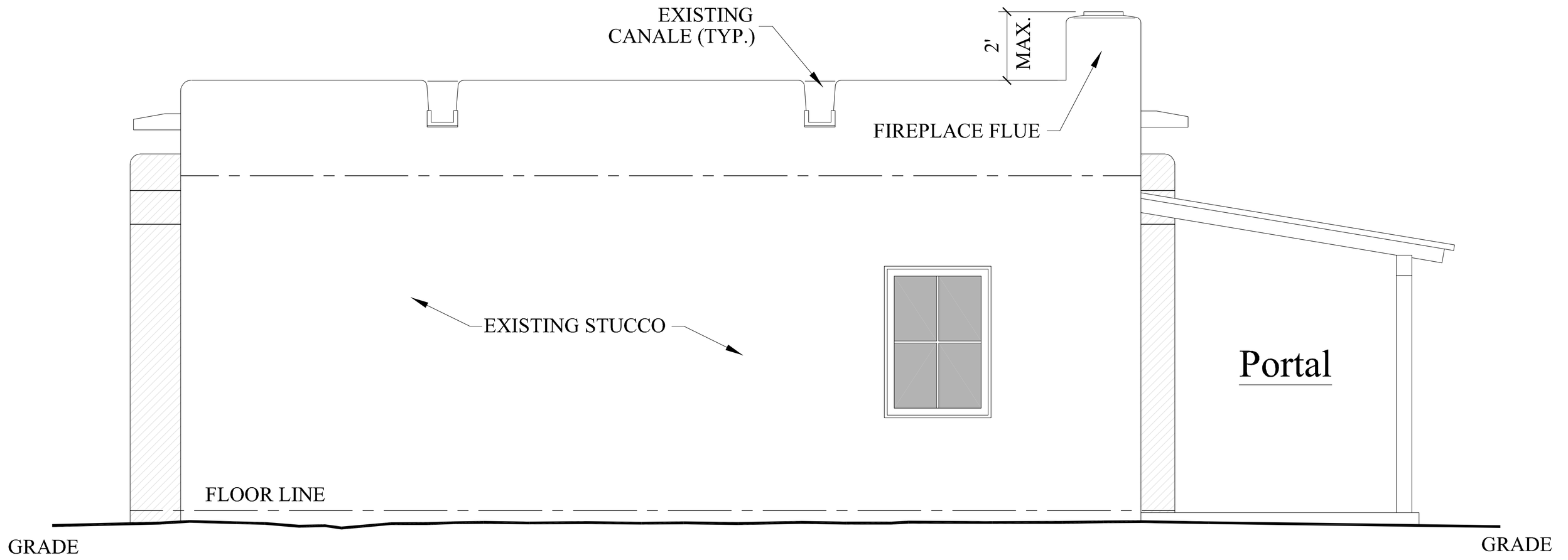
3

SHEET 3 OF 6 SHEETS



5 WEST ELEVATION - EXISTING

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



6 WEST ELEVATION - PROPOSED

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

Michael A. Bodelson
Architect
Santa Fe, New Mexico
Office: (505) 984-2114
Cell: (505) 699-8024
Email: dave@dbcconcretesupply.com

SHEET TITLE: WEST ELEVATIONS

PROJECT NAME:
The Rennick/Buell Residence - Addition
202 Irvine Steet - Santa Fe, New Mexico

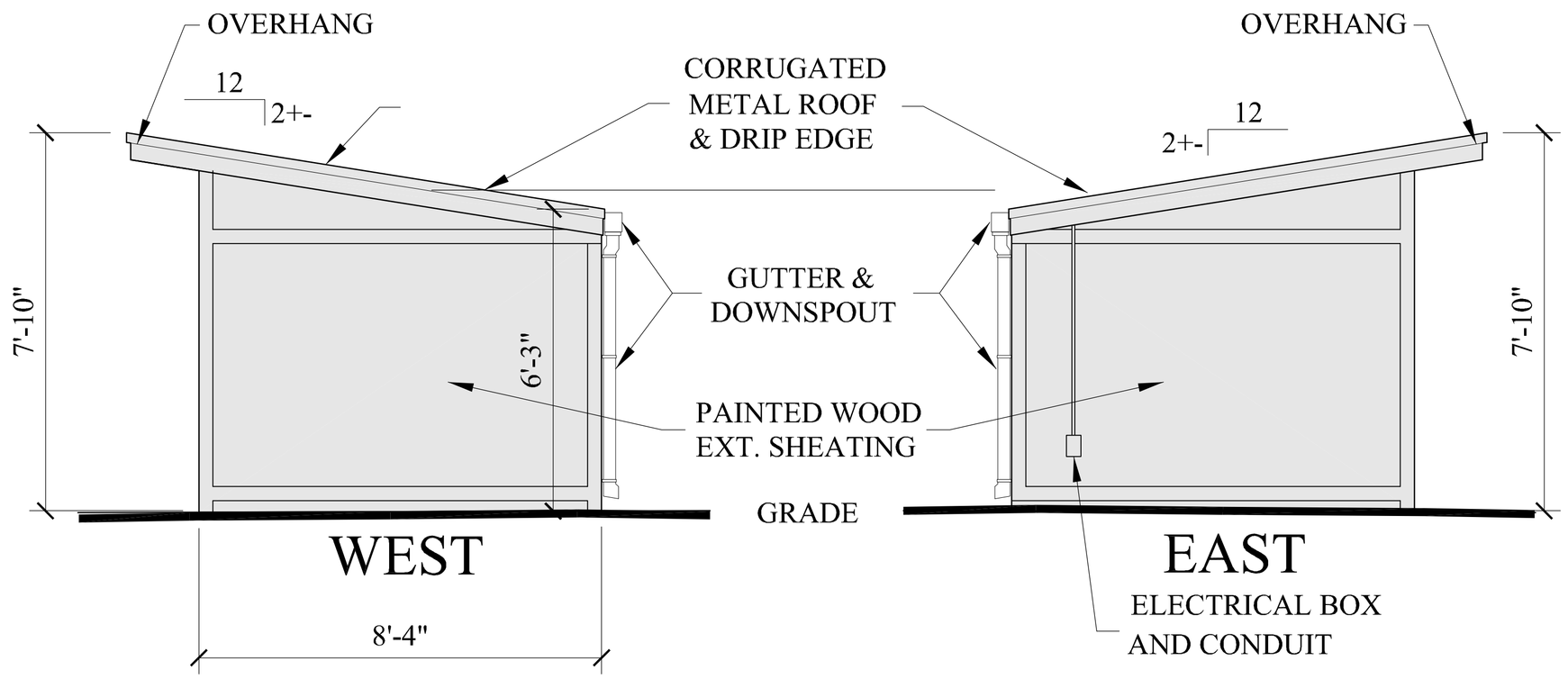
NO. 1 Colony Court
Santa Fe, New Mexico
dbcconcretesupply.com

DESIGNED:	M. BODELSON
DRAWN:	MB
CHECKED:	MB
DATE:	12-18-24
PLOT SCALE:	INDICATED
JOB NO:	005-99
COMP. FILE:	

REVISIONS	
DATE:	BY:

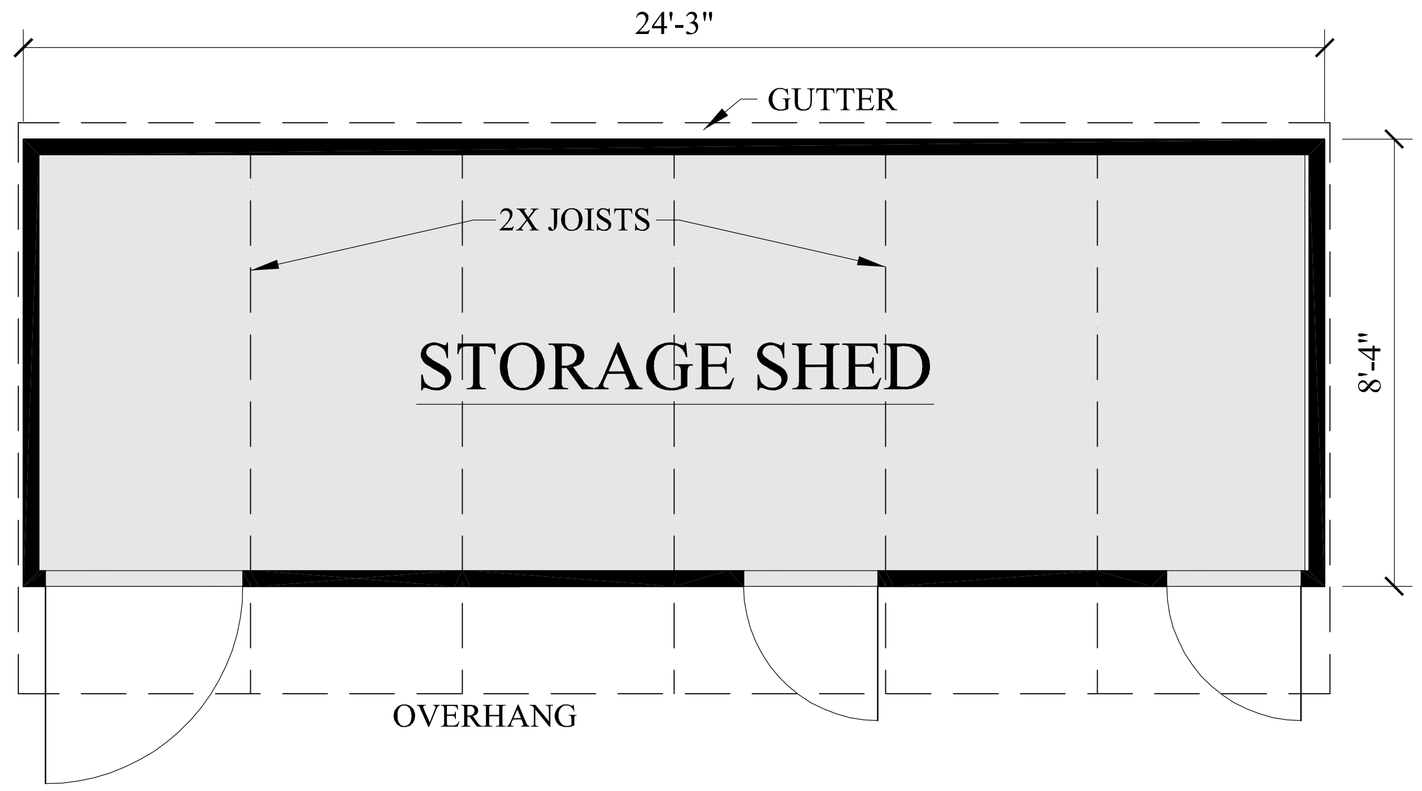
5

SHEET 5 OF 6 SHEETS



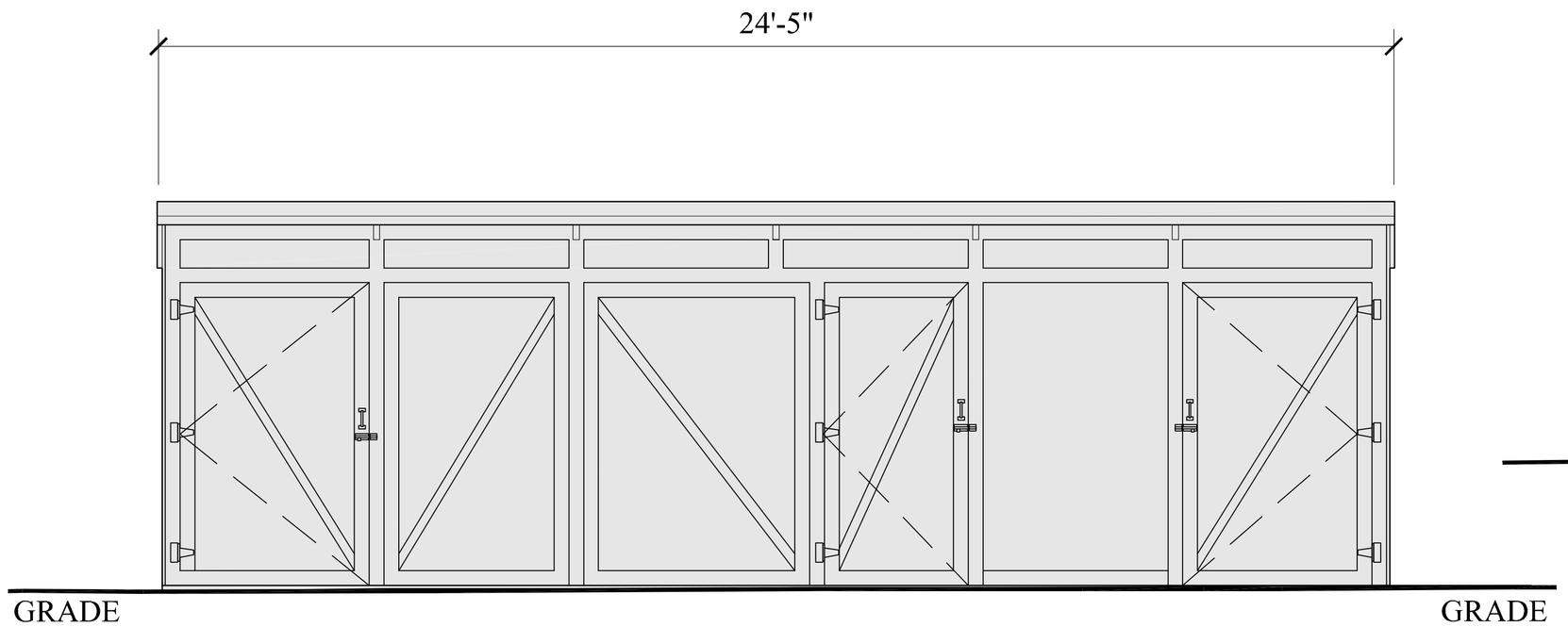
2 EAST / WEST ELEVATIONS

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



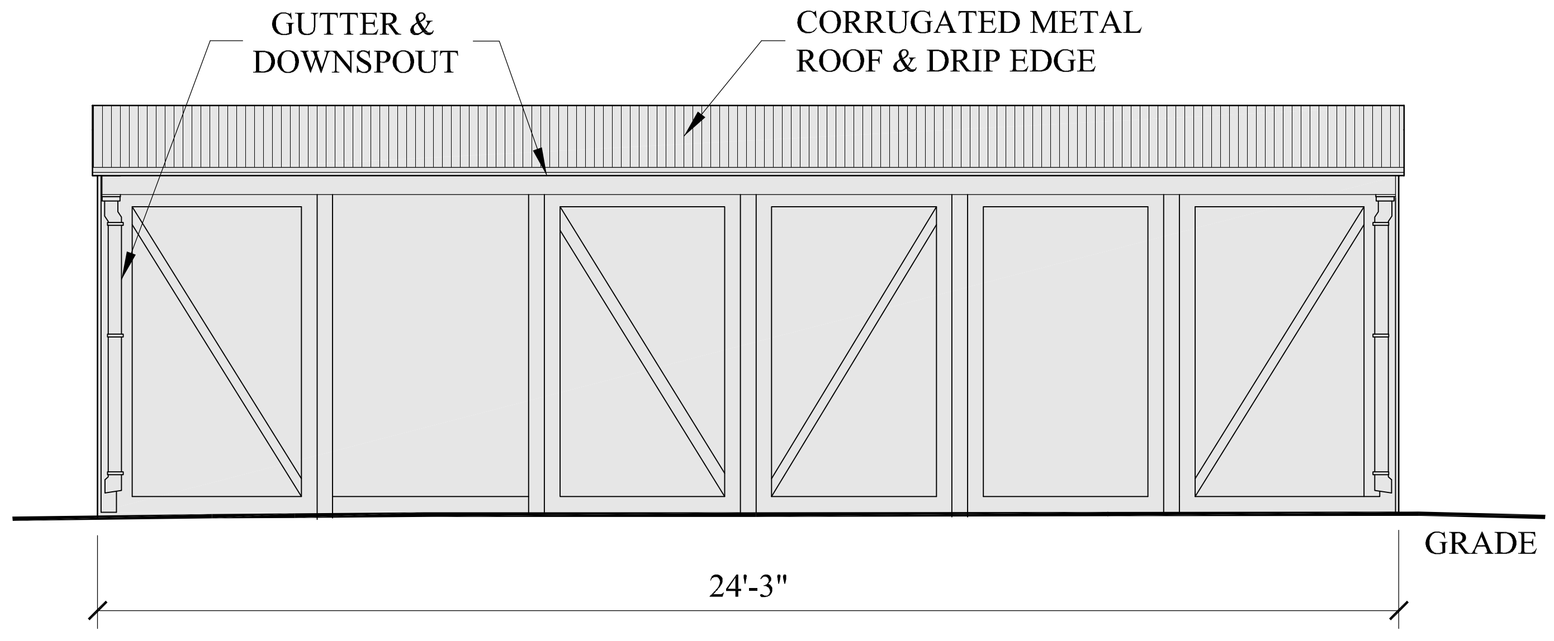
1 EXIST. - STORAGE SHED PLAN

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



3 NORTH ELEVATION

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



4 SOUTH ELEVATION

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

Michael A. Bodelson
Architect
Santa Fe, New Mexico

Office: (505) 984-2114
Cell: (505) 699-8024
Email: dave@dbcconcretesupply.com

SHEET TITLE: STOR. SHED - PLAN/ELEVA.

PROJECT NAME:
Rennick/Buell Residence- Remodel
202 Ervine Steet - Santa Fe, New Mexico

NO. 1 Colony Court
Santa Fe, New Mexico
dbcconcretesupply.com

DESIGNED:	M. BODELSON
DRAWN:	MB
CHECKED:	MB
DATE:	11-16-24
PLOT SCALE:	INDICATED
JOB NO:	03-24
COMP. FILE:	

REVISIONS	
DATE:	BY:

S-1

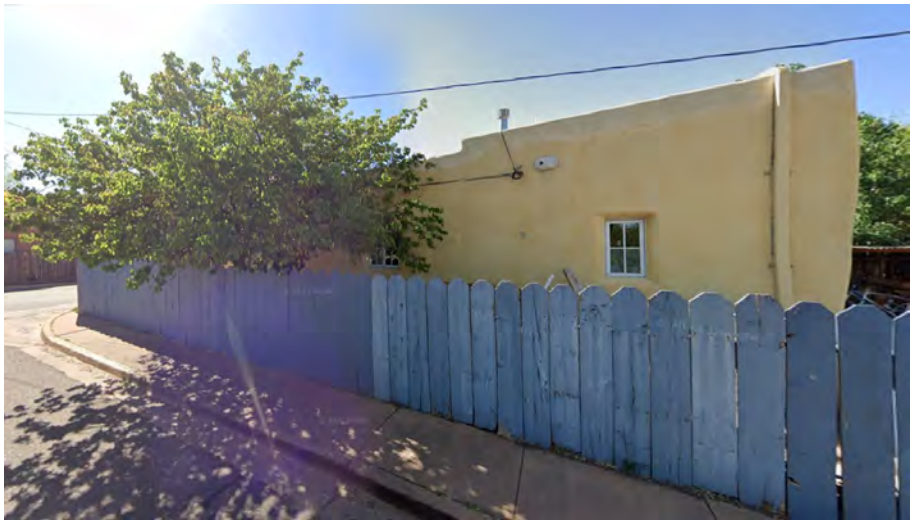
SUPPLAMENTAL

SHEET ___ OF ___ SHEETS

PHOTOS

East Elevation (View looking west)

Northeast Corner (Irvine & Alto Street)


North Elevation (View looking south)

ADDITION LOCATION – SITE PHOTOS

Location of Southeast Addition

Location of Northeast Addition

STORAGE SHED - PHOTOS

North Elevation (View looking South)

east Corner (View looking West)

View of Storage Shed from Irvine Street(View looking West)

View of Adjacent Gate and Storage Shed from Irvine Street (View looking Northwest)

View of Adjacent Gate from Irvine Street (View looking Northwest)

City of Santa Fe, New Mexico

memo

DATE: **February 11, 2025**

TO: **Historic Districts Review Board Members**

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

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

2025-009774-HDRB, 1184 Cerro Gordo, Downtown & Eastside Historic District, Non-contributing. Trey Jordan Architecture, agent for Sage Haven, LLC, owner, proposes to construct a 146 sq. ft. addition to a height of 9'-6" where the maximum allowable is 16'-5" and a 6'-0" high yard wall and fencing where the maximum allowable height is 6'-0".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: height calculation

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

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

Sample motions:

a. Approve or deny Case #2024-009774-HRB to allow the proposed additions to 1184 Cerro Gordo Road.

BACKGROUND & SUMMARY:

The single-family residence at 1184 Cerro Gordo Road is listed as non-contributing to the Downtown and Eastside Historic District due to its' age. The residence was approved for construction under case H-18-139 in December of 2018. The 3,600 sq. ft. residential structure is a 14'3" tall Recent Santa Fe Style structure with "Belle Glade" colored cementitious stucco walls and "Navajo White" alcoves and under portals. The fascia and canales are "Charcoal Smudge" colored steel and the stained wood columns are in "Classic French Grey". The windows are "Shale" colored metal-clad windows. All windows not under portals have divided lites. The south elevation is notable for large, plate-glass windows and doors which are greater than 40% of the total area but which are not publicly visible and are located under large portals in compliance with Recent Santa Fe Style guidelines (14-5.2(E)(2)(b).

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Construct a 146 sq. ft. addition on the northeast corner of the existing residence to a height of 9'-6" where the maximum allowable is 16'-5". The addition will match the existing residence by being finished in cementitious stucco "Belle Glade". Exposed steel detailing and canales will be painted Dunn-Edwards "Charcoal Smudge", and wood gates, doors and screens will be stained Sherwin-Williams "Classic French Grey".
2) Construct a 6'-0" high yard wall on the east property line where the maximum allowable height is 6'-0".
3) Construct a 6'-0" high screen/fence on the northwest side of the property where the maximum allowable height is 6'-0". The screen will be metal frame with wood planks.
4) Install a 6'-0" high pedestrian gate on the east of the property connecting the addition and the yard wall. The gate will be metal frame with wood planks.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

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

(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.

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

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

(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*.

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

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

(e) 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.

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

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

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: 12/05/2024	1184 CERRO GORDO
Property Owner of Record: SAGE HAVEN LLC	**Proposed Construction Description:**
Applicant/Agent Name: GRANT ALEXANDER	SHED, YARDWALL AND WOOD SCREEN ADDITION
Contact Person Phone Number: (+1) 505-455-8880	**TOTAL ROOF AREA:** 146 SQ FT

Zoning District: R5

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 : 25% %
□Open Space Required:_____

Setbacks:
Proposed Front: 7' Minimum: _____
2nd Front? _____
Proposed Rear: 15' Minimum: _____
Proposed Sides: L 5' R 5' Minimum:____

Height: Proposed 9' 6"
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed_____ Accessible_____
Minimum:_____

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

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

GRANT ALEXANDER [□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**

To Be Completed By City Staff:

2024-009637PAR

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

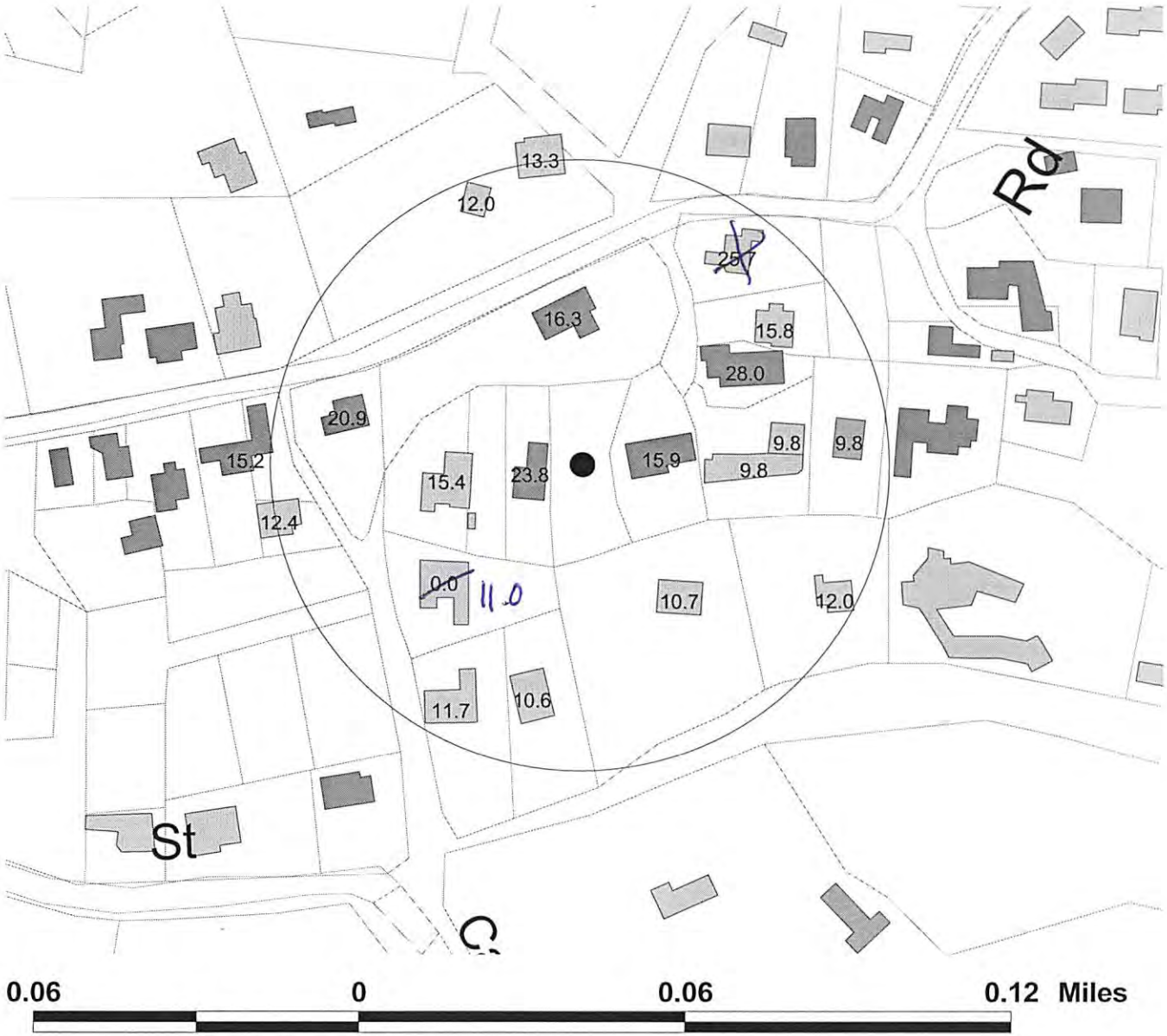
Zoning Approval:
☒**Preliminary Approval** □**with conditions** □ **Rejected**
Comments/Conditions:_____

REVIEWER: Rebekah Clouser **DATE:** 12/19/2024

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

Revised 20 November 2020

1184 Cerro Gordo Road Height Calculation



Total: 274.4
Count: 19
Average: 14.4
Maximum Allowable Height: 16' 5"

DAR
7.21.05

Text Arcvw
Building rooflines
L
S
C
N
NA
NON
NR
Sfeor.shp
Sfparcll.shp
Hdist.shp

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

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

Date: 8/13/2019
To: BUILDING PERMIT DIVISION
From: Carlos Gemora, HPD Planner:

STAFF INITIALS

Via: Lisa Roach, HPD Planner Manager:

STAFF INITIALS

Date Submitted:
August 5, 2019
Contact Name:
Grant Alexander
Phone Number:
505-983-5624

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

Project Address: 1184 Cerro Gordo
Case #: 2019-000668
Description of Proposed Work:

BACKGROUND: New structure in the Downtown and Eastside Historic District and approved by HDRB H-18-139.

The applicant is approved by the Historic Preservation Division to:

- Add a chimney in the center of the building with a height not to exceed the maximum approved 15' 6".
- Change a window on the east elevation to a door. New finishes will approximately match other approved windows and doors and does not need divided lites.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☒ Yes	☐ No	PERMIT or PERMIT REVISION REQUIRED
☒ Yes	☐ No	ROUTE TO HISTORIC DIVISION
☒ Yes	☐ No	INTERIM HISTORIC INSPECTION
☒ Yes	☐ No	FINAL HISTORIC INSPECTION

TREY JORDAN ARCHITECTURE
227 EAST PALACE AVE. SUITE W
SANTA FE NEW MEXICO 87501
TEL (505) 983-5624 FAX (505) 982-3280

August 5, 2019

City of Santa Fe, Historic Preservation Division
Lincoln Avenue
Santa Fe, NM 87501

Re: New home at 1184 Cerro Gordo

Dear Historic Staff,

This letter addresses the modifications to 1184 Cerro Gordo, previously approved on case number H-18-139. The four 11x17 sheets that were included as part of this update show:

1. A fireplace and chimney have been added to the guest bedroom (bubbled in the center of plan drawing). The chimney will extend 24" above the roof line.
2. A window shown in East Elevation on SK4 has been converted into a door on SK2.

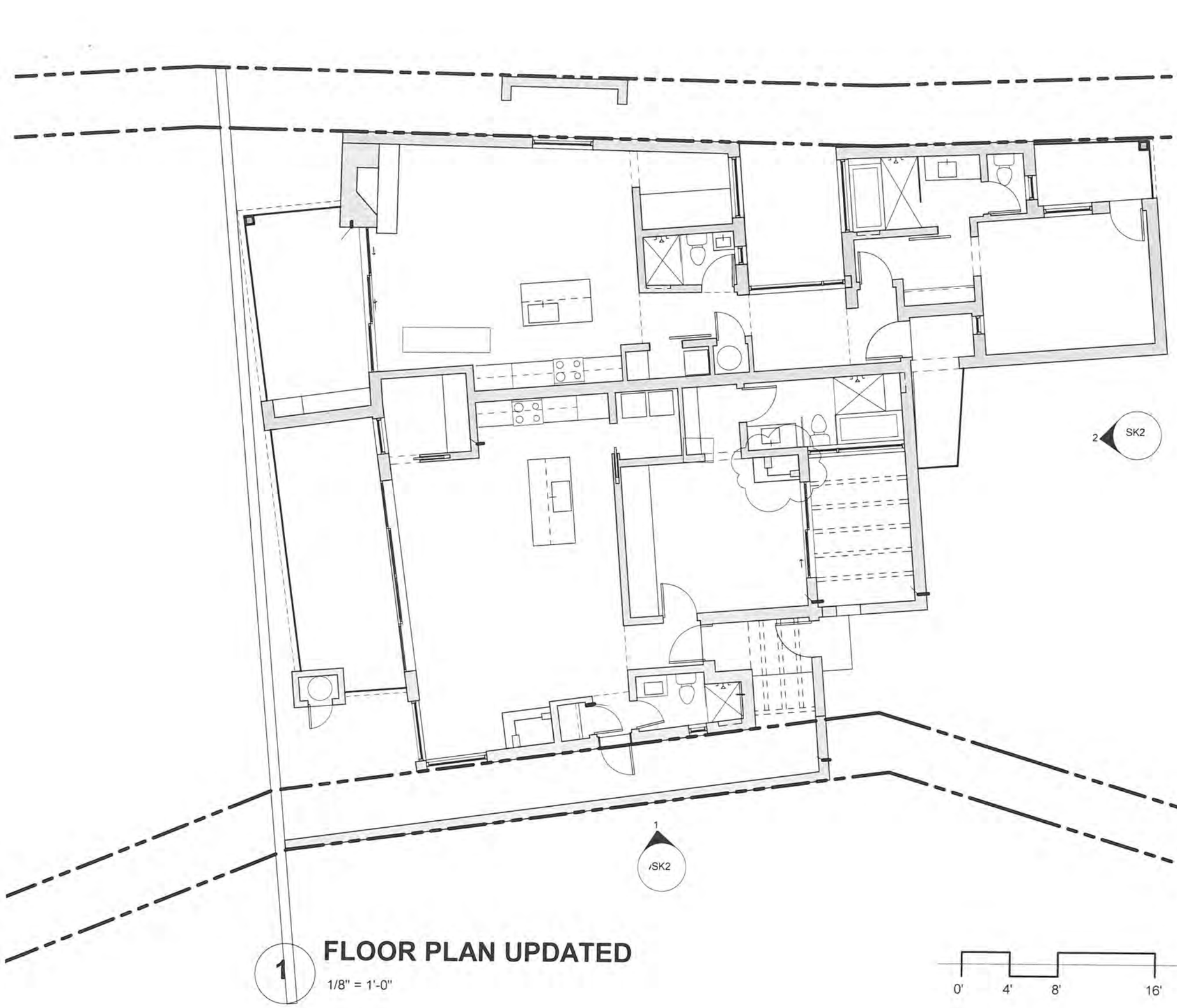
Regards,

Trey Jordan, architect

Respond to: Grant Alexander
Grant@treyjordan.com

RECEIVED
AUG - 5 2019
BY:

H-18-139 Carlos



1 **FLOOR PLAN UPDATED**
1/8" = 1'-0"

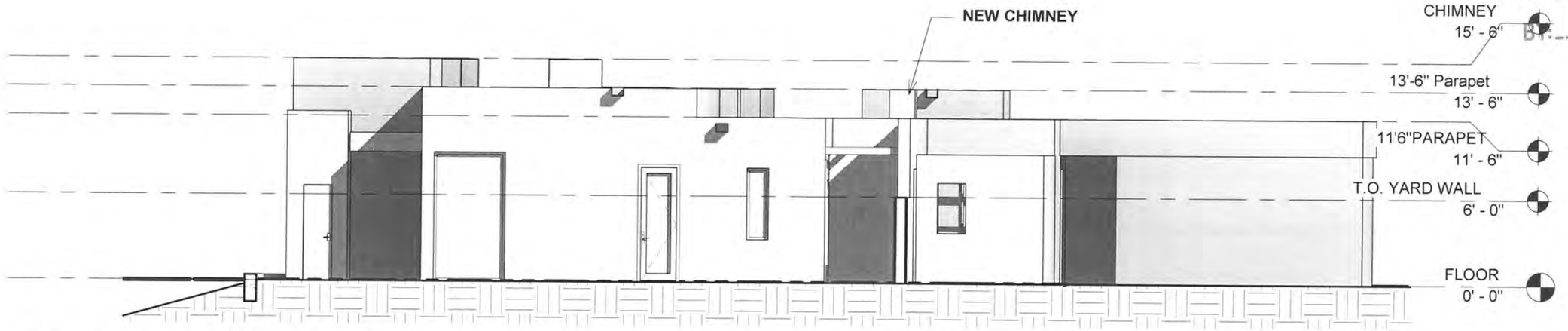
0' 4' 8' 16'

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

NEW RESIDENCE
1184 CERRO GORDO
SANTA FE, NM 87501

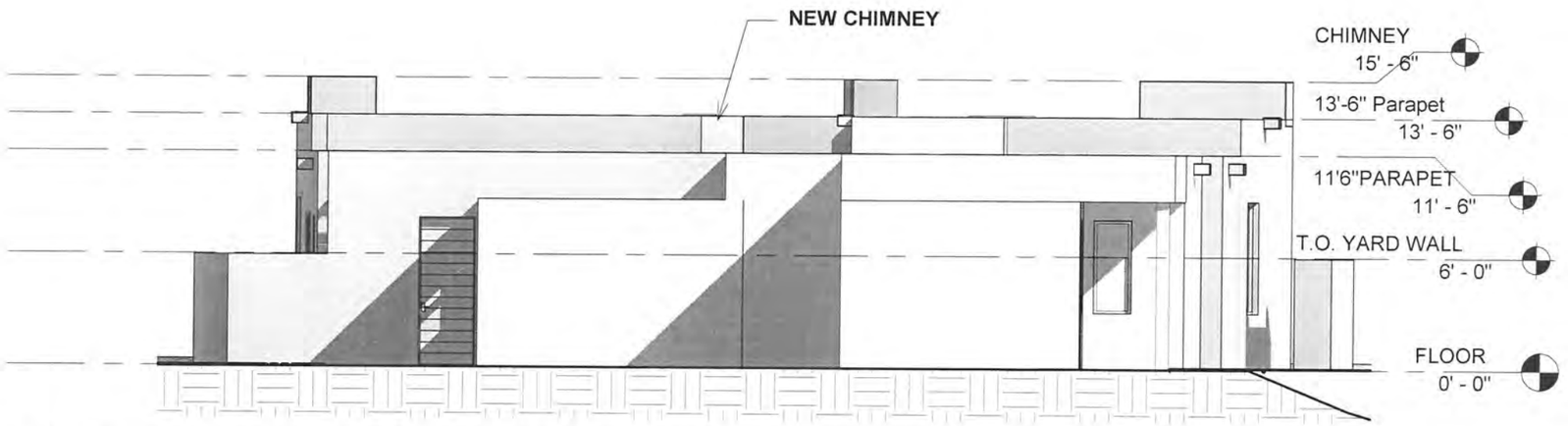
NEW FLOOR PLAN
08/05/19
SK1

RECEIVED
AUG - 5 2019



1 **EAST ELEVATION UPDATE**

1/8" = 1'-0"



2 **NORTH ELEVATION UPDATE**

1/8" = 1'-0"

0' 4' 8' 16'

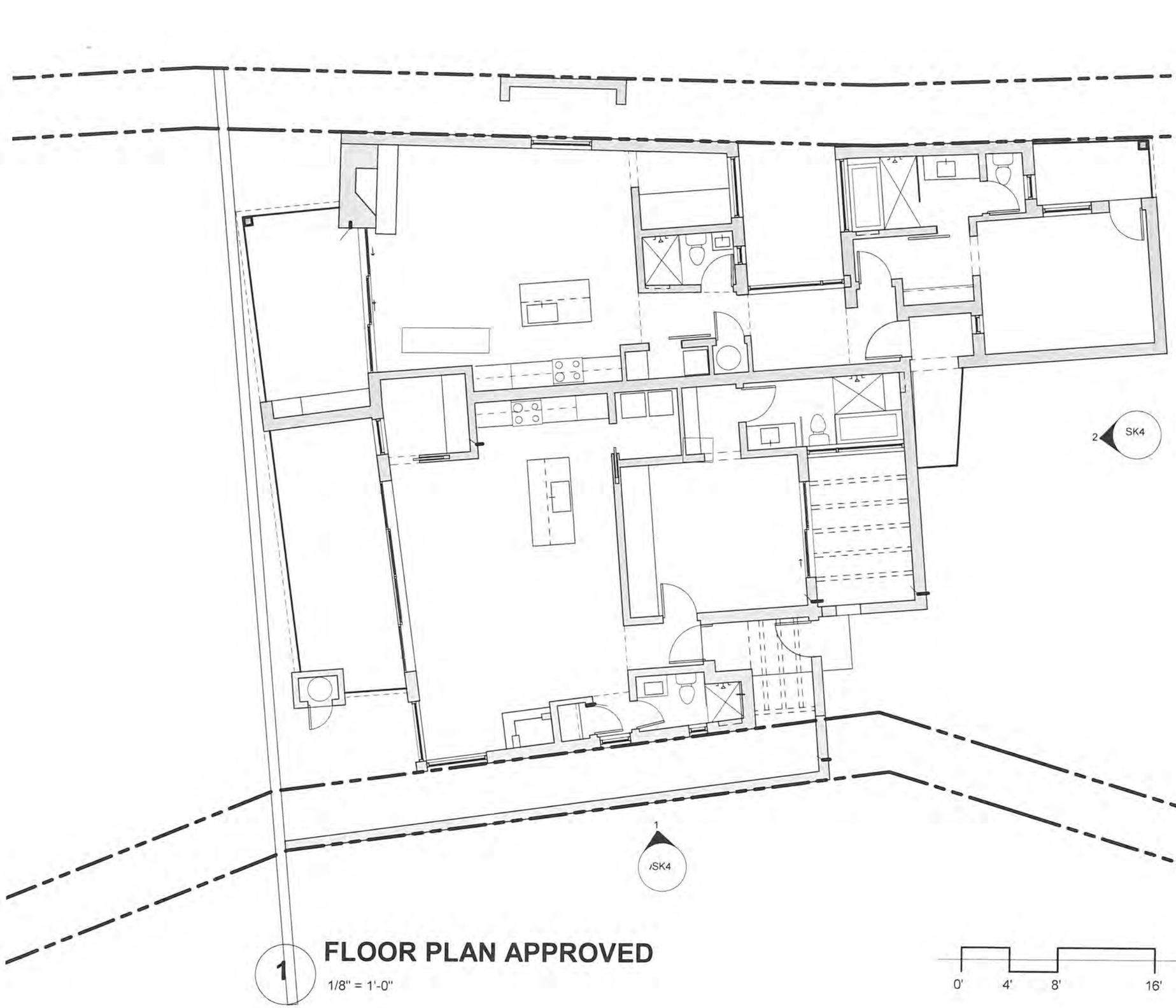
TREY JORDAN ARCHITECTURE
227 EAST PALACE AVE - SUITE W
SANTA FE, NM 87501
505.983.5624

NEW RESIDENCE
1184 CERRO GORDO
SANTA FE, NM 87501

NEW ELEVATIONS
08/05/19

SK2

RECEIVED
AUG - 5 2019
BY:



1 **FLOOR PLAN APPROVED**
1/8" = 1'-0"

0' 4' 8' 16'

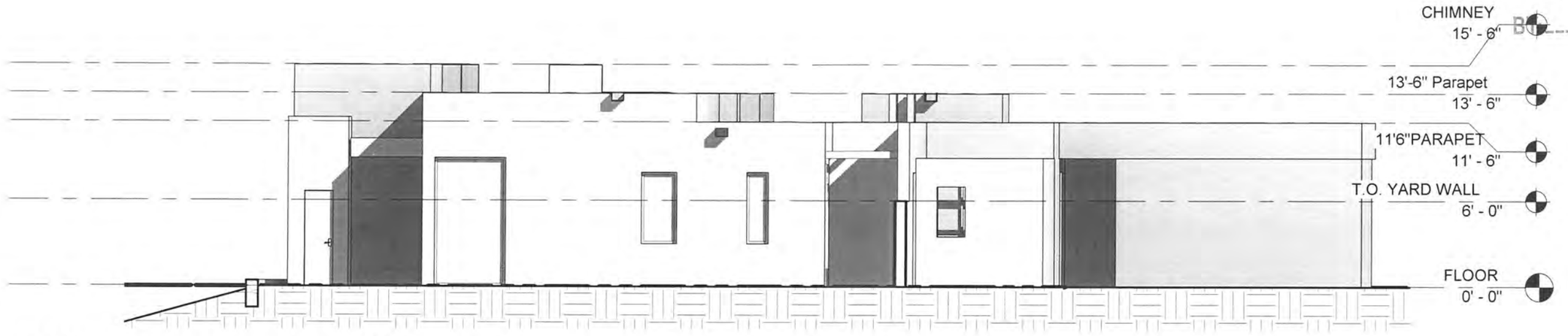
TREY JORDAN ARCHITECTURE
227 EAST PALACE AVE - SUITE W
SANTA FE, NM 87501
505.983.3524

NEW RESIDENCE
1184 CERRO GORDO
SANTA FE, NM 87501

NEW MEXICO
REGISTERED ARCHITECT

FLOOR PLAN
08/05/19
SK3

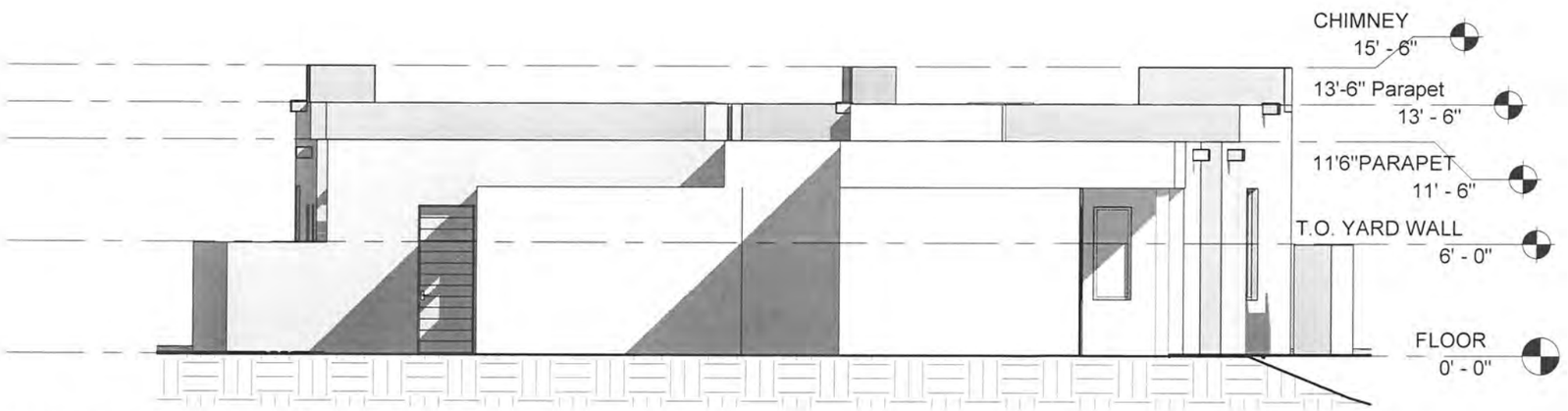
RECEIVED
AUG - 5 2019



1

EAST ELEVATION APPROVED

1/8" = 1'-0"



2

NORTH ELEVATION APPROVED

1/8" = 1'-0"

0' 4' 8' 16'

NEW RESIDENCE
1184 CERRO GORDO
SANTA FE, NM 87501

TREY JORDAN ARCHITECTURE
227 EAST PALACE AVE - SUITE W
SANTA FE, NM 87501
505.983.5524

ELEVATIONS
08/05/19

SK4

H. ACTION ITEMS

Chair Rios asked for staff to display the case being discussed and announced to the public the procedures for appealing a decision of the Board.

1. **Case #H-18-139. 1184 Cerro Gordo Road**. Downtown & Eastside Historic District. Trey Jordan Architects, agent for Sage Haven LLC, owners, proposes to construct a 3,564 sq. ft. residence and attached guesthouse to a height of 14'3" where the maximum allowable height is 16'5" on a vacant lot. (Carlos Gemora, Planner, CEGemora@santafenmn.gov, 955-6670)

   Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

1184 Cerro Gordo is an approximately 0.25-acre vacant lot located in the Downtown and Eastside Historic District. The applicant proposes to construct a 3,600 sq. ft. residential structure which includes a one-bedroom principal house and a one-bedroom attached guesthouse. The applicant seeks to comply with Recent Santa Fe Style guidelines and would incorporate the following design features:

1. "Belle Glade" colored cementitious stucco building walls to a height of 14'-3" (16'-5" maximum height allowed). Stucco around the alcoves and under portals will be colored "Navajo White."

2. "Charcoal Smudge" colored steel fascia and canales.

3. "Classic French Grey" stained wood columns.

4. "Shale" colored metal-clad windows. All windows not under portals will have divided lites.

The south elevation is notable for large, plate-glass windows and doors which are greater than 40% of the total area but which are not publicly visible and are located under large portals in compliance with Recent Santa Fe Style guidelines (14-5.2(E)(2)(b). The two properties to the west of 1184 Cerro Gordo are also notable for southern-facing plate-glass atriums on non-publicly visible facades.

RELEVANT CODE CITATIONS:

14-5.2(E) Downtown and Eastside Design Standards

(2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by

retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

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

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

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

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

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

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

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D)(9) General Design Standards for all Historic Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Design Standards.

Questions to Staff

Chair Rios asked about public visibility.

Mr. Gemora said on a winter day, a person could see through the vegetation the northern and some of the east façade, but most of it is hidden.

Applicant's Presentation

Mr. Trey Jordan, 227 East Palace, Suite W, was sworn and said this is a quiet, tucked in building. He stood for questions.

Questions to Applicant

Chair Rios asked him to describe the stucco color.

Mr. Jordan said it is a new color and asked if the Board did not get the sample he submitted.

Chair Rios asked if it would have sharp corners.

Mr. Gemora looked for the sample to share with the Board.

Mr. Jordan said the corners were not crisp, but slightly rounded.

Chair Rios asked if there would be anything visible on the roof.

Mr. Jordan said no.

Mr. Jordan described the stucco color as like Sahara but slightly less yellow.

Chair Rios noted there is a porch which explained the lack of divided lites.

Mr. Jordan agreed.

Chair Rios asked for the window color.

Mr. Jordan said it is Shale, which is a dark grey and he also submitted a sample sheet for that color.

Public Comment

Mr. John Eddy, 227 East Palace, Suite D, was sworn. He indicated that he had nothing positive or negative to say about this project, but about visibility and tree vegetation. We are likely to see many trees go away with climate change and will have to put an extra layer of criteria in there when there might not be so many trees.

Ms. Stefanie Beninato, PO Box 1601, was sworn. She agreed with Mr. Eddy and thought the policy has been not to consider vegetation which can go away from climate change or human intervention. She wondered about allowing a non-approved color. As one for the tourists, she suggested that instead of 44 shades, you should go to 50 shades.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Board Discussion

Chair Rios said public visibility is very important in these cases and was not considering vegetation. If you can see a project, it affects the streetscape. And she was not saying they don't have to comply with rules and regulations in the ordinance.

Member Katz noted regarding visibility, that we don't have to wait for climate change because every winter, the leaves fall off and we are judging it on that basis. And the north and the northeast of the east façade are visible, and they are compliant. So he thought there was not a problem.

Action of the Board

MOTION: Member Roybal moved, seconded by Member Boniface, in Case #H-18-139 at 1184 Cerro Gordo Road, to approve the application as recommended by Staff. It meets all the design standards.

VOTE: The motion passed by unanimous (5-0) voice vote with Members Bayer, Biedscheid, Boniface, Katz, and Roybal voting in the affirmative and none voting against.

2. **Case #H-18-140. 828 Allendale and 338 Don Cubero Place**. Don Gaspar Area Historic District. Carl Batt, agent/owner, proposes to replace windows and doors, construct 72" high coyote fences and a 72" high pedestrian gate, repair canales, install exterior lighting, and re-stucco one non-contributing and one un-statused structure. (Gary Moquino, HPD Construction Inspector, GSMoquino@santafenm.gov, 955-6657)

Mr. Moquino presented the staff report as follows:

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Trey Jordan Architects, agent for Sage Haven LLC, owners, proposes to construct a 3,564 sq. ft. residence and attached guesthouse to a height of 14'3" where the maximum allowable height is 16'5" on a vacant lot.

Case number: **H-18-139**
Project Type: HDRB

PROJECT LOCATION (S): 1184 Cerro Gordo Road

PROJECT NAMES:

OW –	Sage House LLC	120 Quintana Street	Santa Fe NM 87501
AP –	Trey Jordan Architects	227 East Palace Avenue Suite W	Santa Fe NM 87501

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☐ **Downtown and Eastside** ☒ **Historic Review** ☐ **Transition** ☐ **Westside-Guadalupe** ☐

HISTORIC BUILDING STATUS

Non-Statused ☐ **Non-Contributing** ☐ **Contributing** ☐ **Significant** ☐ **Landmark** ☐ **N/A** ☒

PRIMARY ELEVATIONS: **North** ☐ **South** ☐ **West** ☐ **East** ☐ **N/A** ☒

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☒

PUBLICLY VISIBLE FACADE-NORTH Yes ☒ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☒

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☒

HISTORIC DISTRICT INVENTORY NUMBER —

YEAR OF CONSTRUCTION Vacant

PROJECT TYPE

Status ☐ **Primary Elevations** ☐ **Remodel** ☐ **Demolition** ☐ **New** ☒ **Other** _____

USE, EXISTING **Residential** ☐ **Non-Residential** ☐ **Vacant** ☒

USE, PROPOSED **Residential** ☒ **Non-Residential** ☐

HISTORIC BUILDING NAME —

City of Santa Fe, New Mexico

memo

DATE: December 11, 2018

TO: Historic Districts Review Board Members

FROM: Carlos Gemora, Land Use Planner

CASE # H-18-139

ADDRESS : 1184 Cerro Gordo
Historic Status: Vacant
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- _x_ Case Synopsis
- _X_ District Standards & yard wall & fence standards.
- ____ Historic Inventory Form
- _x_ Zoning Review Sheet
- ____ Other:

APPLICANT SUBMITTALS

- _x_ Proposal Letter
- _x_ Vicinity Map
- _x_ Site Plan/Floor Plan
- _x_ Elevations
- _x_ Photographs
- ____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D)(9) General Design Standards for all Historic Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

1184 Cerro Gordo is an approximately 0.25 acre vacant lot located in the Downtown and Eastside Historic District. The applicant proposes to construct a 3,600 sq. ft. residential structure which includes a one-bedroom principal house and a one-bedroom attached guesthouse. The applicant seeks to comply with Recent Santa Fe Style guidelines and would incorporate the following design features:

1. "Belle Glade" colored cementitious stucco building walls to a height of 14'-3" (16'-5" maximum height allowed). Stucco around the alcoves and under portals will be colored "Navajo White."

2. "Charcoal Smudge" colored steel fascia and canales.

3. "Classic French Grey" stained wood columns.

4. "Shale" colored metal-clad windows. All windows not under portals will have divided lites.

The south elevation is notable for large, plate-glass windows and doors which are greater than 40% of the total area but which are not publicly visible and are located under large portals in compliance with Recent Santa Fe Style guidelines (14-5.2(E)(2)(b). The two properties to the west of 1184 Cerro Gordo are also notable for southern-facing plate-glass atriums on non-publicly visible facades.

RELEVANT CODE CITATIONS:

14-5.2(E) Downtown and Eastside Design Standards

(2) Recent Santa Fe Style

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

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

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

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

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible

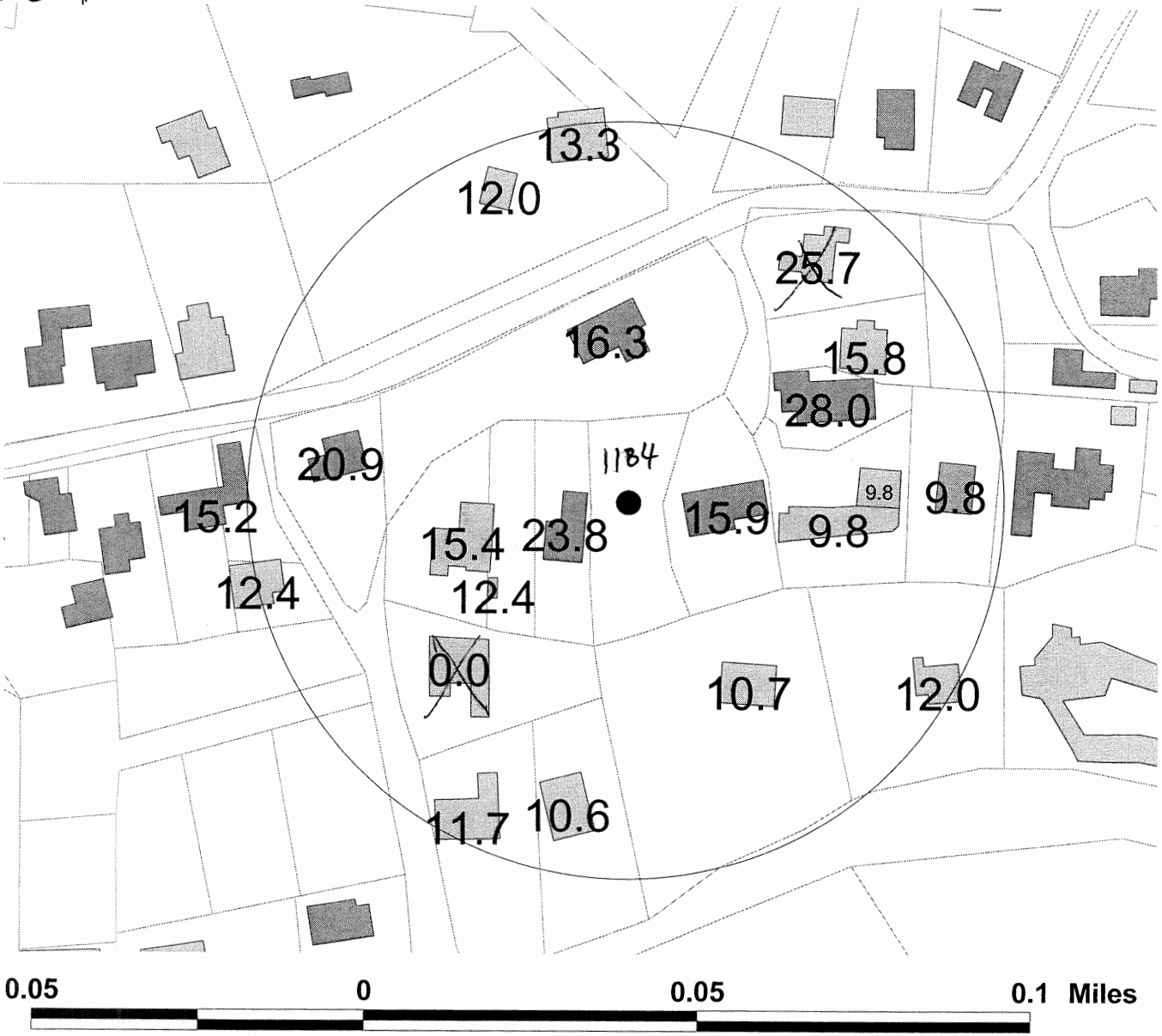
façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

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

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

~~1182~~ Cerro Gordo R[redacted]d (Rear) Height Calculation

1184



Total: 275.8
Count: 19
Average: 14.5
Maximum Allowable Height: 16' 6"

DAR
4.21.05

Text **Arcvw**
Building rooflines
- **L**
- **S**
- **C**
- **N**
- **NA**
- **NON**
- **NR**
- **Sfbldg.shp**
- **Sfeor.shp**
- **Sfparcll.shp**
- **Hdist.shp**

N
W E
S

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 10·31·18

Property Owner of Record:

Applicant/Agent Name: TREY JORDAN

Contact Person Phone Number: (505) 670-9403

Site Address: 1184 CERRO GORDO

Proposed Construction Description: NEW HOUSE & GUESTHOUSE

TOTAL ROOF AREA:

Zoning District: R-5

Overlay: □ Escarpment _____
□ Flood Zone*
☒ Other: HISTORIC

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

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

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

Use of Structure: ☒ Residential
□ Commercial Type of Use: _____

Terrain: □ 30% slopes _____

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

Lot Coverage : 29 %
□ Open Space Required: N/A

Setbacks:
Proposed Front: 47 Minimum: 7
2nd Front? _____
Proposed Rear: 60 Minimum: 15
Proposed Sides: L 5 R 5 Minimum: 5

Height: Proposed 14'·6"
Maximum Height: 16'-5" or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible N/A
Minimum: 3

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

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

TREY JORDAN [□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 _____ 10/31/18 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: Layer side heights for stepbacks. (Both units < 1500sf
LLOR Checked, Can fit 4 parking spaces, ADU < 1500sf,
Setbacks work, need to layer for stepbacks.

REVIEWER: C. GERMOA **DATE:** 10/31/18

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

Revised 1-16-15

TREY JORDAN ARCHITECTURE
227 EAST PALACE AVE. SANTA FE NM 87501
TEL (505) 983-5624 FAX (505) 982-3280

1 November 2018

Historic Preservation Division, City of Santa Fe
Lincoln Avenue
Santa Fe, NM 87501

Re: Proposed new residence & guesthouse at 1184 Cerro Gordo

Dear Staff and Board Members,

The proposed project is located on a vacant lot just off Cerro Gordo Road (in the Downtown-Eastside district) and includes a new 1076 sq ft residence with an attached 1042 sq ft guesthouse. The proposed design complies with the standards listed under "Recent Santa Fe Style" and incorporates elements of Pueblo Revival style through massing, materials, colors, and wall-dominated facades.

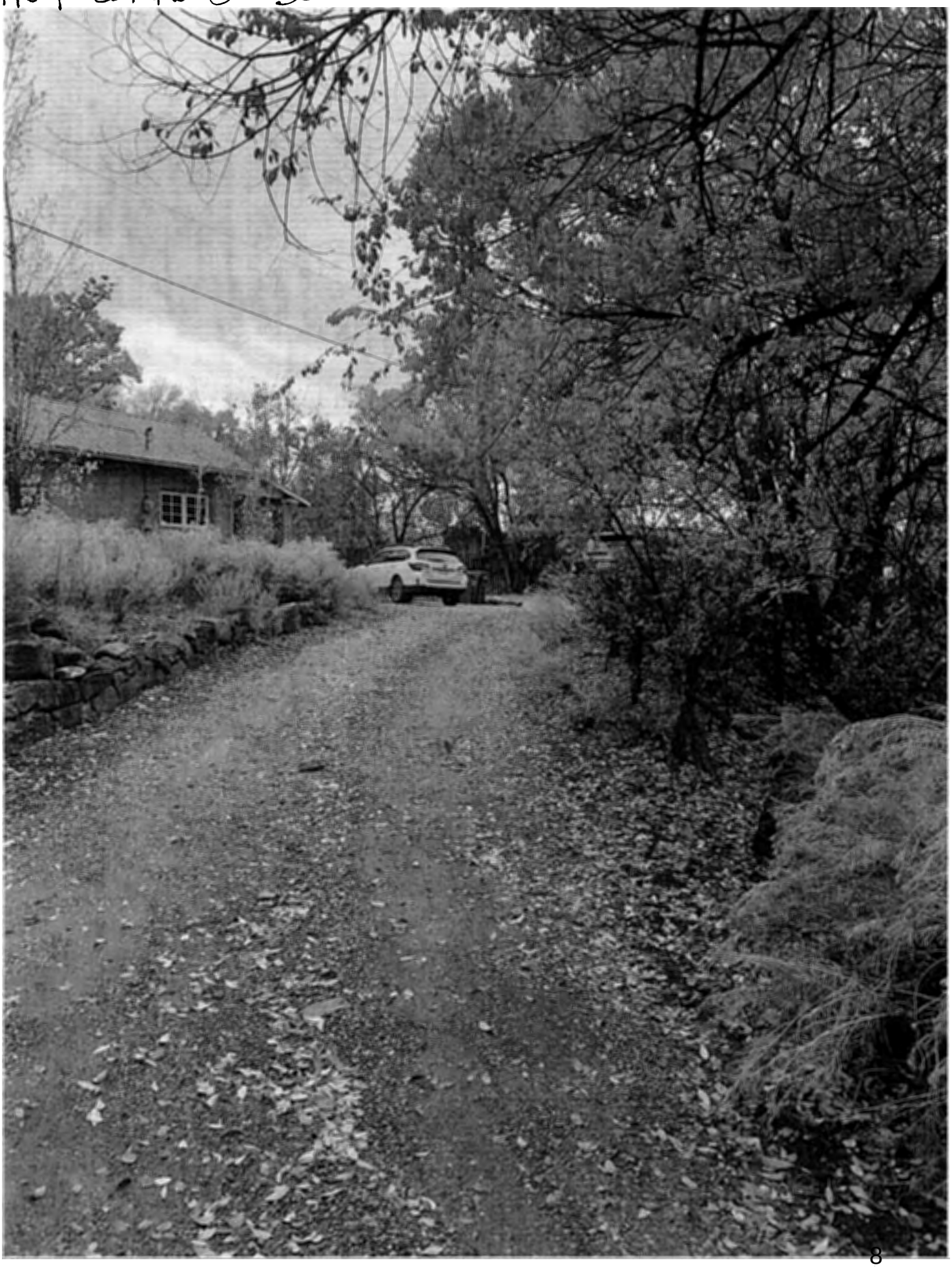
The new residence, off a private lane and sited between two existing houses, will have little or no public visibility. The allowable height calculation for this property is 16'-5". The proposed design has a maximum parapet height of approximately 14'-3". The building is predominately finished in cementitious stucco with some painted steel and wood detailing. The stucco color is to be El Rey "Belle Glade", except at the front door alcoves/portals which will be detailed in El Rey "Navajo White". Exposed steel fascia and canales will be painted Dunn-Edwards "Charcoal Smudge", and wood columns will be stained Sherwin-Williams "Classic French Grey". Doors and windows will be Kolbe "Shale" colored metal cladding.

Please feel free to contact me at the number below if I can answer any questions or provide additional information regarding this submittal. Thanks for your help in this matter.

Sincerely,

Trey Jordan
Trey Jordan Architecture
(505) 670-9403

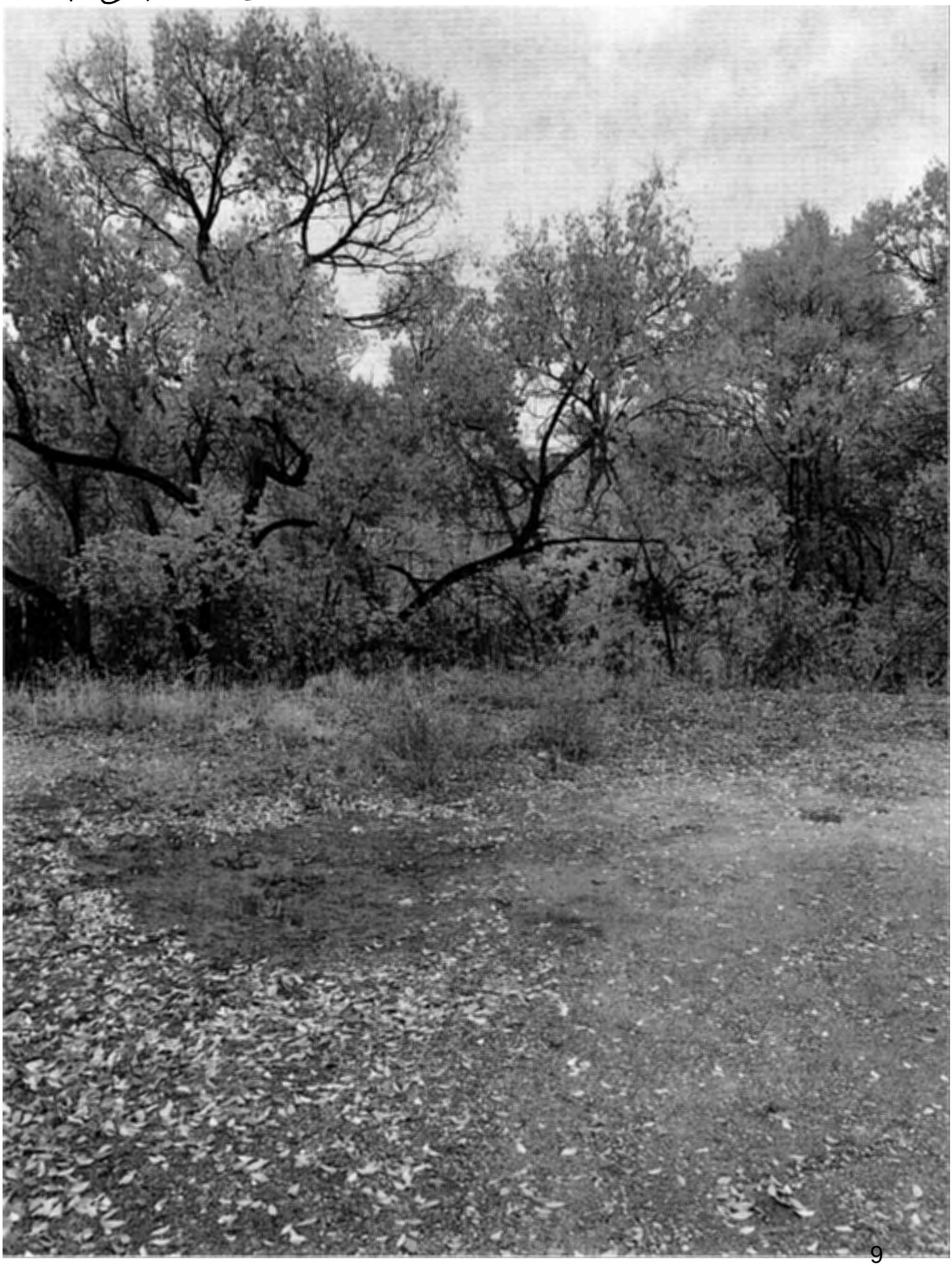
1184 CERRO GORDO



8

LOOKING TOWARD SITE FROM ACCESS AREA

1184 CERRO GORDO



PROJECT SITE - LOOKING NORTH

1184 CERRO GORDO

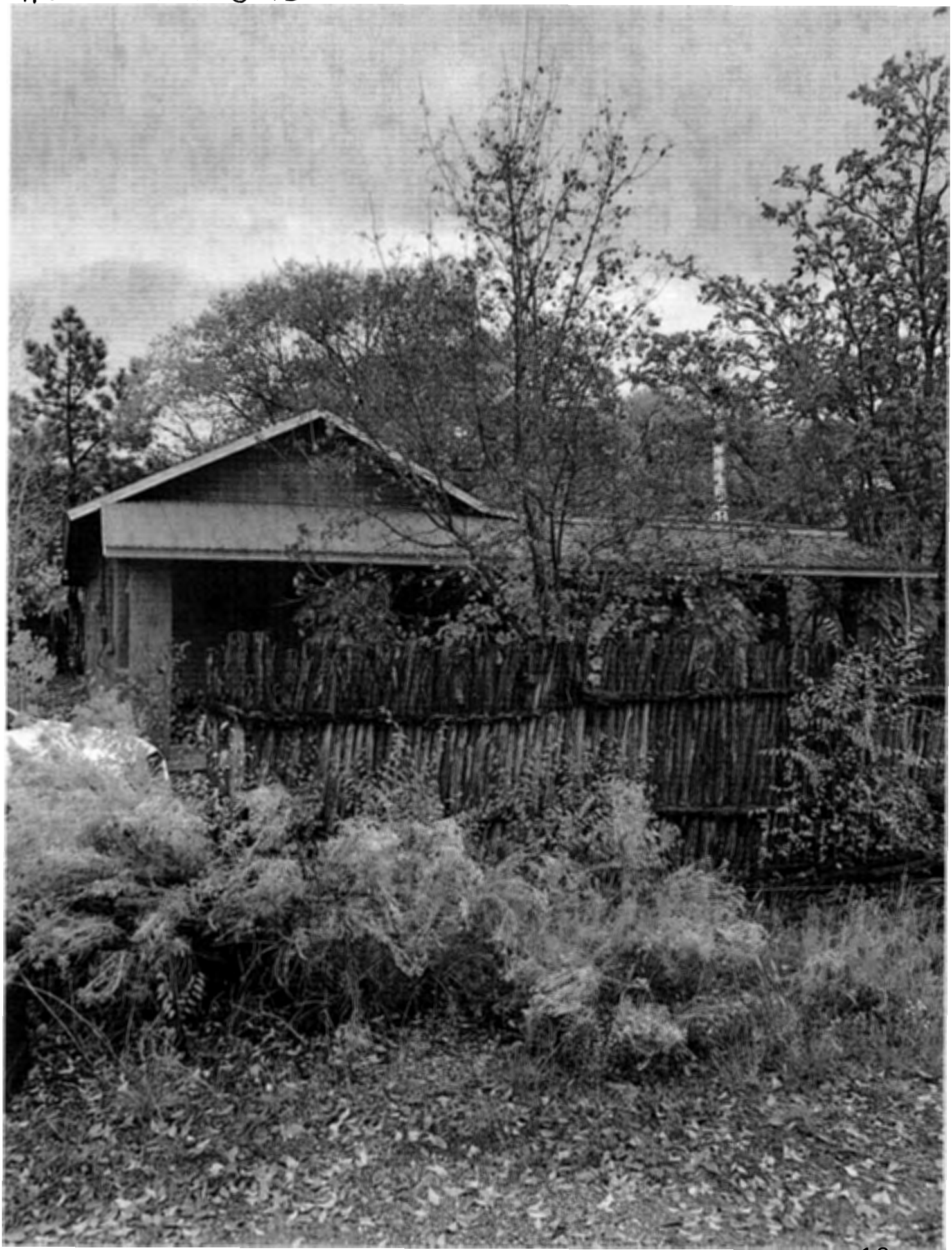
PROJECT SITE - LOOKING SOUTH

1184 CERRO GORDO

11

LOOKING WEST FROM PROPERTY

1184 CERRO GORDO



LOOKING EAST FROM LOT

1184 CERRO GORDO

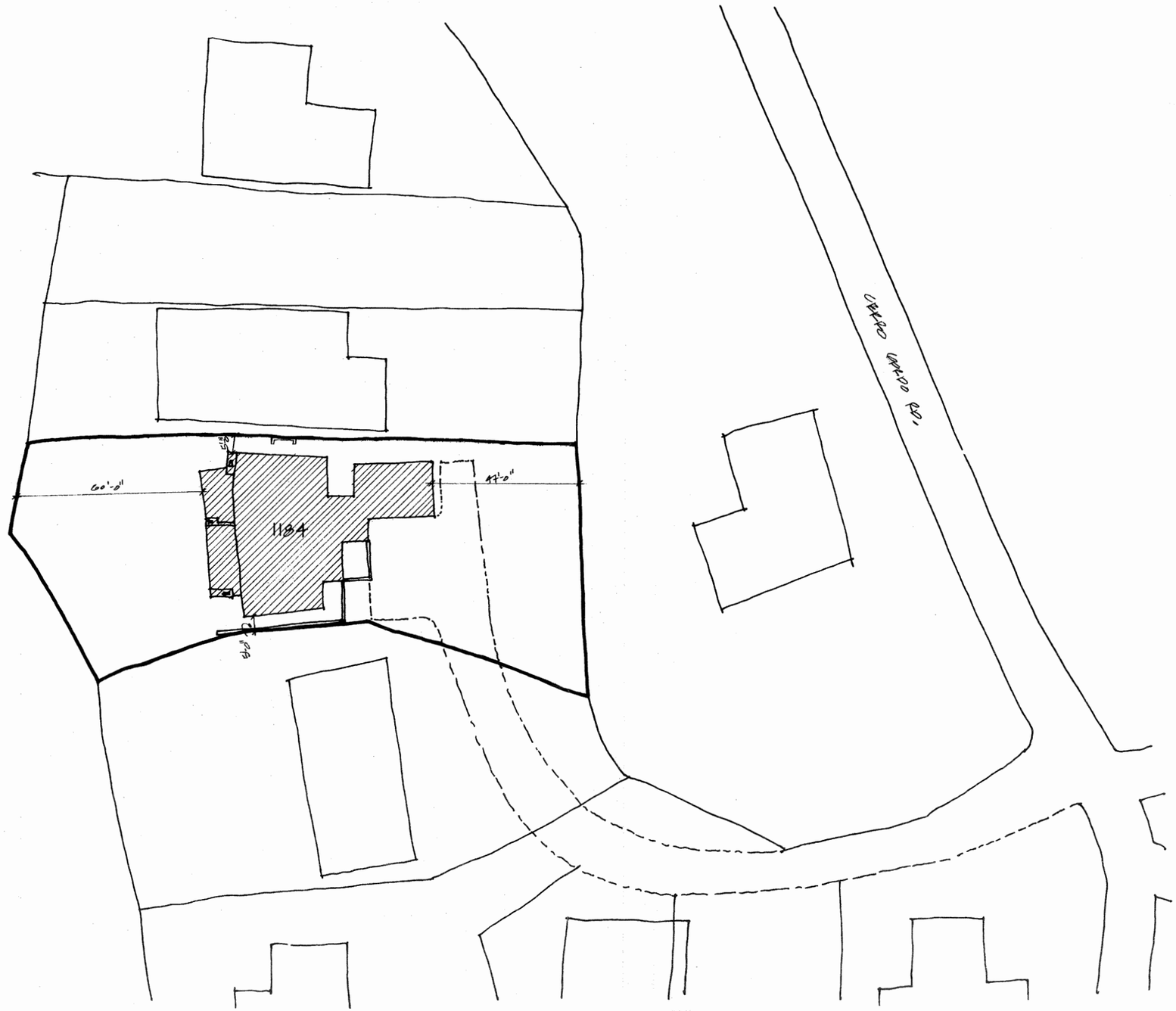
LOOKING DOWN DRIVE TO PRIVATE LANE

1184

RECEIVED
OCT 31 2018
BY:

TREY JORDAN ARCHITECTURE
207 EAST PALACE AVENUE - SUITE W
SANTA FE, NM 87501
505.660.2524

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



A new house and guesthouse at

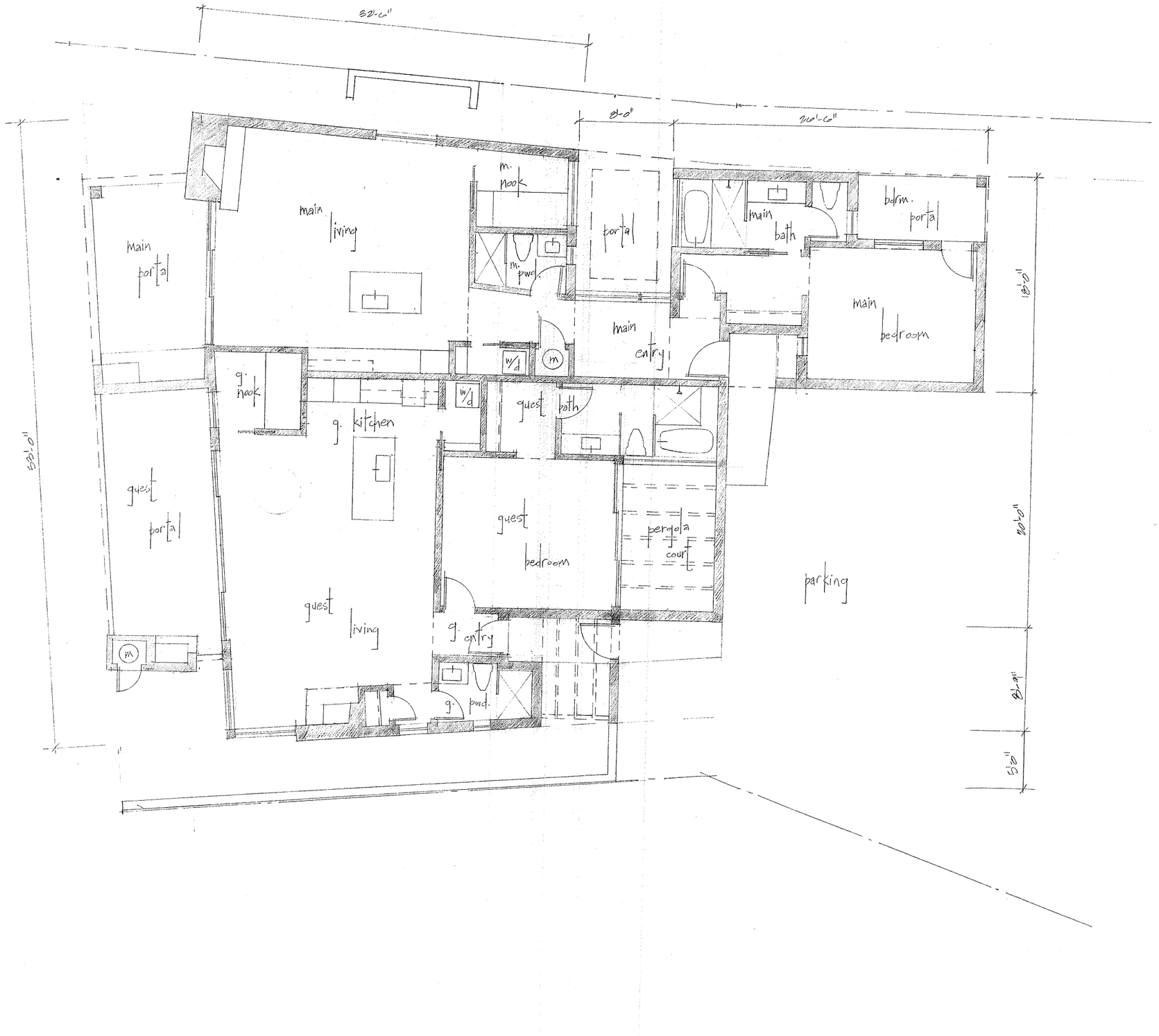
1184 Cerro Gordo Road

Site Plan (1/16" = 1'-0")

STATE OF NEW MEXICO
CHRISTOPHER F. JORDAN
NO. 014056
REGISTERED ARCHITECT

10/31/18

A1



TREY JORDAN ARCHITECTURE
327 EAST PALACE AVENUE – SUITE W
SANTA FE, NM 87501
505.983.3024

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

RECEIVED
DEC - 3 2018

A new house and guesthouse at

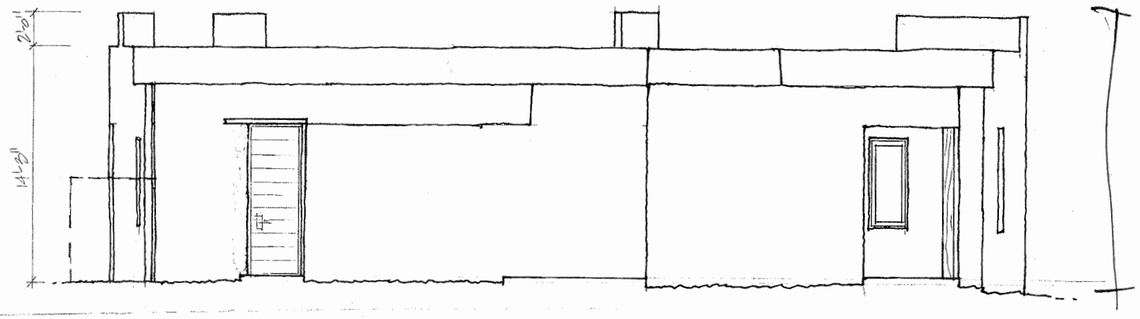
1184 Cerro Gordo Road

Floorplan (1/4" = 1'-0")

STATE OF NEW MEXICO
CHRISTOPHER JORDAN
REGISTERED ARCHITECT

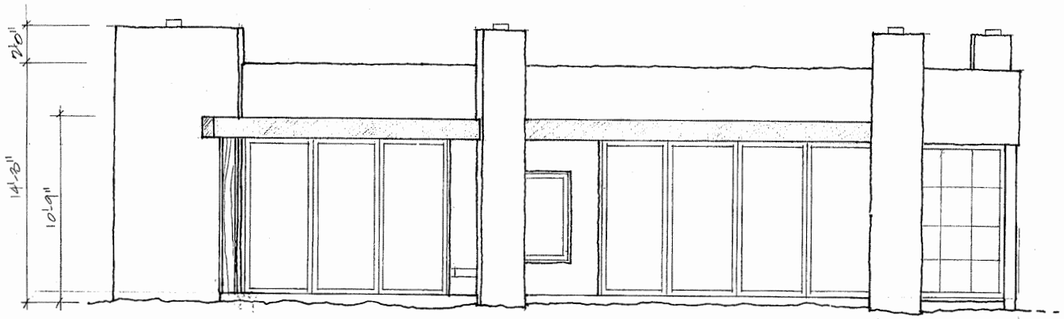
0' 1' 2' 6'

A2



1. NORTH ELEVATION

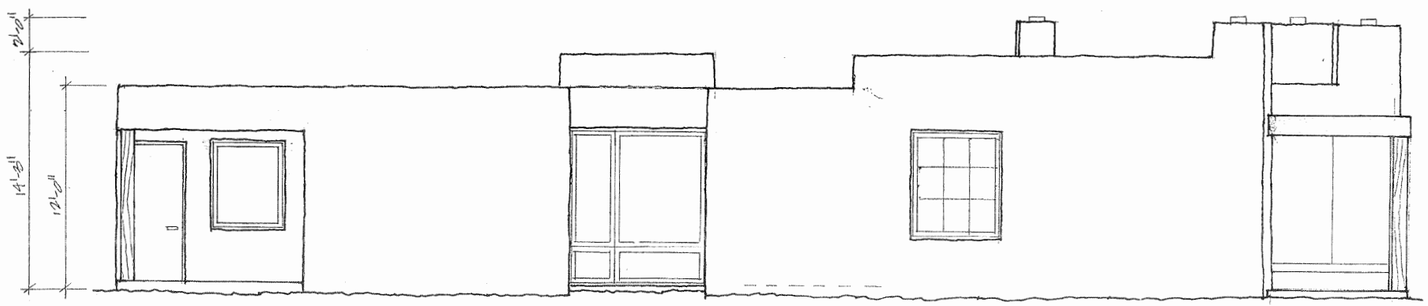
W/N 10' of Property line ≤ 14' high



2. SOUTH ELEVATION

14' Max height w/n 10' of property Line

3. EAST ELEVATION



4. WEST ELEVATION

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

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

RECEIVED
DEC - 3 2018
BY:

A new house and guesthouse at

1184 Cerro Gordo Road

Exterior Elevations (1/4" = 1'-0")

Check Setback Heights

A3

TREY JORDAN ARCHITECTURE
227 EAST PALACE AVE. SUITE W
SANTA FE NEW MEXICO 87501
TEL (505) 983-5624 FAX (505) 982-3280

December 6, 2024

City of Santa Fe, Historic Preservation Division
Lincoln Avenue
Santa Fe, NM 87501

Re: Shed and wall at 1184 Cerro Gordo

Dear Historic Staff,

The proposed addition is located next to home off Cerro Gordo Road (in the Downtown-Eastside district) and includes a new 146 sq ft windowless shed with a new 6' yard wall, and a 6' tall wood screen. The proposed design complies with the standards listed under "Recent Santa Fe Style" and incorporates elements of Pueblo Revival style through massing, materials, colors, and wall-dominated facades.

The building is predominately finished in cementitious stucco with some painted steel and wood detailing. The stucco color is to be El Rey "Belle Glade". Exposed steel detailing and canales will be painted Dunn-Edwards "Charcoal Smudge", and wood gates, doors and screens will be stained Sherwin-Williams "Classic French Grey".

Regards,

Trey Jordan, architect

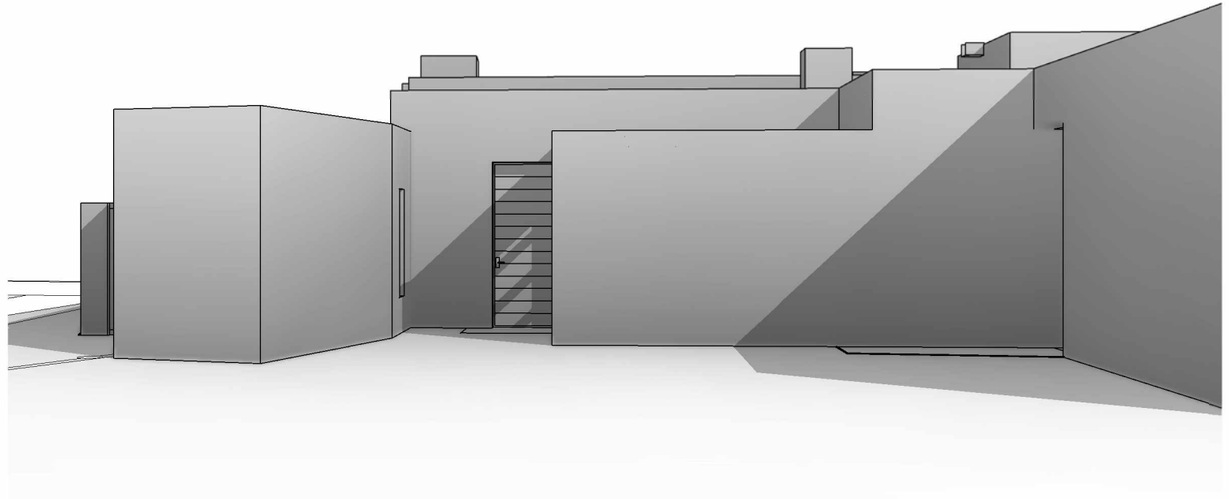
Respond to: Grant Alexander
Grant@treyjordan.com

STORAGE AND PORTAL : 1184 CERRO GORDO

HDRB SET

PROJECT DESCRIPTION

JURISDICTION	SANTA FE CITY
ZONING	R-5
PROGRAM	STORAGE AND PORTAL
ADDRESS	1184 CERRO GORDO
PARCEL #	910005067
UPC	1055098381503000000
LEGAL DESCRIPTION	T17N R10E S30, LOT 1, 0.275 AC~
LOT AREA	0.27 AC (11,979 SQ FT)
EXISTING:	
-BUILT AREA:	2,192 SQ FT
-ROOFED AREA	2,848 SQ FT
-PERCENT OF LOT ROOFED:	23%
PROPOSED:	
-BUILT AREA:	-
-ROOFED AREA:	197 SQ FT
-TOTAL BUILT AREA:	2,192 SQ FT
-TOTAL ROOFED AREA:	3,045 SQ FT
-PERCENT OF LOT ROOFED:	25%
SETBACKS	-FRONT: 7’ -SIDES: 5’ -REAR: 15’
MAXIMUM HEIGHT	24’
CONSTRUCTION TYPE	IV
HOA	NO
CCR	NO
HISTORIC	DOWNTOWN AND EASTSIDE HD
HISTORIC BUILDING STATUS	
ARCHEOLOGIC	RIVER & TRAILS ARCHAEOLOGICAL REVIEW DISTRICT



DIRECTORY

ARCHITECT

TREY JORDAN ARCHITECTURE
227 EAST PALACE AVE, SUITE W
SANTA FE, NM 87501
Tel:
Email: GRANT@TREYJORDAN.COM
Contact: GRANT ALEXANDER

CONTRACTOR

TBD
-
-
Tel: -
Email: -
Contact: -

SHEET INDEX		
NO.	Sheet Name	Revision Date
A 0.1	TITLE PAGE	
A 1.1	SITE PLAN	
A 2.4	GRADING AND DRAINAGE	
A 2.6	PROPOSED FLOOR PLAN	
A 5.1	EXTERIOR ELEVATIONS	
A 5.2	SITE ELEVATIONS	
A 5.3	SITE ELEVATIONS	
A 5.4	SITE ELEVATIONS	
A 5.5	SITE ELEVATIONS	
A 5.6	SITE ELEVATIONS	
A 6.1	WALL SECTION	
A 6.2	PHOTOS	
A 6.3	FINISH BOARD	

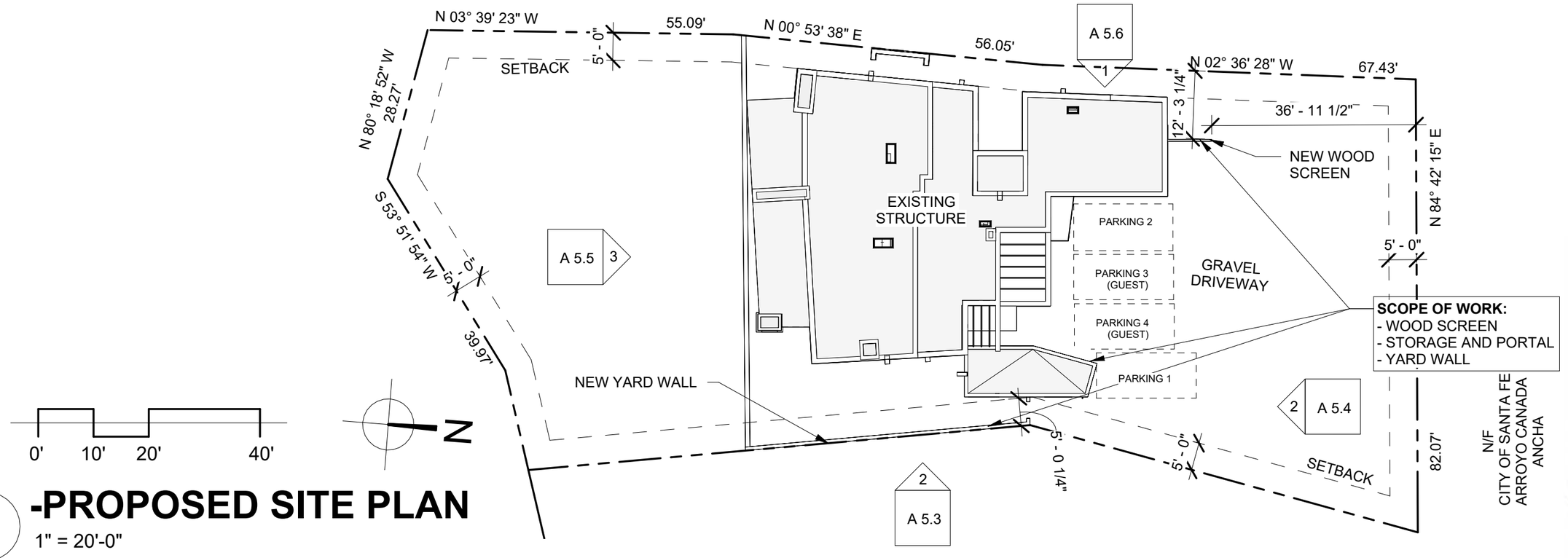
13

STORAGE AND PORTAL
1184 CERRO GORDO
SANTA FE, NM 87501

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

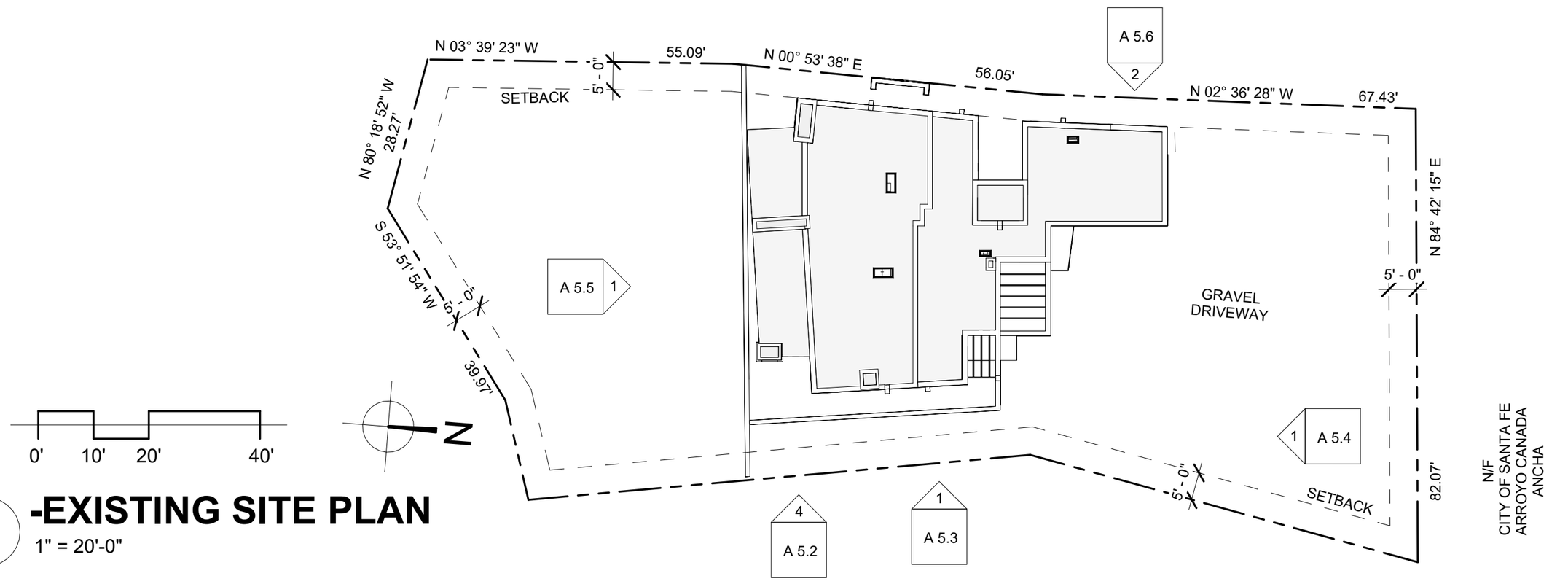
TITLE PAGE
01/17/2025

A 0.1



1 -PROPOSED SITE PLAN

1" = 20'-0"



2 -EXISTING SITE PLAN

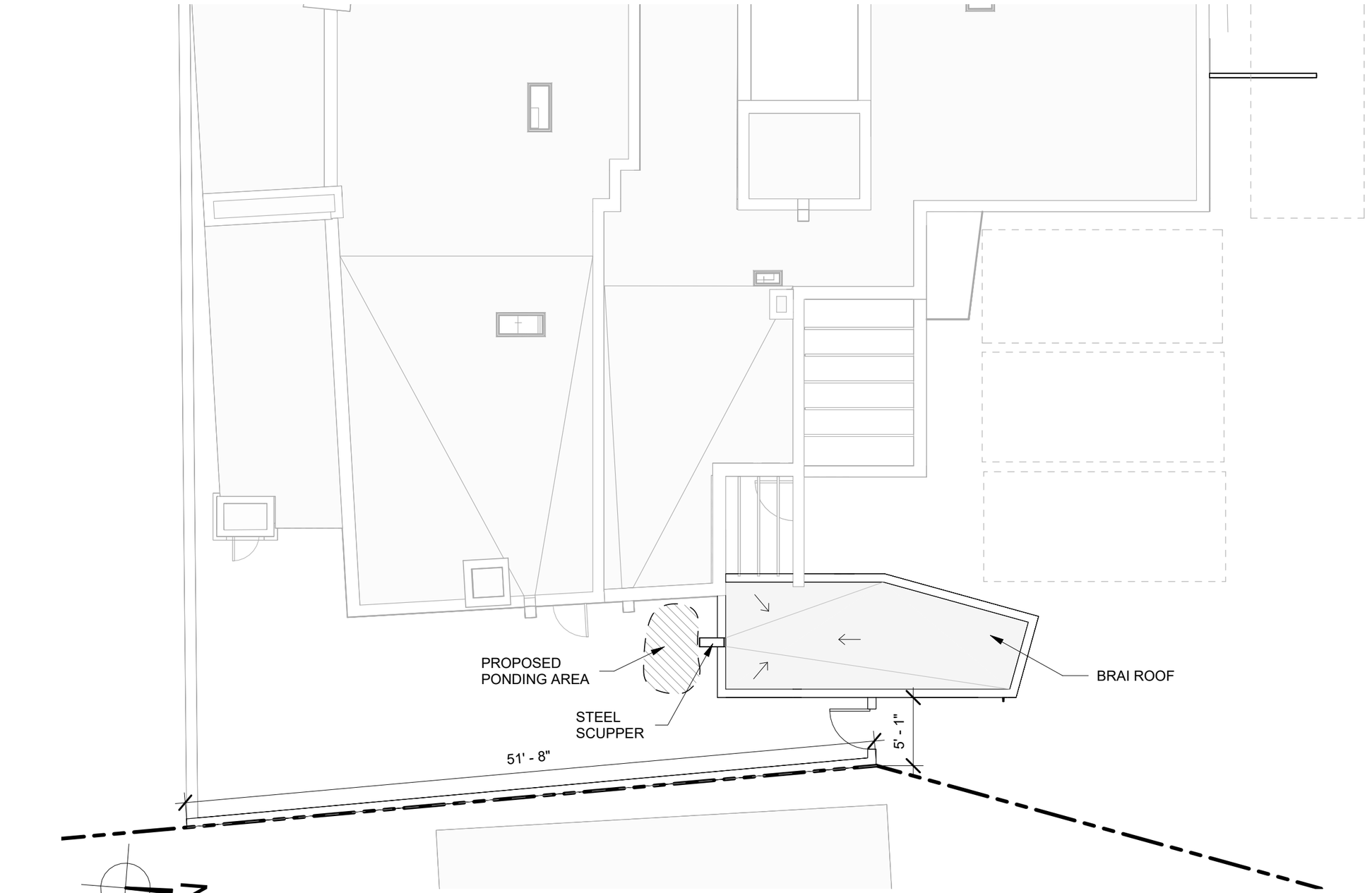
1" = 20'-0"

STORAGE AND PORTAL
1184 CERRO GORDO
SANTA FE, NM 87501

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

SITE PLAN
01/17/2025

A 1.1



0' 4' 8' 16'

1 **GRADING AND DRAINAGE**
1/8" = 1'-0"

STORM WATER REQUIREMENT
NEW ROOFED AREA: 197 SF
REQUIRED STORMWATER STORAGE: X 0.16 (16%)
CUBIC FT OF REQUIRED STORAGE: 31 CU.FT.
PONDING
DEPTH 1'-6"
AREA 21 SQ. FT.
AREA x DEPTH 31 CU. FT.

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

STORAGE AND PORTAL
1184 CERRO GORDO
SANTA FE, NM 87501

GRADING AND DRAINAGE
01/17/2025

A 2.4

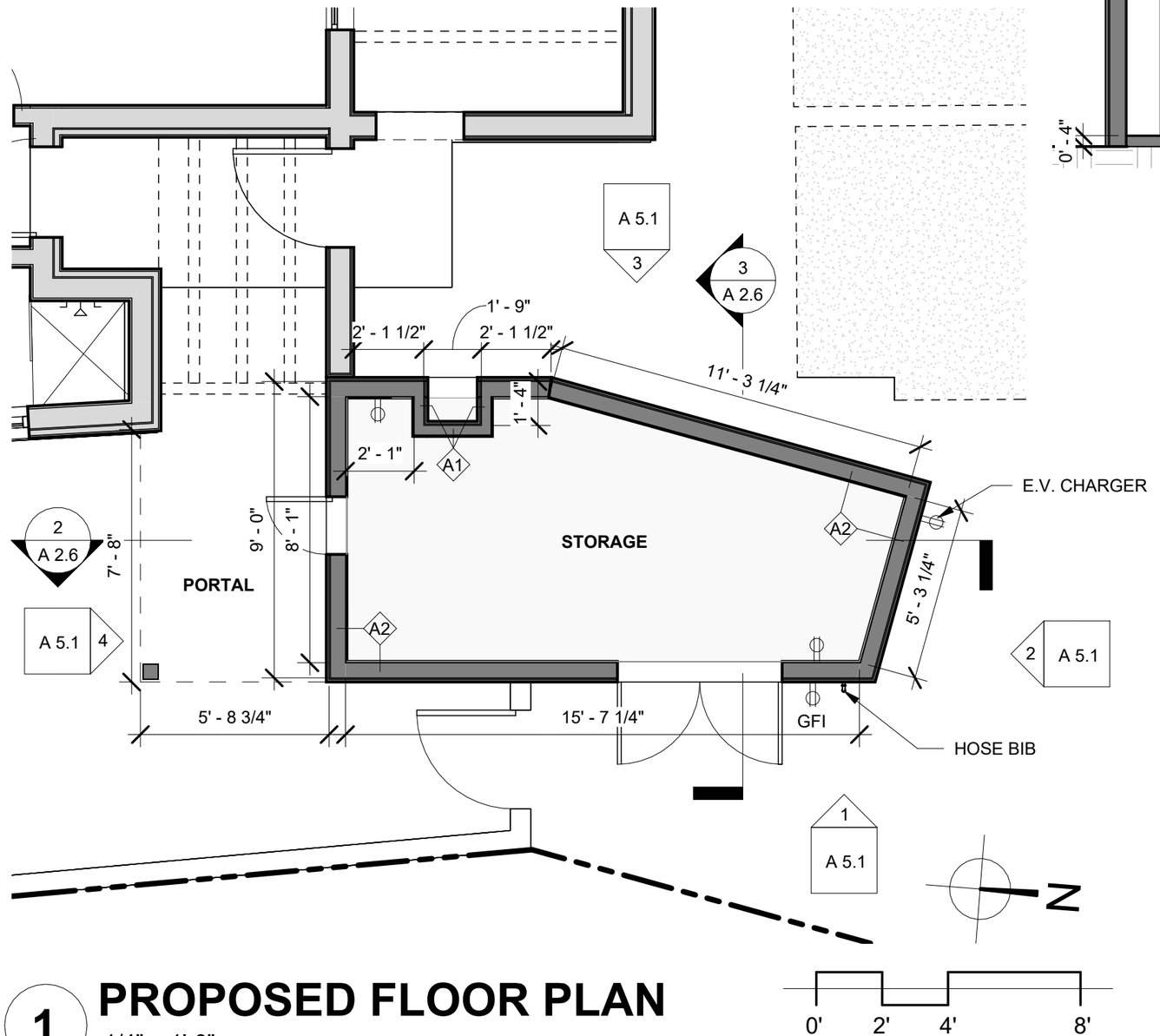
WALL LEGEND

EXISTING WALLS

NEW WALLS

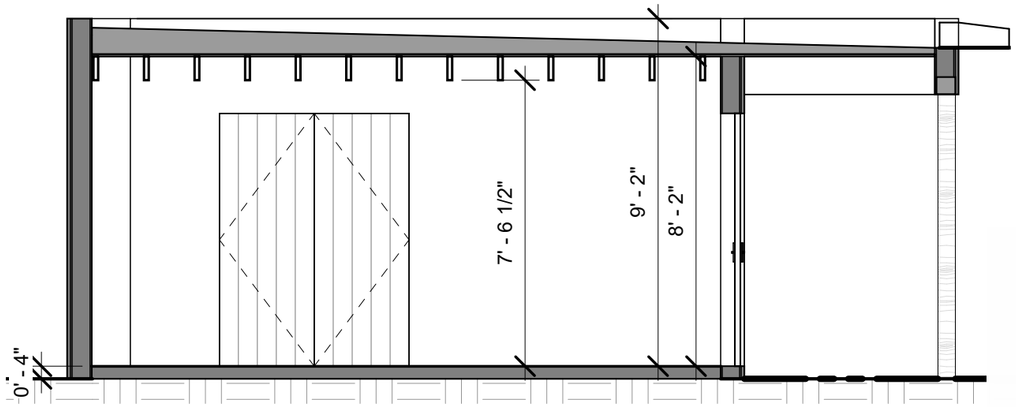
FLOOR PLAN NOTES:

1. ALL DIMENSIONS TO STRUCTURE UNLESS OTHERWISE INDICATED.



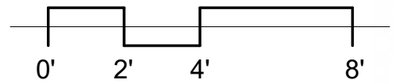
1 PROPOSED FLOOR PLAN

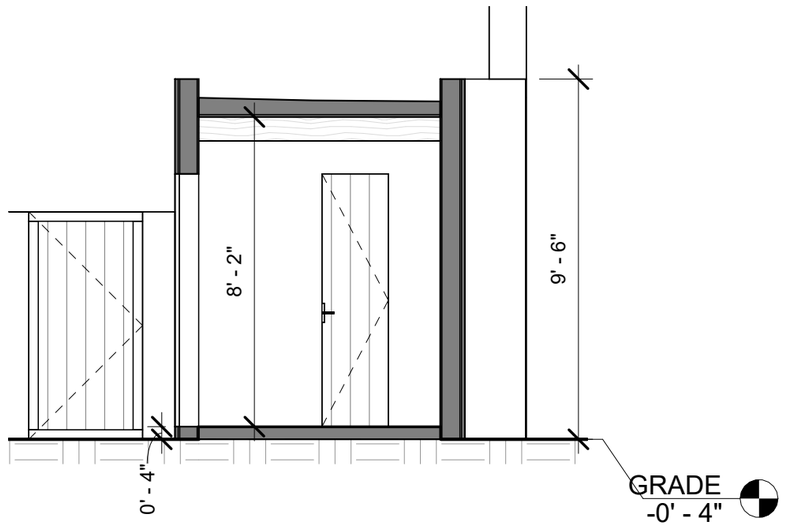
1/4" = 1'-0"



2 SECTION 1

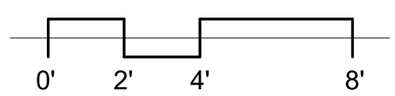
1/4" = 1'-0"





3 SECTION 2

1/4" = 1'-0"

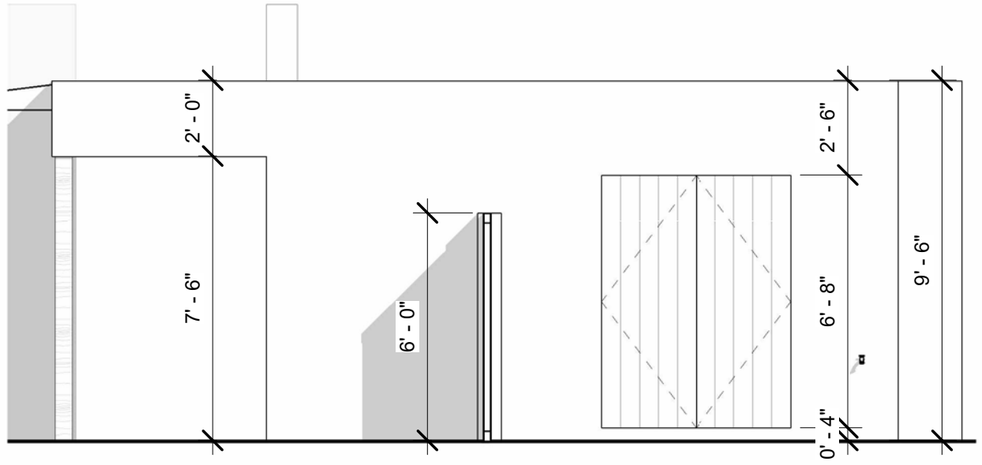


TREY JORDAN ARCHITECTURE
227 EAST PALACE AVE – SUITE W
SANTA FE, NM 87501
505.983.5624

STORAGE AND PORTAL
1184 CERRO GORDO
SANTA FE, NM 87501

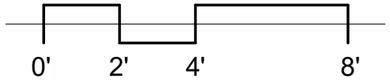
PROPOSED FLOOR PLAN
01/17/2025

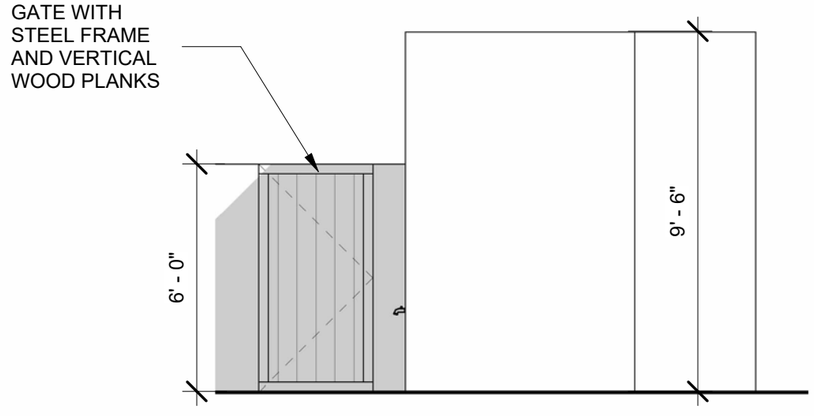
A 2.6



1 EAST ELEVATION

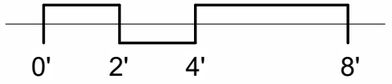
1/4" = 1'-0"

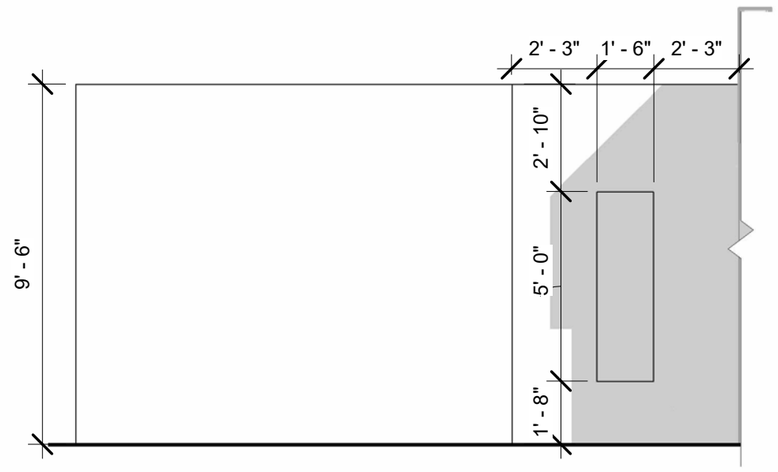




2 NORTH ELEVATION

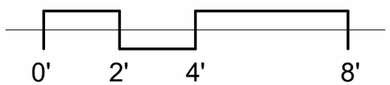
1/4" = 1'-0"

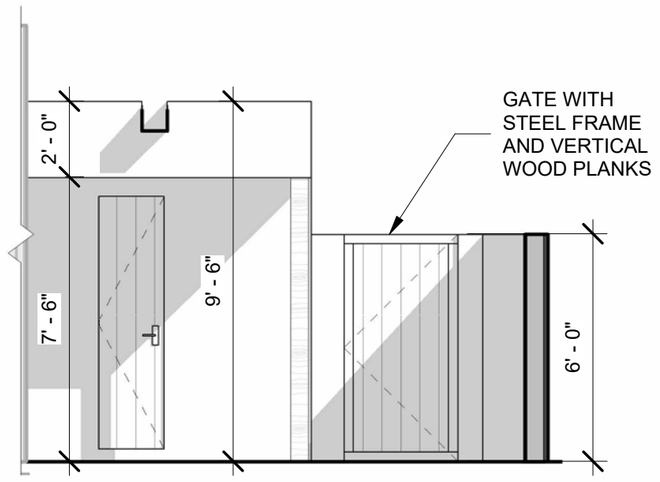




3 WEST ELEVATION

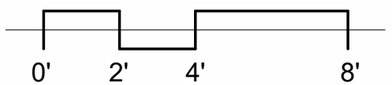
1/4" = 1'-0"





4 SOUTH ELEVATION

1/4" = 1'-0"

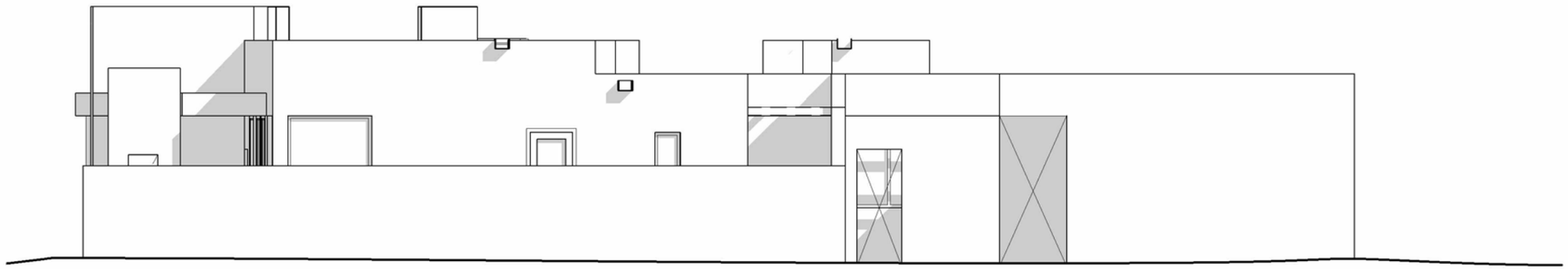


TREY JORDAN ARCHITECTURE
227 EAST PALACE AVE – SUITE W
SANTA FE, NM 87501
505.983.5624

STORAGE AND PORTAL
1184 CERRO GORDO
SANTA FE, NM 87501

EXTERIOR ELEVATIONS
01/17/2025

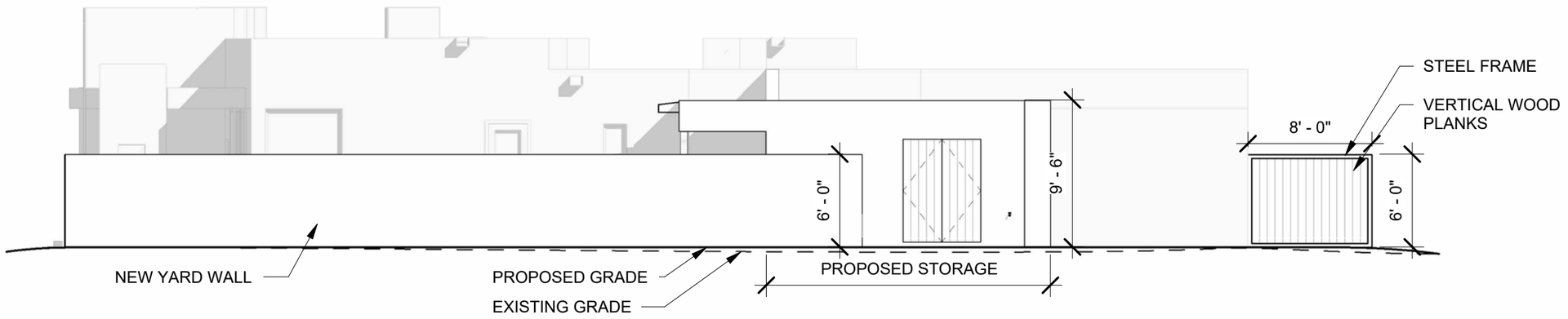
A 5.1



4 **EXISTING YARDWALL EAST ELEVATION**

1/8" = 1'-0"

0' 4' 8' 16'



1 **PROPOSED YARDWALL EAST ELEVATION**

1/8" = 1'-0"

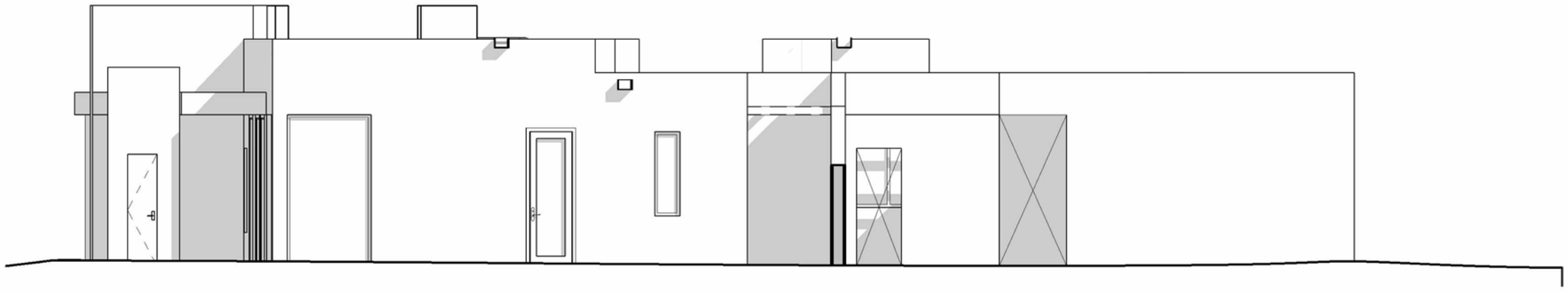
0' 4' 8' 16'

STORAGE AND PORTAL
1184 CERRO GORDO
SANTA FE, NM 87501

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

SITE ELEVATIONS
01/17/2025

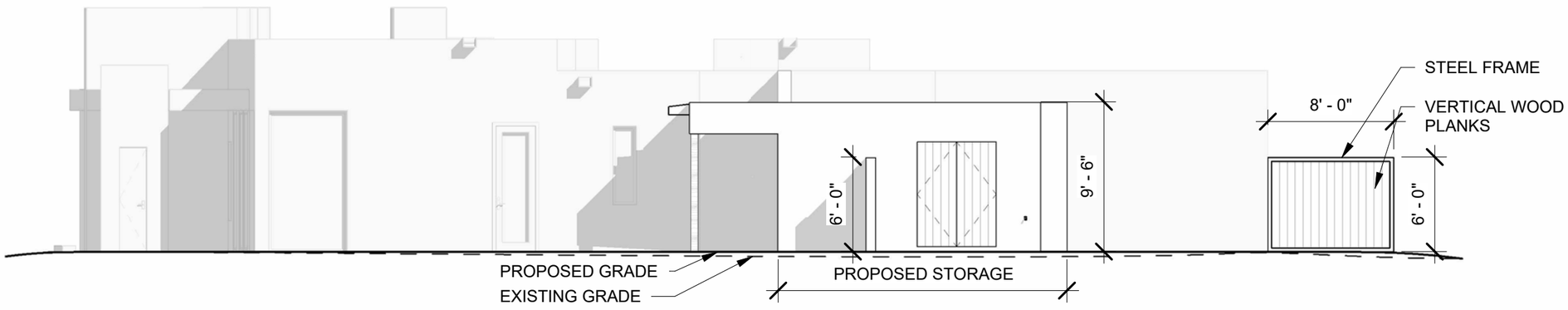
A 5.2



1 **EXISTING SITE EAST ELEVATION**

1/8" = 1'-0"

0' 4' 8' 16'



2 **PROPOSED SITE EAST ELEVATION**

1/8" = 1'-0"

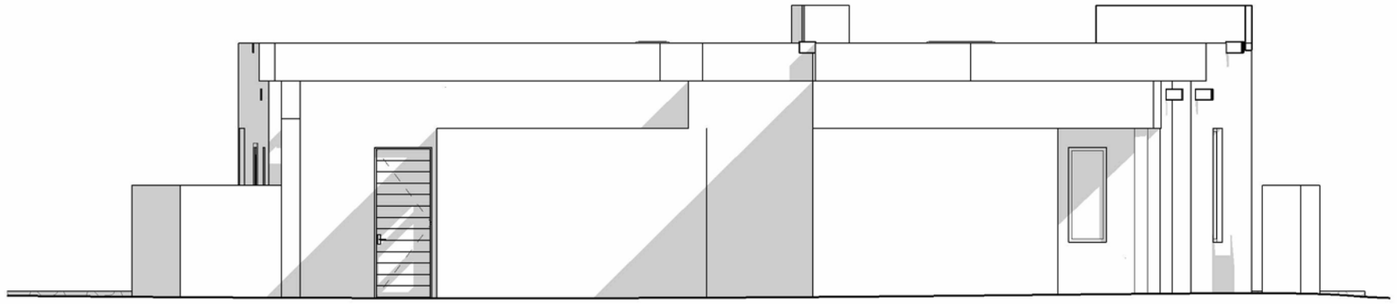
0' 4' 8' 16'

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

STORAGE AND PORTAL
1184 CERRO GORDO
SANTA FE, NM 87501

SITE ELEVATIONS
01/17/2025

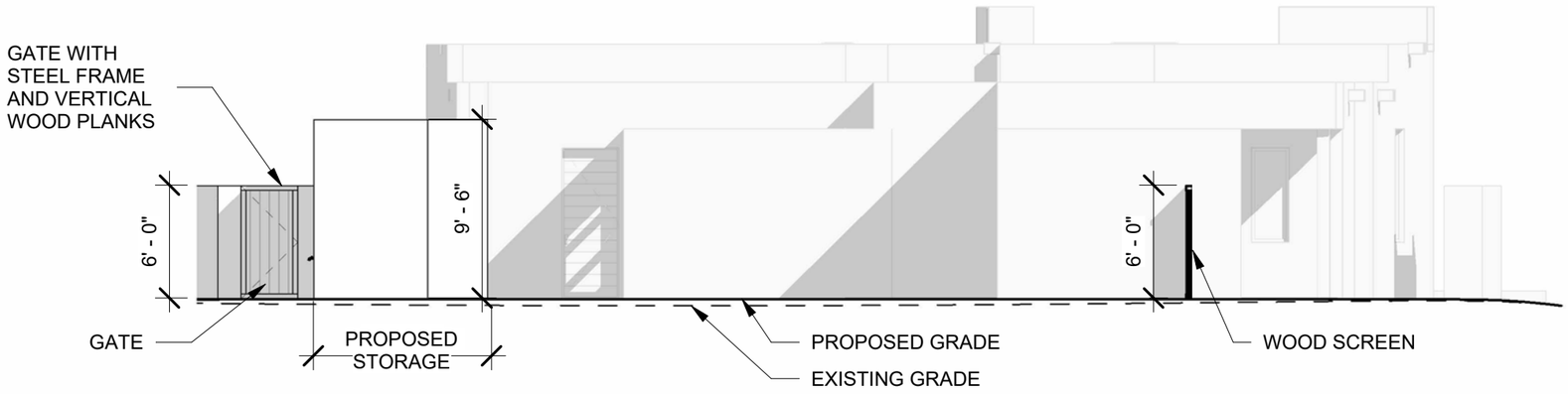
A 5.3



1 **EXISTING SITE NORTH ELEVATION**

1/8" = 1'-0"

0' 4' 8' 16'



2 **PROPOSED SITE NORTH ELEVATION**

1/8" = 1'-0"

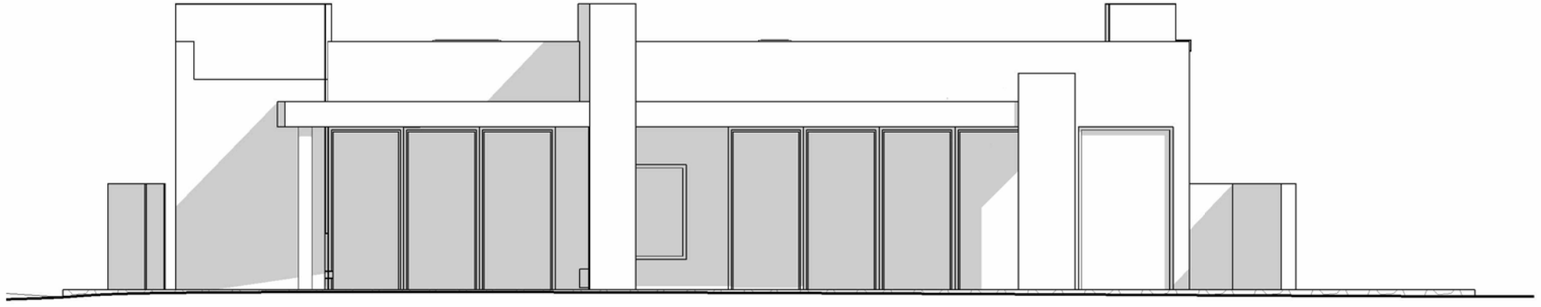
0' 4' 8' 16'

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

STORAGE AND PORTAL
1184 CERRO GORDO
SANTA FE, NM 87501

SITE ELEVATIONS
01/17/2025

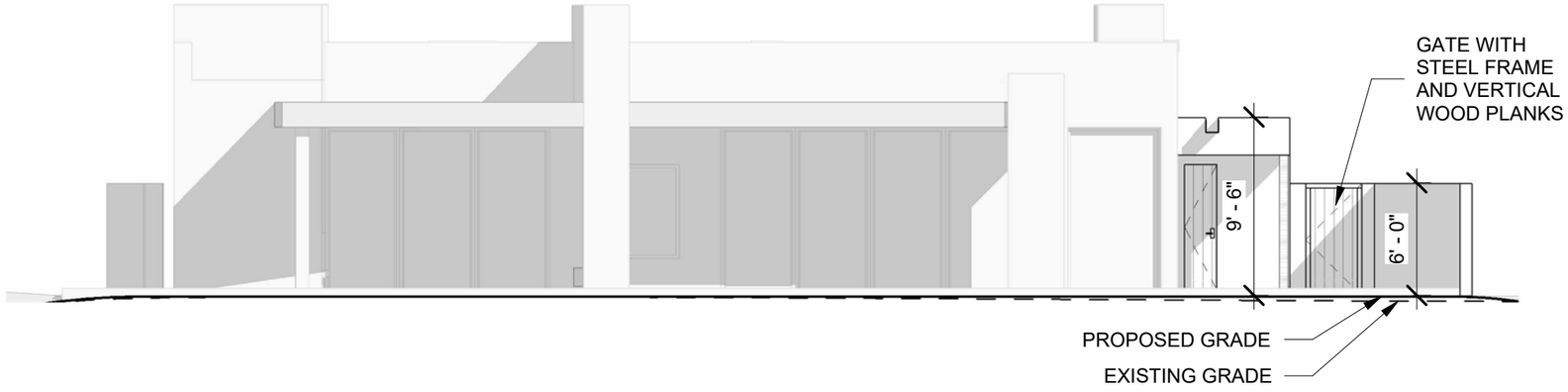
A 5.4



1 **EXISTING SITE SOUTH ELEVATION**

1/8" = 1'-0"

0' 4' 8' 16'



3 **PROPOSED SITE SOUTH ELEVATION**

1/8" = 1'-0"

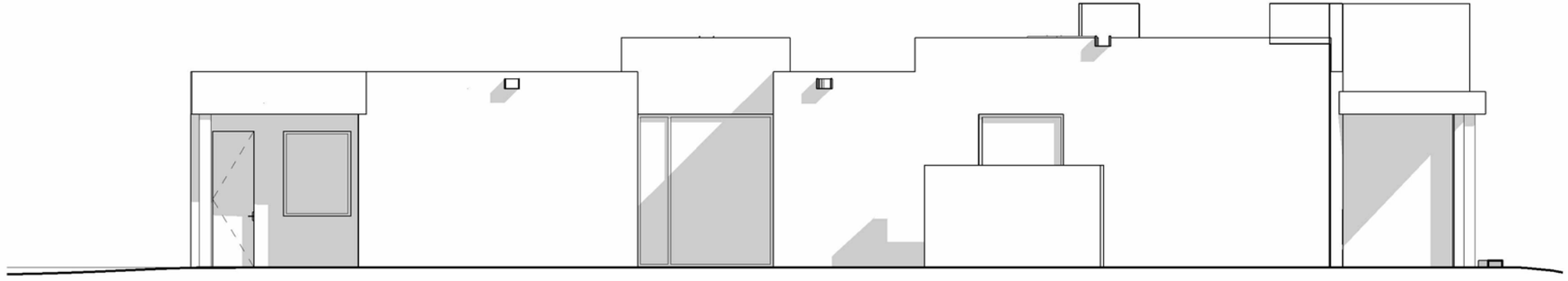
0' 4' 8' 16'

STORAGE AND PORTAL
1184 CERRO GORDO
SANTA FE, NM 87501

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

SITE ELEVATIONS
01/17/2025

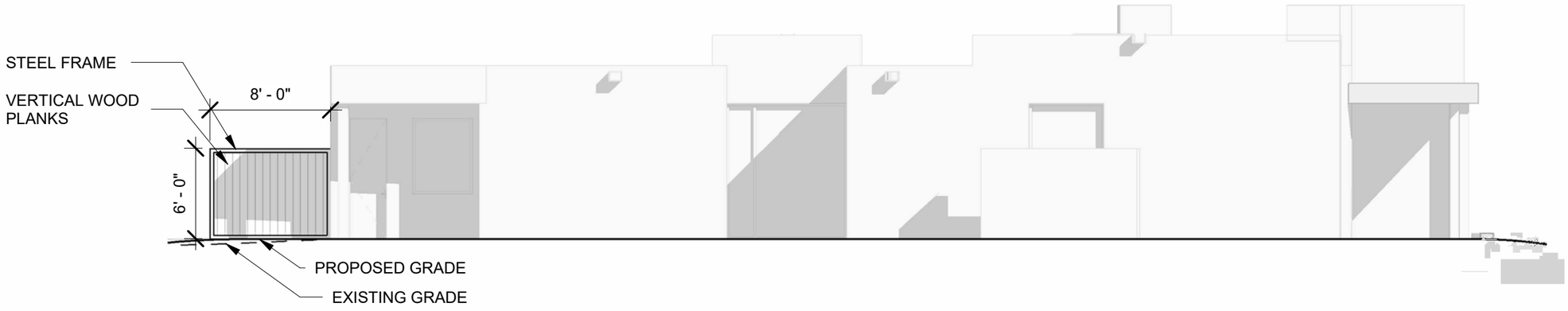
A 5.5



2 **EXISTING SITE WEST ELEVATION**

1/8" = 1'-0"

0' 4' 8' 16'



1 **PROPOSED SITE WEST ELEVATION**

1/8" = 1'-0"

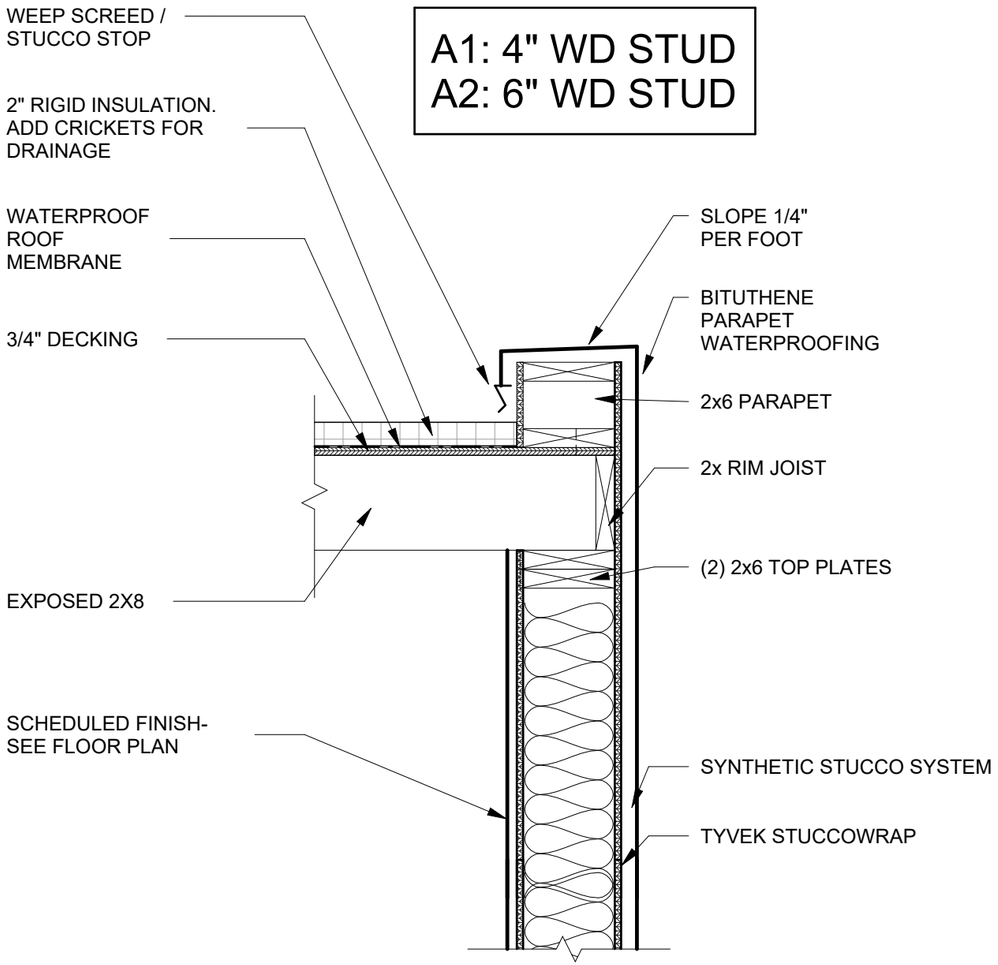
0' 4' 8' 16'

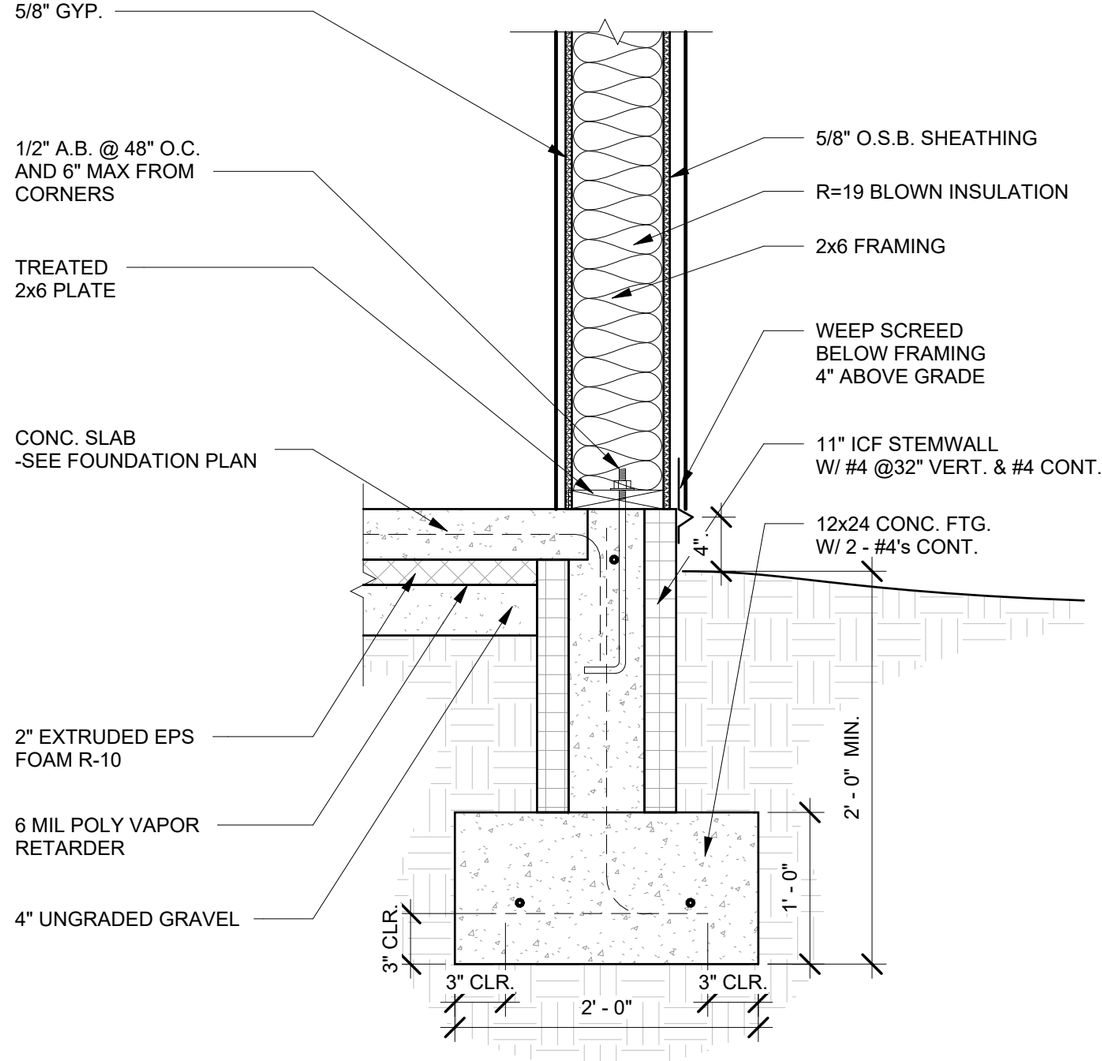
TREY JORDAN ARCHITECTURE
227 EAST PALACE AVE – SUITE W
SANTA FE, NM 87501
505.983.5624

STORAGE AND PORTAL
1184 CERRO GORDO
SANTA FE, NM 87501

SITE ELEVATIONS
01/17/2025

A 5.6





1 EXTERIOR WALL SECTION

1" = 1'-0"

STORAGE AND PORTAL
1184 CERRO GORDO
SANTA FE, NM 87501

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

WALL SECTION
01/17/2025

A 6.1

1. FRONT OF HOME FROM DRIVEWAY

2. VIEW FROM PUBLIC RIGHT OF WAY

3. ZOOMED VIEW FROM PUBLIC RIGHT OF WAY

4. VIEW FROM NEIGHBORS DRIVEWAY

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

STORAGE AND PORTAL
1184 CERRO GORDO
SANTA FE, NM 87501

PHOTOS
01/17/2025

A 6.2

EXTERIOR STUCCO COLOR TO
MATCH EXISTING

STUCCO COLOR TO BE EL REY
“BELLE GLADE”.

WOOD GATE, DOORS, AND SCREENS
WILL BE STAINED SHERWIN-WILLIAMS
“CLASSIC FRENCH GREY”

EXPOSED STEEL DETAILING WILL BE
PAINTED DUNN-EDWARDS “CHARCOAL
SMUDGE”

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

STORAGE AND PORTAL
1184 CERRO GORDO
SANTA FE, NM 87501

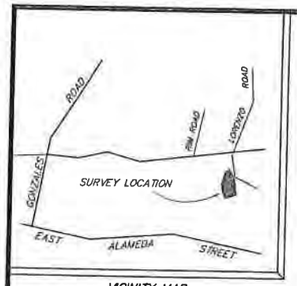
FINISH BOARD
01/17/2025

A 6.3

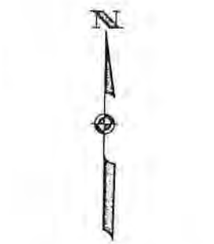
917 36

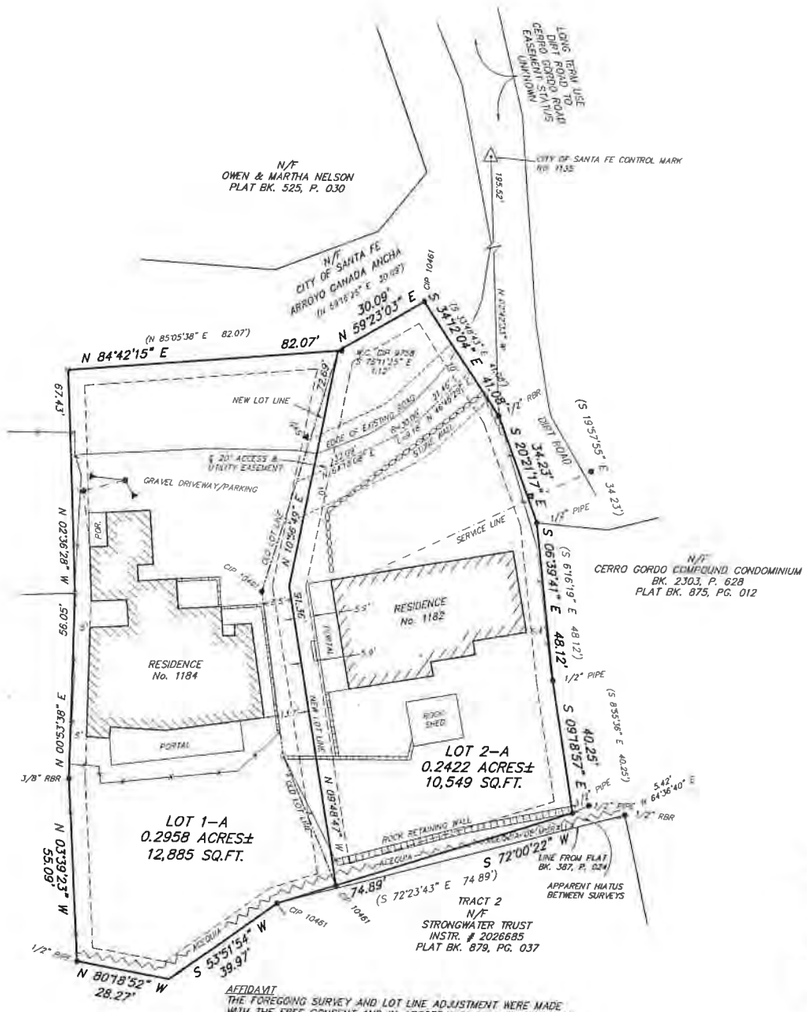
LOT LINE ADJUSTMENT SURVEY
FOR
SAGE HAVEN, LLC
&
LANALEE LEWIS REVOCABLE TRUST

LOT 1 & LOT 2 OF LOT SPLIT FOR HOLLANDS, LLC,
LOCATED AT 1182 & 1184 CERRO GORDO ROAD,
WITHIN THE CITY OF SANTA FE,
SANTA FE COUNTY, NEW MEXICO.



VICINITY MAP





LEGEND

- Sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.
- Overhead utility line.
- Building setback lines (5' typical).

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ON THE NORTHERLY PORTION OF THE BOUNDARY BETWEEN LOT 1 & LOT 2 OF SUBJECT PROPERTIES. (N 16°49'33" E), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.

2. THIS SURVEY IS BASED ON A PLAT OF " LOT SPLIT FOR HOLLANDS, LLC", RECORDED IN PLAT BK. 512, P. 011, RECORDS OF SANTA FE COUNTY, NM. BEARINGS AND DISTANCES IN ( ) ARE FROM SAID PLAT.

3. REFERENCE DEEDS: LANALEE LEWIS TRUSTEE SPECIAL WARRANTY DEED FILED AS INSTR. # 1982016, RECORDS OF SANTA FE COUNTY, NM. SAGE HAVEN, LLC WARRANTY DEED INSTR. # 1865242, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

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, July, 2024

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 SURVEY AND LOT LINE ADJUSTMENT WERE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). SUBJECT PROPERTIES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

Lisa Falls — 10/4/24
OWNER (SAGE HAVEN, LLC) DATE

Lisa Falls — 10/4/24
OWNER (LANALEE LEWIS TRUST) DATE

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 04 DAY OF October 2024.

BY: Lisa Andree Falls

BY:

NOTARY PUBLIC MY COMMISSION EXPIRES 10-22-2025

STATE OF NEW MEXICO
NOTARY PUBLIC
SHANNON MAXWELL
COMMISSION # 1084420
COMMISSION EXPIRES 10/22/2025

CITY OF SANTA FE NOTES & CONDITIONS

1. a.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

b) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

c) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

2. PROPERTY LIES WITHIN FEMA FIRM PANEL # 35049C0411E, EFFECTIVE 12/4/2012, ZONE X, OUTSIDE LIMITS OF 100 YEAR FLOOD PLAIN. THIS DESIGNATION DOES NOT GUARANTEE THAT THIS PROPERTY WILL BE FREE FROM FLOODING OR FLOOD-RELATED DAMAGES.

3. PROPERTY LIES WITHIN THE ARCHAEOLOGICAL REVIEW DISTRICT, HISTORIC OVERLAY DISTRICT.

4. CITY APPROVAL OF THIS PLAT DOES not yet ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD PERTAINING TO LAND HEREIN DESCRIBED.

COUNTY OF SANTA FE
STATE OF NEW MEXICO } SS
I hereby certify that this instrument was filed for record on the 29 day of October A.D. 2024 at 12:00 PM and was duly recorded in Book 917 Page 36 of the records of Santa Fe County.

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

2045230

COUNTY OF SANTA FE

SANTA FE COUNTY TREASURER — DATE 10/4/24

CITY OF SANTA FE

CASE # 2024-8746

REVIEWED:

CITY PLANNER — DATE

Doe Bendorf — 10/6/24
ENGINEER FOR LAND USE — DATE

INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

OWNER: SAGE HAVEN, LLC & LANALEE LEWIS TRUST
LOCATION: 1182 & 1184 CERRO GORDO ROAD
LOT 1 & LOT 2
CITY OF SANTA FE
UPC: 1-055-038-388-505 (1182 CERRO GORDO)
UPC: 1-055-038-381-503 (1184 CERRO GORDO)
SUBDIVISION: LOT SPLIT FOR HOLLANDS, LLC
SANTA FE COUNTY, N.M.

DEL RIO SURVEYS, INC.

PO BOX 22773	SANTA FE, NM	820-9200
Project No. 24060346	Dwg. PW / Chk. MW	Date 7/1/24 / REV: 4