



Agenda

**Regular Meeting AMENDED of
the Historic Districts Review
Board
March 25, 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/83281889458>

By Phone: 301 715 8592

Webinar ID: 832 8188 9458

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. June 11, 2024
 - b. June 25, 2024
 - c. July 9, 2024
 - d. July 23, 2024
 - e. August 13, 2024
 - f. September 10, 2024
 - g. September 24, 2024
 - h. November 26, 2024

i. February 25, 2025

5. Approval of Findings/Conclusions

- a. 2024-009128-HDRB. 410 Camino Cabra (October 8, 2024)
- b. 2024-009129-HDRB. 544 Canyon Rd. (October 8, 2024)
- c. 2024-009042-HDRB. 645 Garcia St. (October 22, 2024)
- d. 2024-009207-HDRB. 710 Canyon Rd. (October 22, 2024)
- e. 2024-009209-HDRB. 626 Gomez Rd. (October 22, 2024)
- f. 2024-009208-HDRB. 505 Apodaca Hill (October 22, 2024)
- g. 2024-009321-HDRB. 1 Plaza Fatima (November 26, 2024)
- h. 2024-009376-HDRB. 907 Don Miguel Pl. (November 26, 2024)
- i. 2024-009378-HDRB. 835 E. Alameda St. (November 26, 2024)
- j. 2024-009369-HDRB. 345 Garcia St. (November 26, 2024)
- k. 2024-009372-HDRB. 1182 Cerro Gordo Rd. (November 26, 2024)
- l. 2024-009381. 532 Don Gaspar Ave. (November 26, 2024)

6. Matters from the Public

7. Staff Communications

8. Old Business

- a. 2025-009916-HDRB, 1010 Camino San Acacio, Downtown and Eastside Historic District, Contributing. Daniel Strongwater, agent for Jeremy and Caroline Rohrlach, owners, propose to construct a 175 sq. ft. closet addition on the east elevation, enclose a portal on the south elevation and request exceptions to 14-5.2(D)(4) to enclose an existing portal and 14-5.2(D)(2)(c) for an addition to the west primary façade. (Paul Duran, paduran@santafenm.gov) (POSTPONED)

9. New Business

- a. 2025-009941-HDRB, 416 Sosaya Ln., Downtown and Eastside Historic District, Non-contributing. Marc Naktin, agent for Louise Epstein, owner, proposes to construct a 170 sq. ft. pergola on the southwestern façade to a height of 9', remodel an existing pergola into a 497 sq. ft. portal on the northeastern façade to a height of 8'-10", and infill a door on the north elevation. (Paul Duran)
- b. 2025-009943-HDRB, 925 Acequia Madre, Downtown and Eastside Historic District, Contributing. Gregory Waits, agent for A. Jason Flanagan, owner, proposes to construct a

178 sq. ft. portal on the north façade of the main structure to a height of 9'. (Paul Duran)

- c. 2025-009946-HDRB, 329 Otero St., Downtown and Eastside Historic District, Contributing. Lisa Martinez, agent for Mike and Christine Foster, owners, propose to replace all doors and windows and requests an exception to 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored whenever possible. (Paul Duran)
- d. 2025-009947-HDRB, 214 Old Santa Fe Trl., Downtown and Eastside Historic District, Contributing. John Padilla, agent for Mark Suleiman, owner, requests approval for non-permitted alterations including replacement of doors and windows, installation of a metal fence and gate on the publicly visible east façade, construction of a landscape planter on the north primary façade, and requests two exceptions to 14-5.2(D)(5)(b) architectural features and 14-5.2(E) Downtown and Eastside Design Standards. (Paul Duran)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

- a. April 8, 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.



**Regular Meeting of the Historic
Districts Review Board
June 11, 2024, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes
[HDRB Board Meeting 6/11/2024](#)

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:30pm in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. Roll Call

Roll Call indicated the presence of a quorum as follows: Mr. Moquino

Members Present

Ms. Cecilia Rios, Chair
Mr. John Bienvenu
Ms. Jennifer Biedscheid
Ms. Madelein Aguilar Medrano
Ms. Amanda Mather

Members Absent

Mr. Anthony Guida, Vice Chair

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Manager
Mr. Frank E. Ruybalid, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Mr. Paul Duran, Senior Planner

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on PrimeGov and can be requested from the Historic Preservation Division.

2. Approval of Agenda

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HPD Planner Manager, Mr. Moquino stated that item f. 2024-008259-HDRB, 697 Gonzales Road has been postponed to June 25th.

Member Bienvenu moved to approve the agenda as amended, Member Aguilar Medrano seconded. The motion passed unanimously by roll call vote (3-0).

3. **Approval of Minutes**

No minutes were presented with this agenda.

4. **Approval of Findings of Fact and Conclusions of Law**

Assistant City Attorney Ruybalid notified the Board that before the Board approves the Finding of Facts and Conclusion of Law, item h, 1072 Camino San Acacio was heard on April 9th not April 29th.

- a. 2023-0079520-HDRB. 128 South Capitol. (March 26, 2024)
- b. 2023-007593-HDRB. 130 South Capitol. (March 26, 2024)
- c. 2024-007941-HDRB. 1239 Cerro Gordo Road. (March 26, 2024)

Member Aguilar Medrano moved to approve the Findings of Fact and Conclusions of Law items a-c, dated March 26, 2024, Member Biedscheid seconded. The motion passed unanimously by roll call vote (3-0).

- d. 2024-007993-HDRB. 528 Jose Street. (April 9, 2024)
- e. 2024-007992-HDRB. 711 Don Cubero Alley. (April 9, 2024)
- f. 2023-006490-HDRB. 1596 Canyon Road. (April 9, 2024)
- g. 2023-006565-HDRB. 1600 Canyon Road. (April 9, 2024)
- h. 2024-007994-HDRB. 1072 Camino San Acacio (April 9, 2024)

Member Biedscheid moved to approve the Findings of Fact and Conclusions of Law items d-h, dated April 9, 2024. Member Aguilar Medrano seconded. The motion passed unanimously by roll call vote (3-0).

5. **Matters from the Public**

Gordon Davis from Johnson Lane stated that in the Garcia Street neighborhood there had been a poster stating that the property was on the agenda for tonight for a status review but then disappeared a couple of days ago. He questioned the Board if a property with a historic designation could have changed without it being at a public hearing.

Chair Rios informed Mr. Davis that any status change has to be noticed and that a sign will go up and the sign is there so that anyone such as yourself will be notified that a hearing will take place, and the information will be on that sign as to the date of the hearing and the type of hearing, and that a hearing is required to change a status.

6. Staff Communications

Land Use Director Lamboy, introduced Maria Tucker Community Services Director to introduce a special project. New Mexico women's historic marker committee provided some information about a Cooperative agreement with the city the state of New Mexico, the New Mexico and the women's historic marker committee to highlight and recognize women of historical significance in the city.

Maria Tucker, Betty Downs, and Nicole Rasmuson, members of the International Women's Forum of New Mexico, also provided some information on Historic Markers to be placed within the city.

Chair Rios stated that she would like the record to show that Member Mather is present now.

Land Use Director Lamboy stated in reference to the State Local Government Historic Board it's scheduled for Wednesday June 26 in room 321 of the state capital building and it will be from 1 pm to 4pm. The composition of the committee, one member who's appointed by the Capital Buildings Planning Commission is Senator Peter Wirth, one member appointed by the Cultural Properties Review Committee is Francisco Abinia, the State Historic Preservation Officer Michelle Enzie, one member appointed by the agency within the area zone and historic districts or Landmark is Jennifer Biedscheid, one member that is concerned with historic preservation is Mr. John Eddy and the appointees by the state with the exception of one that was appointed to together by the state and chair Rios is Anna Silva with the General Services Department, City Council appointee of the Governing Body appointed chair Cecilia Rios and the third member is Bonifacio Armijo who used to be on this board as well as the Planning Commission.

Chair Rios asked Assistant City Attorney Ruybalid if there are any appeals pending. He does not know of any pending at this time.

7. Old Business

a. 2024-007838-HDRB. 803 Agua Fria St. Westside-Guadalupe Historic District. Significant. Thomas Curtiss and Laurie Rainey, agents/owners, propose to construct a 6'-0" high coyote fence with pedestrian gate where the maximum allowable height is 4'-7" on Agua Fria St., a 4'-6" high coyote fence with pedestrian gates where the maximum allowable heights are Cleveland St. is 4'-8" and on Irvine St. 4'-10", two 6'-0" high vehicle gates. Construct a 240 sq. ft. 10'-0" high pergola, and a 54 sq. ft. 7'-0" shed. An exception is requested to 14-5.2(D)(9) for exceeding the maximum allowable height for the proposed fences. (Lani McCulley, ljmcculley@santafenm.gov)

Ms. McCulley presented the case. Staff did not find that all the exception criteria had been met but thought that the Board may find that they have upon further testimony. Otherwise,

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staff recommended 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.

Ms. Rainey, and Tom Curtis 803 Agua Fria, were sworn in. Mr. Curtis and Ms. Rainey presented a summary of the proposed project and their reasoning for the height exception for the fencing.

Public Comment:

A member of the public whose name and address were inaudible, was sworn in. Stated that he has traffic concerns along Agua Fria, increasing drastically. He felt that the privacy request of this request does not seem to be an issue.

Mr. John Eddy, 14 Avenida Campo, Santa Fe, New Mexico was sworn in. Mr. Eddy stated he supports the Board. Also giving some ideas for using River Rock at the base of the wall on Irvine Street. The amount of coyote fence is overwhelming, so the idea of pilasters is a move in the right direction and possibly consider the addition of stone under the other walls.

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. She agreed with much of what Mr. Eddy stated and expressed her concern regarding the impact on the streetscape, especially along Cleveland and Irvine, and recommended a lower height of the coyote fence because the fence is overwhelming at this height.

Chair Rios asked Mr. Curtis what the shortest fence that they could live with on the Agua Fria side of the residence? The applicant wants the six-foot height but will negotiate height but would like to know what the Board wants.

Board Action:

Member Bienvenu moved in case 2024-007838-HDRB. 803 Agua Fria St. that the exception criteria for the height of the fence have been met on condition that the pilasters be reduced to 5 feet in height and the latillas be staggered in an irregular pattern no higher than 5 feet and being staggered by at least at the lowest 4 inches at the shortest latilla. All other exception criteria have been met for the reasons set forth in the applicant's application as well as the staff report and that the application be approved, the pergola designed with the river rocks be approved if that's the applicant's preference.

Member Biedscheid, seconded with a friendly amendment, that the yard walls be at allowable height and stuccoed and the gate at the west fence to be at six feet.

Member Bienvenue did not accept the amendment.

Chair Rios asked if the motion could include the framework of the fence should be to the interior of the property.

Member Bienvenu accepted noting that it is designed that way in the application.

Member Biedscheid recommended another friendly amendment that the intervals of the pilasters on Irvine St. should be the same as those Agua Fria Street.

Member Bienvenu accepted the friendly amendment.

The motion passed with Members Bienvenu and Mather voting for, and Members Aguilar Medrano and Biedscheid against. Chair Rios broke the tie vote, by voting in favor of the project.

8. **New Business**

- a. 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. (Lani McCulley, ljmcculley@santafenm.gov)

Member Bienvenu recused himself from the case and remained in the room.

Ms. McCulley presented the case. Staff recommended the historic status of the residential structure be maintained as contributing with the southeast facade designated as primary noting the unique windowsill and the status of the garage structure be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Michael Sandrin, 320 County Road 57, Okay Owingue was sworn in. Mr. Sandrin stated he took over the case for the previous agent, Jeff Seres. He agreed with the staff's recommendations and explained why he felt the garage should be downgraded.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, agrees with the suggestion of making the East facade primary as well on the main building and agreed with the idea of keeping the garage as contributing

Board Action:

Member Aguilar-Medrano moved in case 2024-008233-HDRB. 1525 Canyon Rd to maintain the status of both the house and the shed as contributing and designate the south and east facade of the home as primary.

Member Biedscheid seconded and requested a friendly amendment that with the main house that the deep inset window and door on the South facade and the windows on the East facade to be character defining along with the cutout.

Member Aguilar-Medrano accepted the amendment and added, due to the public visibility she also recommends the South facade of the shed be the primary façade.

Member Biedscheid approved the change.

The motion passed with Members, Aguilar-Medrano and Mather voting for and Member Biedscheid against.

- b. 2024-008257-HDRB. 117 Quintana St. Westside-Guadalupe Historic District. No status. Leslie Drobbin, agent/owner, requests a historic status review with primary facade(s) designation, if applicable. (Lani McCulley)

Ms. McCulley presented the case. Staff recommended the historic status of the residential structure be designated contributing with the unaltered west façade (façade 6) recommended as primary since it holds what appears to be the original openings with old windows and recommend the historic status of the privacy wall be designated as non-contributing due to its reconfiguration in 1985, per 14-5.2(C) Designation of Significant and Contributing Structures.

Leslie Drobbin, 6150 Onate Place, Santa Fe, was sworn in. Ms. Drobbin agreed with the staff's recommendations.

Public Comment:

No public comments.

Board Action:

Member Biedscheid in case number 2024-008257-HDRB at 117 Quintana Street moved to adopt staff's recommendation to designate the house as contributing with the west facade as primary and to designate the yard wall as non-contributing. Member Mather seconded. The motion passed with the Board voting unanimously (4-0).

- c. 2024-008413-HDRB. 913 ½ Acequia Madre. Downtown and Eastside Historic District. Contributing. Richard Martinez, agent for Morton Phillips Trust, requests approval for the remodel of a simplified Pueblo Revival style structure by increasing the height of the structure to 13'-0" where the maximum allowable height is 15'-3", addition of a 6'-0" tall coyote fence, and update the windows, doors, and finishes. Exceptions are requested for the following: 14-5.2(D)(2)(c) and (d) Additions are not permitted to primary facades and the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade; 14-5.2(D)(5)(a)(1) for removal of historic windows; 14-

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5.2(D)(5)(a)(3) No existing opening shall be closed. (Paul Duran, paduran@santafenm.gov)

Mr. Duran presented the case and staff recommended approval of the proposed project and found 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. Mr. Duran stated that the staff would prefer another design option for the window removal and did not find that the exception criteria were met. However, staff felt if the Board finds that the exception criteria were met, staff is amenable to the approval of the project.

Joseph Karnes, Sommer Karnes and Associates, 125 Lincoln Ave suite 221, Santa Fe was sworn in. Mr. Karnes let the Board know that the new design is based off the discussion in previous hearings and addressed the criteria of the hardship for the Board.

Richard Martinez, P.O. Box 925, Santa Fe, NM was sworn in. Mr. Martinez presented a summary of the proposed case.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, expressed her new understanding of the window allows her to be less inclined to have it retained, and solar promotes the city's green energy initiative.

Board Action:

Member Bienvenu moved in case 2024-008413-HDRB at 913 ½ Acequia Madre that findings be entered that all three exception criteria have been met for the reasons set forth in the applicants' application as well as staff's report with one exception with the provision that we do not adopt staff's recommendation regarding the second criteria or the first criteria of not damaging the character of the district where staff shows this has not been met, but we find that all three criteria have been met for the reason set forth by the applicant and based on those findings that the application be approved as submitted. Member Aguilar-Medrano seconded. The motion passed with the Board voting unanimously (4-0).

- d. 2024-008414-HDRB. 627 Camino de la Luz. Downtown and Eastside Historic District. Contributing. NM Land Solutions, LLC. and Adwelling Design, agents for Craig Huitfeldt Trust and Danuta Zaluska Trust, requests approval for a 1,929 sq. ft. addition to the existing dwelling which includes the removal of the existing carports replacing with a freestanding two-car garage. Exceptions are requested: 14-5.2(D)(5)(a)(1) for widening a window opening on a primary facade; 14-5.2(D)(6) for change in style and height to the parapet; 14-5.2(D)(2)(d) for increasing the footprint by 50% more than the historic footprint. (Paul Duran)

Mr. Duran presented the case and staff recommended approval of the proposed project and found 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.

Damian Gutierrez, 314 El Pueblo Road Northwest Albuquerque New Mexico, was sworn in. Mr. Gutierrez agreed with the staff's recommendations and offered some clarification regarding the exception criteria.

Public Comment:

No public comment.

Board Action:

Member Bienvenu moved in case 2024-008414-HDRB. 627 Camino de la Luz that findings be entered that all exception criteria have been met for the reasons set forth in the application and staff's report with the additional condition that the parapets on the primary facade maintain their current undulation.

Member Aguilar-Medrano seconded with a friendly amendment that the applicant submits a physical color sample of the stucco color to staff for approval.

Member Bienvenu accepted the friendly amendment.

Member Biedscheid recommended a friendly amendment to ensure that the doors, both vehicle and pedestrian, be wood as described by the applicant.

Member Bienvenu accepted the friendly amendment.

The motion passed with the Board voting unanimously (4-0).

- e. 2024-008258-HDRB. 753 Acequia Madre. Downtown & Eastside Historic District. Contributing. John Padilla, agent for Margot Spitz Marbut, owner, requests a downgrade of historic status. (Lani McCulley)

Ms. McCulley presented the case, and staff recommended the historic status of the structure be downgraded from contributing to noncontributing due to the number of the alterations that have occurred on the structure, per 14-5.2(C) Designation of Significant and Contributing Structures.

John Padilla, P.O. Box 22986, Santa Fe, was sworn in. Mr. Padilla presented a summary of the changes to the property and stated he felt that the status needs to be codified to avoid issues in the future.

Public Comment:

No public comment.

Board Action:

Member Aguilar-Medrano, case 2024-008258-HDRB. 753 Acequia Madre moved to downgrade the status of the structure to non-contributing in alignment with staff's recommendation. Member Biedscheid seconded. The motion passed with the Board voting (3-0). The motion passed with Members, Aguilar-Medrano, Biedscheid and Bienvenu voting for and Member Mather abstaining.

- f. 2024-008339-HDRB. 1600 Canyon Rd. Historic Review Historic District. McDowell Fine Homes, agent for Jeung Hyun and Luella Noles, owners, propose to construct a 3,200 sq. ft. single family residence with 98 sq. ft. of portals, a 515 sq. ft. attached garage, and three pergolas for a total of 1,307 sq. ft. Construct a 540 sq. ft. studio to the maximum allowable height of 14'-10". (Lani McCulley)

Ms. McCulley presented the case and staff recommended approval of the proposed project and found 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.

Doug McDowell, 1317 Cerro Gordo Road, was sworn in. Mr. McDowell let the Board know that the homeowners were present, and they did review the comments from the previous hearing and spoke with some of the neighbors. They have updated the application, and this application is more in line with the comments the applicants received. He also agreed it is still more contemporary with the sharp corners.

Jeung Hyun, 165 Vicente Road, Berkley, CA, was sworn in. Mr. Hyun gave a family background and some details on the proposal and the changes they have implemented since the last hearing and his understanding of the reasons for those changes.

Luella Noles, 165 Vicente Road, Berkley, CA, was sworn in. Ms. Noles gave a comparative of the planned home to the neighborhood homes.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, stated that this is very frustrating because people are not using the microphone so important information is missing. Regarding the property she stated that though the house is new and is somebody's concept of Santa Fe style if it needs to be modified to meet the code requirements like the three-foot setback on corners for windows it should happen before approval. She also expressed her shock that anyone believes a home over 3,500 sq. ft. is a standard sized home. She felt these types of statements are representative of the economic inequality or gap in the city.

Board Action:

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Member Bienvenu moved in case 2024-008339-HDRB at 1600 Canyon Road to approve the project with the condition that all exterior corners of the building be bullnosed and any associated stucco wall also be bullnosed, that the metal elements of the portals be replaced with wood and that all windows be inset at least two inches as indicated in the application to emphasize the massiveness of the walls as required by the code, and the windows be redesigned to emulate adobe construction and traditional construction techniques.

Member Aguilar Medrano seconded and requested friendly amendments that all windows need to be in-set a minimum of three feet from corners and the inset be four inches rather than two.

Member Bienvenu accepted the friendly amendments.

Member Biedscheid recommended a friendly amendment that the garage door be wood rather than metal or aluminum.

Member Bienvenu accepted the friendly amendment.

There was some discussion about the windows and the narrow divisions but it was unclear what recommendations to make regarding the design of the windows.

Chair Rios recommended more specifics regarding the redesign requested for the windows.

Member Bienvenu was not sure what else to suggest. He stated his concern was that the windows were wider than they were tall.

Chair Rios recommended working with Mr. McDowell regarding the window redesign because Mr. McDowell has the history and is very knowledgeable in regards to what is needed.

Mr. McDowell pointed out that the windows are divided lites and recommended looking in the packet at the model.

Member Biedscheid recommended page 7 of the packet.

There was a discussion about the public visibility of the house and elements. The pergolas were decided that they could remain metal since they are not publicly visible and this is the Historic Review District.

The motion passed with the Board voting unanimously (4-0).

Member Aguilar Medrano moved to hear the last case of the evening 2024-008335-HDRB. 716 Don Gaspar Avenue next to prevent a quorum issue since she will be leaving early, and Member Bienvenu will be rescuing himself for the case. Member Mather seconded. The motion passed with the Board voting unanimously (4-0).

- a. 2024-008335-HDRB. 716 Don Gaspar Ave. Don Gaspar Area Historic District. Contributing. Positive Energy Solar, agent for Nat Cakeres, owner, propose to install a publicly visible rooftop solar array on residential structure. An exception for Section 14-5.2(D)(3) is requested for publicly visible rooftop appurtenances. (Gary Moquino)

Member Bienvenu recused himself from hearing this case though he did remain in the room.

Mr. Moquino presented the case and staff recommended that the Historic Districts Review Board APPROVE the project and exception to 14-5.2(D)(3) in Case 2024-008335, addition of publicly visible rooftop solar at 716 Don Gaspar Avenue.

Nat Cakeras, 716 Don Gaspar Avenue, Santa Fe, was sworn in.

Ian Mordon, 52 Oshara Boulevard, Santa Fe, was sworn in. Mr. Mordon presented a summary of the proposal explaining the use of electricity usage issues.

Mr. Cakeras presented a summary of his reasonings for the project and desire to maintain the historic building.

Chair Rios questioned the panels on the dormers and how much removing them would affect the overall efficiency of the solar. Mr. Mordon stated it would be a 22% reduction.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, stated that Nat is her son-in-law and has helped him a bit to insulate the roofs of the house. Nat and her daughter have been incredibly sensitive to the historic nature of the house and the solar addition is very sensitive and is only visible from one side of the street in only one place, so it is not very intrusive visually and hoped the Board would approve the project.

Board Action:

Member Biedscheid moved in case 2024-008335-HDRB. 716 Don Gaspar Ave to approve the application as submitted and as recommended by staff. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (3-0).

Member Aguilar Medrano left the hearing.

- b. 2024-008415-HDRB. 1041 Camino de Cruz Blanca. Historic Review Historic District. Spears Horn Architects, agents for Mark Jernigan, propose a 14'-5" bermed 446 sq. ft. one-story addition on the east elevation of the Mirador structure where the allowable height is 16'-5", enlargement of existing door and insertion of a window on the west elevation primary façade, restoration of existing wooden grilles over windows, window replacement on non-primary facades, and associated renovation treatments. Exception requested Section 14-5.2(D)(2)(d), where the addition is less than 10' set back from the primary façade, and Section 14-5.2(D)(5)(a)(ii) to permit the insertion of a window and elongation of a door on the primary façade. (Heather Lamboy, hllamboy@santafenm.gov)

Ms. Lamboy presented the case, and staff recommended the project be approved finding that the exception criteria have been met and that it complies with the Historic Review Design Standards and the contributing status of the historic building will be preserved and it complies with the height standard and is within the permitted height of 16 feet 5 inches.

Ellen Tucker, 226 Los Alamos Street, Santa Fe was sworn in. Ms. Tucker clarified a few points on the new door and windows and presented a summary of the proposal.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, liked the idea of how the plan is to change the doors while preserving the doors. She mentioned the criteria interpretation might be incorrect but felt the project should be approved.

Board Action:

Member Bienvenu moved in case 2024-008415-HDRB. 1041 Camino de Cruz Blanca to have findings entered that all exception criteria have been met for the reason set forth in the staff report and that the application be approved as submitted. Member Mather seconded. The motion passed with the Board voting unanimously (3-0).

- c. 2024-008417-HDRB. 528 Jose St. Westside-Guadalupe Historic District. Non-Contributing. Tiho Dimitrov, agent for Kate Carswell & Tim Schmoyer, owners, proposes to construct 45 sq. ft. of additions, replace windows and doors, increase parapet height by 6" and construct a coyote fence. (Gary Moquino)

Mr. Moquino presented the case and staff recommendation. Staff recommended approval of the proposed project and found that 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.

Tiho Dimitrov, 227 East Palace Avenue Suite C, Santa Fe, and Timothy Schmoyer, 1608 Camino De Cruz Blanca, Santa Fe were sworn in. Mr. Dimitrov stated he was available for questions.

Public Comment:

There were no public comments.

Board Action:

Member Biedscheid moved in case 2024-008417-HDRB. 528 Jose St. to approve the project as submitted. Member Mather seconded. The motion passed with the Board voting unanimously (3-0).

9. Discussion Items

Ms. Lamboy explained the differences in the staff report designs and their inclusion of the archaeological recommendations.

10. Matters from the Board

Chair Rios questioned if paper copies were available as indicated in an email.

Chair Rios thanked Xavier for helping at the hearings.

Chair Rios will be out for the second hearing in July.

Member Bienvenu mentioned that a neighbor had asked questions during the field trip and indicated that she was not aware of how people could see the projects prior to the hearing.

Ms. Lamboy stated that the website could be updated, and the team has considered a QR code for the posters. She also mentioned that there is new software forthcoming.

11. Next Meeting

Tuesday, June 25, 2024

12. Adjournment

Member Mather moved to adjourn. Member Biedscheid seconded. The vote passed unanimously, and the meeting was adjourned.

Gary Moquino

Gary Moquino, Transcription

Cecilia Rios, Historic District Review Board Chair

Date

Historic Districts Review Board
June 11, 2024
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**Regular Meeting of the Historic
Districts Review Board
June 25, 2024 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

<https://www.youtube.com/watch?v=2z3dKTNybK8>

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:30pm in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. 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 Biedscheid
Ms. Madelein Aguilar Medrano
Mr. John Bienvenu

Members Absent

Ms. Amanda Mather (excused)

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Manager
Mr. Frank E. Ruybalid, Assistant City Attorney
Ms. Amanda Romero, Senior Planner
Ms. Lani McCulley, Senior Planner
Mr. Paul Duran, Senior Planner

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on PrimeGov and can be requested from the Historic Preservation Division.

2. Approval of Agenda

Mr. Moquino stated that under old business item a. 2024-008416-HDRB 700 Acequia Madre, the applicant withdrew the request until further notice He also stated that under

new business item c. 2023-008478-HDRB. 636 Garcia Street units 2 and 3 and item d. 2024-008499-HDRB. 403 San Antonio Street are postponed to a date certain of July 9, 2024.

Member Guida moved to approve the agenda as amended. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (3-0).

Member Bienvenu joined the meeting.

3. Approval of Minutes

No minutes were presented with this agenda.

4. Approval of Findings of Fact and Conclusions of Law

a. 330 Delgado Street (April 23, 2024)

Member Aguilar Medrano moved to approve the Findings of Fact and Conclusions of Law for April 23, 2024, listed as item a. Member Guida seconded. The motion passed unanimously by voice vote (4-0).

5. Matters from the Public

Stefanie Beninato spoke regarding 716 Don Gaspar's issued solar approval. Also asked the Board to reconsider the decision on the 803 Agua Fria Street approval. She felt it was clear for the height restriction on Agua Fria, but not Cleveland and Irvine and she felt the applicant should be required to put in appropriate yard walls on those streets. She felt the Board was more restrictive on some properties than on others in retaining the streetscape.

6. Staff Communications

a. Historic Santa Fe Foundation Endangered Properties Program Presentation

Heather stated that Greg with the Historic Santa Fe Foundation would be making a presentation on the endangered properties program and gave a quick synopsis of the Certified Local Government grant program and shared that it was a \$24,000 program to assist with property maintenance and upkeep for people in the historic districts who struggle to do so on their own.

Greg Walke shared the purpose of the endangered properties program, such as retaining generational ownership of the residence, preserving the cultural heritage, working with traditional materials, how the program came to life, eligibility, managing volunteers and other construction challenges and ideas, and other details of the program.

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b. 275 E. Alameda Street

Ms. Lamboy stated that the applicant was unable to attend tonight so it will be postponed to a date certain of July 9, 2024.

Ms. Lamboy announced that the State project regarding the casitas on Don Gaspar between 402 and 414 Don Gaspar Avenue will be heard at the State local Government Historic District Review Board meeting tomorrow, June 26, 2024, in the State Capital Building in room 317 at 1:00pm. She said there will be presentations from the state as well as from the city and the demolition will be considered by the Historic Review Board at that time.

7. **Old Business**

- a. **2024-008259-HDRB. 697 Gonzales Road.** Downtown & Eastside Historic District. Liaison Planning, agent for Mark and Mallory Neuberger, owners, proposes to construct a 3,938 sq. ft. residence to a height of 15'-6" where the maximum allowable height is 16'-0" on a vacant lot. (Lani McCulley)

Lani McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project and found 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.

Dolores Vigil, P.O. Box 1835, Santa Fe, was sworn in. Ms. Vigil stated that she appreciated that the story poles were required because they felt they gave a real sense of the location and visibility of the proposed building. She introduced Randy Edwards of Sun Valley Construction who is the contractor on the project, and Joseph Karnes, the attorney for the project, stated both were available to speak about the project and answer questions.

Randy Edwards, 6 sunflower Circle, and Joseph Karnes, 125 Lincoln Avenue, Santa Fe, were sworn in and were available for questions. Mr. Edwards clarified that the drawing is the more recent and better indication of the current design. The rendering was not updated after design changes were made.

Public Comment:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. Ms. Beninato stated she did not understand the slope; she also felt the garage at the front of the house was not harmonious with the streetscape.

Board Action:

Member Bienvenue moved in case 2024-008259-HDRB at 697 Gonzales Road to approve the project as submitted and as further elucidated at the hearing which would include the bullnosed walls, windows and doors, and the garage openings would be recessed 4-6” minimum, and the garage door be wood clad.

Member Aguilar Medrano seconded and requested a friendly amendment that the applicant submit to staff a drawing showing the square footage of the solid wall versus the windows on the east facade and if it is less than what is required to resubmit drawings to staff for approval.

Member Bienvenu accepted the friendly amendment.

The motion passed with Members, Bienvenu and Aguilar Medrano voting for, and Member Guida and Member Biedscheid against. Chair Rios broke the tie vote, by voting in favor of the project.

8. New Business

- a. **2024-008334-HDRB. 409 Camino Del Monte Sol.** Contributing. Downtown & Eastside Historic District, Jeremiah Collatz, applicant, requests a status review with primary façade(s) designation if applicable. (Paul Duran, paduran@santafenm.gov)

Paul Duran presented the case and staff recommendation. Staff recommended the historic status of the structure be maintained as contributing with the southern façade designated as the primary identified in the façade diagram as number three, due to the historic doors and windows per 14-5.2(C) Designation of Significant and Contributing Structures.

Joseph Karnes, previously sworn in. Mr. Karnes spoke in place of the applicant. He pointed out that the portal on the south façade for the main entry does not have historic windows or doors showing they were altered in the 1990s per the HCPI. He stated that Mr. Duran recommended that the south façade be designated as primary due to the historic doors and windows, and while changes are not planned to those windows and doors, the portal is planned for renovation. So, he would appreciate that if Mr. Duran’s recommendation for the south façade as primary is accepted that 10’ on either side of the entry be excluded to facilitate a more appropriate entry portal and accommodate the preservation of the overall historic façade.

Public Comment:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. She agreed with the staff recommendation and thought it would be easy to remove the small overhang, and that the north could be designated though it is more impacted by the additions, though she felt if only one were to be designated it should be the south.

Mr. John Eddy, 14 Avenida Campo, Santa Fe, New Mexico was sworn in. Mr. Eddy appreciated the discussion and felt it is a tricky thing to suss out. He felt that what was left out of the conversation was that Lauer Gilpin lived in this house. She was an important photographer in the southwest who also worked outside of the southwest and drives a lot of the status designation.

Ms. Lamboy provided additional information on the property, stating that she had located the 1995 case and previous case where substantial research from Ms. Elizabeth Wagner says, "The 1928 directory shows an office at 409. The 1934-35 directory shows 409 and one rear building. By 1936-37 three rear listings appear in addition to 409. It can be assumed therefore that the front property was built first and the rear buildings were added over time. In 1957, it appears that Laura Gilpin purchased the rear building and the guest house, and that Tony Ortiz owned 409 as he had since 1930. This ownership of Mr. Ortiz in front and Ms. Gilpin in the back sharing a common wall and an entry from Camino Monte Sol continued until 1970. The Gilpin property had a rear door to the east alley, a guest house, and an orchard that extended down to Acequia Madre on the north. In 1976, Louis Allen, the cousin of Laura Gilpin, purchased the front property and remodeled it into a dark room and studio for Ms. Gilpin. It seems that in 1971, Ms. Gilpin had a photographic show or photo stolen and with insurance money she was able to build a kitchen where the breakfast room is today." So, there is quite a bit of information here that was done previously and in addition there is a photograph from 1976 showing that little portal on the south was constructed by 1976.

Member Bienvenu clarified that the south portal was replaced in 1995 according to the HCPI.

Board Action:

Member Biedscheid moved that in case 2024-008334-HDRB for 409 Camino Del Monte Sol to designate the south façade number 3 as primary excluding the western most portal and the hyphen that connects the two buildings and designate facades number 14 and 13 as primary to capture the north inset portal excluding the fireplace that has been added and the pergola that blocks the view from the north. Member Bienvenu seconded. The motion passed with Members, Aguilar Medrano, Biedscheid and Bienvenu voting for and Member Guida against.

- b. **2023-008452-HDRB. 216 Old Santa Fe Trail.** Downtown & Eastside Historic District. Non-contributing Historic Status. John Padilla, agent for Lewis West, owner, requests a historic status review with primary facade(s) designation if applicable. (Lani McCulley, ljmcculley@santafenm.gov)

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Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the structure be designated as non-contributing due to its significant loss of historic integrity and inability to convey its original design and associated historical context per 14-5.2(C) Designation of Significant and Contributing Structures.

John Padilla, P.O. Box 22986, Santa Fe, was sworn in. Mr. Padilla presented a summary of the work going on in the background to get to the status review, the confusion of the status map, and agreed with the staff's recommendation.

Public Comment:

Ms. Stefanie Beninato, previously sworn in. She expressed that she felt the building is non-contributing and that she is concerned that there were changes in 2023 without approval.

Board Action:

Member Bienvenu moved in case 2023-008452-HDRB at 216 Old Santa Fe Trail that based on the record presented in the application and staff report findings be entered agreeing with the position in the staff report and their recommendation that the designation of the entire building be non-contributing.

Member Bienvenu added a comment that it is not really a condition, "That this is an unusual case where we are not looking down the road to see what changes might be coming before us, I am looking at what changes have already been made. I would be very unhappy if we didn't have this altered whether through a subsequent application or through enforcement action by the city to ensure that this building be either, preferably exactly what was approved previously by the Board and returned to that or something equivalent if the applicant chooses instead to bring expeditiously a new application for renovation to the board, but if it's not expeditious I would urge the city to take enforcement action."

Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (4-0).

9. Discussion Items

There were no discussion items.

10. Matters from the Board

Member Biedscheid will be absent from both July meetings.

Chair Rios will be absent from the July 9th meeting.

Member Bienvenu asked regarding the Historic Santa Fe Foundation program if 718 Old Santa Fe Trail could be considered as a project if it was appropriate. Ms. Lamboy stated

an untimely appeal had been filed, but she would pass the address along for consideration.

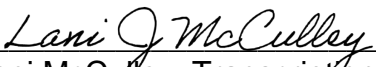
Mr. Moquino stated it was considered, but one of the requirements is that the owner must reside on the property and these owners do not reside on the property.

Chair Rios pointed out that on the field trip she noticed on Old Santa Fe Trail and across from La Fonda, the Board approved a building with very low windows so she felt the Board should look more closely at the windows and the massing beneath them when doing a review because she felt this approval was a mistake on the Boards' part.

11. **Next Meeting**
July 9, 2024

12. **Adjournment**

Member Guida moved to adjourn. Member Bienvenu seconded. The vote passed unanimously, and the meeting was adjourned.



Lani McCulley, Transcription

Cecilia Rios, Historic District Review Board Chair

Date



**Regular Meeting of the Historic
Districts Review Board
July 9, 2024, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

<https://www.youtube.com/watch?v=OnvRkqcVnR0>

Call to Order

Anthony Guida called the regular meeting of the Historic Districts Review Board to order at approximately 5:30pm in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. Roll Call

Roll Call indicated the presence of a quorum as follows:

Members Present

Mr. Anthony Guida, Acting Chair
Mr. John Bienvenu
Ms. Madelein Aguilar Medrano
Ms. Amanda Mather

Members Absent

Ms. Cecilia Rios (excused)
Ms. Jennifer Biedscheid (excused)

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Mr. Dan Esquibel, Acting Current Planning Planner Manager
Mr. Frank E. Ruybalid, Assistant City Attorney (online)
Ms. Amanda Romero, Planner
Ms. Lani McCulley, Senior Planner
Mr. Paul Duran, Senior Planner

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on PrimeGov and can be requested from the Historic Preservation Division.

2. Approval of Agenda

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Ms. Lamboy the applicant for 275 E Alameda will be making and information presentation has requested to be moved to the end of the agenda.

Ms. Lamboy stated that though the 403 San Antonio case packet did not appear in PrimeGov, Attorney Ruybalid stated it could still be heard.

Member Aguilar Medrano moved to approve the agenda as amended. Member Mather seconded. The motion passed unanimously by voice vote (3-0).

3. Approval of Minutes

No minutes were presented with this agenda.

4. Approval of Findings of Fact and Conclusions of Law

No Findings of Fact and Conclusions of Law were presented with this agenda.

5. Matters from the Public

There were no matters from the public

6. Staff Communications

a. Santa Fe Public Library Main Branch Exterior Conditions Assessment Report.

Ms. Lamboy issued a note of congratulations to the public works team and specifically Karen Gross, the project Administrator Senior. They worked on an application for extra funding for the next phase of the library project, which is the design phase, and received a grant of approximately \$50,000.

Karen Gross was available for questions from the Board regarding the packet that was provided.

7. Old Business

a. 2024-008499-HDRB. 403 San Antonio Street. Non-Contributing. Downtown & Eastside. Spears Horn Architects, agents for Grete Meilnan, request a historic status review with primary elevation designation if applicable. (Heather Lamboy hllamboy@santafenm.gov)

Heather Lamboy presented the case and staff recommendation. Staff recommended the historic status of the structure and the wing wall on the west side of the building (excluding the non-historic gate) be designated as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff recommended Facades 1 and 2 be designated as primary as is reflected in the primary façade diagram provided in the staff report.

Stephanie Deutch, 1334 Pacheco Street, Santa Fe, NM 87505, was sworn in. Ms. Deutch did not agree with the staff's recommendations, feeling the status should be retained as non-contributing and presented a summary of the alterations to the structure.

Public Comment:

Mr. John Eddy, 14 Avenida Campo, Santa Fe, New Mexico was sworn in. Mr. Eddy wanted clarification if the builder Frank Sosaya, or the family for which Sosaya Road was named after. He felt that the connection between the builders and the house constituted reasoning for a higher status.

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. Ms. Beninato wanted to see it designated as contributing, noting her agreement with the staff's recommendation and Mr. Eddy's comments. She also questioned why a status review was not considered for the changes to the structure in 2007.

Board Action:

Member Bienvenu moved in case 2024-008499-HDRB. 403 San Antonio Street consistent with staff's recommendation and the further information presented in the staff report, the applicants, packet, and the testimony tonight that the historic status of the structure in the wing wall on the west side excluding the non-historic gate be upgraded to contributing and that facades one and two should be designated as primary excluding the 2007 addition on the north façade and additionally that based on the insufficiency of the record at this time that the street wall remain non-statused but that no renovations or demolition of the wall take place without a status review. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (3-0).

b. **2024-008478-HDRB. 636 Garcia Street units 2 and 3.** Downtown & Eastside Historic District. Non-statused. Vigil Design & RPA & Associates, LLC, agents for Laurel Guy, owner, requests a historic status review with primary facade(s) designation if applicable. (Lani McCulley, ljmculley@santafenm.gov)

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the structure be designated as contributing and the south façade (façade 2) of Unit 2 and the south facades (façades 2 and 4) be designated as the primary facades per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.

The applicant was not available for questions.

Board Action:

Member Bienvenu moved to move the case to the end of the cases on this agenda but prior to the presentation for 275 East Alameda. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (3-0).

8. New Business

- a. **2024-007813-HDRB. 1666 Cerro Gordo Rd.** Downtown & Eastside Historic District. Significant, Stone House, Non-Contributing, Main Residence. Architectural Alliance, agent for Carla Brown, owner, proposes to replace the door on a significant accessory structure; construct a 1,500 sq. ft. casita to a height of 12'-10" where the maximum allowable height is 16'-6"; expand a portal by 100 sq. ft., enclose a portal on a non-contributing residential structure; construct a 383 sq. ft. accessory structure and pergola, and a free-standing 95 sq. ft. pergola. (Lani McCulley)

Lani McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project and found 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.

Hunter Redman, 612 Old Santa Fe Trail, Santa Fe, was sworn in. Ms. Hunter presented a summary of the proposal.

Public Comment:

Mr. John Eddy, previously sworn in, appreciated the board comments especially regarding the battered walls. He gave a summary of his reasoning why the battered walls were inappropriate. He further explained why the bridge was appropriate as is designed and how it accentuated the acequia. He also shared his assessment of the stone wall.

Ms. Stefanie Beninato, previously sworn in, appreciated Member Bienvenu's comments regarding the location of the guest house stating that it may overpower the significant stone structure. She also had concerns about the garage structure and its' design.

Board Action:

Member Bienvenu moved in case 2024-007813-HDRB. 1666 Cerro Gordo Road consistent with staff's recommendation that the project be approved with the following conditions; that the guest house be modified to reduce the battering of the walls particularly on the proposed east elevation or to eliminate the battering but it would be fine if it is made more minimal and that the stone work of the exterior chimney be modified so that the stone work is either entirely replaced with stucco or reduced in amount so in particular that the stone is not showing on the upper portion that would be exposed to the road and that chimney also be reduced in terms of the battering of the two exterior walls on the north and south faces the exterior chimney and approve all other aspects of the application as submitted.

Member Aguilar Medrano seconded with a friendly amendment that the final width of the bridge will not exceed what is shown on the drawings today which the owner has indicated is around five feet wide.

Member Bienvenu accepted the friendly amendment. He also added that if the applicant decides to retain the stonework that all of the stonework be harmonious with the significant stone structure and the retaining wall not be overly contemporary and professional in appearance and that revised plans be submitted for staff.

Aguilar Medrano questioned if language regarding the stone being actual stone rather than just a façade of stone should be added.

Member Bienvenu confirmed that the stone should be an actual stone as opposed to a façade of stone.

The motion passed with the Board voting unanimously (3-0).

- b. 2024-008514-HDRB. 626 Gomez Road.** Don Gaspar Area Historic District. Contributing. Andrej Davidson and Masha Keady, agents/owners request primary façade designation for a residential structure. (Lani McCulley, LJMcculley@santafenm.gov)

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the structure be maintained as contributing with the original east (façade 2) elevation as the primary façade excluding the non-historic porch, the yardwall be designated non-contributing and the historic status of the shed be designated as non-contributing, per SFCC Section 14-5.2(C) Designation of Significant and Contributing Structures.

Member Mather excused herself and left the hearing.

Ms. Lamboy explained that without Member Mather there was no longer a quorum.

Mr. Ruybalid confirmed that four members were required to have a quorum.

Chair Guida confirmed if an informational presentation could be heard without a quorum.

Chair Guida announced that all cases that have not yet been heard were postponed to a date certain of July 23, 2024; these cases would include cases: 2024-008514-HDRB. 626 Gomez Road, 2024-008515-HDRB. 544 Canyon Road, and 2024-008543-HDRB. 753 Acequia Madre. However, the informational presentation could proceed.

9. Staff Communications

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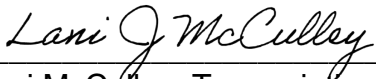
c. 275 E. Alameda Street

The presentation team chose to postpone the presentation to the next agenda as well, in interest of getting enough feedback from the Board.

12. **Next Meeting**
July, 23, 2024

13. **Adjournment**

Member Bienvenu moved to postpone all cases that have not yet been heard be postponed to a date certain of July 23, 2024; these cases would include cases: 2024-008514-HDRB. 626 Gomez Road, 2024-008515-HDRB. 544 Canyon Road, and 2024-008543-HDRB. 753 Acequia Madre and to adjourn. Member Aguilar Medrano seconded. The vote passed unanimously (2-0), and the meeting was adjourned.



Lani McCulley, Transcription

Cecilia Rios, Historic District Review Board Chair

Date



**Regular Meeting of the Historic
Districts Review Board
July 23, 2024, at 5:30 PM
Council Chambers, City Hall
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Meeting Minutes

<https://www.youtube.com/watch?v=GFQ1xp8Dzdk>

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:30pm in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. Roll Call

Roll Call indicated the presence of a quorum as follows:

Members Present

Ms. Cecilia Rios, Chair
Mr. John Bienvenu
Ms. Madelein Aguilar Medrano
Ms. Amanda Mather

Members Absent

Mr. Anthony Guida, Vice Chair (excused)
Ms. Jennifer Biedscheid (excused)

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Manager
Mr. Frank E. Ruybalid, Assistant City Attorney
Ms. Amanda Romero, Planner
Ms. Lani McCulley, Senior Planner
Mr. Paul Duran, Senior Planner

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on PrimeGov and can be requested from the Historic Preservation Division.

2. Approval of Agenda

Mr. Moquino stated that under new business item i. case 2024-008628-HDRB for 216 Old Santa Fe Trail and item j. case 2024-008627-HDRB for 214 Old Santa Fe Trail are both postponed.

Member Aguilar Medrano moved to approve the agenda as amended. Member Bienvenu seconded. The motion passed unanimously by voice vote (3-0).

3. **Approval of Minutes**

No minutes were presented with this agenda.

4. **Approval of Findings of Fact and Conclusions of Law**

- a. 2024-008075-HDRB 913 ½ Acequia Madre (April 23, 2024)
- b. 2024-007995-HDRB. 125 Duran St. (April 23, 2024)
- c. 2024-008137-HDRB. 929 Canyon Rd. (April 23, 2024)

Member Aguilar Medrano moved to approve the Findings of Fact and Conclusions of Law for April 23, 2024, listed as items a, b, and c. Member Mather seconded. The motion passed unanimously by voice vote (3-0).

- d. 2024-008234-HDRB. 106 Camino Santiago (May 14, 2024)

Member Aguilar Medrano moved to approve the Findings of Fact and Conclusions of Law for May 14, 2024, listed as item d. Member Mather seconded. The motion passed unanimously by voice vote (3-0).

5. **Matters from the Public**

Stefanie Beninato pointed out that HVAC units in the downtown area are not being shielded such as those she pointed out previously at 300 Galisteo Street and 311 Old Santa Fe Trail which has a huge commercial system, and three months after pointing this out, there has been no action. She has seen it even more recently and finds this detracting from the sort of historical quality and character in the downtown area.

Ms. Beninato is also concerned about the off-sight signs that are up in the area, especially the corner of De Vargas and Old Santa Fe Trail where the signs reappear every year. She would like to see some fines or other deterrents established to help with these nuisances and get these into compliance.

Ms. Lamboy stated that there has been an increase in illegal HVAC and inspectors are out looking for these to bring them into compliance. The help from those in the community is much appreciated as we catch up with the enforcement issues.

6. **Staff Communications**

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Ms. Lamboy introduced Ms. Maggie Moore, who is the current Acting Planning and Land Use Assistant Director.

a. 275 E. Alameda Street

Andrew Detra, 106 Faithway, was sworn in. Mr. Detra introduced the project design which is under consideration for the Old St. Francis Cathedral School and the applicants schedule for getting approvals from both the HDRB and Planning Commission.

Wayne Lloyd, 740 St. Michaels Drive, Santa Fe, and Sheb Merando, 1301 Declovina Street, Santa Fe were sworn in. They provided a little history and information and then went into the details of the design. The existing building is listed as contributing with the facades along Paseo de Peralta and Alameda as primary facades and is in the BCD underlying zoning district.

Ms. Lamboy explained that the informational session tonight is because the applicant needs feedback on the design to proceed to the Planning Commission for the development plan. The Planning Commission has not yet seen this design.

7. **Old Business**

No items were listed under Old Business.

8. **New Business**

- a. **2024-008478-HDRB. 636 Garcia Street units 2 and 3.** Downtown & Eastside Historic District. Non-statused. RPA & Associates, LLC, agents for Laurel Guy, owner, requests a historic status review with primary facade(s) designation if applicable. (Lani McCulley, ljmculley@santafenm.gov)

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the structure be designated as contributing and the south façade (façade 2) of Unit 2 and the south facades (façades 2 and 4) be designated as the primary facades per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.

Ra Patterson, 508 Ortega, Los Ranchos, was sworn in. Mr. Patterson agreed with the staff's recommendation for primary facades. He did point out that Mr. Murphys report shows this should be a non-contributing structure.

Public Comment:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. She stated that she would like to see the Board adopt staff's recommendation and felt the owner was in agreement with the primary facades.

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Board Action:

Member Bienvenu moved in case 2024-008478-HDRB. 636 Garcia Street units 2 and 3 that findings be entered adopting the recommendations of staff, noting that the HCPI recommendation that the structure not be designated as contributing primarily because in the opinion of the author these buildings have been separated from the main house and no longer spoke to their original their original history but in a site review it was his view that the separation is neither obvious nor really germane to its status, therefore, he moved that those finding be entered and that the board designate the structure as contributing and the south façade, façade 2 of unit 2 and façade 2 and 4 of unit 3 be designated as primary. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (3-0).

- b. **2024-008514-HDRB. 626 Gomez Road.** Don Gaspar Area Historic District. Contributing. Andrej Davidson and Masha Keady, agents/owners request primary façade designation for a residential structure. (Lani McCulley)

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the structure be maintained as contributing with the original east (façade 2) elevation as the primary façade excluding the non-historic porch, the yard wall be designated non-contributing and the historic status of the shed be designated as non-contributing, per SFCC Section 14-5.2(C) Designation of Significant and Contributing Structures.

Masha Keady, (address inaudible), was sworn in. Ms. Keady presented that the glass block windows were replaced in 1997 or 1998, but the opening did not change size and that the block addition was constructed between 1982 and 1994, and the original portion of the house is adobe. The blue windows are on the original portion of the house, but the aluminum windows are on the addition.

Public Comment:

Ms. Stefanie Beninato, previously was sworn in expressed that she would like to see the three facades that Member Bienvenu brought up, north and south excluding the addition, and the east facades, as primary in order to better protect the original structure.

Board Action:

Member Bienvenu moved in case 2024-008514-HDRB. 626 Gomez Road to adopt the staff recommendations that the historic structure be maintained as contributing and that the original east façade be designated as the primary facade including the porch, that the yard wall be designated as non-contributing, the historic status of the shed be designated as non-contributing and include that the north and south facades of the house also be designated as primary up to the point of the more recent addition. Member Aguilar Medrano seconded with a friendly amendment that the block windows on the east façade

also be excluded from the primary. Member Bienvenu accepted the friendly amendment. The motion passed with the Board voting unanimously (3-0).

- c. **2024-008515-HDRB. 544 Canyon Road.** Contributing. Downtown and Eastside Historic District. Jon Dick, applicant, requests a status review with primary façade designation(s) if applicable. (Paul Duran, paduran@santafenm.gov)

Paul Duran presented the case and staff recommendation. Staff recommended the historic status of the main residential structure be maintained as contributing and the guest house, garage, and yardwall as non-contributing, per SFCC Section 14-5.2(C) Designation of Significant and Contributing Structures and recommends the designation of the north and south facades as primary as indicated in the façade diagram numbers one, three, seven and nine.

Jon Dick, 112 Camino Escondido, Santa Fe, was sworn in. Mr. Dick corrected the colors of the building which is mentioned as a grey when it is a brown. He questioned the primary façade recommendation that the color representation on façade 3 did not match the actual line of the façade and that the steps on the photo are at the end of the portal.

Mr. Duran apologized for the error on the drawing and explained that the recommendation met the recommendation of Mr. Murphy on the HCPI.

Public Comment:

There were no public comments on this case.

Board Action:

Member Bienvenu moved in case 2024-008515-HDRB 544 Canyon Road to adopt staff's recommendation and maintain the status of the primary structure as contributing and the guest house, garage and yard wall as non-contributing with the north and south facades designated as primary as reflected in figures 4 and figure 6 in the 2024 HCPI report and include in figure 6 the small part that is missing from the green highlighted section and ask that staff revise their primary façade diagram to reflect the motion. Member Mather seconded and requested a friendly amendment because the status is not clear on the south rock wall that the motion includes that specific wall be non-status pending further determination in the future. Member Bienvenu accepted the friendly amendment. The motion passed with the Board voting unanimously (3-0).

- d. **2024-008543-HDRB. 753 Acequia Madre.** Downtown & Eastside Historic District. Non-contributing. John Padilla, agent for Margot Spitz Marbut, owner, proposes to construct a carport addition to 11'-0" where the maximum allowable height is 14'-2" and reconfigure an entryway portal on a residential structure. (Lani McCulley)

Lani McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project and found 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.

John Padilla, P.O. Box 22986, Santa Fe, was sworn in. Mr. Padilla presented a summary of the proposal.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, questioned the roof of the carport because the roof was stated to be a material similar to a greenhouse, would it be publicly visible? She also reminded the Board that the window was replaced and is requested for replacement after the fact.

Board Action:

Member Bienvenu moved in case 2024-008543-HDRB at 753 Acequia Madre that the recommendations of staff be adopted and the application be approved as submitted. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (3-0).

- e. **2024-008621-HDRB. 824 Dunlap St. Unit D.** Westside-Guadalupe Historic District. Non-contributing. Watson and Associates, agent for Kary Myers, owner, proposes to construct a shed to a height of 9'-4" and yardwalls, fences, and gates with varying heights up to 7'-8" where 8'-0" is the maximum allowable height, and install window canopies on a residential structure. (Lani McCulley, LJMcCulley@santafenm.gov)

Lani McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project and found 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.

Douglas Gilbert, 220 South Maple, Oak Park, Illinois, was sworn in. Mr. Gilbert stated that he is the architect for the project and that he agrees with staff's recommendation and then proceeded to make clarifications on the project to respond to Member Bienvenu's comments.

Public Comment:

Ms. Laura Post, 832 Dunlap Street Unit F, Santa Fe, which is in the adjacent compound to this property, was sworn in. Ms. Post stated that she was present to represent the compound. She stated that the property is visible from the street, though it is far back because the poster on the wall is visible to the street. She requested clarification of the

location of the 9-foot shed location and what fencing would become a yard wall and wanted to know if the structure was to be used as an air bnb.

Mr. Gilbert explained the location of the shed and the repairs to the fencing and that the residence will continue to be owner occupied.

Ms. Stefanie Beninato, previously sworn in, asked if Ms. Post was in a compound or the condominiums that were next door. She was concerned about the difference because the height of the fence is only allowed between a compound or a commercial property. She expressed her concern that the shed was on a property line.

There was further discussion on the difference between the condominiums and the compound.

Board Action:

Member Aguilar Medrano moved in case 2024-008621-HDRB. 824 Dunlap St. Unit D to approve the application as submitted with the condition that any supporting vertical or horizontal members either of wood or steel be located on the owner's side for the enclosure and that goes for any fence that is being redone. Member Mather seconded. The motion passed with the Board voting unanimously (3-0).

Ms. Lamboy pointed out to the applicant that the height may require a variance at the Board of Adjustment depending on whether the property is considered a residential compound or not. She stated that staff will be in touch with the applicant after verifying.

- f. **2024-008322-HDRB. 5 Cerro Gordo Rd.** Downtown & Eastside Historic District. Significant. Gregory Waits, agent for Randy Sadler owner, proposes to construct a 350 sq. ft. free-standing carport to a height of 9'- 0". (Gary Moquino, gsmoquino@santafenm.gov)

Gary Moquino presented the case and staff recommendation. Staff recommended approval of the proposed project and found 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.

Gregory Waits, (address inaudible), was sworn in. Mr. Waits presented a summary of the proposal stating that he took the status of the building into consideration, which is why he made this request a freestanding structure.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, expressed her support for Aguilar Medrano and Bienvenu that this separation is a game that the distance between the buildings is not sufficient for entering the home while being protected from the elements. It is just

unfortunate that the owners cannot use the garage for the purpose in which it was designed because it is connected to the house.

Board Action:

Member Bienvenu moved in case 2024-008322-HDRB. 5 Cerro Gordo Road that findings be entered that the proposed garage/carport has the effect of being an addition to a primary façade on this significant structure which is prohibited under our ordinance and the separation of six inches particularly with the buttress in front that will hide the separation and does not ameliorate that effect of it being an addition and secondarily that this particular structure would have a deleterious effect on the historic status for the existing home by reding as an addition to a primary facade that is inconsistent with the original design and for those reasons, deny the application but without prejudice to the applicant's ability if it satisfies all other city requirements to be able to excavate and add retaining walls so as to be able to create the exact same footprint for two vehicles in the exact same location just not covered by the garage. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (3-0).

- g. **2024-008623-HDRB. 918 Acequia Madre Unit H.** Downtown & Eastside Historic District. Non-contributing. Martinez Architecture Studio, agent for Cole Martelli and David Muck, owners, requests alterations to a previously approved plan by increasing sq. ft., raising parapets, window alterations, reconfiguring yardwalls and fences, adding exterior stairs and railings, and other details. (Lani McCulley)

Lani McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project and found 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.

Joseph Karnes, Sommer Karnes and Associates, 125 Lincoln Street, Santa Fe, and Richard Martinez, 925 PO Box 925, Santa Fe were sworn in. Mr. Karnes presented a summary of the development of the area and the terrain changes on the property which caused the alterations to the height of the structure. He further indicated that the utility lines were also located differently than expected on the site, so this caused further changes to the design of the residence. He mentioned the miscommunication of the administrative approvals that were previously sought during the co-vid years because they were not issued though the contractor thought they had been approved.

Mr. Martinez stated that the intent had always been to follow the approval as issued by the Board and thought this and the other changes could be administratively approved. However, there are a few changes that need to come to the Board and that is why they are before the Board today and there was no intention of going outside of approvals. He also explained that the retaining walls had to be redesigned to fit the site issues and slopes which were not foreseen prior to construction.

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Public Comment:

Ms. Stefanie Beninato, previously sworn in, commented that she felt there was technology that would let them know if the retaining walls needed to be changed to fit the two-foot drop in the building. An architect as experienced as Mr. Martinez should know that if there are changes to the design, especially pertaining to the windows, that they will need to go to the Board for approval. It seems unlikely that the conversation with staff should wait until final inspection to finally come forward with the changes.

Board Action:

Member Bienvenu moved in case 2024-008623-HDRB 918 Acequia Madre Unit H to follow staff's recommendations and approve the application. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (3-0).

h. **2024-008626-HDRB. 301 Hillside Ave.** Downtown & Eastside Historic District. Contributing. Autotroph Architects, agent for Girls Club, owner, proposes to construct 6'-0" height fences and vehicle and pedestrian gates where the maximum allowable height is 47" on a non-residential property. An exception is requested to 14-5.2(D)(9)(c)(ii)(c) for exceeding the maximum allowable height of a fence. (Lani McCulley)

Lani McCulley presented the case and staff recommendation. Staff found that all the exception criteria had been met and recommended 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.

Kim Brown, PO Box 2848, Santa Fe and Alexander Dzurec, 222 East Marcy Street, Santa Fe, were each sworn in. Ms. Brown discussed safety with the youth program at Girls Inc. explaining the reasons for having the higher fencing and gates at the location.

Mr. Dzurec. presented a summary of the proposal explaining the location of the planned coyote fence to answer a question from Chair Rios.

Public Comment:

Mr. Boni Armijo, 13B Paseo C de Baca, Santa Fe, was sworn in. Mr. Armijo thanked the Board for their service. He explained that exceptions are about helping people out with things like the security of the kids. He felt that he could modify the gates to provide wood on the exterior as the showing material.

Ms. Stefanie Beninato, previously sworn in, finds that it is sad to need to make changes for security purposes at Girls Inc. She felt the chain link fence is very visible but there is also a 3 foot retaining wall there and she agreed with member Bienvenu that if the fence is too close to the retaining wall it does become basically a 9 or 10 foot wall which is really

not in keeping with that area which has low fences and walls. She stated that the gates should be wood, not just the ones facing outward but all of them, because that is actually harmonious with the property and with the area. She thought it sets a really bad precedent for having more metal gates and pointed out that everyone talks about security, so it becomes an easy thing to say much like aging in place. She thought that wood gates specifically latilla gates, that they give the same security and lack of visibility that the applicants are seeking. But again, she felt there should be some line drawn and just not lay down and roll over because it is an educational nonprofit.

Board Action:

Member Aguilar Medrano moved in case 2024-008626-HDRB 301 Hillside Avenue to approve the application finding that the exception criteria have been met with the conditions that the frame of any metal gate be powder coated to match the primary material or be some sort of dark brown rust shade as indicated in the application and that the pedestrian gate that faces hillside have an exterior that looks like latillas to blend in with the fence, the interior of that gate may be whatever you wish if that is a metal frame and I hope you will work with Boni to see if you can come up with a creative solution. Member Mather seconded.

Member Bienvenu suggested a friendly amendment that when rebuilding the coyote fence be rebuilt at least one foot further into the interior as compared to the existing fence line on both Paseo de Peralta and Hillside.

Member Aguilar Medrano verified that he meant one additional foot to the existing several feet to increase the step back spacing and asked staff about the existing distance.

Ms. McCulley verified that the retaining wall is currently three feet in height and the coyote fence is currently set back three and a half feet back from the retaining wall, and the code requires a three-foot setback.

Member Aguilar Medrano rejected the friendly amendment, feeling the extra foot would not provide any extra assistance with the planting area.

Chair Rios offered the friendly amendment that the latillas be uneven and the framework be to the interior of the property.

Member Aguilar Medrano accepted the friendly amendment and added that the latillas remain unpeeled as they currently are.

The motion passed with the Board voting unanimously (3-0).

9. Discussion Items

Ms. Lamboy announced that the Department is starting to plan a conference in October similar to the “Built for the Future conference” that was held. The conference will be

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reviewing the Historic District's ordinance as well as the Archaeological Districts ordinance and provide an opportunity to engage with the community. The date is not yet set.

10. Matters from the Board

Member Aguilar Medrano stated that at 525 E Alameda that a wall was demolished today. There were other items like being stuccoed. Was that approved administratively.

Chair Rios pointed out that the residence at 5 Cerro Gordo was stuccoed in Sto and it should be cementitious as a significant structure. She asked if someone could look into this as well.

Chair Rios also found a residence on Canyon by Cristo Rey similar to tonight's 918 Acequia Madre case. The contractors found electric lines that were not where they were expected, and they had to change the project to fit this unknown element and because the project lingered a lot of illegal work was done. So, it is interesting to find that these things are occurring.

Member Bienvenu felt that there was a difference in the cases because the work on Canyon was work that would not have been approved in the first place whereas the Acequia Madre was work that would have been approved.

11. Next Meeting

- a. August 13, 2024

12. Adjournment

Member Mather moved to adjourn. Member Aguilar Medrano seconded. The vote passed unanimously (3-0), and the meeting was adjourned.



Lani McCulley, Transcription

Cecilia Rios, Historic District Review Board Chair

Date



**Regular Meeting of the Historic
Districts Review Board
August 13, 2024 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

<https://www.youtube.com/watch?v=uoMG7LGeu0o>

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:30pm in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. Roll Call

Roll Call indicated the presence of a quorum as follows:

Members Present

Ms. Cecilia Rios, Chair
Mr. Anthony Guida, Vice Chair
Mr. John Bienvenu
Ms. Madelein Aguilar-Medrano
Ms. Amanda Mather

Members Absent

Ms. Jennifer Biedscheid (excused)

Others Present

Ms. Maggie Moore, Acting Planning and Land Use Assistant Director
Mr. Frank E. Ruybalid, Assistant City Attorney
Ms. Amanda Romero, Planner
Ms. Lani McCulley, Senior Planner
Mr. Paul Duran, Senior Planner

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on PrimeGov and can be requested from the Historic Preservation Division.

2. Approval of Agenda

Ms. Moore stated there were no changes to the agenda.

Member Guida moved to approve the agenda. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (4-0).

3. Approval of Minutes

No minutes were presented with this agenda.

4. Approval of Findings of Fact and Conclusions of Law

a. 2024-008198-HDRB. 650 Old Santa Fe Trail (May 14, 2024)

b. 2024-008010-HDRB. 723 Old Santa Fe Trail (May 14, 2024)

Member Guida moved to approve the Findings of Fact and Conclusions of Law for May 14, 2024, listed as items a and b. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (4-0).

c. 2024-007838-HDRB. 803 Agua Fria St. (June 11, 2024)

d. 2024-008233-HDRB. 1525 Canyon Rd. (June 11, 2024)

e. 2024-008257-HDRB. 117 Quintana St. (June 11, 2024)

Member Bienvenue moved to approve the Findings of Fact and Conclusions of Law for June 11, 2024, listed as items c, d and e. Member Aguilar Medrano seconded. The motion passed with Members Bienvenue, Aguilar Medrano, and Mather voting for and Member Guida abstaining.

5. Matters from the Public

There were no matters from the public.

6. Staff Communications

Ms. Moore requested that the subcommittee for the St. Francis Cathedral Proposal that was presented at the last hearing be designated if this was still under consideration by the Board. Member Mather and Member Guida each volunteered to be on the subcommittee.

7. Old Business

No items were listed under Old Business.

8. New Business

a. **2024-008706-HDRB, 409 Camino Del Monte Sol**, Downtown and Eastside Historic District, Jeremiah Collatz, property owner, proposes to re-roof, re-stucco, replace HVAC systems, and requests an exception 14-5.2(D)(2)(d) addition within

10 ft of a primary façade to replace a nonhistoric entry portal on a contributing structure. (Paul Duran, paduran@santafenm.gov)

Paul Duran presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with SFCC Section 14-5.2(D) General Design Standards for all Historic Districts, Section 14-5.2(E) Downtown and Eastside Design Standards, and with the approval criteria for an exception to Section 14-5.2(D)(2)(d) addition within 10 ft of a primary facade.

Jeremiah Collatz, 409 Camino del Monte Sol, and Joseph Karnes, 125 Lincoln Avenue, Santa Fe, were sworn in. Mr. Collatz presented a summary of the proposal. Mr. Karnes expanded on the exception request and emphasized the history of the portal.

Public Comment:

Mr. John Eddy, 14 Avenida Campo, Santa Fe, New Mexico was sworn in. Mr. Eddy discussed the portal design and its conformity with the design of the existing house.

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. Ms. Beninato agreed with Mr. Eddy's comments about the Territorial Revival style and applauded the applicant for remediating the windows and had further comments regarding the HVAC system.

Board Action:

Member Bienvenu moved that in case 2024-008706-HDRB, 409 Camino Del Monte Sol that findings be entered that all exception criteria have been met for the reasons set forth in the staff report and approve the project as submitted. Member Mather seconded. The motion passed with the Board voting unanimously (4-0).

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

Paul Duran presented the case and staff recommendation. Staff recommended approval of the proposed project and found 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 found that all approval criteria have been met regarding the exception to Section 14-5.2(E) Downtown & Eastside Historic District standards to permit the construction of an above-ground cistern.

Graham Hogan, 1 De Bajo de Ojo, Placitas, New Mexico was sworn in. Mr. Hogan presented a summary of the proposal.

Public Comment:

Ms. Helen Rogers, 637 Garcia Street, Santa Fe, New Mexico was sworn in. Ms. Rogers had three points she wanted to make. First, she is happy with the design of the new construction and feels it will be a welcome addition to the neighborhood. Second, she is the one who requested the view easement on the property, and she is happy to see the new development is taking view easement into consideration and sees it as important to the neighborhood. Third, all 25 plus lots on the private drive are required to maintain the drive so there is some concern about the construction equipment on the private drive. So overall she is supportive of the project.

Ms. Stefanie Beninato, previously sworn in, did not feel the house would be publicly visible and appreciated that Member Bienvenu was trying to make sure the design was harmonious with the new Santa Fe style. She expressed her appreciation for the passive solar and the water catchment system in the walls and felt it is appropriate to acknowledge the importance of water.

Board Action:

Member Guida moved that in 2024-008759-HDRB, 645 Garcia Street that the Board approve the project as submitted, finding that the exception criteria have been met per staff's recommendation, and that the applicant has noted that stucco corners will be eased. Member Mather seconded.

Member Bienvenu requested clarification if eased means bullnosed. Member Guida agreed it meant it meant bullnosed. The motion passed with the Board voting unanimously (4-0).

- c. **2024-008704-HDRB, 636 Garcia St. Unit 1**, Downtown & Eastside Historic District, Annette Vigil, agent for Laurel Guy, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-statused residential structure. (Lani McCulley, ljmcculley@santafenm.gov)

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of unit 1 be designated as contributing and the south façades (façades 3,5, and 7) and east façade at the entry (façade 4) be designated as the primary facades per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.

Annette Vigil, 23 Jacon Road, Santa Fe, was sworn in. Ms. Vigil agreed with staff's recommendation.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, hoped that the staff's recommendation would be considered since units 2 and 3 were previously designated contributing. She expressed her belief that the staff had been very consistent in the way the standards were applied and for which facades and how the structure contributes to the eastside.

Board Action:

Member Aguilar Medrano moved that in case 2024-008704-HDRB, 636 Garcia St. Unit 1 to designate the structure as contributing and designate the south façades three, five, and seven and the east façade number four as primary which reflects the staff's recommendation. Member Guida seconded. The motion passed with the Board voting unanimously (4-0).

- d. **2024-008761-HDRB, 711 Don Cubero Alley**, Don Gaspar Historic District, Landon Lott, property owner, proposes to remodel a sunroom to create a bedroom, construct a 6'-0" tall coyote fence along the north and east property boundary lines, and construct an outdoor kiva fireplace on a contributing structure. (Paul Duran)

Paul Duran presented the case and staff recommendation Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and Section 14-5.2(H) Don Gaspar Area Historic District Design Standards.

Bridget Stanga and Landon Lott, 711 Don Cubero Alley, Santa Fe, were each sworn in. Mr. Lott presented a summary of the proposal and their willingness to make changes per staff and Board recommendations and pointed out what some of those changes were.

Public Comment:

Mr. John Eddy, previously sworn in, commended the applicants for listening to the guidance of the Board and believed that they will be happy with those changes long term.

Ms. Stefanie Beninato, previously sworn in, believes that this is much better design and felt the applicants followed the recommendations well and the design fit the ally much better, but was still disappointed to find that the coyote fence was still planned at six feet in height and questioned what the maximum allowable height in that area was.

Mr. Duran clarified the maximum allowable fence height is six feet.

Board Action:

Member Aguilar Medrano moved in case 2024-008761-HDRB, 711 Don Cubero Alley, that the application be approved as submitted with the condition that the portals column and corbel on the right of the door be constructed regardless of the engineer's finding due

to the depth being greater than thirty inches. Member Mather seconded. The motion passed with the Board voting unanimously (4-0).

- e. **2024-008730-HDRB, 918 B Acequia Madre**, Downtown and Eastside Historic District, Edward Caruana, agent for Richard Simpson, property owner, proposes to replace the existing corrugated metal roof and gutters in kind and requests an exception to 14-5.2(D)(1)(a) for the removal of the existing historic brick chimney on a contributing structure. (Paul Duran)

Paul Duran presented the case and staff recommendation. Staff did not find that the exception criteria had been met and recommended denial of the exception to Section 14-5.2(D)(1)(a). Staff recommended approval of the other elements of the application as they comply with Section 14-5.2(D) General Design Standards for all Historic Districts, and Section 14-5.2(E) Downtown and Eastside Design Standards.

Richard Simpson, 117 Camino Miguel, El Prad and Edward Caruana, 3541 East Second Street, Long Beach, California, 90803, and Melanie Sprigs, 1901 Cerros Colorados, Santa Fe were each sworn in. Mr. Caruana presented a summary of the proposal, the history of the project, and some other concepts that were considered and what the challenges of those concepts were.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, felt this is a beautiful house and is happy that some preservation work is being done. She felt it was unfortunate that the chimney fell down but understood it was not to code. She continued that this type of house did not always have chimneys and while they are common in the neighborhood she didn't think it would take away from the historic nature of this particular building to remove the chimney.

Board Action:

Member Guida moved in case 2024-008730-HDRB, 918 B Acequia Madre to approve replacement of the corrugated metal roof and gutter in-kind and removal of the existing brick chimney finding that no exception was required because the chimney is not a character defining feature of the contributing structure. Member Mather seconded.

Member Bienvenu recommend adding to the motion that "if exceptions are required that they are met in this case". Member Guida chose not to accept the friendly amendment.

Mr. Duran pointed out that per section 14-5.2(C)(5) that it is the staff's responsibility to recommend an exception and the board to either approve or disapprove the exception.

Attorney Ruybalid confirmed the details as Mr. Duran stated but he also acknowledged that the Board is the final arbiter of the findings of fact and that in the past the Board has

made findings that an exception does not apply. He felt that this motion may not withstand an appeal, but he did not feel that it was able to be done this way.

Member Guida stood with the motion as stated.

The motion passed with Members, Mather, Bienvenu, and Guida voting for and Member Aguilar Medrano against based off the language regarding the exception.

- f. **2024-008705-HDRB, 807 Gildersleeve St.**, Don Gaspar Area Historic District, Christopher Purvis, agent for Brady McCartney, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-contributing accessory structure. (Lani McCulley)

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the accessory structure be upgraded to contributing and that the west façade (Façade 4) including all fenestrations and the portal and excluding the non-historic wood garage door be designated as the primary façade, per 14-5.2(C) designation of Significant and Contributing Structures.

Christopher Purvis, 518 Old Santa Fe Trail, Santa Fe, was sworn in. Mr. Purvis agreed the boards filling in the garage door are not historic, but that there are some older elements in the building that were fixed up in the 1960s. So, while he felt that staff is correct about the status he didn't like the recommendation.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, believed that the structure should not be contributing for different reasons than staff. She stated that the portal was added over fifty years ago, and it is common then and now for people to add portals to their building; therefore, that should not take away from the character of the building. She felt that what takes away from the character of this building is the openings themselves since they appear to be hodge podge and do not read like a garage, so the openings do not contribute to the character of the building or the neighborhood, but it is not due to the portal addition.

Board Action:

Member Bienvenu moved in case 2024-008705-HDRB, 807 Gildersleeve Street to maintain the non-contributing status of the accessory structure. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (4-0).

- g. **2024-008739-HDRB, 1127 E. Alameda St.**, Downtown and Eastside Historic District, Bernie Romero, agent for Sara Rupert, property owner, request an exception to 14-5.2(D) Downtown and Eastside design standards to install a metal vehicular gate on a non-contributing structure. (Paul Duran)

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Paul Duran presented the case and staff recommendation Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and Section 14-5.2(E) Downtown and Eastside Design Standards. Additionally, staff found all exception criteria for the use of metal on the vehicular gate had been met.

Bernie Romero, 11 Caminito Santerra, Santa Fe, New Mexico, was sworn in. Mr. Romero presented a comparison of the old gate with the new gate and its upkeep.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, expressed her concern regarding the proliferation of metal gates on the east side. She pointed out that the walls should be brought down to be proportionate to the gate not the other way around, especially since the gate was done without permitting and the wall was probably done the same way in anticipation for the extra tall gate. She also suggested considering coyote fencing at the base of the gate rather than the Board's recommendation of wood paneling.

Mr. John Eddy, previously sworn in, agreed with the previous comments so chose not to repeat those comments. However, he felt it important to reiterate that the walls should be brought down to meet the height of the gate. He pointed out that the handwrought detail in the iron work helps to strengthen our sense of place in Santa Fe. He felt the wood paneling at the bottom would soften the design of the gate and that using dimensioned weathered wood affixed at the back of the gate through a rabbeting mechanism that does not have to be integrated into the iron work and so that it can be replaced as it rots or degrades then he would support the idea of the gate.

Board Action:

Member Bienvenu moved in case 2024-008739-HDRB, 1127 E. Alameda Street that findings be entered that the exception criteria for the use of metal on the vehicular gate have been met in this particular circumstance for the reasons given in the staff report on condition that the lower sheet metal panel of the gate be clad on the exterior with wooden lumber that is harmonious with the rusted metal and the gates in the vicinity with the members in a vertical orientation that would maintain the taller openings and that could either cover or maintain the two smaller openings between the large ones and submit that for staff approval. Member Guida seconded. The motion passed with the Board voting unanimously (4-0).

- h. **2024-008740-HDRB, 1400 Cerro Gordo Unit D**, Downtown and Eastside Historic District, Christopher Purvis, agent for Rick Brenner, property owner, proposes to construct a detached 600 sq. ft. to a height of 12'-6", garage to a non-contributing structure. (Paul Duran)

Paul Duran presented the case and staff recommendation Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and Section 14-5.2(E) Downtown and Eastside Design Standards.

Christopher Purvis, previously sworn in, was available for questions.

Public Comment:

There were no public comments regarding this case.

Board Action:

Member Aguilar Medrano moved in case 2024-008740-HDRB, 1400 Cerro Gordo Unit D to approve the project as submitted. Member Guida seconded. The motion passed with the Board voting unanimously (4-0).

9. Discussion Items

Mr. Ruybalid brought to the Boards attention, regarding the discussion whether or not the Board can make a finding that a particular structural or architectural element of a house or any kind of project before the board does or does not require an exception or is or is not in the protected category under the design standard when the staff has said an exception is required for this. Mr. Ruybalid looks at the case as if they will have an appeal at District Court. One of the standards that the district court looks at is if the board, regardless of the type of board, has they abused their discretion. So, he has to consider whether or not the board can make a finding that a certain element is not protected and does not require an exception by considering if the board is abusing their discretion. With the chimney on Acequia Madre he could not find that the Board abused your discretion by finding that it is not an architectural feature or space that embodies the status of the building. He believed that they could continue to exercise the motion this way if it does not abuse that discretion by trying to avoid exception requests. However, he asked that the Board consider that in this case, Paul Duran, is the code enforcement officer and is assigned to protect a historic feature, and because there is a public interest in what the city stands up for, then when he asks for an exception he is acting in good faith and it would be best to take that into consideration.

Mr. Ruybalid also stated that presentations should be depersonalized. When staff is giving a presentation, it is not their personal opinion that is given. The staff does have conversations as a team so the decisions being made are not personal but recommendation from the division including the division supervisors.

10. Matters from the Board

Mr. Guida shared that the next lecture in the “*Homewise Livability*” series is with Chris Wilson, architectural historian and Professor Meritus at UNM, author of “*The Myth of Santa Fe*”. Mr. Wilson will *be* doing a presentation. Member Guida will be moderating a

conversation between the audience and Mr. Wilson at the end of the lecture. The lecture will be held this Thursday at 6 p.m.

Mr. Guida then requested the status of seating an individual in the OSFA seat for the Board due to his concern regarding meeting quorum.

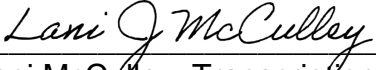
Ms. Moore believed that an appointment was being made tomorrow August 14, 2024.

11. **Next Meeting**
August 27, 2024

Chair Rios and Vice Chair Guida will not be available for the next hearing.

12. **Adjournment**

Member Guida moved to adjourn. Member Aguilar Medrano seconded. The vote passed unanimously (4-0), and the meeting was adjourned.



Lani McCulley, Transcription

Cecilia Rios, Historic District Review Board Chair

Date



**Regular Meeting of the Historic
Districts Review Board
September 10, 2024 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes
[HDRB Committee Meeting 9/10/2024 - YouTube](#)

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:30pm in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. Roll Call

Roll Call indicated the presence of a quorum as follows:

Members Present

Ms. Cecilia Rios, Chair
Mr. Anthony Guida, Vice Chair
Mr. John Bienvenu
Ms. Jennifer Biedscheid
Ms. Amanda Mather
Ms. Mary Ellen Degnan

Members Absent

Ms. Madelein Aguilar- Medrano (Excused)

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Manager
Mr. Frank E. Ruybalid, Assistant City Attorney
Ms. Amanda Romero, Senior Planner
Ms. Lani McCulley, Senior Planner
Mr. Paul Duran, Senior Planner
Mr. Anthony Maestas, Construction Inspector

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on PrimeGov and can be requested from the Historic Preservation Division.

2. Approval of Agenda

Mr. Moquino stated that there were no changes to the agenda.

Historic Districts Review Board
September 10, 2024
Page 1 of 9

Member Vice Chair Guida moved to approve the agenda. Member Mather seconded. The motion passed unanimously by voice vote (5-0).

3. **Approval of Minutes**

No minutes on the agenda.

4. **Approval of Findings of Fact and Conclusions of Law**

a. 2024-008413-HDRB, 913 ½ Acequia Madre (June 11, 2024)

b. 2024-008414-HDRB, 627 Camino De La Luz (June 11, 2024)

c. 2024-008258-HDRB, 753 Acequia Madre (June 11, 2024)

d. 2024-008339-HDRB, 1600 Canyon Rd. (June 11, 2024)

No changes to the Findings of Fact and Conclusions of Law.

Member Biedscheid moves to approve the Findings of Facts and Conclusion of Law for June 11, 2024, items a-b. Member Mather seconded. With members Bienvenu, Biedscheid, Mather, Degnan voted to pass the motion. Motion was approved with a 4-0 on a roll call vote. Vice Chair Guida, Abstained.

5. **Matters from the Public**

Stefanie Beninato spoke regarding confusion with the agenda. Pointed out to Gary Moquino that Sarah Novinson has put her sign back away from her building.

6. **Staff Communications**

Heather Lamboy, 'Built in the Past, Built in the Future' Conference. November 1, 2024, 8am-12pm. Will be located at the NM History Museum.

7. **Old Business**

No items were listed under Old Business.

8. **New Business**

a. **2024-008779-HDRB, 428 & 428 A San Antonio Street**, Downtown and Eastside Historic District, Daniel Lujan, agent for Andrew and Mary Harris, property owners, request approval to reinstate previously approved plans from 2012 on significant (428) and contributing (428 A) structures.

Paul Duran, paduran@santafenm.gov presented the case, and 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.

Board Action:

Member Bienvenu moved in case 2024-008779-HDRB, 428 & 428 A San Antonio Street, that the matter be postponed for review by the city attorney Ruybalid as to whether this matter may be administratively approved and if the determination is in the negative that it be rescheduled for the soonest possible hearing with whatever exceptions requests are necessary. Member Mather seconded. The motion passed with the Board voting unanimously (5-0). The motion passed with Members, Bienvenu, Biedscheid, Mather, Degnan and Vice Chair Guida voting for.

b. **2024-008935-HDRB, 807 Gildersleeve St.**, Don Gaspar Area Historic District, non-contributing, Christopher Purvis, agent for Brady McCartney, owner proposes to raise the building height by 5”, replace windows and doors, install HVAC with screening, stucco, and stain. (Lani McCulley, HISTORIC DISTRICTS REVIEW BOARD MEETING LJMcCulley@santafenm.gov)

Lani McCulley presented the case, and 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(H) Don Gaspar Area Design Standards.

Mr. Christopher Purvis, 518 Old Santa Fe Trail, S.F. N.M., was sworn in. Mr. Purvis had nothing to add.

Public Comment:

No public comment.
Nobody on zoom

Board Action:

Member Biedscheid moved in case 2024-008935-HDRB, 807 Gildersleeve St. to approve project as submitted and recommended by staff. Vice Chair Guida seconded. The motion passed with the Board voting unanimously (5-0). The motion passed with Members, Bienvenu, Biedscheid, Mather, Degnan and Vice Chair Guida voting for.

c. **2024-008936-HDRB, 107 E Palace Ave. units A1, A2, and A3**

Christopher Purvis, agent for Martha Field Trust LLC, owner, propose alterations to a contributing structure at 107 E Palace Avenue to replace/refurbish windows and doors, install an ADA ramp, reroof, stucco, paint, and repave the parking area. An exception is requested to 14-5.2(D)(5)(i) for altering an opening on a primary façade.

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Lani McCulley presented the case, and staff finds that 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 Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Mr. Christopher Purvis, already sworn in. Mr. Christopher Purvis. presented a summary of the proposal.

Public Comment:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. Ms. Beninato would like more information/justification on the 3' foot door as per code.

Board Action:

Vice Chair Mr. Anthony Guida moved in case 2024-008936-HDRB, 107 E Palace Ave. units A1, A2, and A3, that the board approve the project as submitted noting that the exception criteria have been met. Member Mather seconded. The motion passed with the Board voting unanimously (5-0). The motion passed with Members, Vice Chair Guida, Bienvenu, Mather, and Degnan voting for.

d. 2024-008868-HDRB, 329 Otero Street

Lisa Martinez, agent for Mike and Christine Foster, property owners, propose to remodel main residence by replacing doors and windows and request an exception to 14-5.2(D)(5)(a)(i) windows, doors, and other architectural features on a primary facade of a contributing structure.

Paul Duran presented the case, and staff does not find that all the exception criteria have been met and recommends denial of the exception to replace historic windows on the primary facade of a contributing structure. Staff recommends approval of the other aspects of the application (re-stuccoing) 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.

Ms. Lisa Martinez, 3201 C Zafarano Dr. # 111 SF, NM 87507, was sworn in. Ms. Lisa Martinez provides clarification on the window assessment from Mr. Ra Patterson.

Co Applicant, David Rash, 21 El Toro Rd. SF, NM. Mr. Rash provides information on the three exception criteria.

Public Comment:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, NM. Already sworn in. Ms. Beninato stated I appreciate Member Bienvenu comments. If the law is clear that you need to apply it because otherwise it becomes very subjective, and you become inconsistent.

Board Action:

Member Bienvenu moves in case 2024-008868-HDRB, 329 Otero Street, that consistent with staff's recommendation that findings be entered that the exception criteria have not been met. For replacement of the historic windows and that the request be denied. I'm speaking on the primary façade. All other aspects of the application be approved. Member Mather seconded.

Member Biedscheid commented, if there's opportunity for the applicant and if the applicant was interested in agreeing to a condition to repair the windows as suggested by the window assessment. That can be accommodated at this time. Or does that require another hearing.

Member Bienvenu asks if repair of windows need to come before the board?

Ms. Heather Lamboy answered, 'no that's part of maintenance. Can be administratively approved.

Vice Chair Guida, One friendly amendment to the motion. For the non-historic, non-primary façade windows just a friendly amendment to clarify that the replacement windows shall not be vinyl as this is in the packet and that they will be wood windows.

The motion passed with the Board voting unanimously (5-0). The motion passed with Members, Vice Chair Guida, Bienvenu, Biedscheid, Mather, and Degnan voting for.

Ms. Lisa Martinez, I just wanted to add that the information that's in your packet with regard to the vinyl windows was a prior submittal going back several months. I submitted two other quotes for window replacements. One of them that was wood with metal clad and another one that was just wood. So, I apologize that did not make it into your packet but that was something that we were willing to consider that as replacement.

e. **2024-008945-HDRB, 1292 Lejano Ln.**, Downtown & Eastside Historic District, non-contributing, Thomas Hughes, agent for Catherine Wright and Burr Phillips, owners, proposes to construct a 1,902 sq. ft. residence on a sloping lot to a height of 16'-6" where the maximum allowable height is 14'-5". (Lani McCulley)

Lani McCulley presented the case, and 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

Thomas Hughes, 1292 Lejano Lane was sworn in. Mr. Hughes had nothing to add.

Public Comment:

Raja Bose, 212 Lorenzo Lane was sworn in. My concern is more to do with the height. The height is allowed because of the slope as per Lani. The overall height definitely seemed a little tall next to like our structure, but were also downhill from it. So, it's a matter of perspective.

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico had already been sworn in. She expressed her concern regarding; Santa Fe style doesn't mean modern style. It means to use modern materials. The amount of glass is really inappropriate. Member Bienvenu stated that 'public visibility in the code is relevant to the windows.

Board Action:

Vice Chair Guida move that case # 2024-008945-HDRB approve the project as submitted noting that the height above 14 feet is within the allowable limit that at the discretion of this board because of a steep and sloping site. And that the applicant has indicated that he will screen the mechanical units on the west elevation with a coyote fence and then just update the drawings and submit them to staff for final approval. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0). The motion passed with Members, Mather, Vice Chair Guida, Degnan, and Biedscheid voting for. Member Bienvenu's vote was not audible.

f. 2024-008937-HDRB 119 Kearny Rd.

Craig Hoopes and Assoc., agent for David Snead and Charles Butler, owners, propose to make alterations to a previous HDRB approval by adding pilasters to coyote fencing, installing additional fencing, gutters and downspouts, replacing windows and doors, and removing an approved exterior staircase.

Lani McCulley presented the case, and 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

Craig Hoops 333 Montezuma Ave. was sworn in. Mr. Hoops stated that first of all he wanted to apologize to the board... (not audible)

Public Comment:

No public comment.

Board Action:

Member Vice Chair Guida moved in case 2024-008937-HDRB 119 Kearny Rd., to approve the project as submitted. Agreeing with staff's recommendation that the proposed project complies with the general design standards for all historic districts and

Historic Districts Review Board

September 10, 2024

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the downtown and eastside design standards as well. Member Mather seconded. The motion passed with the Board voting unanimously (5-0). The motion passed with Members; Bienvenu, Vice Chair Guida, Biedscheid, Degnan and Mather voting for.

g. 2024-008990-HDRB, 1160 Camino De Cruz Blanca

Surroundings Studio, agent for St. John's College, owner, proposes to install green wind mesh around the ball courts to a height of 8'-0" where the fencing is 10'-0" high. An exception is requested to 14-5.2(F)(2)(g) for fencing constructed of prohibited materials

Lani McCulley presented the case, and staff does not find that all the exception criteria have been met and that a less opaque option would be more appropriate. Therefore, staff recommends denial of the application as it does not comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(F) Historic Review Design Standards.

Applicant: Abby Feldman 440 San Pasqual St., was sworn in. Ms. Feldman stated that the college is very willing to use the less material for the court. That was my understanding that we were going to be discussing that option tonight. That's what we were looking at.

Member Bienvenu, concerned about the application because it seems that it's not exactly accurate. It says your response is to all the exception criteria related to the public and when we were on site today there was a very large sign saying it was not open to the public. It was restricted to students, so that strikes me as a very significant difference of fact in this case.

Ms. Feldman, I guess we were trying to respond to the visibility issues of the public in terms of the visibility from the roadway and pedestrians walking through the area not necessarily the actual users of the court.

Member Bienvenu, actually you didn't address that first aspect, but you did address the second. It said that this will allow the court, allow the public to increase its health during a large variety of weather conditions. It will provide residents with the ability to play tennis on windy days. Making residing in the district more desirable.

Ms. Feldman, That is confusing language. I believe that if the courts are only available to the students. It's not the public at large but certainly the student body and the staff which is you know a decent sized population. Would benefit from all of those you know health amenities.

Member Bienvenu, we rely on the information and the application. Most people would not even have known. I wouldn't have known that it wasn't open to the public and that was actually potentially a very significant factor to me. Just as it appears to be to the

person putting the application together. The only reason I at least learned that it wasn't true was by being on site today. So, I guess I would just ask that there be more care given to the information that's presented to the board.

Public Comment:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, N.M. already sworn in. I agree with member Bienvenu.

Board Action:

Member Bienvenu move that the application be approved on condition that the wind screen be of the same color as proposed but of no greater than 67% capacity. And that the top of the wind screen by no higher than 6' high from ground level. Member Mather seconded. Member Vice Chair Guida friendly amendment it's 68%. Member Bienvenu amends his motion to 68%. The motion passed with the Board voting unanimously (5-0). The motion passed with Members, Biedscheid, Vice Chair Guida, Mather, Bienvenu, and Degnan voting for.

9. Discussion Items

Heather Lamboy, just to put notice to the board that I won't be present at the next hearing. That is when the obelisk discussion will occur. Maggie Moore the assistant interim director will be present.

10. Matters from the Board

Member Bienvenu, Soldiers monument is scheduled to be heard at the next meeting. Member Vice Chair Guida, I won't be at the next meeting. I'm having surgery.

11. Next Meeting

DATE: Tuesday September 24, 2024

Mr. Frank E. Ruybalid, Assistant City Attorney is asking to make a comment; yes, there is an interesting case that I think I should just pass along to you. The case is Union Protectiva versus City of Santa Fe. AS I understand I haven't read all the pleasing in that case. I'm not involved in it. But there was a motion by the city to dismiss that case and as a bearing on the placement of the obelisk. As I understand, but as I said I haven't read all of the filings. There was a motion to dismiss by the city which was denied by judge Wilson last week. So therefore, that case will proceed September 12.

12. Adjournment

Member Degnan moved to adjourn. Member Mather seconded. The vote passed unanimously, (5-0) and the meeting was adjourned.

Jane Rodriguez
Jane Rodriguez, Transcription

Cecilia Rios, Historic District Review Board Chair

Date



**Regular Meeting of the Historic
Districts Review Board
September 24, 2024 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes
[HDRB Meeting 9/24/2024](#)

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:30pm in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. Roll Call

Roll Call indicated the presence of a quorum as follows:

Members Present

Ms. Cecilia Rios, Chair
Mr. John Bienvenu
Ms. Jennifer Biedscheid
Ms. Madelein Aguilar Medrano
Ms. Amanda Mather
Ms. Mary Ellen Degnan

Members Absent

Mr. Anthony Guida, Vice Chair

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Manager
Mr. Frank E. Ruybalid, Assistant City Attorney
Ms. Amanda Romero, Senior Planner
Ms. Lani McCulley, Senior Planner
Mr. Paul Duran, Senior Planner

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on PrimeGov and can be requested from the Historic Preservation Division.

2. Approval of Agenda

Historic Districts Review Board
September 24, 2024
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Mr. Moquino stated that under New Business item a. 2024-009042-HDRB, 645 Garcia St. has been postponed and item b. 2024-009045-HDRB, 636 Garcia St. units 2 and 3 was withdrawn.

Member Aguilar-Medrano moved to approve the agenda as amended. Member Biedscheid seconded. The motion passed unanimously by voice vote (5-0).

3. Approval of Minutes

No Minutes were approved.

4. Approval of Findings of Fact and Conclusions of Law

- a. 2024-008417-HDRB, 528 Jose St. (June 11, 2024)
- b. 2024-008335-HDRB, 716 Don Gaspar (June 11, 2024)

Items a-b. were approved.

Member Aguilar-Medrano moved to approve the Findings of Facts and Conclusions of Law for June 11, 2024, and Member Mather seconded. The motion passed unanimously by voice vote.

- c. 2024-008259-HDRB, 697 Gonzales Rd. (June 25, 2024)
- d. 2024-008334-HDRB, 409 Camino del Monte Sol (June 25, 2024)
- e. 2024-008452-HDRB, 216 Old Santa Fe Trail (June 25, 2024)

Items c-e. were approved.

Member Biedscheid moved to approve the Findings of Facts and Conclusions of Law for June 25, 2024, and Member Mather seconded. The motion passed unanimously by voice vote.

- f. 2024-008336-HDRB, 1666 Cerro Gordo Rd. (July 9, 2024)

Item f. was approved.

Member Bienvenu moved to approve the Findings of Facts and Conclusions of Law for July 9, 2024, and Member Mather seconded. The motion passed with Members Mather, Aguilar-Medrano, Bienvenue, Biedscheid, Degnan voting for and Member Biedscheid abstaining.

5. Matters from the Public

Chair Rios asked for clarification if the Board is expected to just provide comments, or if they will be entertaining comments from the public? Secondly is the Historic Board commenting on the feasibility of the resolution on the Item at hand?

Ms. McSherry stated she is present as staff for a piece of legislation. The Governing Body referred legislation to advisory committees for specific advice, or recommendations. A variety of Amendments have already been requested.

Members of the public spoke on the matter of the Obelisk.

Stephanie Beninato
Larry Good
Phillip Crump
Frank Kats
Pat Lilis
Barbara Fix
Elizabeth West
Beverly Spears
Ann Albrink
Barbara Chattergy
Rick, (last name inaudible)
Virgil Vigil
David Rash
Manuel Garcia
John Murphy

Chair Rios asked to hear from Councilor Romero-Wirth

Councilor Romero-Wirth spoke on the Obelisk providing a resolution and amendments, some of which were included in the packet and others not, at that time. The Resolution was sponsored by Councilor Romero-Wirth, Councilor Alma Castro, and Councilor Amanda Chavez. The Resolution was directing the City Manager to investigate the feasibility of relocating the Obelisk to Santa Fe National Cemetery.

City attorney Erin McSherry stated clarifications That Findings of Facts and Conclusions of Law for the litigation could be due Monday or 10-15 days after that she wasn't too sure about the timeline, and she gave the definition of the Obelisk.

The Historic Review Board had many inputs and discussion regarding the Obelisk matters.

Member Aguilar-Medrano shared her concerns and stated she did notice that it does not have a status review.

Frank did state this would have to be on the agenda per the Open Meetings Act. He did state that per code on 14-5.2 subsection C this Historic District Review board does have authority to designate Statuses for structures within the Historic District.

Member Aguilar-Medrano then asked Mr. Moquino if she could request that Obelisk receives a Status Review for a future Agenda.

Mr. Moquino stated he will look into the request for a future Agenda.

Chair Rios asked if there was any further discussion at this time.

Ms. McCulley inquired if Member Aguilar-Medrano's request included the status of the Plaza itself.

Member Aguilar-Madrano stated she would love for the City to Explore, if possible.

Chair Rios asked if there were any matters from the Board and there was not at this time.

6. Staff Communications

No matters were to be discussed.

7. Old Business

No items were listed under Old Business.

8. New Business

There was no New business.

9. Discussion Items

There were no discussion items.

10. Matters from the Board

There were no matters from the Board.

11. Next Meeting

10/8/2024

12. Adjournment

Member Degnan moved to adjourn. Member Aguilar-Medrano seconded. The vote passed unanimously, and the meeting was adjourned. The motion was passed unanimously by voice vote.

Mariah Kavanaugh
Mariah Kavanaugh, Transcription

Cecilia Rios, Historic District Review Board Chair

Date



**Regular Meeting of the Historic
Districts Review Board
November 26, 2024, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

<https://www.youtube.com/watch?v=-SmXLCucwIk>

Call to Order

Acting Chair Guida called the regular meeting of the Historic Districts Review Board to order at approximately 5:30pm in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. Roll Call

Roll Call indicated the presence of a quorum as follows:

Members Present

Mr. Anthony Guida, Acting Chair
Mr. John Bienvenu
Ms. Jennifer Biedscheid
Ms. Madelein Aguilar Medrano
Ms. Amanda Mather
Ms. Mary Ellen Degnan

Members Absent

Ms. Cecilia Rios (excused)

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Manager
Mr. Frank E. Ruybalid, Assistant City Attorney
Ms. Amanda Romero, Senior Planner
Ms. Lani McCulley, Senior Planner
Mr. Paul Duran, Senior Planner

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on PrimeGov and can be requested from the Historic Preservation Division.

2. Approval of Agenda

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Mr. Moquino stated that under new business item j. 2024-009377-HDRB, 449 Camino Monte Vista, item l. 2024-009398-HDRB, 346 Hillside Ave, item m. 2024-009399-HDRB, 465 Camino Manzano and item n. 2024-009323-HDRB, 312 Pino Rd are all postponed to a date certain of December 10, 2024.

Board Action:

Member Biedscheid moved to approve the agenda as amended. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (5-0).

3. Approval of Minutes

No minutes were presented with this agenda

4. Approval of Findings of Fact and Conclusions of Law

- a. 2024-008621-HDRB. 821 Dunlap St. Unit D (July 23, 2024)
- b. 2024-008322-HDRB. 5 Cerro Gordo Rd. (July 23, 2024)
- c. 2024-008623-HDRB. 918 Acequia Madre Unit H (July 23, 2024)
- d. 2024-008626-HDRB. 301 Hillside Ave. (July 23, 2024)

Board Action:

Member Biedscheid moved to approve the Findings of Fact and Conclusions of Law for July 23, 2024, items a-d. Member Degnan seconded. The motion passed unanimously by voice vote (5-0).

5. Matters from the Public

Richard Martinez spoke regarding the postponement of his cases from this agenda and concerns about the process for the city to place items on the agenda and avoid postponement and past fee issues all of which are causing issues for homeowners and applicants.

Stefanie Beninato spoke regarding the link and meeting identification are having issues so there may be others trying to get in that are not able to. She was concerned about a residence previously approved for demolition and that allowing demolition for properties that need new plumbing, or foundation is not a precedence that should be set. She feels the application should have required a structural engineering report for the property.

Caroline Kenny, applicant for Camino Manzano, had issues with the city getting their project on an agenda and voiced her concerns about the costs associated with the additional delay caused by this postponement.

6. Staff Communications

No staff communications were offered.

7. **Old Business**

No items were listed under Old Business.

8. **New Business**

a. **2025 Historic District Review Calendar**

Amanda Romero presented the 2025 Historic Districts Review Calendar and requested approval of the calendar.

Board Action:

Member Degnan moved to approve the calendar as submitted. Member Mather seconded. The motion passed with the Board voting unanimously (5-0).

- b. **2024-009321-HDRB, 1 Plaza Fatima**, Downtown & Eastside Historic District, Contributing, Mark Lopez, agent for Mark Kreloff, owner, requests primary facade(s) designation for a residential structure. (Lani McCulley, ljmcculley@santafenm.gov)

The applicant was not present at this time. The case was moved to the end of tonight's agenda to give the applicant time to arrive.

- c. **2024-009370-HDRB, 1030 ½ W. Houghton St.**, Don Gaspar Area Historic District, non-contributing and no- historic status (accessory buildings), Seres Architect LLC, agent for Francesca Banci, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential and accessory. (Lani McCulley)

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the residence structure be maintained as non-contributing and the status of the accessory structure be designated as non-contributing to the Don Gaspar Area Historic District, per 14-5.2(C) Designation of Significant and Contributing Structures.

Jeffrey Seres, agent, (address inaudible), was sworn in. Mr. Seres agreed with the staff's assessment that both buildings should be non-contributing. Mr. Seres shared an assessment from City Inspector, Bobby Padilla stating that the building has severe rot and deterioration and that the overall condition of the structure is poor. He pointed out that the east elevation of the building is located in the setback, so it cannot be altered.

Francesca Banci, homeowner, 1030 and 1030 1/5 West Houghton Street, Santa Fe, was sworn in. Ms. Banci presented the historic value of Willie Romero's house and its' upkeep. She also discussed the visibility of the facades and that the portal is not original. She also discussed how the family is no longer present in the neighborhood, nor do they have concerns about caring for the home.

Public Comment:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. She expressed her concern regarding that this should be a contributing building as it maintains a pattern of one building behind the other in proximity and the footprint is original as are most of the features. The stonework on the shed was installed by Emilio and Senada Romero who had similar stonework on their residence, and that this is a common element of the streetscape.

Board Action:

Member Bienvenu moved that in case number 2024-009370-HDRB at 1030 ½ W. Houghton St. that with respect to the residential structure that the status be contributing with the primary façade as the east façade and in addition that the accessory structure that remains following the demolition be designated as contributing with the south façade as primary. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

- d. **2024-009376-HDRB, 907 Don Miguel Pl.** Downtown and Eastside Historic District, Jeffrey Seres, agent for Steve Bardwell and Sarah Kennington, property owners, request a status review with primary façade designation(s) if applicable on a contributing structure. (Paul Duran, paduran@santafenm.gov)

Paul Duran presented the case and staff recommendation. Staff recommends the historic status of the main residential structure be maintained as contributing and the wooden shed as non-contributing and designate the west façade on the main structure as primary identified as number four in the façade diagram excluding the portal or any non-historic materials, per 14-5.2(C) Designation of Significant and Contributing Structures.

Jeffrey Seres, agent, previously sworn in, presented his concern that the recommendation on the staff report indicated only west façade as recommended as primary, whereas the presentation has added the south and that the applicant was not informed of the change. Mr. Seres would like only the west to be designated the primary.

Steve Bardwell, P.O. Box 644, Pioneer Town, California, was sworn in. Mr. Bardwell presented a summary of the building's current condition and their hope of renovation to make it livable. He was concerned to find that the map was eighteen years out of date since that was when the house was designated contributing, and the map still shows non-contributing. He confirmed that he felt the west façade has the character defining features of the structure.

Sarah Kennington, P.O. Box 644, Pioneer Town, California, was sworn in. Ms. Kennington discussed the style of the residence and the uniqueness of the residence and their appreciation for the home.

Public Comment:

Ms. Stefanie Beninato, previously sworn in. Ms. Beninato expressed her concern that the south façade was character a defining façade, an addition on this façade would distract from the appreciation of the original structure.

Board Action:

Member Biedscheid moved that in case number 2024-009376-HDRB at 907 Don Miguel Place to retain the contributing status of the main house with the west façade designated as primary and to designate the shed as non-contributing and on the main house exclude the portal and the non-historic material. Member Mather seconded. The motion passed with the Board voting unanimously (5-0).

- e. **2024-009378-HDRB, 835 E. Alameda St.**, Downtown & Eastside Historic District, non-contributing, John Padilla, agent for Carole Peet, owner, proposes to construct a 284 sq. ft. addition to a height of 13'-3" where the maximum allowable is 13'-3", relocate HVAC. (Gary Moquino, GSMoquino@santafenm.gov)

Gary Moquino presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with 14-5.2(E) Downtown and Eastside Design Standards.

John Padilla, P.O. Box 22986, Santa Fe, NM, was sworn in. Mr. Padilla presented a summary of the proposal and clarification about item number three in the staff report is not part of the application as there is no second floor on the residence.

Public Comment:

There was no public comment.

Board Action:

Member Aguilar Medrano moved in case number 2024-009378-HDRB at 835 E. Alameda Street to approve the application as submitted noting that it is a one floor structure, and that item number three has been struck. Member Mather seconded. The motion passed with the Board voting unanimously (5-0).

- f. **2024-009369-HDRB, 345 Garcia St.**, Downtown & Eastside Historic District, Contributing, Gayla Bechtol, agent for Robert Holleyman and Bill Keller, owners, requests downgrade of historic status from Contributing to Non-Contributing for a residential structure and an accessory structure and a status review for a street frontage yard wall. (Lani McCulley)

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the main residential structure be downgraded to non-contributing due to the number of alterations and additions to the original structure including all fenestrations, and the status of the accessory structure be downgraded to non-contributing while the front wall be designated as contributing due to it helping define the character of the streetscape, per 14-5.2(C) Designation of Significant and Contributing Structures.

Gayla Bechtol, (inaudible), was sworn in. Ms. Bechtol presented a summary of the proposal and stated that due to the changes of this structure it should be downgraded to non-contributing.

Public Comment:

Ms. Stefanie Beninato previously sworn in, expressed her concern regarding the designation of the wall as contributing, her mixed feelings of the residence and that the approvals from 1987 should not change its' status.

Board Action:

Member Bienvenu moved that in case number 2024-009369-HDRB at 345 Garcia Street for the reasons stated on the record earlier I move that the historic status of the main residential structure be maintained as contributing with the west elevation and northwest corner, the area around the chimney as the primary facades as recommended in the HCPI, that the status of the accessory structure be downgraded to non-contributing and that the front wall be designated as contributing. Member Biedscheid seconded. The motion passed with the Board voting unanimously (5-0).

- g. **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. (Lani McCulley)

Lani McCulley presented the case and staff recommendation. Staff recommended 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.

Christopher Hill, 74 Happy (address inaudible), was sworn in. Mr. Hill presented a summary of the proposal and his actions for the remodel of the property, the building of the retaining wall from the previous owner, and the accuracy of the acequia location.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, agreed with staff that the shed structure should be significant and that the acequia be preserved as well.

Board Action:

Member Biedscheid moved that in case number 2024-009372-HDRB at 1182 Cerro Gordo Road to designate the shed and the upper retaining walls as contributing and leaving the acequia remnant as unstatused for now and that the shed's three exposed walls, west, south, and east as primary. Member Mather seconded. Bienvenu suggested a friendly amendment that no alterations to the acequia unless the staff approves (inaudible). Member Biedscheid amended the motion to include a condition that alteration to the acequia remnant must be reviewed by the archaeological review committed. The motion passed with the Board voting unanimously (5-0).

- h. **2024-009400-HDRB, 821 Acequia Madre**, Downtown and Eastside Historic, Gayla Bechtol, agent for Mary and Elaine Alarid, property owners, propose a 794 sq. ft. addition on the north elevation and portals to the main house, constructing a 4' tall yard wall, insertion of new windows and light fixtures, and raising the building height from 13'-6" to 24'0" where the maximum building height is 16'-11" and a 1,223 sq. ft. remodel of the garage with a second story with a height of 24'0". Exceptions are requested to 14-5.2(D)(2)(e)(ii) the height of additions for contributing structures and 14-5.2(D)(2)(d) additions on the side must be set back a minimum of ten (10) feet from the primary façade. (Paul Duran)

Paul Duran presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the exception criteria had been met, and the application complied with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Gayla Bechtol, previously sworn, addressed the exception criteria including the site challenges and how they dictate the structure design and second floor

Mary Alarid, 1206 Stafford Drive, Cupertino California, 95014, and Elaine Alarid, 4901 Nakoosa Trail, Madison, Wisconsin, were sworn in. Mary explained the importance to their father and how they wanted to make it a compound for the family and agreed with the staff's recommendations. Elaine pointed out they have neighbor support for the project and talked a little about the height restriction and parking issues.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, agreed with members of the board that this is imposing and alters the streetscape and that the design is not necessarily based on

need, and recommended storage places for the blacksmith items rather than expanding living space for storage.

Board Action:

Member Bienvenu moved that in case number 2024-009400-HDRB at 821 Acequia Madre to approve the application for the addition to the main house finding that the exception criteria have been met for the reasons stated in the staff report, but deny the height exception for the accessory structure or garage and have findings entered that the requested design and height request would damage the character of the district, are not required to prevent a hardship to the applicant or an injury to the public welfare, that it would not strengthen the unique heterogeneous character of the city, are not due to special conditions and circumstances which are peculiar to the land or structure, are not due to special conditions and circumstances which are not a result of the actions of the applicant, and that they do not provide the least negative impact with respect to the purpose of this section and none of that is with prejudice to the applicants right to seek or to come back to the board at a future date with a redesign including a request for exceptions pursuant to a redesign. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (5-0).

- i. **2024-009381-HDRB, 532 Don Gaspar Ave.**, Don Gaspar Area Historic District, Significant, Hannon Structures, agent for Andras Szantho, owner, requests to make changes to a previous approval including installation of a porch railing, HVAC with screening, exterior lighting, and accessible lift door. An exception is requested to 14-5.2(D)(5)(b) to add a porch railing on a primary facade. (Lani McCulley)

Lani McCulley presented the case and staff recommendation Staff did not find that the exception criteria had been met but felt the Board may find that they had upon further testimony; therefore, staff recommended denial of item 1 to install the white railing on the porch. Otherwise, staff recommended approval of items 2- 8 of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Design Standards.

Ken Hannon, 17D Los Suenos Trail, Santa Fe NM 87507, was sworn in. Mr. Hannon presented a summary of the proposal and the conversations with inspectors and staff which led to the railing.

Public Comment:

Mr. Richard Martinez, Martinez Architecture Studio, P.O. Box 925, Santa Fe, NM 87504, was sworn in. Mr. Martinez pointed out how contractors cannot get their final inspection passed if an inspector says they need railing and they do not put it in. The situation

happens throughout the city with contractors, for getting final inspections with items that are contrary to this Boards' preferences.

Ms. Stefanie Beninato, previously sworn in, agreed that since there was actual ADA access at the back of the building it is not required on the front access. Also, just because it is information given by an inspector, correct or not, does not mean it has to be installed contrary to the Board's preference, it should be removed until they can prove that it is required.

Board Action:

Member Bienvenu moved that in case number 2024-009381-HDRB at 532 Don Gaspar Avenue that the board finds that the exception criteria have not been met for the railing on the porch for the reasons set forth in the staff report and that staff be directed to work with the applicant and other city staff to determine whether a railing is required in order to receive approval and if so to work with the applicant in arriving at an acceptable railing design to be presented. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

- j. **2023-007675-HDRB, 918 D Acequia Madre**, Downtown & Eastside Historic District, Contributing, Martinez Architecture Studio, agent for Chris Richter and Todd Davis, owners, proposes to construct a 677 sq. ft. addition to a height of 11'-0" where the maximum allowable is 16'-2", replace windows and doors, add a chimney, add overhangs over doors, 5'-6" high yard walls, relocate and redesign existing trash enclosure coyote fence, install HVAC, and stucco. (Gary Moquino)

Gary Moquino presented the case and staff recommendation Staff recommended approval of the proposed project and found 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.

Richard Martinez, previously sworn in, presented the original portion of the building and its entrance and other renovation changes to the house. He then presented a summary of the proposed work.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, appreciated the way the door was being kept by walling it in and having it look the same on the outer facade.

Board Action:

Member Aguilar Medrano moved that in case number 2024-007675-HDRB at 918 D Acequia Madre to approve the application as submitted Member Biedscheid seconded. The motion passed with the Board voting unanimously (5-0).

b. 2024-009321-HDRB, 1 Plaza Fatima, Downtown & Eastside Historic District, Contributing, Mark Lopez, agent for Mark Kreloff, owner, requests primary facade(s) designation for a residential structure. (Lani McCulley, ljmcculley@santafenm.gov)

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the structure be maintained as contributing and the east elevation and southeast corner be designated as the primary facades, per 14-5.2(C) Designation of Significant and Contributing Structures.

Mark Lopez, 151 Elena Street, Santa Fe, NM, 87501, was sworn in. Mr. Lopez agreed with the staff's recommendations.

Mark Kreloff, 1 Plaza Fatima, Santa Fe, NM, was sworn in. Mr. Kreloff agreed with the staff's recommendations.

Allison Moore, 1 Plaza Fatima, Santa Fe, NM, was sworn in. Ms. Moore did not speak.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, agreed with the staff's recommendation for the reasons stated by Member Bienvenu including designating façade six as primary. She also pointed out that staff pointed out that the addition can also be considered historic as well, emphasizing that historic additions that are not original are sometimes skipped in designations.

Board Action:

Member Bienvenu moved in case number 2024-009321-HDRB at 1 Plaza Fatima to adopt staff's recommendation and have findings entered that the structure be maintained as contributing and the east elevation and southeast corner be designated as primary as indicated on facades one through six on the staff diagram excluding the addition portion of façade six. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (5-0).

9. Discussion Items

Ms. Lamboy announced that there would be an update on the Land Development Code and the General Plan with guests including the strategic planner and current planning staff on the agenda for the hearing on December 10, 2024.

10. **Matters from the Board**

Member Guida and Aguilar Medrano will both be traveling during the December 10th hearing.

11. **Next Meeting**

December 10, 2024

12. **Adjournment**

Member Aguilar Medrano moved to adjourn. Member Biedschied seconded. The vote passed unanimously, and the meeting was adjourned.



Lani McCulley, Transcription

Cecilia Rios, Historic District Review Board Chair

Date



**Regular Meeting of the Historic
Districts Review Board
February 25, 2025, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

https://www.youtube.com/watch?v=jCFs_wPa8NU

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:30pm in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. Roll Call

Roll Call indicated the presence of a quorum as follows:

Members Present

Ms. Cecilia Rios, Chair
Mr. John Bienvenu
Ms. Jennifer Biedscheid
Ms. Madelein Aguilar Medrano
Ms. Mary Ellen Degnan

Members Absent

Ms. Amanda Mather (excused)

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Ms. Margaret Moore, Planning and Land Use Assistant Director
Mr. Frank E. Ruybalid, Assistant City Attorney
Ms. Amanda Romero, Senior Planner
Ms. Lani McCulley, Senior Planner
Mr. Paul Duran, Senior Planner

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on Civic Clerk and can be requested from the Historic Preservation Division.

2. Approval of Agenda

Ms. Moore highlighted changes on the agenda including the case number correction under (9)(b) and under item (12) next meeting changed from March 11, 2025, to March 25, 2025.

Board Action:

Member Degnan moved to approve the agenda as amended. Member Aguilar Medrano seconded.

The motion passed unanimously by voice vote (4-0).

3. Approval of Minutes

a. January 14, 2025

Board Action:

Member Bienvenu moved to approve the minutes for January 14, 2025. Member Biedscheid seconded.

The motion passed with the Board voting unanimously (4-0).

b. February 11, 2025

Member Bienvenu recommended changes to page 5 of 7 under section f in the 3rd full paragraph last sentence please change “set back” add “from” “as” So that it reads “The application be granted to enclose the portal with the condition that the design to be modified to include two double hung windows similar in design to the windows on the existing north elevation and appropriately setback the corners of the façade that is required under the ordinance and all to be submitted to staff.”

Board Action:

Member Bienvenu moved to approve the minutes for February 11, 2025, as amended. Member Biedscheid seconded.

The motion passed with the Board voting unanimously (4-0).

4. Approval of Findings of Fact and Conclusions of Law

- a. 2024-008990-HDRB. 1160 Camino de Cruz Blanca (September 10, 2024)
- b. 2024-009127-HDRB. 330 Otero St. (October 8, 2024)
- c. 2024-009370-HDRB. 1030 1/2 W. Houghton St. (November 26, 2024)

Board Action:

Member Degan moved to approve the Findings of Fact and Conclusions of Law for all three dates (a-c). Member Aguilar Medrano seconded.

The motion passed with the Board voting unanimously (4-0)

5. Matters from the Public

Stefanie Beninato expressed concerns over the minutes and resolution 3920 voting by majority vote. She read the code citation into the record.

John Eddy wanted questions clarified regarding the presentation from Jenkins Gavin project with the state buildings.

6. Staff Communications

- a. **2025 Santa Fe Heritage Preservation Awards**
Amanda Romero presented that the Heritage Preservation Awards ceremony will be on May 15, 2025, and the nominations deadline is March 31, 2025, with the vote held on April 8, 2025. She encouraged everyone to make nominations.
- b. **Update - HPD Grants**
Nicole Ramirez Thomas presented a summary of the 2023-2024 CLG grant for the HSFF walking tour app, 2024-2025 CLG for HSFF endangered properties program including the roadblocks like the total value of the property at the end of the remodel must be less than \$300,000 and trust issues. The grant closes in May and they hope to have a list of remedies for some of the issues. She also presented that the new 2025-2026 CLG grant for the Acequias Project Phase one oral histories has been submitted.
- c. **Sheridan Streetscape Study**
Nicole Ramirez Thomas presented that the funding lapsed in July 2024 for the full project. So, the overall project is on hold pending funding. However, the Sheridan Street Study has been completed, and she presented the results of the study.

7. Old Business

No items were listed under Old Business.

8. New Business

- a. **2025-009784-HDRB, 512 Abeyta St.**, Downtown & Eastside Historic District, Significant. Lightfoot Inc., agent for Steven and Barbara Birgfeld, owners, propose to repair and replace windows. An exception is requested to 14-5.2(D)(5)(a)(i) for replacing historic windows. (Lani McCulley, ljmcculley@santafenm.gov)

Lani McCulley presented the case and staff recommendation. Staff find that the exception criteria have been met. Moreover, staff recommends following the recommendations of the window assessment to replace unit W4 and repair unit W2; otherwise, 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.

Scott Cherry, 2351 Fox Road, Santa Fe, New Mexico, 87507, was sworn in. Mr. Cherry presented a summary of the proposal and addressed questions from the

Board.

Public Comment:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. She expressed her concern regarding window replacement in significant structures, simulated divided lite windows and the use of screens on windows.

Board Action:

Member Bienvenu moved in case 2025-009784-HDRB at 512 Abeyta Street that the application be approved and that the windows marked as 2,5,6,and 7 that are being requested to be replaced and having been indicated by the window assessment as being satisfying the 30% threshold justifying replacement has been satisfied in this case and further that not replacing them in kind but replacing them as set forth by the applicant also the exception criteria are met for the reasons that there is one that is merely the storm sash and cannot be replaced in-kind. The others are steel windows that are indicted to not necessarily be, well are not original to the house are not consistent with the other wooden windows on this structure and would be difficult to replace in kind and the substitute that is being proposed would be the nearest and best alternative. Member Aguilar Medrano seconded.

The motion passed with the Board voting unanimously (4-0).

- b. **2025-009916-HDRB, 1010 Camino San Acacio**, Downtown and Eastside Historic District, Contributing. Daniel Strongwater, agent for Jeremy and Caroline Rohrlich, owners, proposes to construct a 278 sq. ft. casita and covered portal above an existing carport, construct a 175 sq. ft. closet addition on the east elevation, enclose a portal on the south elevation and requests exceptions to 14-5.2(D)(4) to enclose an existing portal and 14-5.2(D)(2)(c) for an addition to the west primary façade. (Paul Duran, paduran@santafenm.gov)

Paul Duran presented the case and staff recommendation. Staff recommends conditional approval of the proposed project requesting the skylight on the east façade be non-publicly visible and that all windows meet the 30" rule except those under porches or portals, and finds that the exception criterion has been met, and complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Historic District Design Standards.

Daniel Strongwater, 2 Camino Pequeno, Santa Fe NM 87505, was sworn in. Mr. Strongwater presented a summary of the proposal and addressed comments and questions from the Board.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, expressed her concern regarding the

ability to hear the Board on the YouTube recordings and asked if the members would use the microphone when speaking. Regarding the case she was concerned about the public visibility of the second-floor addition, the enclosure of the walkway that currently separates the two structures, setback the new addition further to prevent blocking the west primary facade, too much glass on that balcony, and the skylights should not be visible and maybe some windows on that east addition. She felt there were many alternative designs to distinguish the primary facades from the new construction.

Board Action:

Member Biedscheid moved in case 2025-009916-HDRB for 1010 Camino San Acacio, to postpone the project for a redesign to a date certain of 3/ 25 if that is agreeable to the applicant. To consider some of the design suggestions the Board has made to minimize the impact on the two facades that have been designated as primary, the north façade and the west façade, the addition should attempt to be secondary to those facades in massing and style as well as differentiated from those facades in terms of the newer addition compared to the original house.

Member Degnan seconded.

The motion passed with the Board voting unanimously (4-0).

Daniel Strongwater accepted the postponement.

- c. 2024-008628-HDRB, 216 Old Santa Fe Trail, Downtown & Eastside Historic District, Non-contributing. John Padilla, agent for Lewis West, owner, proposes to replace windows and doors. An exception is requested to 14-5.2(E)(1)(c) for installing windowpanes larger than thirty inches. (Lani McCulley)

Lani McCulley presented the case and staff recommendation. Staff find that the exception criteria of Section 14-5.2(E)(1)(c) have not been met and recommend denial 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.

John Padilla, P.O. Box 22986, Santa Fe, NM, was sworn in. Mr. Padilla presented a summary of the proposal and responded to questions from the Board.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, expressed her concern that there should be massing below the windows and between the windows and door, and the need for divided lites. She also expressed her concern about a black awning in this streetscape.

The Board and staff discussed the next steps for the applicant if the Board made a motion for denial or conditional approval.

Board Action:

Member Bienvenu moved in case 2024-008628-HDRB, 216 Old Santa Fe Trail, to deny the application as submitted and to adopt all of staff's findings in particular that the exception criteria do not meet the threshold of not damaging the character of the district and in fact finding should be entered that it would damage the character of the district for the reasons stated in the staff's report, that the applicant has failed to demonstrate that the unauthorized changes are required to prevent a hardship to the applicant or an injury to the public welfare again for the reasons set forth in the staff report, and that the applicant has failed to demonstrate that the unauthorized changes would strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that the residents could continue to reside within the historic districts and I would also ask that the staff proceed with its' efforts to have this return to its original condition.

Member Aguilar Medrano seconded.

Aguilar Medrano requested a friendly suggestion to note that there are multiple code violations that have happened including the divided lite windows, awning, and the ratio of stucco to glazing.

Bienvenue accepted that this is acceptable to note with the understanding that these are all set forth in the staff report and should be incorporated into the findings.

The motion passed with the Board voting unanimously (4-0).

9. Discussion Items

There were no discussion items.

10. Matters from the Board

Chair Rios appointed Member Bienvenu as vice-chair to replace Member Guida who has left the Board.

Member Bienvenu accepted.

Chair Rios pointed out that she and Member Bienvenu are on the committee for the state buildings, and she would like to have alternates in case there are issues. She requested Members Degnan and Mather to be those alternates. Member Degnan accepted. Member Mather was not present to comment.

11.Next Meeting

- a. March 25, 2025

12.Adjournment 8:35 pm

Member Aguilar Medrano moved to adjourn. Member Biedscheid seconded. The vote passed unanimously (4-0), and the meeting was adjourned.



Lani McCulley Transcription

Cecilia Rios, Historic District Review Board Chair Date

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

Case # 2024-9128-HDRB

Address – 410 Camino Cabra

Agent’s Name – Gayla Bechtol, AIA

Owner/Applicant’s Name – Stephanie Fine

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 8, 2024.

BACKGROUND

The residence at 410 Camino Cabra is a pre-1948 single-family Spanish-Pueblo Revival style residence listed as non-contributing to the Downtown and Eastside Historic District. The residence is 876 square feet with a pronounced 400-square-foot portal along the south and east elevation which is publicly visible. Based on a 1984 Historic Building Inventory and a review of aerial photographs, the house has changed considerably since 1984. This has involved the replacement of windows, the introduction of doors along the south façade, and the construction of a wrap-around portal. The author of a 2023 Historic Cultural Properties Inventory wrote that the wrap-around portal changed the design of the vernacular building, adding an anachronistic Pueblo Revival element to a small residence that “can’t carry its visual weight.”

The southern elevation had all fenestrations altered in 1989 as part of Case # H-89-124. This approval included the removal of the southern porch, construction of the portal in its current configuration, and the replacement of windows and doors. Stuccoed yard walls define the property’s north and east edges. The northern wall holds a blue entry gate. These walls and gates were approved in HDRB Case # H-04-064 and are not historic. The 1984 HBI identifies the historic significance of this structure as “none,” and lists no distinguishing architectural features. The 2023 HCPI recommended a non-contributing status for this building. The HDRB found the structure, its yard walls and entry gate all to be non-contributing in a status review hearing January 9, 2024. See Case # 2023-7676-HDRB.

The Applicant requests to demolish the residential structure. The Applicant plans to replace the demolished structure with a new residence which is not currently fully designed.

FINDINGS OF FACT

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

1. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.

2. Historic Preservation Division Staff Recommendation: Staff found that all the demolition criteria have been met, therefore the Staff recommended approval of the application with the condition that archaeological clearance is obtained prior to issue of the demolition permit per SFCC Section 14-3.14(D), as it complies with Section 14-3.14, Demolition of Historic or Landmark Structures.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. 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).
5. Staff determined that the demolition of this structure has the potential to jeopardize its contributing status, contrary to SFCC Section 14-5.2(D)(1), and that approval of the demolition request would therefore require an exception according to SFCC Section 14-5.2(C)(5)(b).
6. Under SFCC Sections 14-2.6(C), 14-3.14 and 14-5.2(C)(3)(a), the Board has authority to review and approve or deny all applications for new construction and exterior alteration and demolition of structures in the historic districts in accordance with the standards set forth in SFCC Chapter 14.
7. Staff provided to the Board information on a structure under consideration for demolition, pursuant to SFCC Section 14-3.14(C).
8. Under SFCC Section 14-3.14(G)(1), in determining whether to approve a request for demolition in a historic district, the Board must consider whether the structure is of historical importance, whether the structure is an essential part of a unique street section/block front, whether the street section/block front will be reestablished by a proposed new structure, and the state of repair and structural stability of the structure.
9. The Board finds:
 - a. Pursuant to SFCC Section 14-3.14(G)(1)(a) that the structure is not of historical significance, as there is no evidence it has ever had a status other than non-contributing and it has been substantially altered from its original configuration;
 - b. Pursuant to SFCC Section 14-3.14(G)(1)(b), that the structure is not an essential part of a unique street section or block front, as it has a low profile and is set back from the street behind a retaining wall and yard wall; and this street section or block front will be reestablished by a new structure;
 - c. Pursuant to SFCC Section 14-3.1(G)(1)(c), the Board finds that the building has inadequate structural stability, was not built in conformance with current building codes, is on an unreinforced concrete slab without rebar, and the roof facia and electric, plumbing and mechanical systems are in poor condition.
10. Based on the Staff Report and the exhibits, information and evidence presented at the hearing, the Board finds that all applicable requirements for Board review have been met.
11. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that the Applicant has demonstrated that all of the demolition 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:

Finding of Fact and Conclusions of Law – Demolition

Case # 2024-9128-HDRB

p. 2

1. The Board has the authority to review and approve the application.
2. The Board approves the application to demolish.

IT IS SO ORDERED ON THIS 25th DAY of MARCH, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Andréa Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2024-9129-HDRB

Address – 544 Canyon Rd.

Agent’s Name – Jon Dick, AIA, Archaeo Architects

Owner/Applicant’s Name – Jeff Serra and Kirsten Tollefson

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 8, 2024.

BACKGROUND

The single-family residence at 544 Canyon Rd. is listed as contributing to the Downtown and Eastside Historic District. The property is located on a 0.5-acre lot and comprises of the main residence, garage and guest house. The main residence was originally constructed in the mid-1930s in an L-shaped Spanish Pueblo Revival architectural design style as seen by the flat roof, rounded parapets, adobe block and wooden viga construction material, and the recessed divided lite doors and windows. The original historic footprint of the main residence is 3,109-square-feet. The proposed addition will not attach to a primary façade, and will be set back 10 feet from the south primary façade.

The property has undergone several alterations. The HDRB has reviewed and approved the renovations and remodel of the existing garage into a guest house and an addition to the two-story bedroom; renovations of the main residence and guest house which included replacement of the vehicular gate, construction of new yard wall; and an addition to the guest house with new doors and windows. Recently, there have been additions to the main residence and the garage.

Previous HDRB cases include Case # H-93-007: remodel of existing detached garage for use as a guest house, and add partial second story. The HDRB rejected the proposal, but the Governing Body overturned the HDRB’s decision and approved the project May 12, 1993; Case # H-12-31-A: guest house downgraded from contributing to non-contributing April 24, 2012; Case # H-12-31-B: guest house remodel including a 108-square-foot addition and window and door replacements approved May 8, 2012; Case # H-12-31: replacement of vehicle gate and construction of 4’-high yard wall approved March 26, 2013, and exception approved to replace historic material; Case # H-18-2: 202-square-foot addition on residence and 708-square-foot addition on non-historic garage approved January 9, 2018, and exception approved to place addition less than 10’ from a primary façade; Case # 2024-8515-HDRB: status of the primary structure maintained as contributing with parts of the north and south façades designated primary, and guest house, garage and yard wall maintained as non-contributing in hearing July 23, 2024.

At this hearing, the Applicant requests Board approval of the following items:

- 1) Construct a 118-square-foot addition to a height of 10’5½” on the southwest side of the main residence.

- 2) Construct a 3' x 6'8" exterior white aluminum-clad wood door on the south wall of the addition.
- 3) Construct a brick patio with steps.

The maximum allowable height at this location is 15'8", and all proposed project elements are within this allowable height. The addition will attach to the westernmost massing of the south elevation, which is not part of the south primary façade.

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 found that the application complied 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. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report, and exhibits, 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 # 1-3 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 25th DAY of MARCH, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Andréa Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2024-9042-HDRB

Address – 645 Garcia St.

Agent’s Name – Graham Hogan, Architect

Owner/Applicant’s Name – Michael Blum, Windmill Hill Property Owner, LLC

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 22, 2024.

BACKGROUND

The vacant lot at 645 Garcia St. is located within the Downtown and Eastside Historic District. In a hearing August 13, 2024, the Applicant received Board approval to construct a 3,608-square-foot residential structure on a vacant lot to a height of 14’6” where the maximum allowable height is 15’11”. See Case # 2024-8759-HDRB. The Applicant now requests clarification for the bullnose corner dimensions required for the new structure. At this hearing, the Applicant requests Board approval for a ¼” bullnose radius.

In the August, 2024, hearing the Board approved the construction drawings with the condition that the stucco corners be bullnosed. Staff gave a recommendation to the Applicant for a one-inch bullnose for the stucco corners. The Applicant would like a ⅛” to ¼” bullnose and believes the 1” bullnose the Staff has requested is unduly restrictive. Staff assessed the surrounding 12 structures along Garcia Street and calculated an average dimension of 3¾” bullnose. Staff is now requesting a 4” bullnose for the subject property. The Applicant is coming to the Board for clarification of the required dimensions for the bullnose.

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: The Applicant sought clarification from the Board what bullnose would be required at the exterior corners. After an evaluation of the streetscape, the Staff recommended the bullnoses be four inches in radius, given the average along the streetscape from the subject property, in compliance with SFCC Section 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. The Board finds that the Staff originally recommended a one-inch bullnose for the corners, this structure will not be adobe but stucco-covered wood-framing, and its natural stone torreon and accent walls are characteristic of Recent Santa Fe Style.
 8. The Board finds that the bullnose radius for this structure is set consistently with the unique design, placement and construction of this project, and should not serve as a precedent what would be acceptable in this streetscape and should not be used in any future calculation of bullnose radiuses.
 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 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 requires at the exterior corners of this structure a bullnose of no less than a one-inch radius, as previously recommended by Staff.

IT IS SO ORDERED ON THIS 25th DAY of MARCH, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Andréa Salazar, City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid, Assistant City Attorney

Date

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

Case # 2024-9207-HDRB

Address – 710 Canyon Rd.

Agent’s Name – Conron & Woods Architects

Owner/Applicant’s Name – Anna Marie Hamilton

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 22, 2024.

BACKGROUND

This property in the Downtown and Eastside Historic District, which has had both commercial and residential uses, includes two structures. The street-facing building, with contributing status, built before 1912, has frontage on Canyon Road. The back building at 710-A Canyon Rd., added in 1988, is non-contributing due to its modernity. The original part of the front building is a square structure with thick adobe walls and a pitched terneplate metal roof. The north elevation (façade 1) has a gabled roof with craftsman influence, including unpainted patterned shingles, knee braces, and grouped narrow wood windows in the attic. The ground level has thick adobe walls with few openings containing a pedimented door and windows and an inset porch lined with stout, square posts.

The east elevation (façade 2) faces the gravel driveway and holds one window, and the wall is supported by a raised concrete foundation. The south-facing upper level (façade 3) maintains the feel of the craftsman design but without the shingled siding. There are paired single-lite windows at the center of the gable. The south elevation ground level features a long narrow wing addition at the southwest corner. According to the 2024 Historic Cultural Properties Inventory, this wing was added between 1966 and 1973. It has a flat roof and a single glazed door near the south end, opening to the east. 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. The west elevation (façade 6) is simple, housing a single window.

The long narrow wing (façades 4 and 5) is a mix of adobe and concrete masonry with recent windows and a door. The 1966 aerial shows the wing composed of three separately roofed structures. The 1973 aerial shows the three structures under a unified roof. The rear wing has been modified in recent decades. Doors and architectural details have been removed.

The Applicant requests the following:

- 1) Confirmation of the status of the front, street-facing building.
- 2) Designation of primary façades.

The Staff recommends a finding that the craftsman influence of unpainted patterned shingles, narrow wood windows, knee braces, pediments, terneplate roof and thick adobe walls

are architectural elements worthy of preservation, and that the north elevation, or façade 1, be designated as primary for this contributing structure.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be maintained as contributing and the north façade (façade 1) be designated as primary due to the craftsman influence of patterned shingles, narrow wood windows, knee braces, pediments, a terneplate roof and thick adobe walls, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the specific district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately 50 years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
8. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building’s architecture.
9. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in a historic district, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the historic district.”
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the historic, street-facing structure meets the definition of a “contributing structure,” as recommended by the Staff.
11. The Board finds that the north façade (façade 1) is the elevation of the structure with the features that define the character of the structure’s architecture. These features include

the patterned shingles, narrow wood windows, knee braces, pediments, terneplate roof and thick adobe walls.

12. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant's request to review the building's historic status.
3. The Board maintains the historic status of the front, street-facing structure as contributing.
4. The Board designates the following elevation of the front, street facing structure as the primary façade: the north façade (façade 1).

IT IS SO ORDERED ON THIS 25th DAY of MARCH, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Andréa Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2024-9209-HDRB

Address – 626 Gomez Rd.

Agent’s Name – Paul Mifsud, Mifsud Associates Architects, LLC

Owner/Applicant’s Name – Andrej Davidson and Masha Keady

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 22, 2024.

BACKGROUND

The single-family Pueblo Revival style residence at 626 Gomez Rd. is listed as contributing to the Don Gaspar Area Historic District, with the north, south and east elevations designated as the primary façades. According to the historic surveys, the original construction date is listed as between 1935 to 1942. An addition was constructed on the west elevation between 1982 and 1995, as evident in the site plans in the Historic Building Inventory. This property came before the HDRB for a status review July 23, 2024. See Case # 2024-8514-HDRB. In that review the Board voted to maintain the structure’s contributing status and designated all but the west elevation of the residence as the primary façades. The primary façade designation included the window opening but excluded the glass-block window and non-historic porch on the east façade, and excluded the 1980s addition on the west elevation of the building.

The owners altered the west elevation by creating an addition without a permit in 2023. The work was in progress when a Stop Work Order (Red Tag) was issued by the City’s Historic Preservation Division Inspector. The Applicant has constructed and now requests approval for the following exterior alterations:

- 1) Construct a 57-square-foot portal on the south end of the west elevation to a height of 12’10” where the maximum allowable height is 13’3”. The wood posts and beams are painted with Sherwin Williams Georgian Revival Blue with a satin sheen (#7609) to match the window paint color. The portal is roofed with corrugated metal with a Galvalume finish with matching fascia and flashing.
- 2) Construct a 95-square-foot portal with storage addition in the middle of the west elevation to a height of 12’10”. The wood posts and beams are carved with a Solomonic pattern and have a clear sealer over the natural wood. The portal is roofed with corrugated metal with a Galvalume finish with matching fascia and flashing.
- 3) Construct a 57-square-foot portal on the north end of the west elevation to a height of 12’10”. The wood posts and beams are carved with a Solomonic pattern and have a clear sealer over the natural wood. The portal is roofed with corrugated metal with a Galvalume finish with matching fascia and flashing.
- 4) Construct a 6-foot-high coyote fence with varying latillas on the west property line.

The existing residential structure is 1,477 square feet, and these additions are 210 square feet, or

14 percent of the existing footprint.

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 denial of the project because the design and materials are not harmonious to the adobe structure. Therefore, the application did not comply with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, or 14-5.2(H), Don Gaspar Area Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
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 Items # 1-4 as set forth in the application, with the following additional conditions:
 - a. The Applicant shall reduce the variety of materials, finishes and colors of the materials in the portals to achieve a harmonious appearance, and present drawings to the Staff for approval;
 - b. In the center portal, the newly enclosed area exterior shall be finished with stucco in a texture and color to match the existing house; and
 - c. The laterally sliding barn door under the center portal shall be replaced with a door that swings open on hinges, harmonious in design with the other west-elevation doors, and a drawing presented to the Staff for approval.

IT IS SO ORDERED ON THIS 25th DAY of MARCH, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Andréa Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2024-9208-HDRB

Address – 505 Apodaca Hill

Agent’s Name – Galen P. Briggs

Owner/Applicant’s Name – Galen P. Briggs

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 22, 2024.

BACKGROUND

The single-family residence at 505 Apodaca Hill is listed as non-contributing to the Downtown and Eastside Historic District. The main residence, with 1,944 square feet of roofed area, was constructed in the late 1940s on a 0.43-acre lot. In 1977, a 525-square-foot guest house was built on the southeast section of the property. In 2022, a 1,375-square-foot garage was constructed on the southwest section of the property. See Case # 2022-4743-HDRB. The main residence, guest house, and garage are designed in the Santa Fe Pueblo Revival style, with flat roofs, high rounded parapets, wooden viga elements, and recessed doors and windows. The property has undergone significant additions and remodeling, and the Historic Preservation Staff believes the Applicant’s proposed remodel of the portals and conversion of the window to a French door will not adversely impact the streetscape or historic district.

Previous HDRB cases include: In a status review October 22, 2013, Case # H-13-092, the HDRB maintained the historic status of the main residence as non-contributing, and approved a 350-square-foot addition with a 400-square-foot western façade portal, new windows, elevation of the parapets to 18”, re-stucco and new coyote fence. Remodel of the guest house and construction of a bracketed eyebrow over the entry door on the north elevation was approved July 22, 2014, in Case # H-14-057. October 14, 2014, the HDRB approved an amendment to the July 22 approval, to build a 176-square-foot portal on the north elevation instead of the eyebrow, with square posts, an exposed header and a standing-seam shed roof.

In this case, the Applicant requests Board approval of the following items:

- 1) Construct a 136-square-foot portal to a height of 10’4” on the eastern façade of the main residence.
- 2) Construct a 100-square-foot portal to a height of 10’4” on the western façade of the main residence.
- 3) Construct a 210-square-foot portal to a height of 11’2” on the western façade of the guest house.
- 4) Replace window with a French door on the western façade of the main residence.

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 a finding 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. 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.
8. 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 # 1-4 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 25th DAY of MARCH, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Andréa Salazar, City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2024-009321-HDRB

Address – 1 Plaza Fatima

Agent’s Name – Mark Lopez, Moonlight Drafting Service

Owner/Applicant’s Name – Mark Kreloff and Allison Moore

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on November 26, 2024.

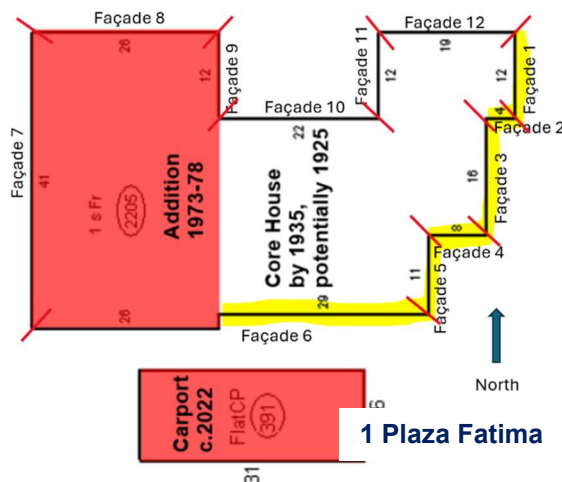
BACKGROUND

The single-family residence at 1 Plaza Fatima is a 2,222-square-foot Spanish-Pueblo Revival Style designated as contributing to the Downtown and Eastside Historic District. The house has historical significance for its association with Rosa Margaret Curtis, who developed Plaza Fatima. The residence was constructed before 1935 of adobe with a stucco finish, flat roof, six-lite wooden casement windows with inset wood lintels, and parapets. The east elevation consists of cubic offsets that appear in its original design, with 6-lite wood casement windows painted turquoise. The window units, which sit deep within the wall, have a geared, crank operation. Tucked wood lintels sit above the openings. The primary entrance to the house has a wood door with a decorative window at the top. To the north of the entry façade is a projection cut with one opening holding paired 6-lite casements.

The south elevation at the east end shows what is likely the original fenestration openings, beginning with a set of five 6-lite casement windows on the east and a trio of narrower 6-lite casements to the west. New viga ends have been attached to the elevation, and the stylized stepped canales have been replaced with trough units. The Historic Cultural Properties Inventory mentions that the south façade had an alteration sometime between 2005 and 2020 and the windows and doors were replaced prior to 2020. There is no case on file showing approval for any alterations during that time frame. In Case # 2022-4715-HDRB, the Board approved the construction of a free-standing carport in the driveway south of the house.

West of the original, but altered, portion of the south elevation begins the 1970s addition, constructed between 1973 and 1978. The roughly 1,066-square-foot appendage has similar wood casement windows but set closer to the edge of the outer wall. This addition was roughly 48 percent of the original footprint of the building. The north elevation of the building encompasses a courtyard.

The Applicant requests a status review and primary façade designation for a residential



structure. The Historic Preservation staff recommends the house retain its contributing status, and the east elevation (façades 1 through 5) and southeast corner (façade 6) be designated as primary façades, since these are the walls of the house that convey the aesthetic of the Curtis period.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be maintained as contributing and the east elevation and easternmost southern façade be designated as the primary facades, per SFCC Sections 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately 50 years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
8. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in a historic district, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the historic district.”
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a “contributing structure,” as recommended by Staff.
11. The Board finds that the east elevation (façades 1 through 5) and southeast corner façade (façade 6), excluding the 1970s addition, are the primary elevations of the structure with

- the features that define the character of the structure’s architecture.
12. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant’s request to review historic status.
3. The Board maintains the structure’s historic status as contributing.
4. The Board designates the following elevations as the primary façades: all east elevations (façades 1 through 5) and the south elevation (façade 6), excluding the façades on the west-end addition.

IT IS SO ORDERED ON THIS 25th DAY of MARCH, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2024-9376-HDRB

Address – 907 Don Miguel Place

Agent’s Name – Jeffrey Seres

Owner/Applicant’s Name – Sarah Kennington and Steve Bardwell

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on November 26, 2024.

BACKGROUND

The single-family residence at 907 Don Miguel Place is listed as contributing to the Downtown and Eastside Historic District. The main residential structure was constructed in 1949 totaling 640-square-foot of roofed area on a 0.13-acre lot. The structure was built in the quintessential Santa Fe Pueblo Vernacular design style as seen by the adobe and cinder block construction materials, low flat roof, and recessed divided-lite wood casement windows and doors. The property is described in a New Mexico Historic Building Inventories (HBI) completed in 1983 and 1992, and a Historic Cultural Property Inventory (HCPI) form in 2006. Given the minimal alterations on the main structure, the Staff recommended the status should be maintained as contributing with the west façade designated as primary, excluding the portal or any non-historic materials. On November 14, 2006, in Case # H-06-102, the HDRB upgraded the historic status of the main residential building to contributing.

There is a non-historic woodshed located on the north end of the property. It appears to be wood frame and plywood board construction materials. The 1983 HBI form identifies a metal shed on the property, but that structure no longer exists. The woodshed does not meet the 50-year threshold, nor does it contribute to the Downtown and Eastside Historic District, and it should be given a non-contributing status.

At this hearing, the Applicant requested the Board to review the structure’s historic status and designate primary façades, if applicable.

FINDINGS OF FACT

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

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

the west façade on the main structure (identified as number four in the façade diagram) as primary, excluding the portal or any non-historic materials, and the wooden shed as non-contributing, per SFCC Sections 14-5.2(C), Designation of Significant and Contributing Structures.

3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately 50 years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
8. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building’s architecture.
9. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in a historic district, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the historic district.”
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the main residential structure meets the definition of a “contributing structure,” as recommended by the Staff.
11. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the shed meets the definition of “non-contributing structure,” as recommended by the Staff.
12. The Board finds that the west façade (façade # 4) is the primary elevation of the structure with the features that define the character of the structure’s architecture.
13. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

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

3. The Board maintains the historic status of the main residential structure as contributing.
4. The Board designates the shed as a non-contributing structure.
5. The Board designates the following elevation of the main residential structure as the primary façades: west façade.

IT IS SO ORDERED ON THIS 25th DAY of MARCH, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Andréa Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2024-9378-HDRB

Address – 835 E. Alameda St.

Agent’s Name – John A. Padilla, Architect

Owner/Applicant’s Name – Carole Peet

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on November 26, 2024.

BACKGROUND

The one-story, single-family residence at 835 E. Alameda St. is listed as non-contributing to the Downtown and Eastside Historic District. The residence is 1,800 square feet in a Spanish Pueblo style with a flat parapet around the perimeter. According to a 1985 Historic Building Inventory, the residence was constructed between 1934 and 1944. The windows were replaced, although no other case documents confirm this. The HBI describes the historic significance of the building as “none.” In 1997, Case # H-96-157 the HDRB approved window, door and roof replacement, skylight installation and replacement of iron-grilled portal supports with wood columns. The property is bounded along the west, street-facing side by a rock wall of varying heights, not exceeding four feet. The wall is shown in a photo in the 1985 HBI, but the author did not describe it as an architectural feature, and comparing the 1985 photo to the wall now, it has been lowered at the southwest corner.

In 2001, Case # H-01-112, the HDRB approved construction of a 274-square-foot two-story additional dwelling unit on the north elevation, with one floor at grade and the other below grade. In that case the HDRB also conditionally approved elevation of the yard wall to a height of 5’7” and other modifications to the house structure. However it appears that none of these approved changes were ever constructed.

The Applicant now proposes the following exterior alterations:

- 1) Demolition of the existing trellis structure on the north side of the residence.
- 2) Construction of a 284-square-foot sunroom to the maximum allowable height of 13’3”.
- 3) (At the hearing, the owner and agent withdrew this element of the project.)
- 4) Existing ground-mounted mini-split condenser will be removed, relocated to the roof and screened.
- 5) The sunroom will have French doors flanked by light fixtures to match the existing south front portal and the west yard wall fixtures.

The addition, which is set in from the side walls of the residence by at least 5 feet on either side, will be in a Santa Fe style finished with stucco to match the existing residence. The modification is within the maximum height for this streetscape. The Applicant described the street-facing side of the residence as south, and the side away from the street with minimal

public visibility as north. Alameda Street runs generally east and west, although it curves to the south at this stretch, with the result that a house facing the street would be south-facing at most other locations on Alameda Street, but at this location faces west.

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: The Staff recommended approval of the proposed project and found that the application complies with SFCC Section 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. 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.
8. 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.

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, 2, 4 and 5 as set forth in the application, as recommended by Staff. (The Applicant withdrew Item # 3.)

IT IS SO ORDERED ON THIS 25th DAY of MARCH, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Andréa Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2024-9369-HDRB

Address – 345 Garcia St.

Agent’s Name – Gayla Bechtol, AIA

Owner/Applicant’s Name – Robert Holleyman and Bill Keller

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on November 26, 2024.

BACKGROUND

The single-family residence and the accessory structure at 345 Garcia St. are listed as contributing to the Downtown and Eastside Historic District. Constructed of adobe, concrete block and wood frame, likely in the early 1930s, this Pueblo Revival style main residence is 2,637 square feet. The property was originally part of the five-acre Mary Persis Maltby Victory estate. Mary came from New York in 1878 with her brother, William T. Thornton, who had been appointed United States Attorney for the New Mexico territory and later would be appointed the Territorial Governor. Mary married attorney John Patrick Victory, who Thornton would appoint Solicitor General of the Territory. Mary acquired the property upon John’s death and sold this parcel to J. Alfonso and Celine Armijo.

Celine Armijo was a singer and pianist, and active in *La Sociedad Folkorica*, a Spanish preservation society, and the League of United Latin American Citizens (LULAC). She entertained regularly at the house throughout the 1940s, with events there reported in the *New Mexican’s* weekly society column. Later noteworthy occupants/owners of the house include Roy Ringwald, the musical arranger for Fred Waring’s Pennsylvanians; Lafayette Cantrell, president of the Santa Fe National Bank, who helped establish the Santa Fe Sinfonietta and Choral Society; and attorney John Anthony Mitchell, who with his father Stephen A. Mitchell was involved in establishing Taos Ski Valley.

According to the 2024 Historic Cultural Properties Inventory, a remodel around 1987 included replacement of some windows and doors, creation of new openings and closure of old openings, installation of Territorial-type pediment trim, and elevation of the ceiling, roof and parapets at the back of the house. The Historic Preservation section does not have the 1987 case file and cannot verify the full extent of the alterations, however, photographs from the 1987 case were retained and attached to the HCPI.

The accessory structure in the southeast corner of the property currently serves as a guesthouse. The front appears to have started as a shed as it has a mixture of board sidings. The remaining portion appears to be an enclosed carport, according to the HCPI. A wood structure attaches on the west side of the building to create a partial carport. The accessory structure was built after 1958 and does not match the style of the home. Staff noted when visiting the site that

the rear, eastern wall was partially built of particle board. This structure is not mentioned in the 1985 Historic Building Inventory, so the reason for its contributing status is unclear.

A tall street wall, partially serving as a retaining wall, crosses the front of the property. The base is stone, the upper portion is stuccoed and the full height is about 53”. Near the center is an arched opening at the pedestrian gate. The area of the gate was previously a parking space in the 1950s-60s, as seen in aerial photographs. The current driveway and pedestrian entrance were added by 1973 and are historic.

The Applicant requests:

- 1) Downgrade of the designation for the main residential structure from contributing to non-contributing.
- 2) Downgrade of the designation for the accessory structure from contributing to non-contributing.
- 3) Historic status designation of the yard and retaining wall.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: The Staff recommended the historic status of the main residential structure be downgraded to non-contributing due to the number of alterations to the original structure; the front wall be designated as contributing, as it helps define the character of the streetscape; and the accessory structure be downgraded to non-contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately 50 years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design

qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”

8. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building’s architecture.
9. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in a historic district, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the historic district.”
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the main residential structure meets the definition of a “contributing structure,” because the alterations made to the structure, approved by the HDRB in Case # H-87-124, presumably would not have been approved if they would cause the structure to lose its contributing status.
11. The Board finds that the west and northwest corner façades are the primary elevations of the main residential structure with the features that define the character of the structure’s architecture.
12. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the accessory dwelling structure meets the definition of a “non-contributing structure.”
13. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the street frontage yard wall structure meets the definition of a “contributing structure.”
14. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant’s request to review historic status.
3. The Board maintains the main residence structure’s contributing status.
4. The Board designates the street frontage yard wall as a contributing structure.
5. The Board downgrades the status of the accessory dwelling structure to non-contributing.
6. The Board designates the following elevations of the main residential structure as the primary façades: west and northwest corner.

IT IS SO ORDERED ON THIS 25th DAY of MARCH, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Andréa Salazar, City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2024-9372-HDRB

Address – 1182 Cerro Gordo Rd.

Agent’s Name – High Desert Contractors, LLC

Owner/Applicant’s Name – Lanalee Lewis Revocable Trust

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on November 26, 2024.

BACKGROUND

The single-family residence at 1182 Cerro Gordo Rd. 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. Farther to the rear of the property at the bottom is an archaeological remnant of a historic irrigation ditch, Ditch # 8, of the 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 Staff recommends that the acequia be preserved and not impacted by this or any future development on the site.

To the rear of the residence are several sections of stone retaining walls holding back the slope where the house sits. The most extensive is a section of 80 feet, roughly 6’ high, located directly below the house. The east section is built with local, undressed stone, mostly quartzite, laid in random courses. 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. The end of the wall at the west consists of dry-laid river cobbles. Part of the upper retaining wall appears in a 1960 aerial photograph. The origin of the other walls is unclear.

Attached to the upper retaining wall is a three-walled stone accessory structure of indeterminate age, designated on plat maps as the “Rock Shed.” This structure does not appear in the 1948 aerial photograph, however, a structure at this location appears in the 1960 aerial. Roughly 84 square feet, it 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. The stones are laid in mud mortar with cement patching at the window and top of the wall. The entrance is on the east through double wood doors of an old vintage. The interior is one room with an earthen floor and a new wood joist ceiling created by a deck above it. The deck is the subject of a red tag for work without a permit. The walls are partially mud-plastered, with sections that may be reconstructed or shored up with additional stones. This storage shed is typical of a shed from the era it was constructed and has been well maintained over the years partly due to the metal roof which protected it from weather damage. Due to its character, the Staff recommends it be designated as significant so that the whole structure would be preserved.

The Applicant requests:

- 1) Status review with primary façade designation, if applicable, for an accessory structure.
- 2) Status designation for the retaining walls.

These types of stone structures were located throughout the development of Cerro Gordo Road. The most outstanding of which are the garage at 1666 Cerro Gordo Rd., the stone church across from 1163 Cerro Gordo Rd., and the walls across from 1588 and at 1666½ Cerro Gordo Rd. Each of these structures have contributing or significant status.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: The Staff recommended the historic status of the 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 SFCC Sections 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “significant structure” is a “structure located in a historic district that is approximately 50 years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant: (A) for its association with events or persons that are important on a local, regional, national or global level; or (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.”
8. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately 50 years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”

9. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building’s architecture.
10. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in a historic district, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the historic district.”
11. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the accessory structure and the upper yard wall meet the definition of a “contributing structure.” They add to the historic architectural design qualities that are significant for the district.
12. The Board finds that the three exposed façades, east, south and west, are the primary elevations of the accessory structure with the features that define the character of the structure’s architecture.
13. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant’s request to review the historic status of these structures.
3. The Board designates the accessory, shed structure as a contributing structure.
4. The Board designates the upper yard wall as a contributing structure.
5. The Board designates the following elevations of the accessory structure as the primary façades: all three exposed elevations, east, south and west.
6. The Board does not assign a historic status to the lower retaining wall, but as a condition to any changes to the acequia and lower yard wall, the Board requires that they be reviewed by the Archaeological Review Committee per SFCC Section 14-3.13.

IT IS SO ORDERED ON THIS 25th DAY of MARCH, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Andréa Salazar, City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2024-9381-HDRB

Address – 532 Don Gaspar Ave.

Agent’s Name – Hannon Structures

Owner/Applicant’s Name – Andras Szantho

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on November 26, 2024.

BACKGROUND

The single-family residence at 532 Don Gaspar Ave. is a craftsman-style bungalow listed as significant to the Don Gaspar Area Historic District. It was built in 1928, documented as Tyler’s Drug Store in 1928, and presently is used as a law office. It is on the corner of West Santa Fe and Don Gaspar Avenues. It has a detached garage to the west of the main house, which is designated as contributing. The main house has a mostly square footprint and faces east to Don Gaspar Avenue. It is red brick with a projecting, pitched, cross-gabled roof with metal tiles, and appears to be a twin to 528 Don Gaspar Ave., with identical building footprints, orientation, roof profiles and material finishes. The primary entrances are on the east elevation. Previously designated contributing, the HDRB upgraded the status of the main house at 532 Don Gaspar Ave. to significant in a hearing June 28, 2022. See Case # 2022-5448-HDRB.

532 Don Gaspar Ave. has a porch with brick piers and a wrought-iron hand railing at the stairs. A wooden ramp was added at a later date to the front/east porch. The back porch extends along almost the entire west elevation, although the 1930 Sanborn map shows the porch as having a smaller footprint, indicating that the porch was added later. A small white picket fence attached to the porch and extended southward to the edge of the property.

This property came before the HDRB in 2022 under Case # 2022-5790-HDRB for exterior alterations, including replacing roofing, windows and doors, the rear west porch, and installing picket fencing. The Board granted an exception to SFCC Section 14-5.2(D)(5)(b) for replacing historic architectural features. However, during construction, the Applicant made alterations without seeking approval from the HDRB. The Applicant failed its historic interim inspection as a result of these alterations. The Applicant continued to work without approval and was issued a Stop Work Order (“Red Tag”) on September 24, 2024.

The Applicant has requested approval of those exterior alterations including:

- 1) Install a white vertical-slat railing on the front east porch. An exception to SFCC Section 14-5.2(D)(5)(b) is required for adding an architectural feature on a primary façade.
- 2) Install three ground-mounted HVAC units on the west elevation behind the newer porch to minimize visibility.
- 3) Construct a 4-foot-high coyote fence just inside the existing chain link fence on the northwest corner of the building to shield the view of the HVAC units.

- 4) Install exterior lighting at the access door to the basement.
- 5) Install the door on the previously approved ADA lift.
- 6) Install the required ADA sidewalk to access the lift from the parking area and the street to the south.
- 7) Install the asphalt parking area with automobile bumpers and appropriate striping.
- 8) Install gravel mix in tan along the east and south of the residence.

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: The Staff does not find that the exception criteria have been met, but the Board may find that they have upon further testimony; therefore, staff recommends denial of item 1 to install the white railing on the porch. Otherwise, the Staff recommends approval of items 2-8 of the application as it complies with SFCC Section 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(H), Don Gaspar Area Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(5)(b), for all façades of significant, contributing and landmark structures, a new architectural feature is not permitted without documentation of its previous existence.
9. The Applicant proposes to install a railing on the east, front porch where there previously was none. The Staff determined that an exception to SFCC Section 14-5.2(D)(5)(b) would be required for approval of the application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff’s recommendation that the Applicant has not conclusively demonstrated that all exception criteria have been met.

- a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district, because the placement of a railing on this porch creates a false sense of historic development;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(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 the building code does not require fall protection on a porch less than 30 inches off the ground; and
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(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.
12. The Board finds that the Applicant has failed to conclusively demonstrate that all of the exception criteria have been met.
 13. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
 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 the exception requested in the application.
3. The Board denies approval of Item # 1, the railing on the east porch as set forth in the application.
4. The Board directs Staff to work with the Applicant and other City staff to determine whether a railing is required on this east-elevation porch and, if so, to work with the Applicant to arrive at an acceptable design to be re-presented to the Board if the Applicant still wishes to proceed.
5. The Applicant shall seek administrative approval from the Land Use Staff for Items # 2-8.

IT IS SO ORDERED ON THIS 25th DAY of MARCH, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Andréa Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

City of Santa Fe, New Mexico

memo

DATE: March 25, 2025
TO: Historic Districts Review Board
VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director
Gary Moquino, Historic Preservation Division Manager
FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

2025-009941-HDRB, 416 Sosaya Ln., Downtown and Eastside Historic District, Non-contributing. Marc Naktin, agent for Louise Epstein, owner, proposes to construct a 170 sq. ft. pergola on the southwestern façade to a height of 9', remodel an existing pergola into a 497 sq. ft. portal on the northeastern façade to a height of 8'-10", and infill a door on the north elevation.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: Previous Case Documents

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- 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 #2025-009941 to allow these alterations to 416 Sosaya Lane.

- b. Approve or deny Case #2025-009941 to allow these alterations to 416 Sosaya Lane subject to conditions.

Should the Board deny the alteration 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 416 Sosaya Lane is listed as non-contributing to the Downtown and Eastside Historic District. The main residential structure was built in 1946 on a 0.11-acre lot and totaled 1,735 square feet of roofed area. The structure was built in the Spanish Pueblo Vernacular architectural design style as seen by the adobe block and wooden viga construction materials, flat roof with rounded parapets, and recessed doors and windows.

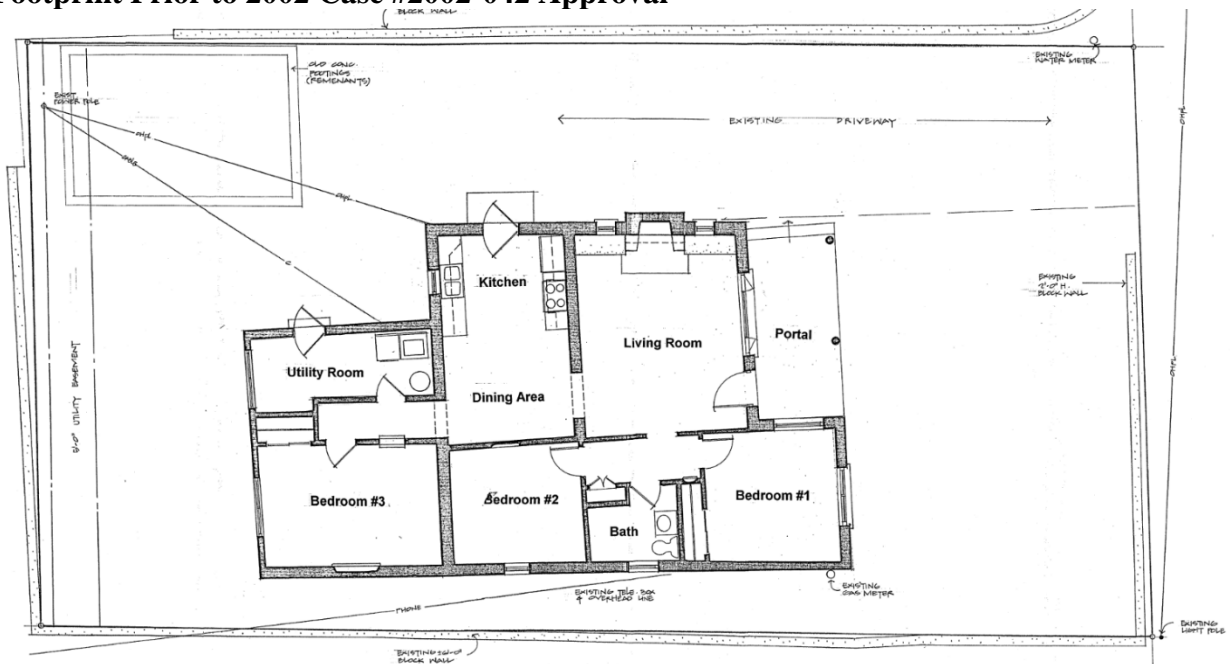
The structure at 416 Sosaya Lane resides in the Camino del Monte Sol National Historic District. When the historic district was established in 1972-73, 416 Sosaya Lane was listed as a contributing structure for its Pueblo Revival design style. It is unknown when the structure was given a non-contributing status for the historic districts. The 1983 New Mexico Historic Building Inventory (HBI) form assessed the structure but did not give a recommendation for status. In 1991, an updated Historic Building Inventory form was completed, and a non-contributing status was assigned to the structure.

The structure has now been enveloped from alterations from 2002 and 2005. The main structure does have elements of the original construction, and some are evident on the east portion of the north elevation. With the current request and previous alterations to the structure there is a minimal historic presence on the streetscape.

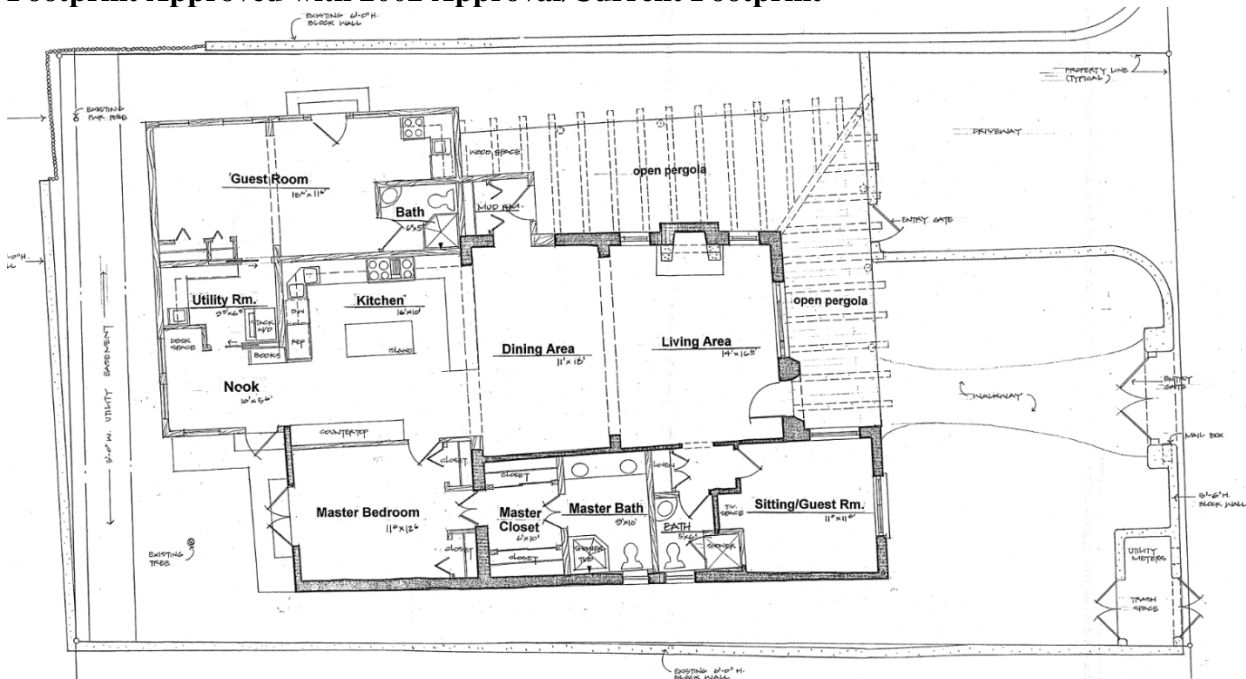


#24 east portion of north elevation

Footprint Prior to 2002 Case #2002-042 Approval



Footprint Approved with 2002 Approval/Current Footprint



On May 28, 2002, in Case No. H-02-42, the Historic Districts Review Board (Board) approved a 630 sq. ft. addition, construction of a 5'-5" high stuccoed pedestrian yard wall, and a 10'-6" high gate and header. The Board approved the case per staff recommendations and requested the header at the gate be 8'. The motion passed unanimously.

On October 11, 2005, in Case No. H-05-104, The Board conditionally approved the construction of brick pavers and denied the installation of a metal vehicular gate. The motion passed unanimously.

APPLICANT’S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Construct a 170 sq. ft. pergola on the southwestern façade to a height of 9’.
- 2) Remodel an existing pergola into a 497 sq. ft. portal on the northeastern façade to a height of 8’-10”.
- 3) Infill a sliding glass door on the north elevation.
- 4) Install clerestory window on the north elevation.
- 5) Repair stucco to match existing Sto elastomeric color “buckskin”.

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.

(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 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.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

H 3475

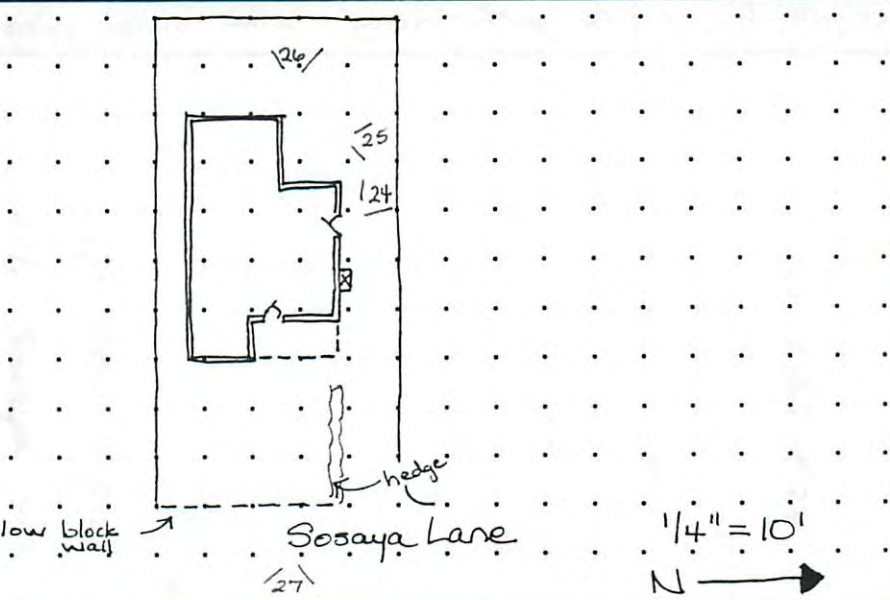
ADDRESS: 416 Sosaya Lane Camino del Monte Sol National Historic District		ID NUMBER: 051600079 BUILDING NAME:		
IDENTIFICATION	UTM REFERENCE EASTING NORTHING ZONE 12 13	LEGAL DESCRIPTION: TNSP <u>17</u> N <u> </u> RANGE <u>10</u> E <u> </u> SEC <u>30</u> NW 1/4 NW 1/4		
	FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85	PHOTO 		
	DATE OF CONSTRUCTION: ESTIMATE <u>1946</u> ACTUAL SOURCE(S) <u>Demetrio Sandoval owner-builder</u>			
BUILDING DATA	ARCHITECTURAL STYLE: <u>Spanish-Pueblo Revival</u>	PHOTO #27 east elevation		
	USE: HISTORIC: <u>residential</u> OTHER _____ PRESENT: <u>residential</u> OTHER _____			
	SURROUNDINGS: <u>residential</u>			
	RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR			
	ASSOCIATED BUILDINGS ON SITE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO WHAT TYPE? IF INVENTORIED, LIST ID NUMBER(S) _____			
DEGREE OF REMODELING: <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR	PHOTO #27 east elevation			
EXPLAIN: <u>ongoing refinishing, replacement with older window</u>				
OVERALL CONDITION: <input type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input checked="" type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
SIGNIFICANCE	PHOTO #27 east elevation			
	LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input type="checkbox"/> CONTRIBUTING <input checked="" type="checkbox"/> NON-CONTRIBUTING			
	LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input type="checkbox"/> NON-CONTRIBUTING LOCAL DESIGNATION: <u>Core</u> HISTORIC DISTRICT <input type="checkbox"/> SIGNIFICANT <input type="checkbox"/> CONTRIBUTING <input checked="" type="checkbox"/> NON-CONTRIBUTING LOCAL LANDMARK <input type="checkbox"/> YES <input type="checkbox"/> NO			

PHOTO

PHOTO

SITE PLAN

SIGNIFICANCE

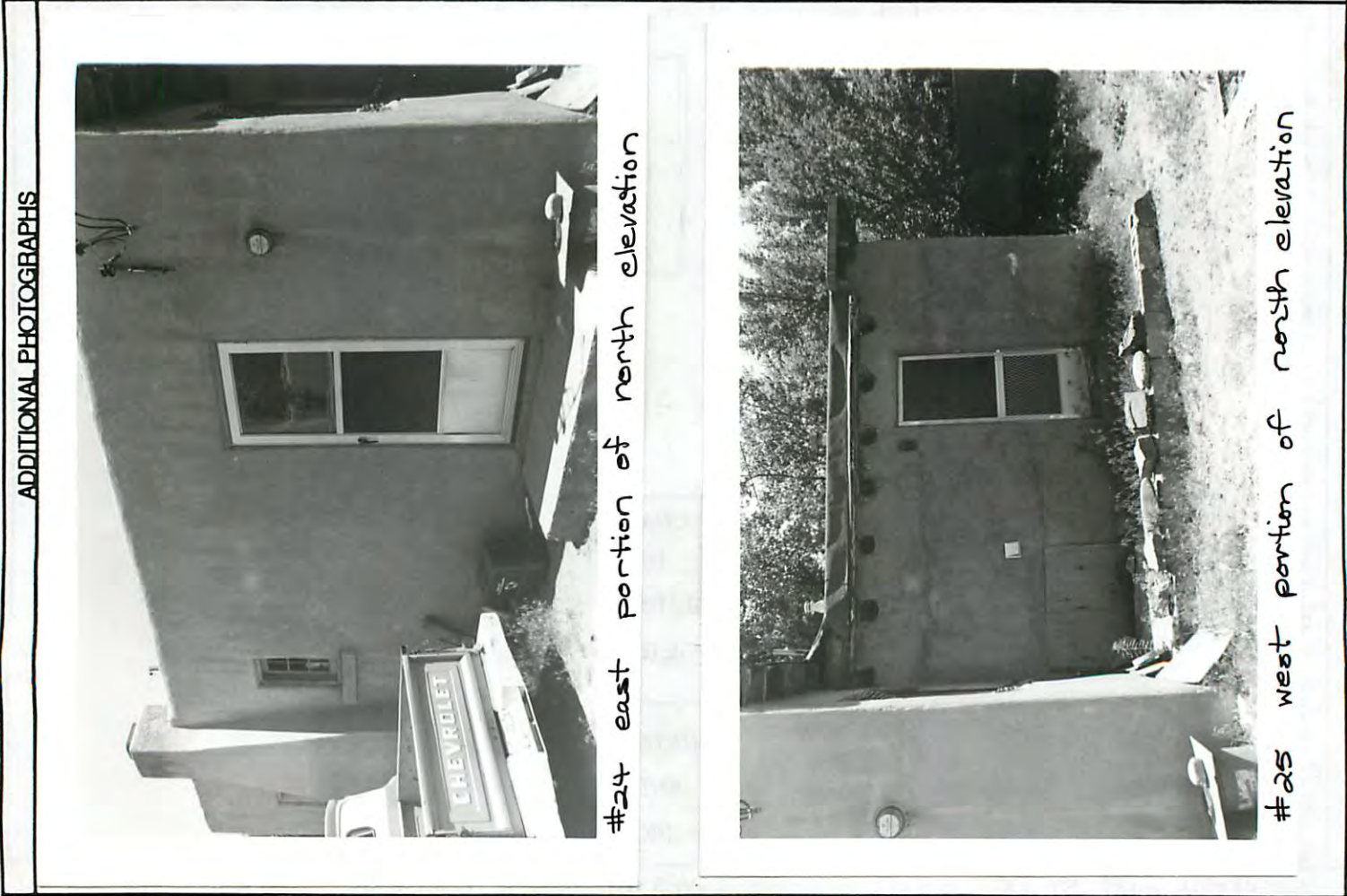


SURVEYED 6/91 BY DB

NEGATIVES WITH NMHPD ROLL # 2 NEG # 24 TO 27

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	adobe/stucco	
FOUNDATIONS	not visible	
DOORS	wood panel aluminium storm doors	
WINDOWS	6/6 DHW, metal casement w/ large fixed light	1991 renovation includes installation of 3/1 DHW on west
PORTALES	hewn square beams, corbels	
CANALES	large metal canale on portal	
PORCHES		
BALCONIES		
ROOFS	flat, simple parapets front overhanging with metal edge rear	
COURTYARDS		
FENCES/WALLS	very low cinder blocks, east cinder block over stone, south	new stucco privacy wall, north
ARCH. DETAILS	projecting concrete sills	
OTHER		

COMMENTS At the time of this survey (1991), owner-builder is repairing, refinishing, and performing some minor renovations.




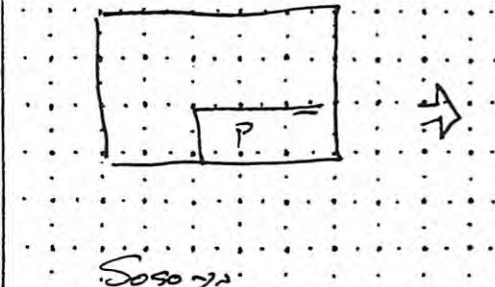
IDENTIFICATION	ADDRESS 416 Sosaya Lane Camino del Monte Sol National Historic District	ID NUMBER 051600079
		SURVEYED/RESEARCHED DATE <u>6/91</u> BY <u>DB</u>

The present owner of this house, Demetrio Sandoval, reports that he built the house with his father, Dentre, in 1946. They also built the house at 414 Sosaya Lane. The work on the house being accomplished at this time is described by the owner as "cleaning up" and "maintenance."

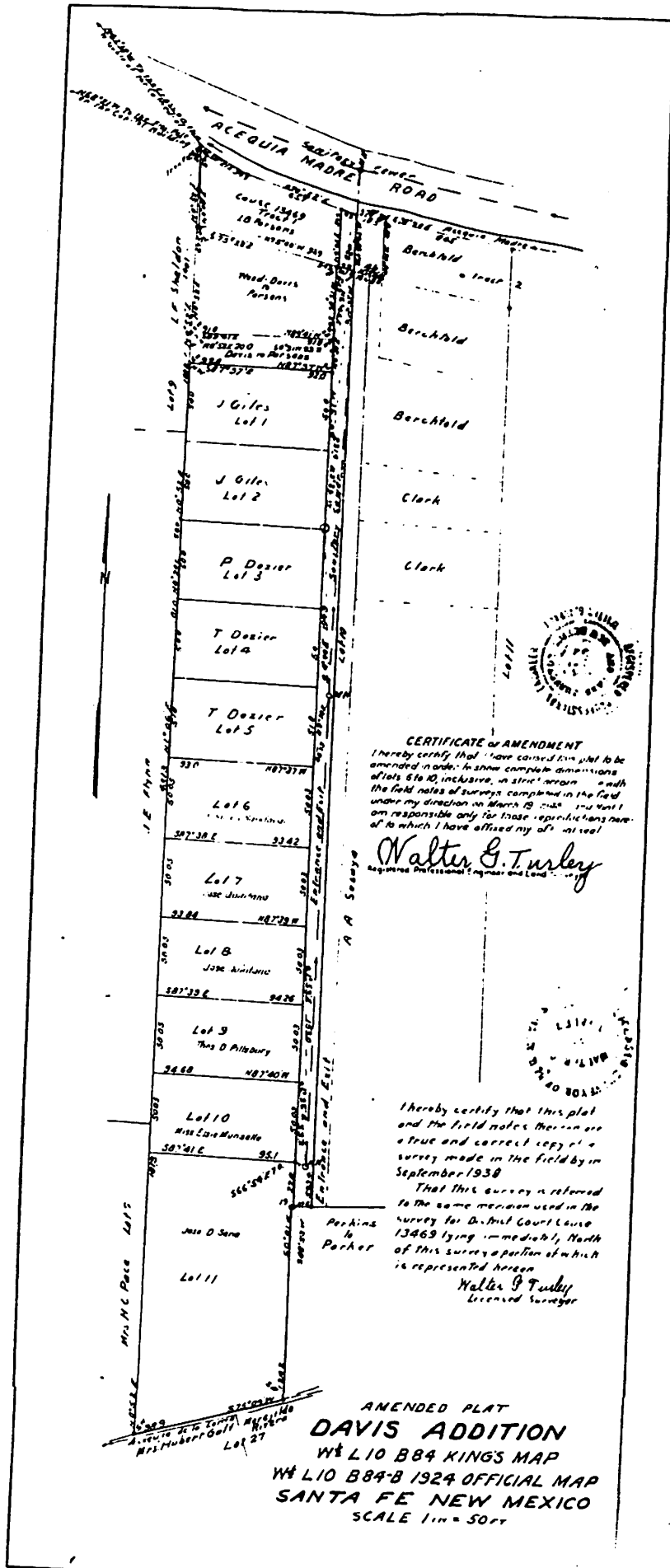
The house is different from many others on the street and nearby because it can be seen clearly from the street rather ~~that~~ than being hidden by a privacy wall.



#26 west elevation

building threatened? yes		surveyed/ date <u>8/6/83</u> by <u>mb</u>		county <u>Santa Fe</u>		ID no. <u>0516 00079</u>	
field map <u>Santa Fe, New Mexico</u>		number <u>1</u>		UTM reference easting zone <u>12 13</u>		northing	
location description <u>416 Sosoyá</u>				city/town <u>Santa Fe</u>			
				land grant/reservation			
building name				legal description t ^{ns} p <u>17 N</u> # range <u>10 E</u> # sec <u>30</u> NW ¹ / ₄ NW ¹ / ₄			
film roll by <u>mb</u> no. <u>5</u>		negative nos. <u>6, 7, 8, 9</u>		loc. of neg. <u>HPB</u>		plan shape	
							
				date of construction <u>1930's</u> estimate _____ actual _____			
				source <u>Private</u>			
				use present <u>residential</u> other _____ historic <u>residential</u> other _____			
				condition _____ excellent _____ <input checked="" type="checkbox"/> good _____ fair _____ deteriorating			
style <u>Spanish</u> <u>Pueblo</u>		foundation material <u>Not Vis</u>		degree of remodeling <input checked="" type="checkbox"/> minor _____ moderate _____ major			
<u>Remacular</u>		wall material/surface <u>Stucco</u>		describe:			
architectural features <u>canal - metal</u>				surroundings <u>Residential</u>			
<u>chimney - (1) masonry</u>				relationship to surroundings <input checked="" type="checkbox"/> similar _____ not similar			
<u>Windows - 6 wood double hung</u>				district potential <input checked="" type="checkbox"/> yes _____ no			
<u>Door - paneled (recent)</u>				significance _____ eligible <input checked="" type="checkbox"/> of _____ none			
<u>Stucco orange/pink</u>				if eligible, interest why?			
comments <u>wall</u> <u>hedge</u> <u>wire fence</u> <u>wood fence</u> <u>landscape</u> <u>street trees</u> <u>stone curb</u> <u>o set back</u> <u>cequla</u>				associated buildings? _____ yes what type?			
				if inventoried, list ID nos.			
				see back? _____ yes			

Streetscape



CERTIFICATE OF AMENDMENT
 I hereby certify that I have caused this plat to be amended in order to show complete dimensions of lots 6 to 10 inclusive, as shown herein, with the field notes of survey completed in the field under my direction on March 12, 1938. I am responsible only for those representations hereof to which I have affixed my official seal.

Walter G. Turley
 Registered Professional Engineer and Land Surveyor

I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made in the field by me in September 1938.

That this survey is referred to the same meridian used in the survey for D. Paul Court Case 13469 lying immediately north of this survey a portion of which is represented herein.
Walter G. Turley
 Licensed Surveyor

**AMENDED PLAT
 DAVIS ADDITION
 W & L 10 B 84 KINGS MAP
 W & L 10 B 84-B 1924 OFFICIAL MAP
 SANTA FE NEW MEXICO
 SCALE 1 in = 50 ft**



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<p>To Be Completed By Applicant:</p> <p>Date Submitted: 12/30/24</p> <p>Property Owner of Record: KPG PROPERTIES</p> <p>Applicant/Agent Name: MARC NAKTIN</p> <p>Contact Person Phone Number: (505)490 1863</p> <p>Zoning District: <u>EASTSIDE</u></p> <p>Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____</p> <p>Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations</p> <p>Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit</p> <p>Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required</p> <p>Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____</p> <p>Terrain: <input type="checkbox"/> 30% slopes _____</p> <p><small>* Requires an additional review conducted by Technical Review Division. ** Requires an additional review conducted by the Traffic Engineering Division.</small></p>	<p>Site Address: 416 SOSAYA LANE</p> <p>Proposed Construction Description: PORTAL ADDITION / WINDOW RELOCATION/DOOR ELIMINATION</p> <p>TOTAL ROOF AREA: 2010</p> <p>Lot Coverage : <u>40</u> % EXISTING <u>49</u> % PROPOSED <input checked="" type="checkbox"/> Open Space Required: MIN 1005 S.F. 1300 PROVIDED</p> <p>Setbacks: Proposed Front: _____ Minimum: <u>7'</u> 2nd Front? _____ Proposed Rear: _____ Minimum: <u>15'</u> Proposed Sides: L _____ R _____ Minimum: <u>5'</u></p> <p>Height: Proposed <u>9'-6"</u> Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input checked="" type="checkbox"/> Regulated by Escarpment District</p> <p>Parking Spaces: EXISTING Proposed <u>2</u> Accessible _____ Minimum: _____</p> <p>Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement</p>
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THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

MARC NAKTIN

PRINT NAME

[OWNER APPLICANT AGENT]

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

SIGNATURE

12/30/24

DATE

<p>To Be Completed By City Staff:</p> <p>Additional Agency Review if Applicable:</p> <p><input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___</p> <p><input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___</p> <p><input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___</p> <p>Notes: _____</p> <p>Zoning Approval: <input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected</p> <p>Comments/Conditions: <u>Legal lot of record provided, 1246 SF of private open space provided, RC 8 5' rear setback with 6' fence</u></p> <p>REVIEWER: <u>Rebekah Clouser</u> DATE: <u>1/2/2025</u></p> <p>Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.</p>	<p>2025-009670PAR</p>
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Revised 20 November 2020

416 SOSAYA LANE LETTER OF INTENT

The owners wish to replace an existing pergola with a portal. It will remain in the same location with the east elevation facing the street being slightly deeper (18") than the original pergola. It will be aligned with the existing east stucco wall located at the back of the existing parking spaces.

The existing pergola used to be covered with latillas and was built out of reclaimed barn wood. Most of the latillas are gone and the structural beams are cracking and bending resulting in the structure to be a hazard as well as an eyesore.

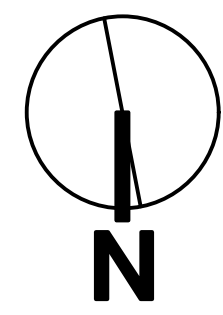
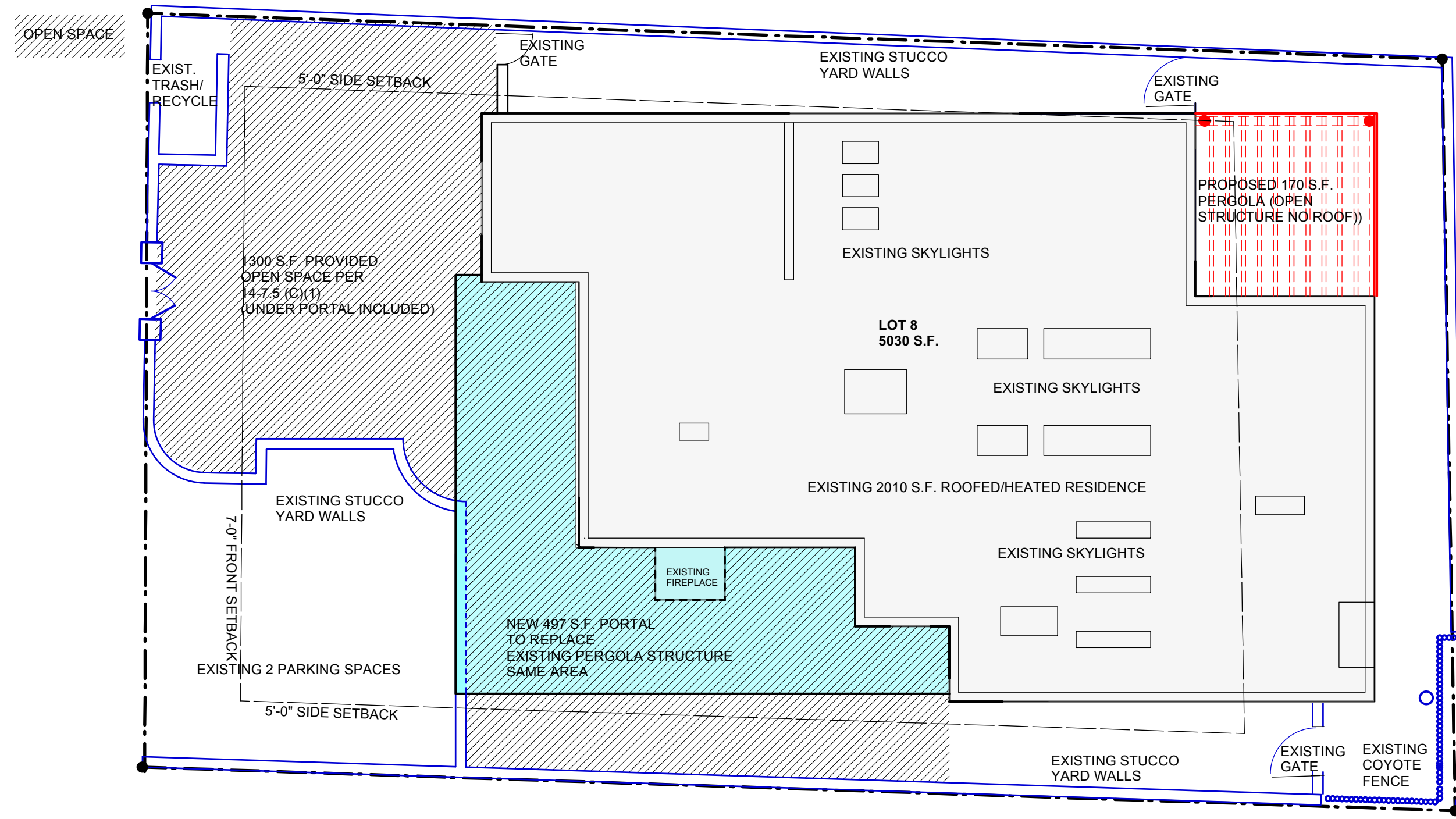
The owner proposes to rebuild this timber structure with a flat roof without a stucco parapet and a copper drip edge. We propose to use a lighter grey stain to give it a weathered look like the original structure. You will partially see the viga ends behind the drip edge.

The owners also wish to construct a new timber pergola on the west side to provide shade and solar gain in the afternoon. This simple timber structure will also be stained to match the front portal in a light grey. This structure will have two round posts and rectangular timbers above.

Finally, the owners are doing a small interior renovation that includes eliminating a non-historic sliding glass door and adding a clerestory window on the north elevation to match an existing clerestory window. Windows are Pella brand "Putty" color.

All stucco requiring patchwork will match the existing "buckskin" color which may require creating a special tinted batch to match the slightly weathered existing stucco.

REVISION	DATE



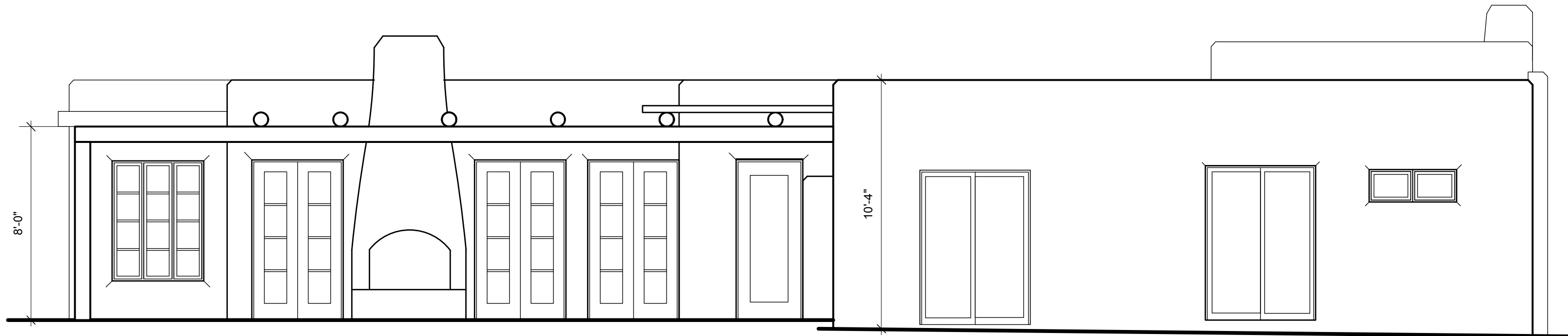
EXISTING ROOFED AREA: 2010 S.F.
 LOT SIZE: 5030 S.F.
 EXISTING LOT COVERAGE: 43%

PROPOSED NEW FRONT PORTAL: 497 S.F.
 NEW ADJUSTED ROOF AREA: 2507 S.F.
 PROPOSED LOT COVERAGE: 49.8%

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

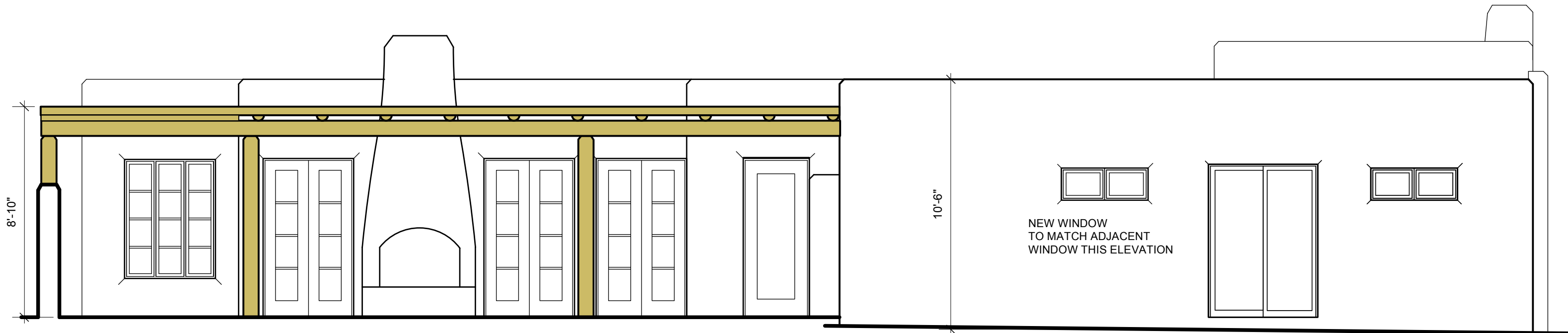
PORTAL ADDITION / RENOVATIONS
416 SOSAYA LANE
Santa Fe, NM

A1



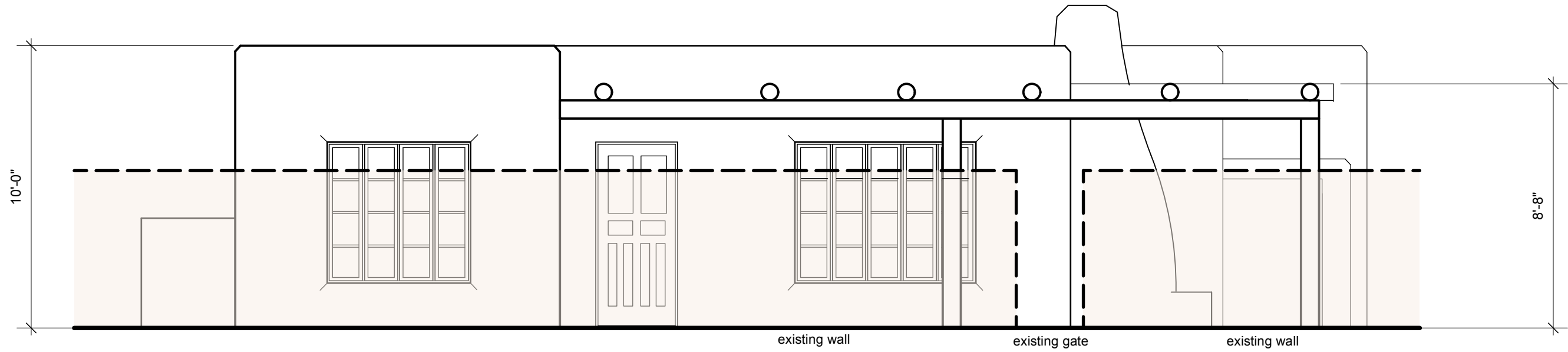
REMOVE
SLIDING GLASS
DOOR

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

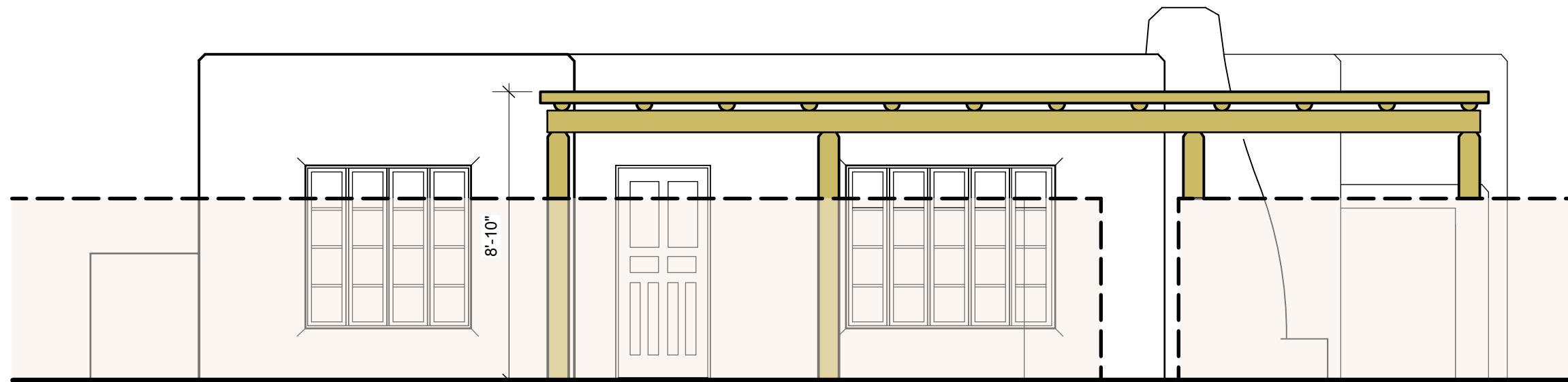


NEW WINDOW
TO MATCH ADJACENT
WINDOW THIS ELEVATION

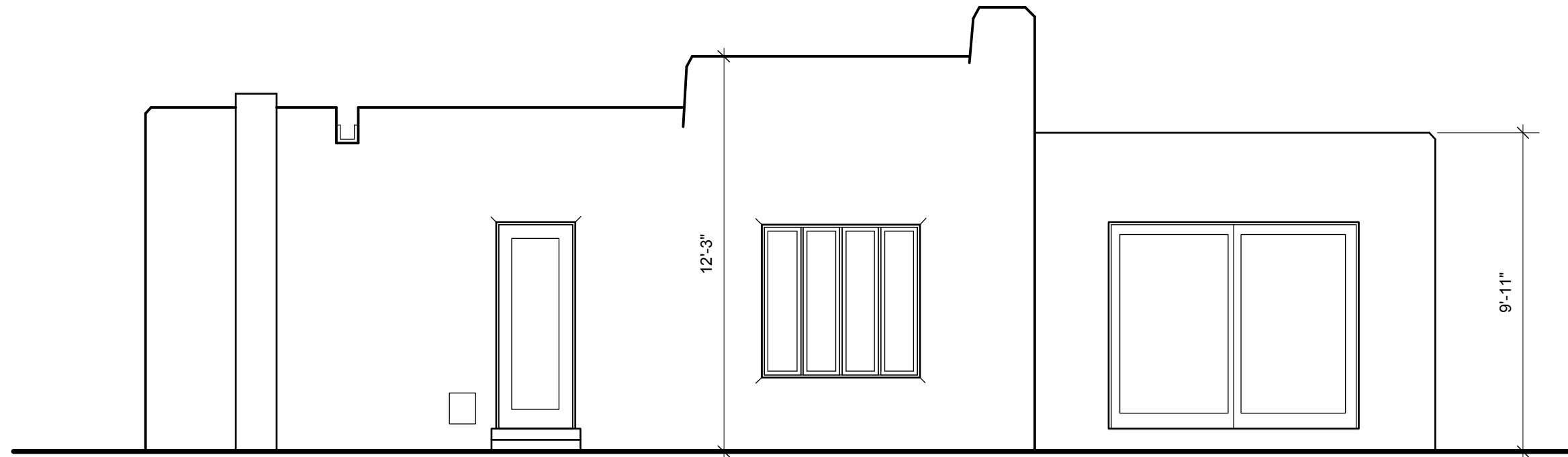
PROPOSED NORTH ELEVATION
1/4" = 1'-0"



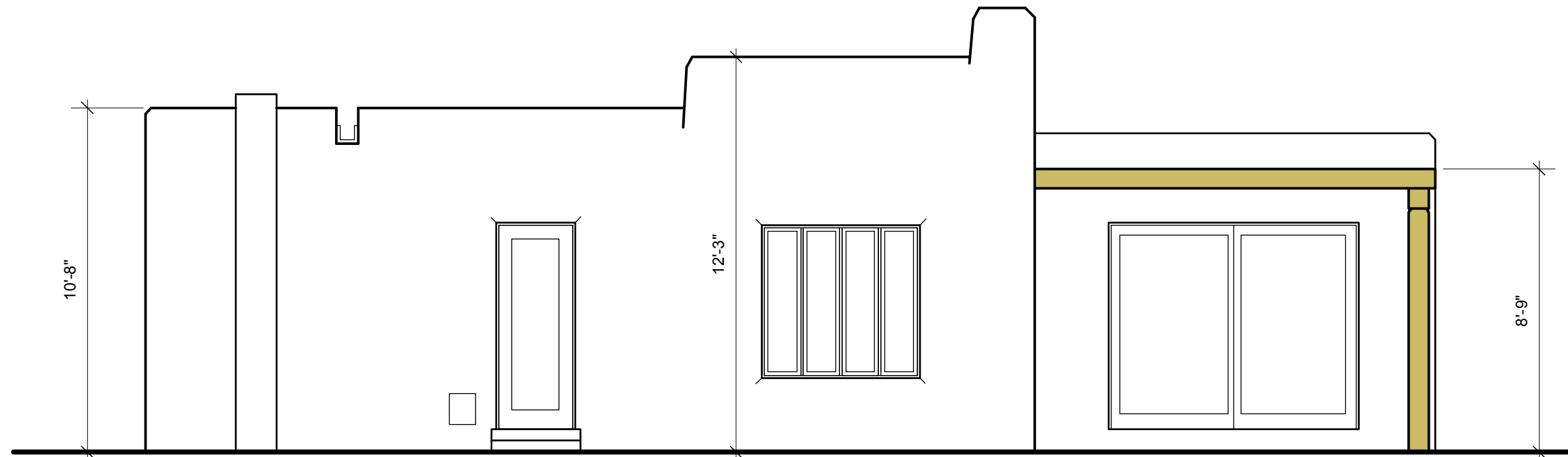
EXISTING EAST ELEVATION
1/4" = 1'-0"



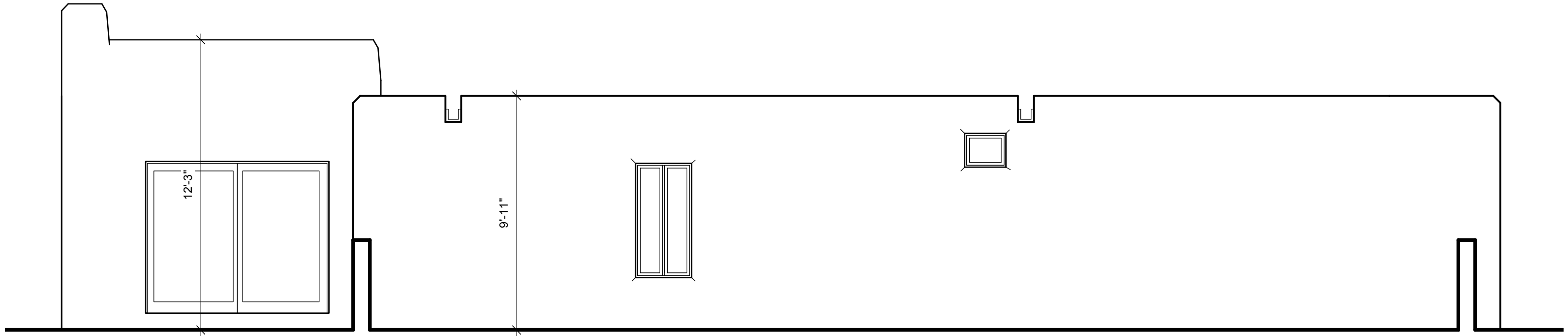
PROPOSED EAST ELEVATION
1/4" = 1'-0"



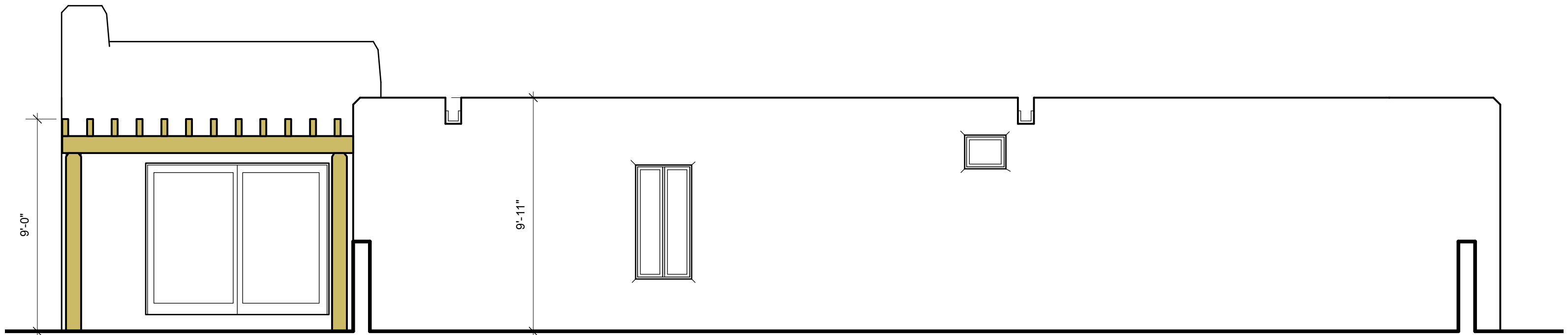
EXISTING WEST ELEVATION
1/4" = 1'-0"



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



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



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



WALL AND PARKING AREA
STRUCTURE TO BE REPLACED
IS BEYOND



ROTTEN PERGOLA STRUCTURE TO BE REPLACED



ROTTEN PERGOLA STRUCTURE TO BE REPLACED

ROTTEN PERGOLA STRUCTURE TO BE REPLACED



ROTTEN PERGOLA STRUCTURE TO BE REPLACED



ROTTEN PERGOLA STRUCTURE TO BE REPLACED - NON-HISTORIC MATERIAL TO THE EXISTING HOUSE BUT WAS ALL RECLAIMED BARN WOOD THAT HAS STARTED TO CRACK AND BEND.





SLIDING GLASS DOOR TO BE ELIMINATED

LOCATION OF PROPOSED
NEW CLERESTORY WINDOW



LOCATION OF PROPOSED
NEW PERGOLA TO COVER
TWO SLIDING GLASS DOORS



City of Santa Fe, New Mexico

memo

DATE: March 25, 2025

TO: Historic Districts Review Board

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

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

2025-009943-HDRB, 925 Acequia Madre, Downtown and Eastside Historic District, Contributing. Gregory Waits, agent for A. Jason Flanagan, owner, proposes to construct a 178 sq. ft. portal on the north façade of the main structure to a height of 9’.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other:** Façade Diagram and Previous Case Documents

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- 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 motion:

- a. Approve, conditionally approve, or deny Case #2025-009943 to allow the construction of

a portal at 925 Acequia Madre.

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.

On November 26, 2002, Case No. H-02-140, the board approved a detached 514 sq. ft. guest house with the following conditions: all openings adhere to the 30” rule with the exception of those on the north elevation, all windows and doors must meet the 3’ rule except the east elevation door, the glass block on the west elevation be eliminated and the window design there be reviewed and approved by staff. The motion passed unanimously.

On February 11, 2025, Case No. 2024-009202-HDRB, the Board accepted and approved staff’s recommendation that 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 on the façade diagram. The guest house and yard wall with metal elements and gate on the south property line facing the street were designated as non-contributing. The motion passed unanimously.



925 Acequia Madre: Façade Diagram

Primary Façade: —

Non-Primary Façade: —

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Construct a 178 sq. ft. portal on the north façade of the main structure which will connect the main structure with the casita to a height of 9’.

Because the portal will have a light touch both on the existing house and it will still be apparent that the two structures were constructed at different times, an exception for an addition greater than 50% of the historically contributing structure will not be required. In the future, if there is a proposal for enclosure of a portal, an exception to Section 14-5.2(D)(2)(d) will need to be requested.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(D) General Design Standards for All H Districts

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

(1) General

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

(2) Additions

- (a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.
- (b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.
- (c) Additions are not permitted to *primary façades*.
- (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing

noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

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

(6) Roofs

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

(8) Archaeological Resources

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

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

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

(a) Applicability

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

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

(c) Height

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

- A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.
- B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.
- C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.
- D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

- E. The height and dimension of signage are as set forth in Section 14-8.10(H).
- F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Stepbacks

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

(E) Downtown and Eastside Design Standards

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

(1) Old Santa Fe Style

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

- (a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by wooden columns. Two- *story* construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;
 - (b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
 - (c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
 - (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;
 - (e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible; provided, that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and
 - (f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.
- (2) Recent Santa Fe Style

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

- (a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks* or other design elements;
- (b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located

under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;

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

DEFINITIONS:

14-12 Contributing Structure:

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

14-12 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. _____	Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
1. Name of property: Atanacio and Feliciano 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 Parcel # 12919936
5. Property Type: <input checked="" type="checkbox"/> Buildings: house <input checked="" type="checkbox"/> Structures: walls <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: November 25, 2024		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: November 14, 1984, Michael Belshaw; June 27, 2003, Giovana Buckley <input type="checkbox"/> 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: <p>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.</p> <p>Continued on Page 5.</p>		
12. Who uses the property? Residence		
13. Construction Date: Date: c.1939 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: city directories		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

<p>16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)</p>	
 <p style="font-size: small; margin-top: 10px;">Source: Office of the Santa Fe County Assessor <i>parcel lines are not accurate</i></p>	<p>17. Surveyor: (your name, address, telephone number, and any group affiliation)</p> <p>John W. Murphey Architectural Historian Architectural History Services 505-577-7593/707-583-7819 John@archhistoryservices.com</p> <p>For: Current owner:</p>
<p>18. Owner (if known) and other knowledgeable people:</p> <p>Current owner: JRF Real Estate LLC N/A</p>	
<p>19. Is Property Endangered? <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes How?</p>	
<p>20. Significance to Current Community: <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High Describe: Unknown</p>	
<p>21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.) See Historical Overview.</p>	
<p>22. National or State Register:</p> <p>Is this property individually listed on a historic register? <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: <input type="checkbox"/> State <input type="checkbox"/> National</p> <p>If 'no' or unknown, do you think this property is eligible for listing? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Why? See Evaluation of Historical Status</p>	
<p>23. National or State Historic District: City of Santa Fe</p> <p>Is this property in a historic district? <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: <input type="checkbox"/> Significant <input checked="" type="checkbox"/> Contributing: house <input type="checkbox"/> Non-contributing <input checked="" type="checkbox"/> No Status: walls Per City of Santa Fe official designation map</p> <p>If 'yes', what is the name of the district? <input type="checkbox"/> State <input type="checkbox"/> National <input checked="" type="checkbox"/> City of Santa Fe: Downtown and Eastside Historic District</p>	
<p>24. Supplemental Forms:</p> <p><input type="checkbox"/> None <input checked="" type="checkbox"/> HCPI Detail Form (FORM 2) <input type="checkbox"/> Continuation Sheets, # pages: _____</p>	

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																																	
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ARCHITECTURAL AND CONSTRUCTION DETAILS:																																			
6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:		7. Number of Stories: <u> </u> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <u> </u> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised: Materials: <input type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes 9. Roof: <u> </u> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle <input checked="" type="checkbox"/> Other: BRAI																																	
10. Window Types <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Casement</td> <td>Clad</td> <td>1</td> <td>3</td> </tr> <tr> <td>Casement</td> <td>Wood</td> <td>6</td> <td>3 pairs</td> </tr> </tbody> </table>		Operation	Material	Glazing	Number	Casement	Clad	1	3	Casement	Wood	6	3 pairs	11. Door Types <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>10-light</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>15-light</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Double</td> <td>French; 15-light</td> <td>Wood</td> <td>2</td> </tr> <tr> <td>Single-Leaf</td> <td>Solid</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table>		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
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12. Chimneys <input checked="" type="checkbox"/> N/A		13. Porches <input type="checkbox"/> N/A Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap																																	
14. Other Significant Features N/A																																			
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> 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 facade; 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

- | | | | | |
|------------------------------------------------------|-----------------------------------------|------------------------------------------|-------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input checked="" type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |
- Notes: Other: Vernacular

17. Documents Available and Their Locations

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

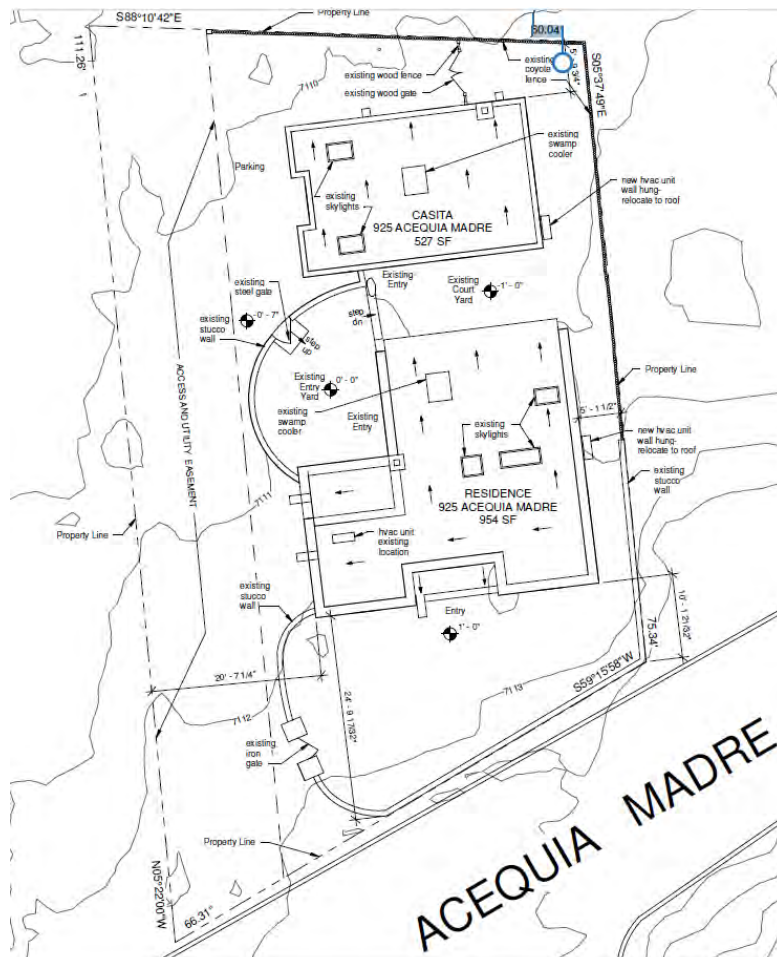
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19. Site Plan: Portion of site plan, 2024. Courtesy of Waits Studio Works.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> 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			
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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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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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

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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.

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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.

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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.

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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.

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1. Name of property: Atanacio and Feliciano 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

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		NRHP	SRCP	Criteria A B C D	
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		4. County: Santa Fe			
		5. Date of Survey: November 25, 2024			

Illustrations

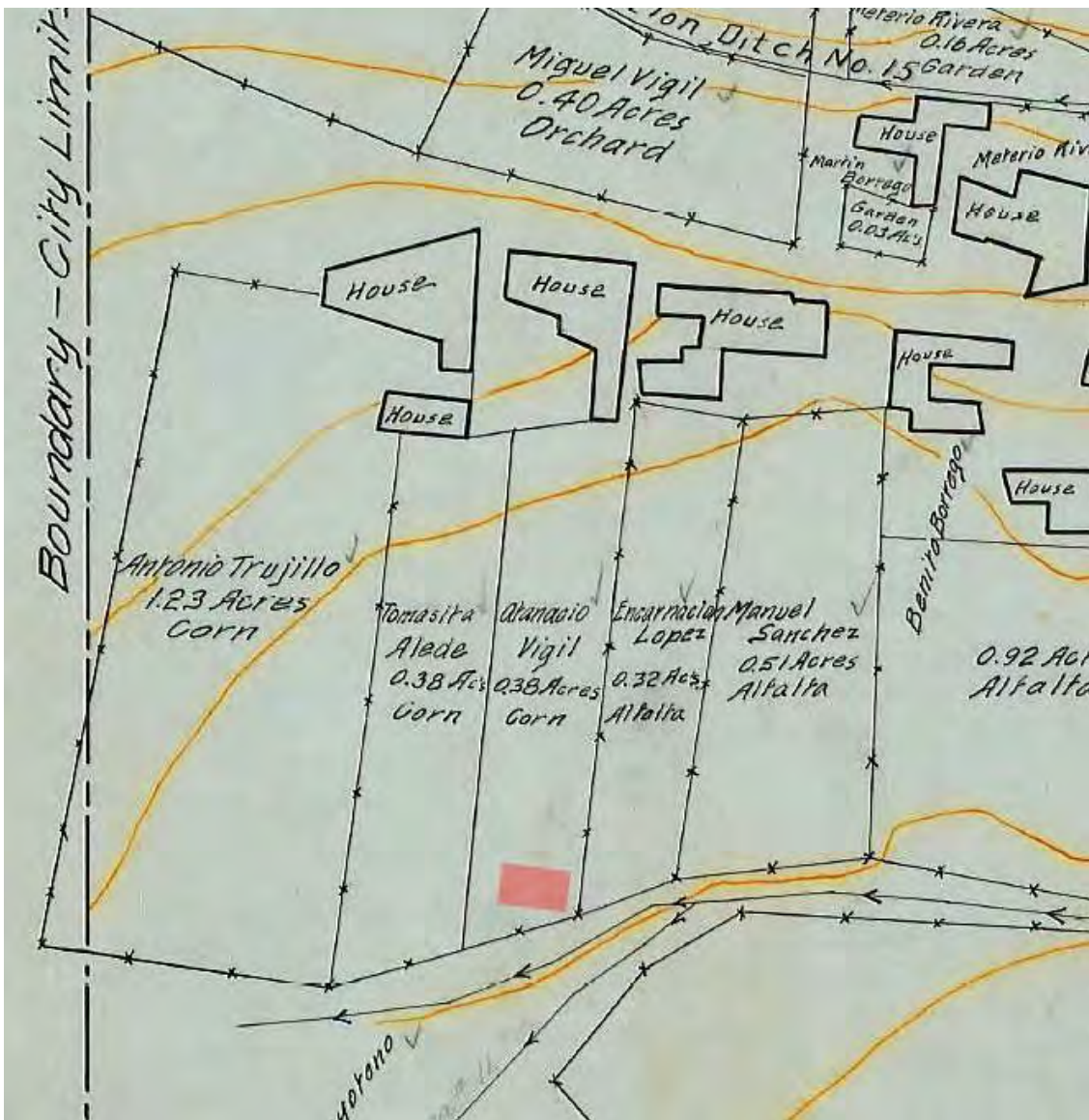


Figure 1: 1914 hydrological survey map of Atanacio Vigil property. Approximate location of future house indicated in red.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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**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

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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

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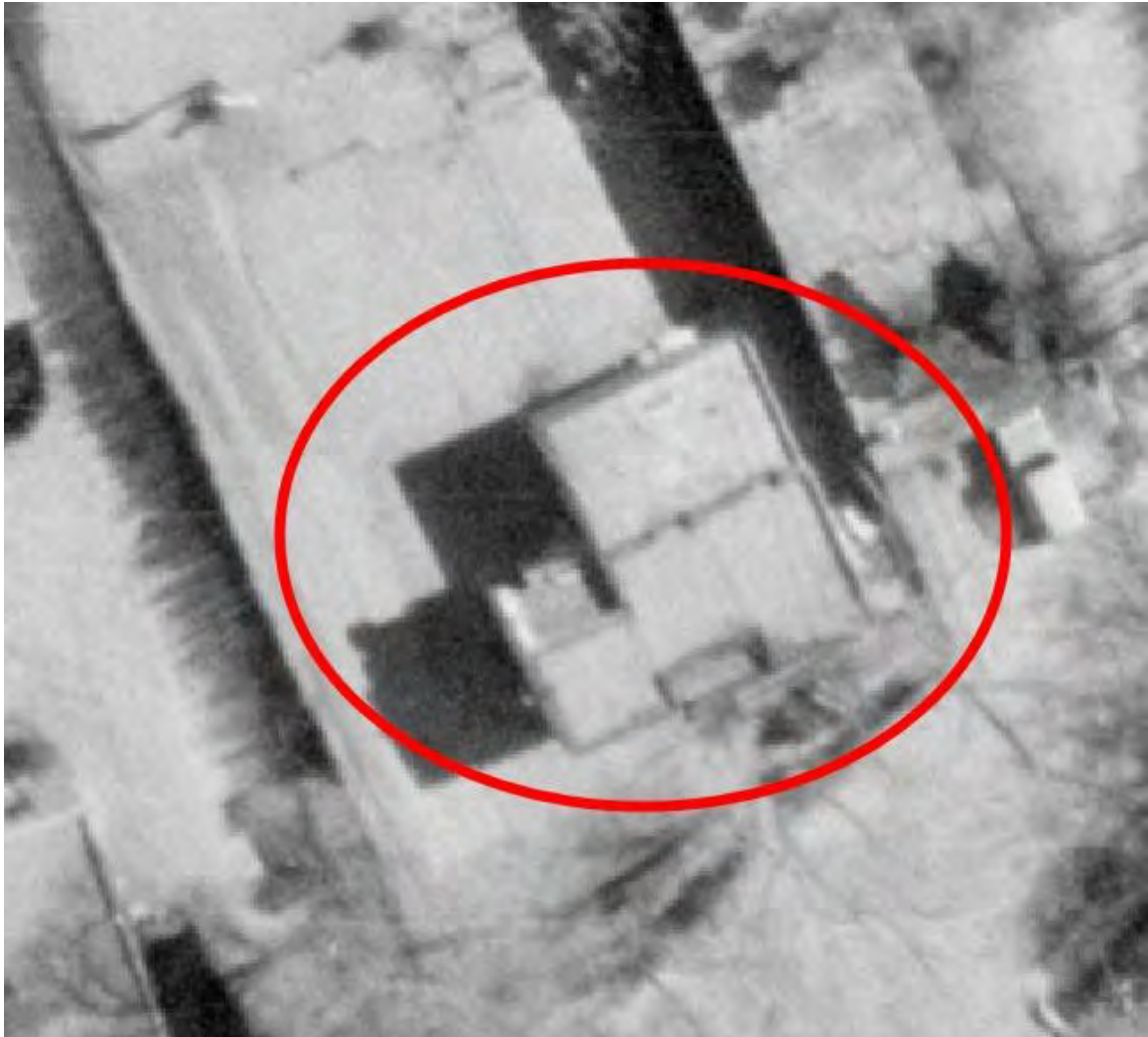


Figure 4: May 11, 1973, aerial photograph.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
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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: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP _____ SRCP _____ Criteria <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	
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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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**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

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Photo 13: Entry gate and curved wall. Camera facing northeast. Note gate and wall were erected in c.2002.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:
Date Submitted: <u>5-30-2024</u>		<u>925 ACEQUIA MADRE</u>
Property Owner of Record:		Proposed Construction Description:
Applicant/Agent Name: <u>GREGORY WAITS</u>		<u>NEW PORTAL, HVAC, STUCCO, REROOF</u>
Contact Person Phone Number: <u>(505) 270 2654</u>		TOTAL ROOF AREA: <u>1,659</u>
Zoning District: <u>R-5</u>		Lot Coverage: <u>30%</u> <input type="checkbox"/> Open Space Required: _____
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____		Setbacks: Proposed Front: _____ Minimum: <u>20'</u> 2 nd Front? _____ Proposed Rear: _____ Minimum: <u>5'</u> Proposed Sides: L _____ R _____ Minimum: <u>5'</u>
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations		Height: Proposed <u>9'-0"</u> Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit		Parking Spaces: Proposed _____ Accessible <u>3</u> Minimum: <u>3</u>
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required		Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____		
Terrain: <input type="checkbox"/> 30% slopes _____		

* 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.

GREGORY WAITS [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]
SIGNATURE

5/30/2024
DATE

2024-009025-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: _____

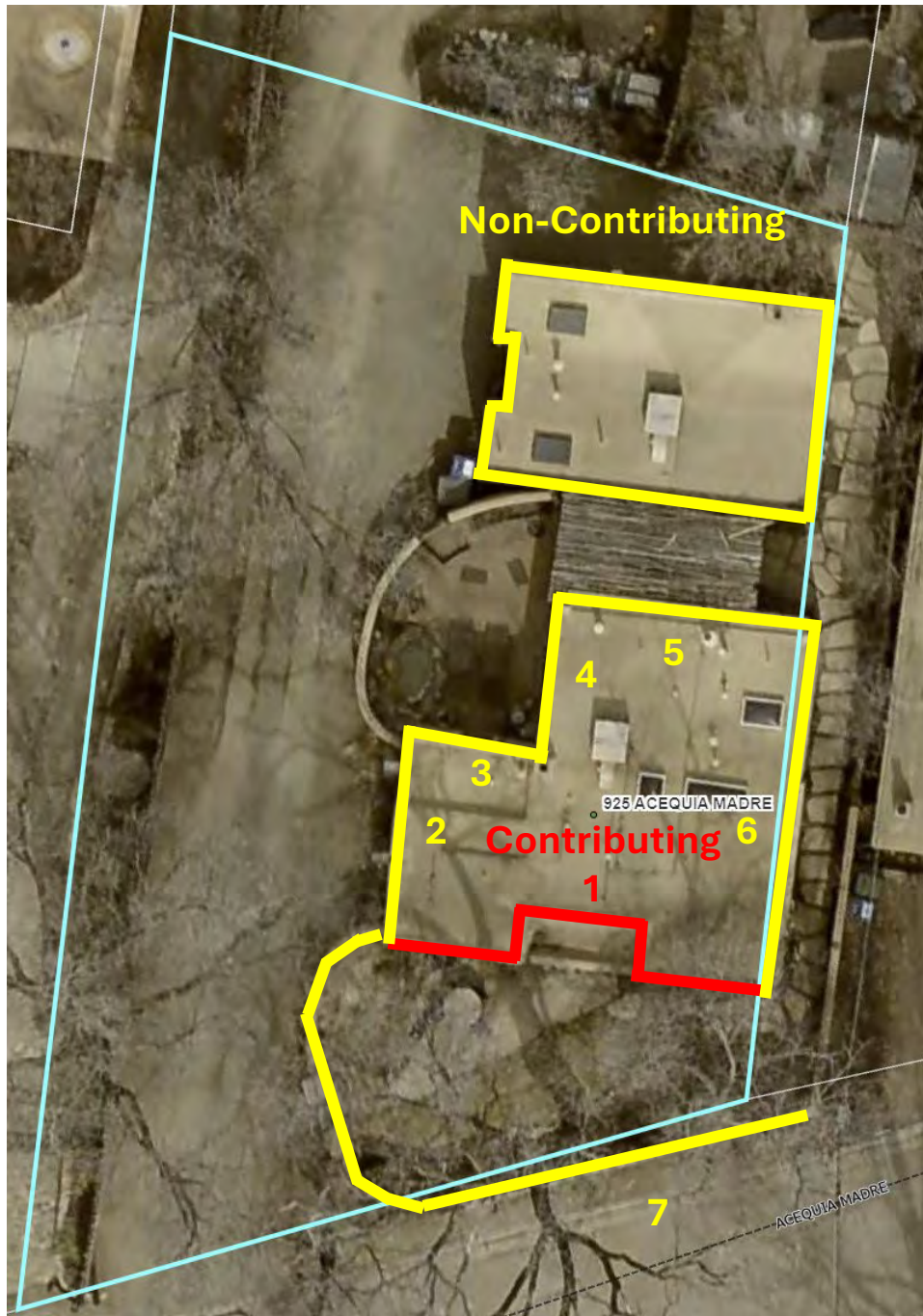
Zoning Approval:

Preliminary Approval with conditions Rejected

Comments/Conditions: _____

REVIEWER: Stephanie Perea DATE: 8/29/24

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



925 Acequia Madre: Façade Diagram

Primary Façade: █

Non-Primary Façade: █



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

PROJECT 2024-009202-HDRB, 925 Acequia Madre, Downtown & Eastside Historic District,
DESC: Contributing. Gregory Waits, agent for Jason Flanagan, owner, requests a status review with primary façade designation(s) if applicable.

CASE NUMBER: 2024-009202--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 925 ACEQUIA MADRE
Santa Fe, NM 87505

CONTACTS: Applicant

EUPHORBIA ROSE

925 CALLE ARCO
SANTA FE, NM 87501

Property Owner

Jason Flanagan

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Feb 11, 2025. The decision of the Board was to except staff's recommendation, the status of the structure be maintained as contributing with the south façade, excluding non-historic materials, be designated as primary.

For further information please call 505-955-6605.

Sincerely,

Paul Duran

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

925 Acequia Madre Proposal Letter for HDRB

The Existing Residence at 925 Acequia Madre located in the Downtown and Eastside Historic District is designated a contributing structure in the district. The Existing Residence is approximately 954 square feet, has an undocumented date of construction and adopts a Santa Fe architectural style.

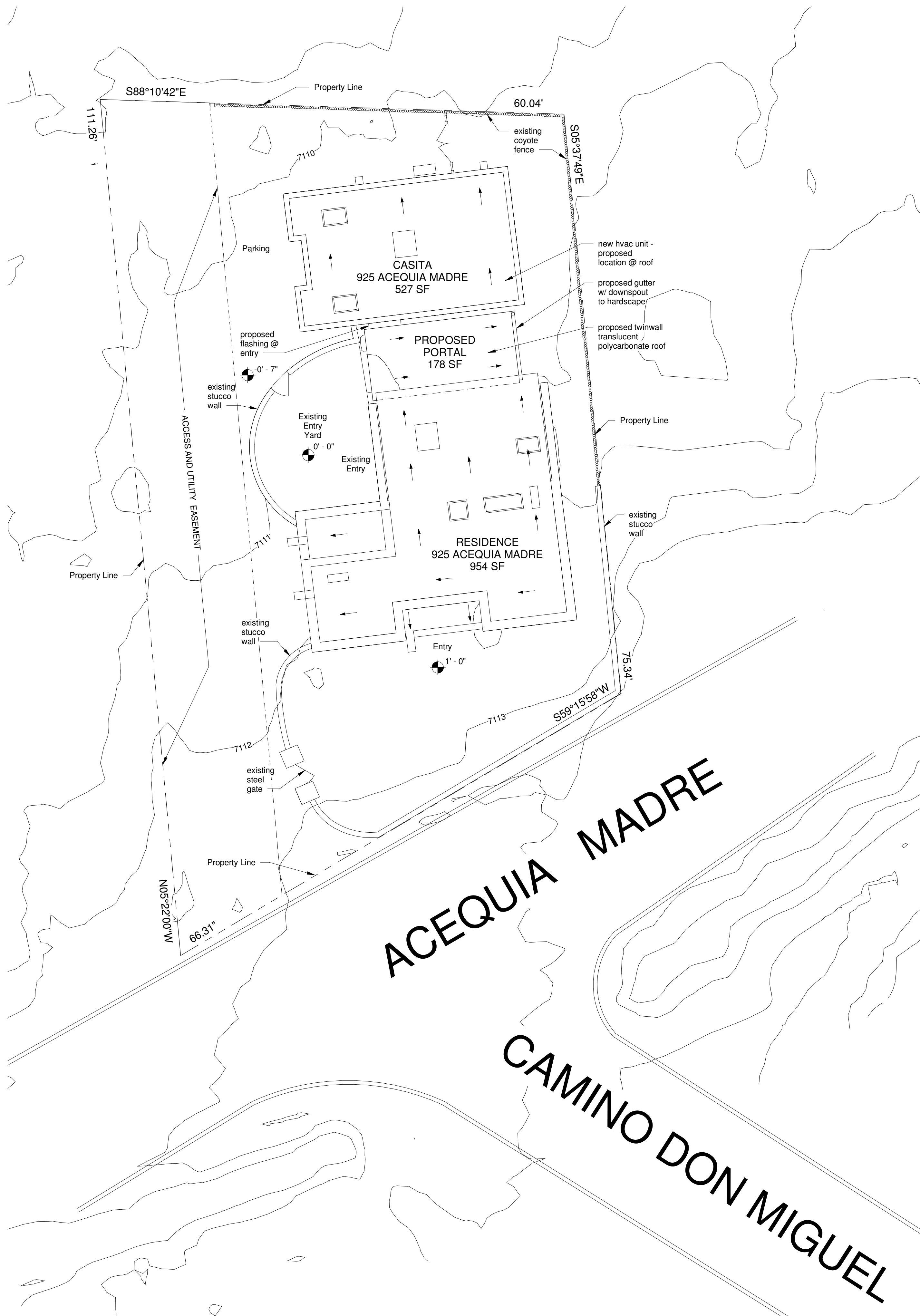
On November 26 2002, a Casita North of the residence was approved by the Historic Design Review Board. The Casita has facades that align with the residence, is approximately 527 square feet and sits 10 feet from the residence creating a courtyard between the two structures.

Sometime after the Casita construction a Portal was constructed to provide outdoor protection from weather conditions. This Portal was in disrepair and was demolished. The Proposed Portal addition at 178 square feet is barely visible from the street, and seeks to improve the outdoor conditions of the courtyard while maintaining the historical conditions of the Existing Residence and Casita. The location, size, materials, and design layout of the Proposed Portal were determined from the construction and footprint of the demolished portal. Existing column anchors from the demolished portal will be maintained for the Proposed Portal. Unstained and sealed wood columns at 8 inches in diameter will support 6 inch x 8 inch wood beam joist under a twinwall translucent polycarbonate roof that will allow for light penetration while protecting the courtyard from the weather. At 9 feet in height from grade the Proposed Portal sits below the Residence and Casita maintaining the existing hierarchy. The Proposed Portal also is detached from the existing structures to insure structural independence and integrity. The proposed gutter, downspout, and flashing will be a galvanized metal to match the existing flashing.

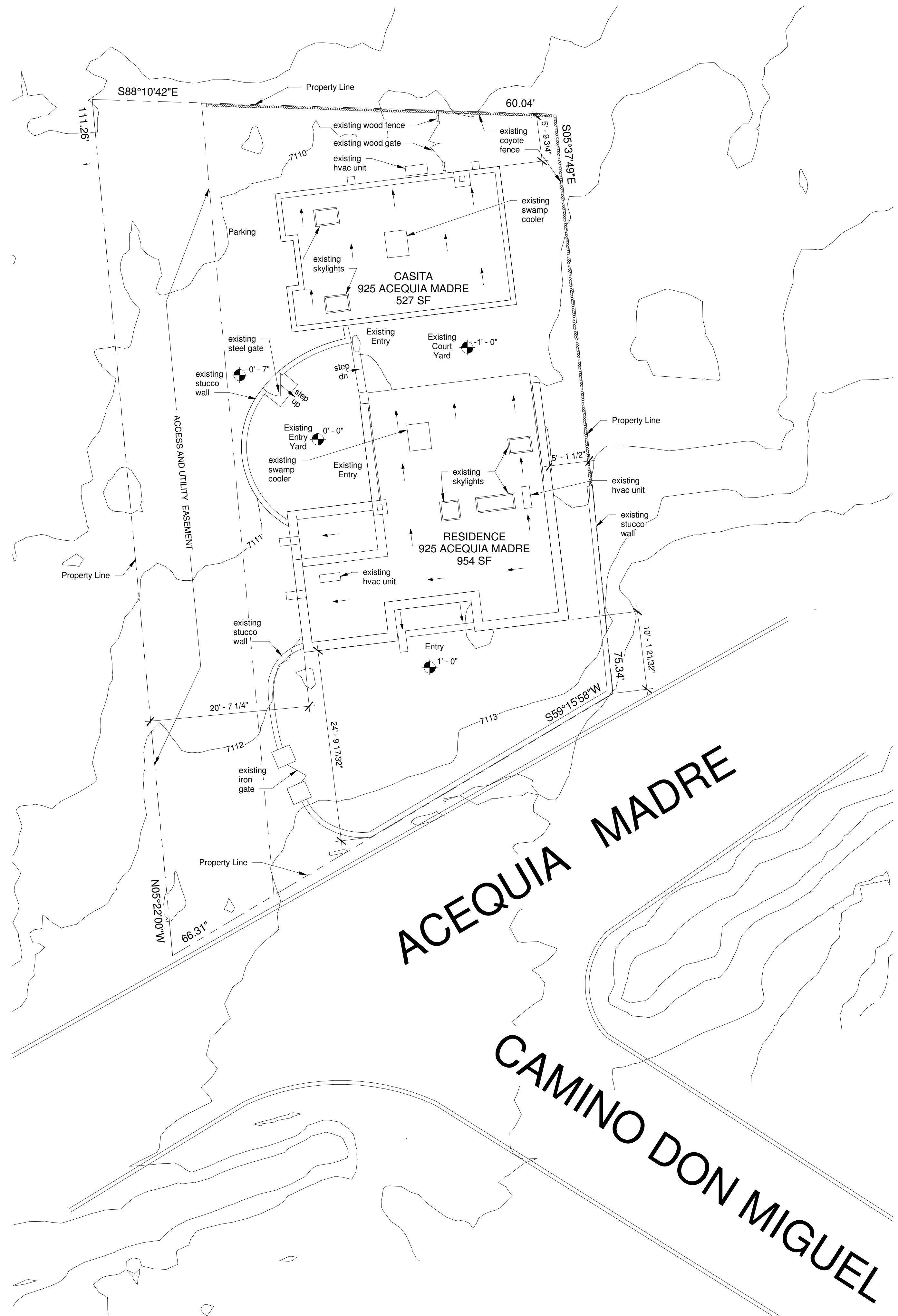
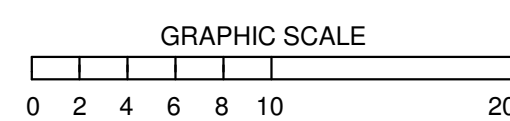
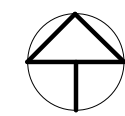
To protect and improve the appearance of the Existing Residence and Casita a re-stucco with Lahabra Buckskin is also being proposed. After researching all possible colors this was the closest color to the existing color.

The current roof condition on both the Existing Residence and Casita are in disrepair and an asphalt roof is being proposed to prevent water damage to the structures.

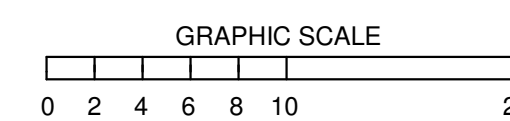
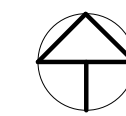
The wall mounted HVAC units as currently located will be relocated to the roof, as suggested by the case planner for the project. All distribution lines to the HVAC units will be relocated so as not to be seen on the building facades.



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



1 SITE PLAN EXISTING
1/8" = 1'-0"



FLANAGAN RESIDENCE

925 ACEQUIA MADRE
SANTA FE, NM 87501

PROPOSED PORTAL

HDRB REVIEW

FEBRUARY 24, 2025

SITE PLAN
EXISTING &
PROPOSED

2101

A01

FLANAGAN RESIDENCE

925 ACEQUIA MADRE
SANTA FE, NM 87501

PROPOSED PORTAL

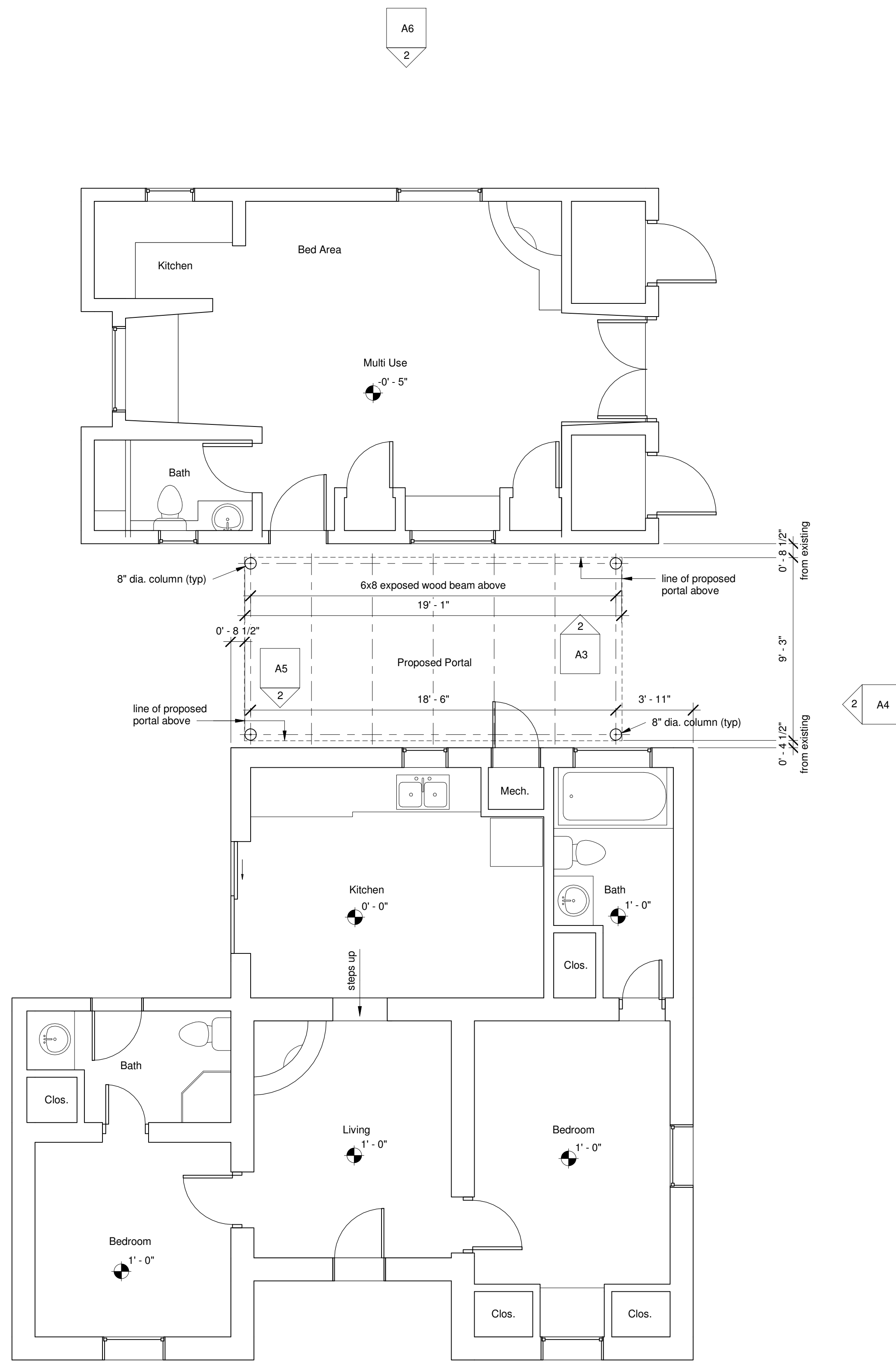
HDRB REVIEW

FEBRUARY 24, 2025

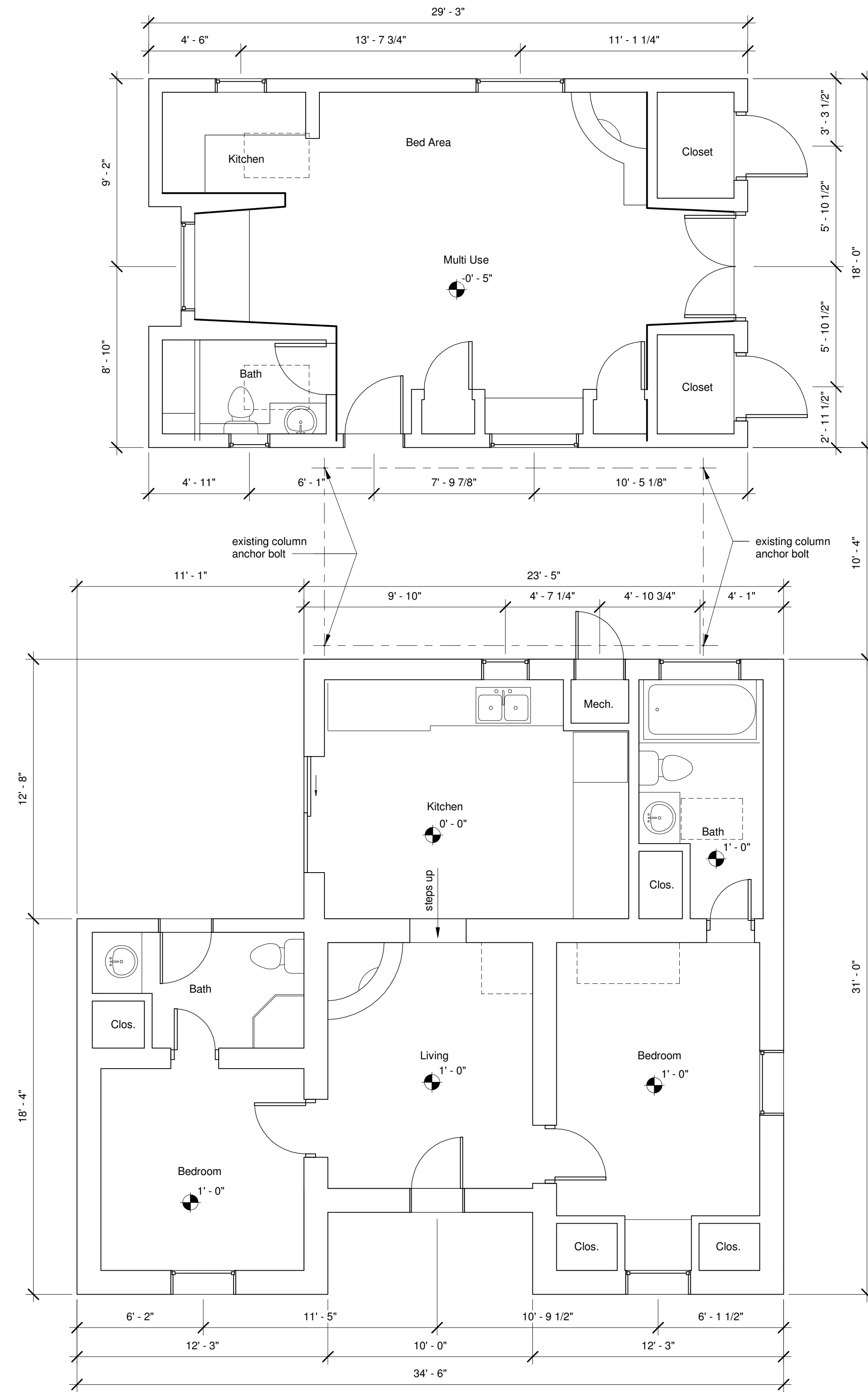
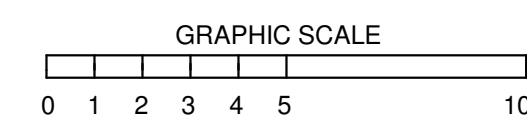
EXISTING & PROPOSED FLOOR PLAN

2101

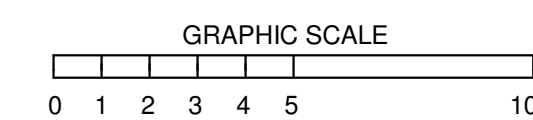
A1



② FIRST FLOOR PROPOSED
1/4" = 1'-0"



① FIRST FLOOR EXISTING
1/4" = 1'-0"



A7 2

A6 2

A2 2

A4 2

A3 2

A5 2

FLANAGAN RESIDENCE

925 ACEQUIA MADRE
SANTA FE, NM 87501

PROPOSED PORTAL

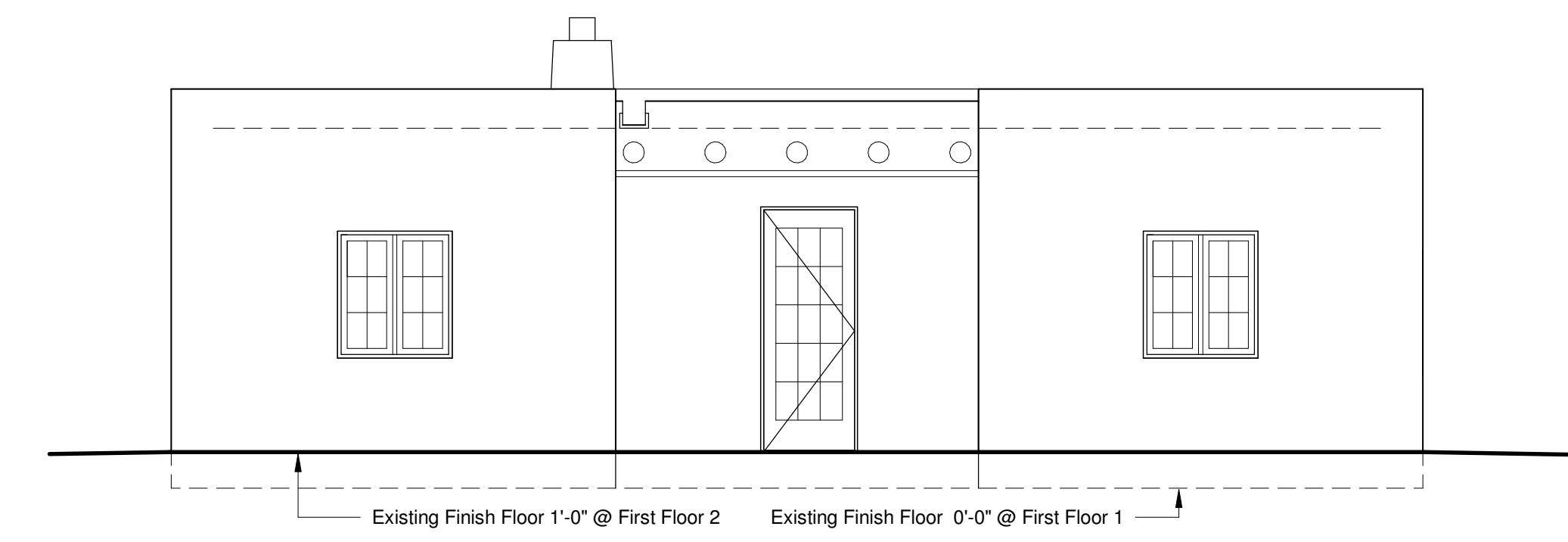
HDRB REVIEW

FEBRUARY 24, 2025

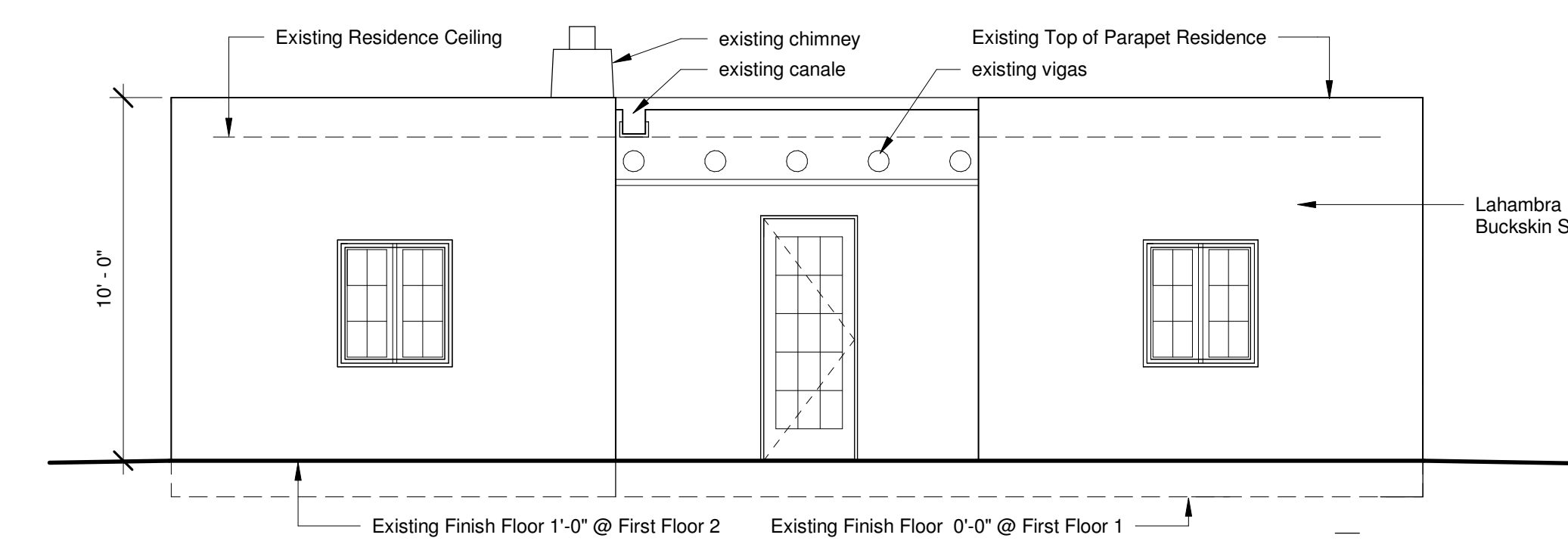
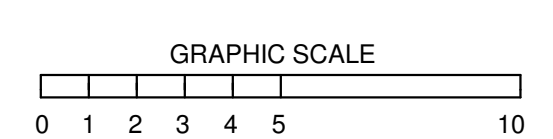
EXISTING & PROPOSED ELEVATIONS

2101

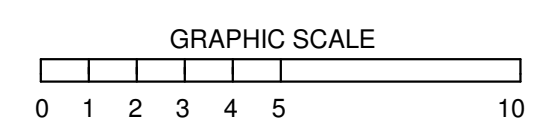
A2



② SOUTH RESIDENCE PROPOSED
1/4" = 1'-0"



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



FLANAGAN RESIDENCE

925 ACEQUIA MADRE
SANTA FE, NM 87501

PROPOSED PORTAL

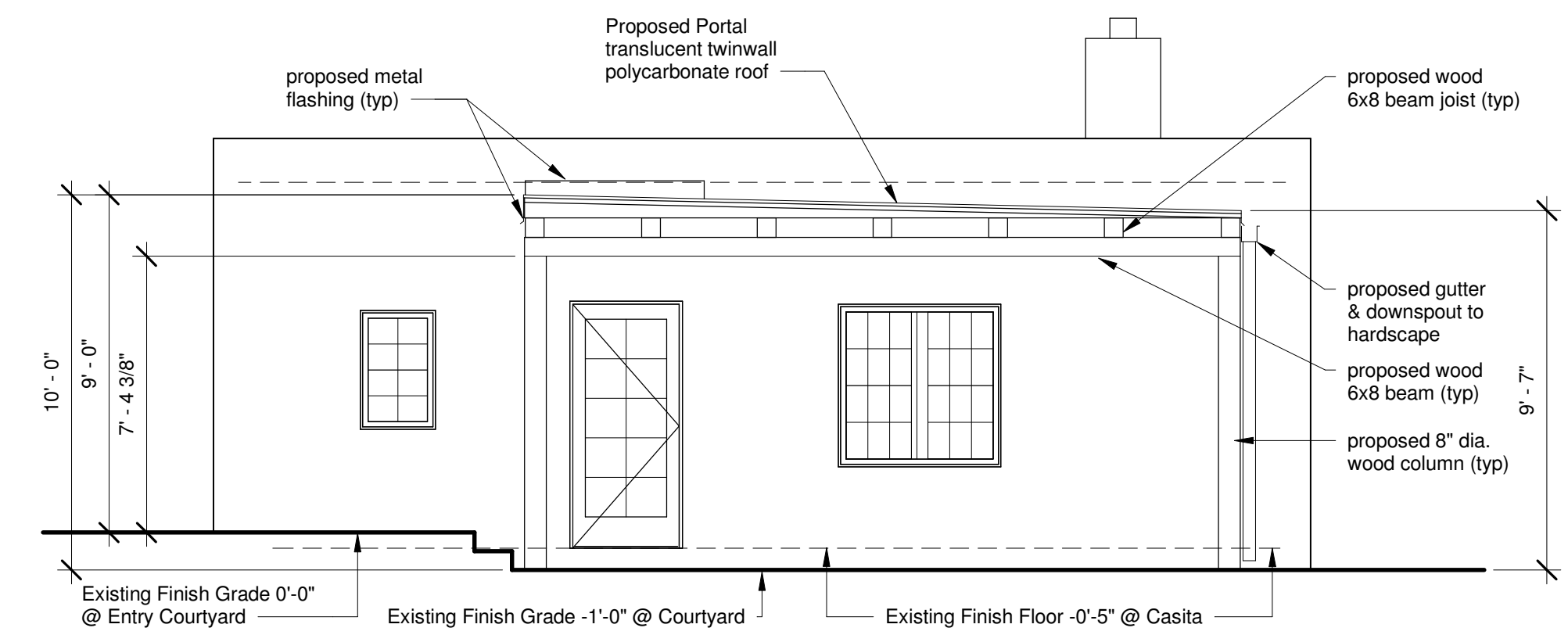
HDRB REVIEW

FEBRUARY 24, 2025

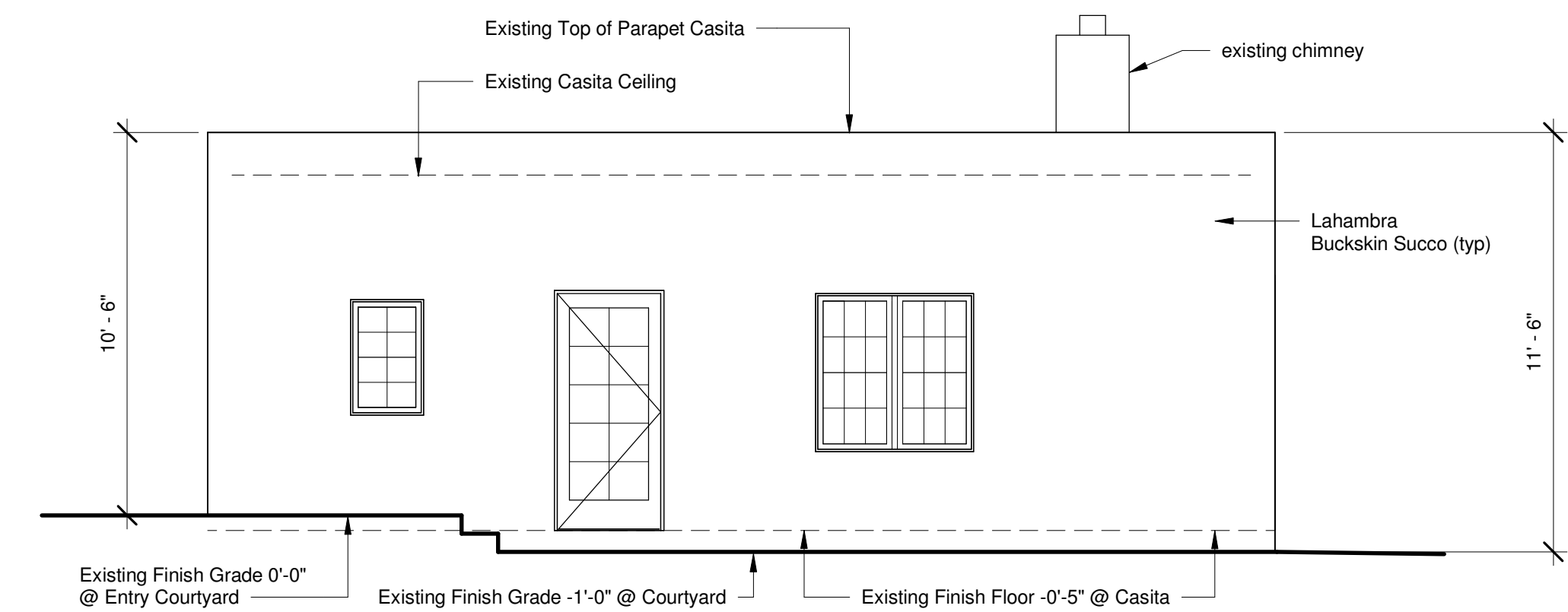
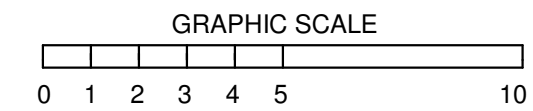
EXISTING & PROPOSED ELEVATIONS

2101

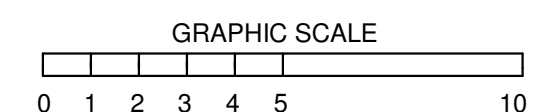
A3



② SOUTH CASITA PROPOSED
1/4" = 1'-0"



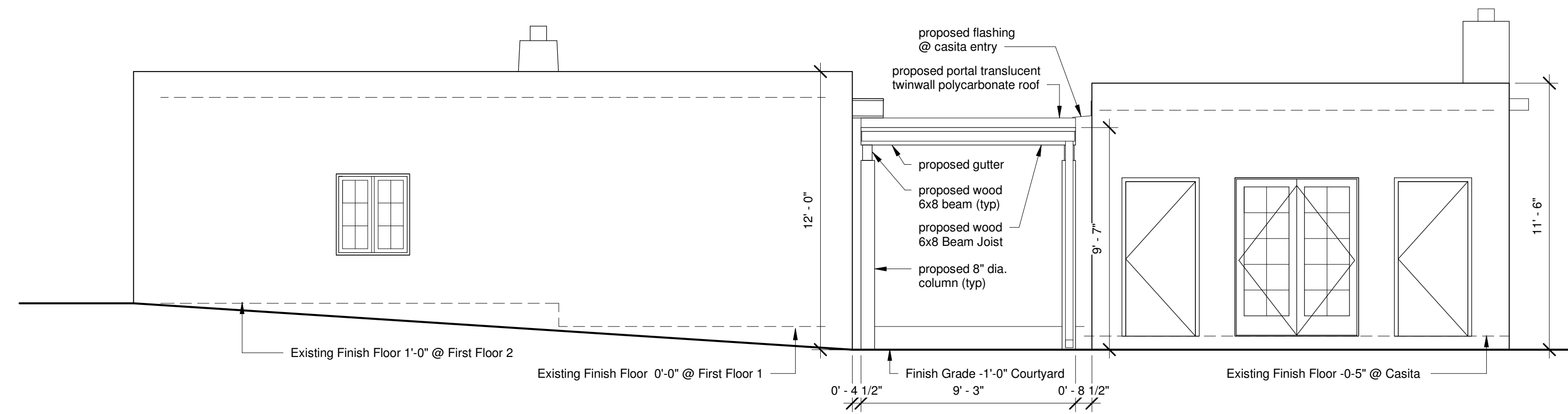
① SOUTH CASITA EXISTING
1/4" = 1'-0"



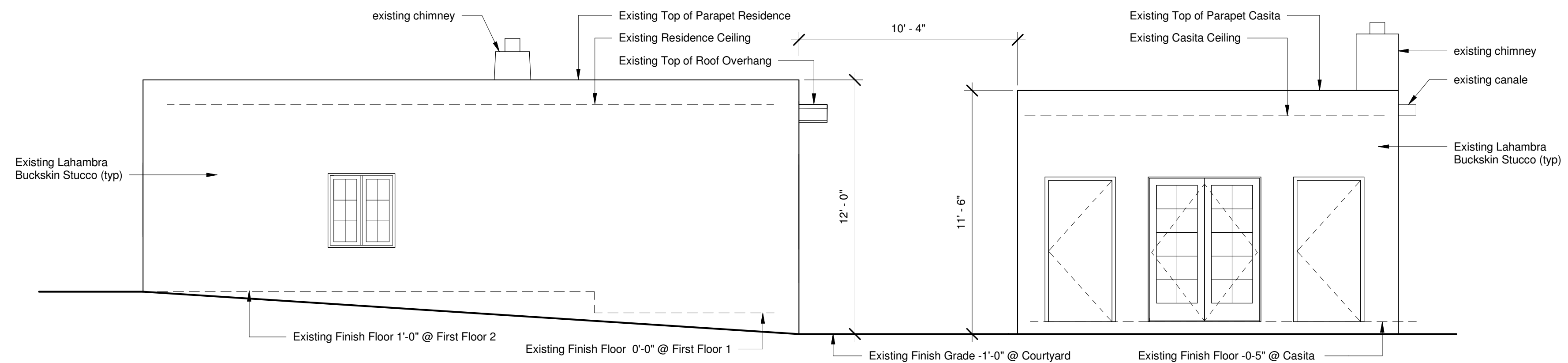
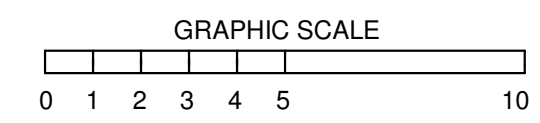
FLANAGAN RESIDENCE

925 ACEQUIA MADRE
SANTA FE, NM 87501

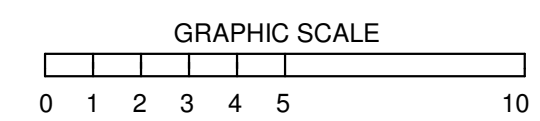
PROPOSED PORTAL



② EAST PROPOSED
1/4" = 1'-0"



① EAST EXISTING
1/4" = 1'-0"



HDRB REVIEW

FEBRUARY 24, 2025

EXISTING & PROPOSED ELEVATIONS

2101

A4

FLANAGAN RESIDENCE

925 ACEQUIA MADRE
SANTA FE, NM 87501

PROPOSED PORTAL

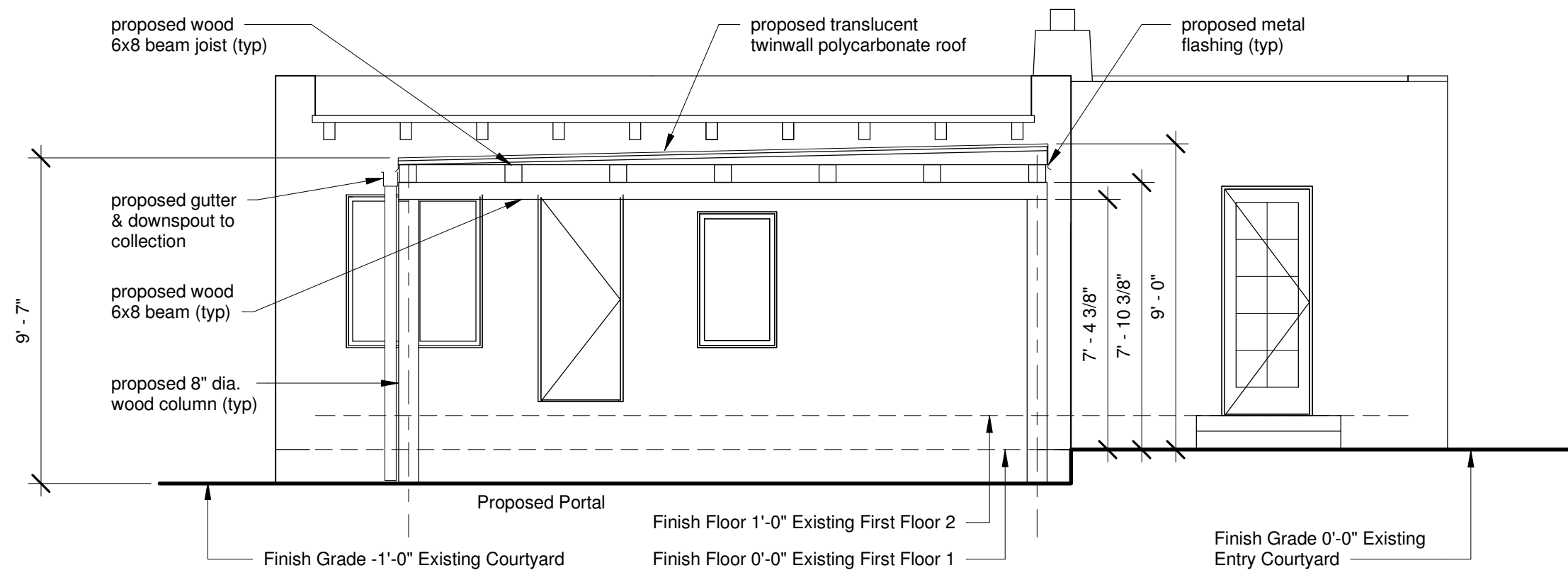
HDRB REVIEW

FEBRUARY 24, 2025

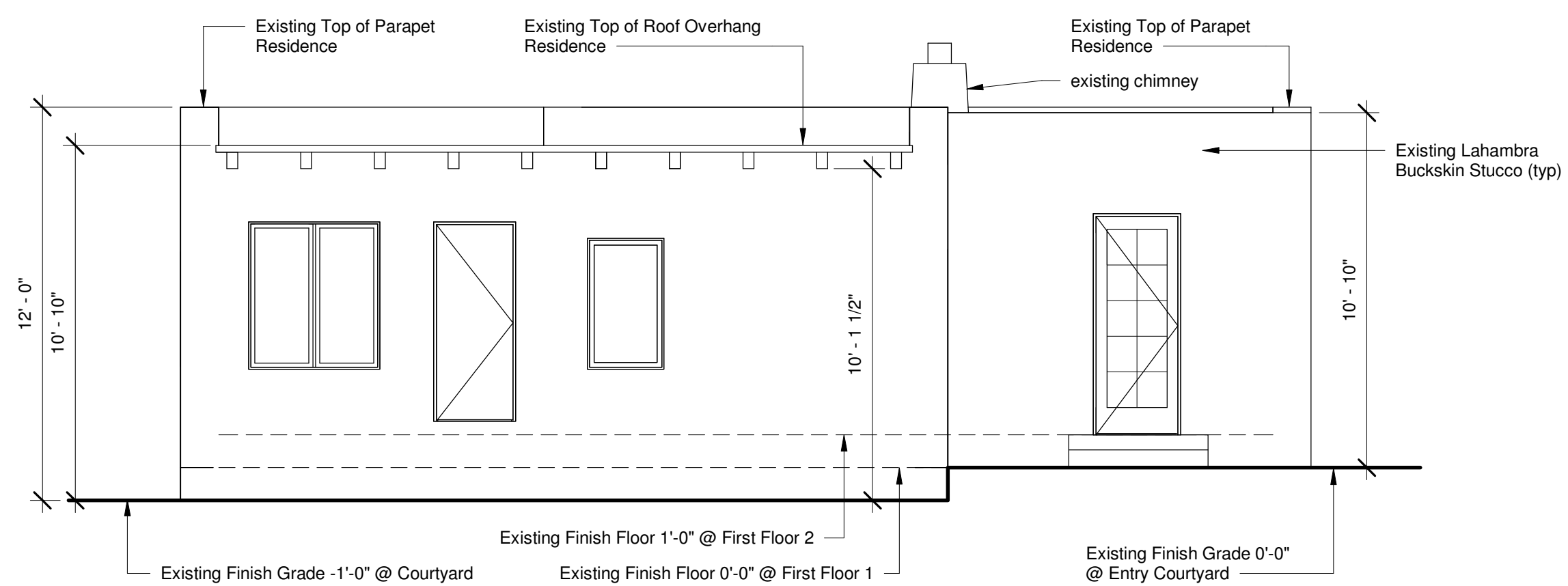
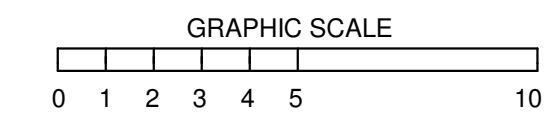
EXISTING & PROPOSED ELEVATIONS

2101

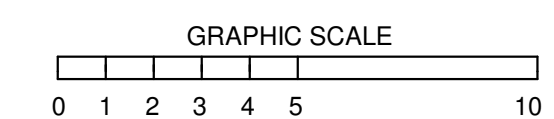
A5



② NORTH RESIDENCE PROPOSED
1/4" = 1'-0"



① NORTH RESIDENCE EXISTING
1/4" = 1'-0"



FLANAGAN RESIDENCE

925 ACEQUIA MADRE
SANTA FE, NM 87501

PROPOSED PORTAL

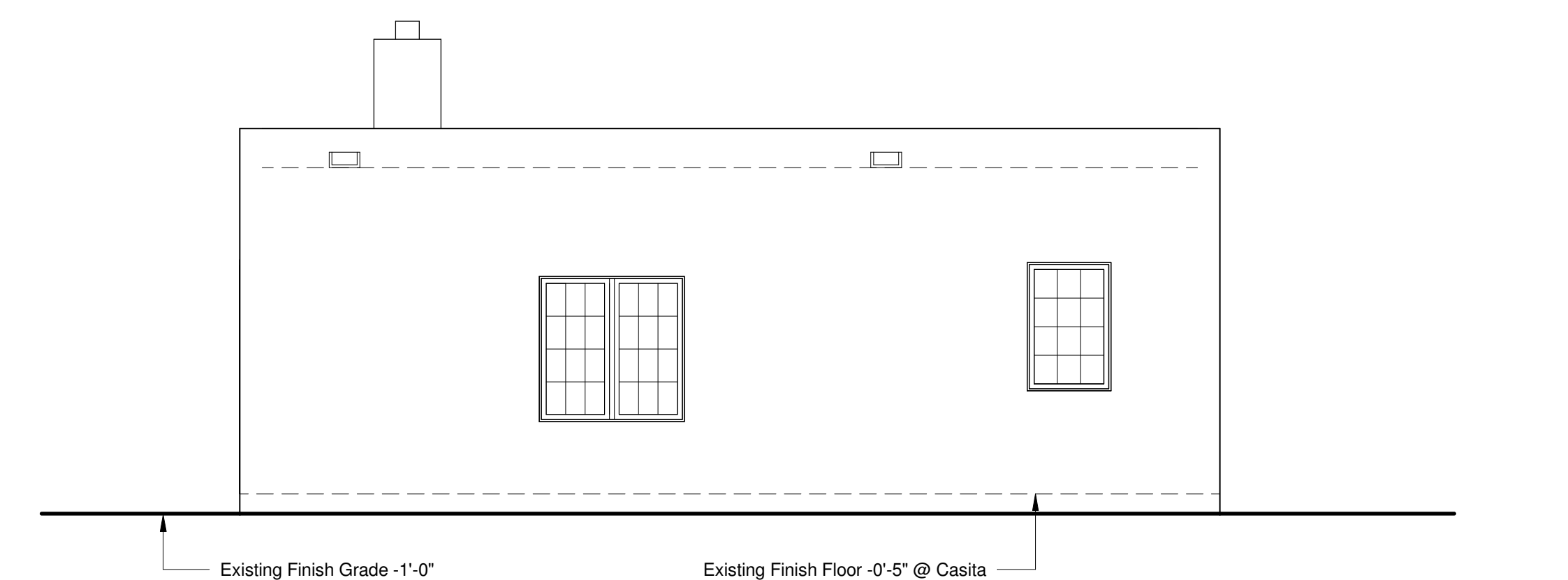
HDRB REVIEW

FEBRUARY 24, 2025

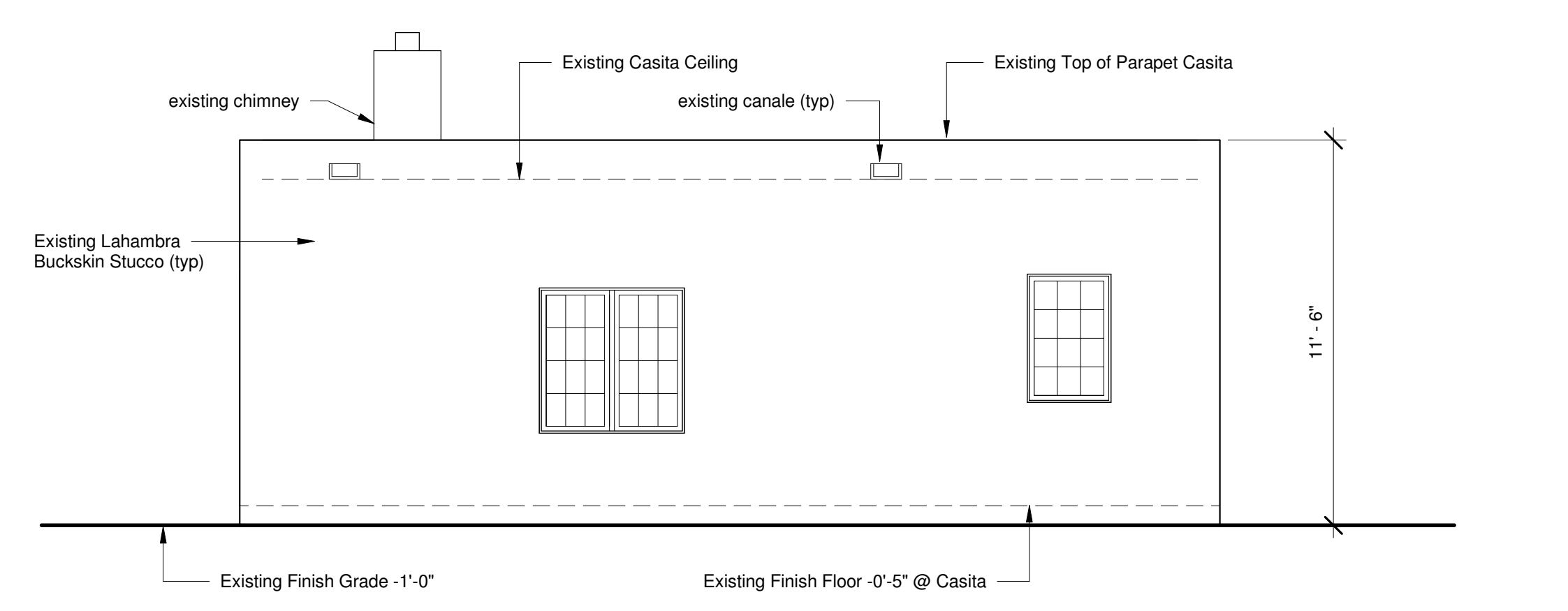
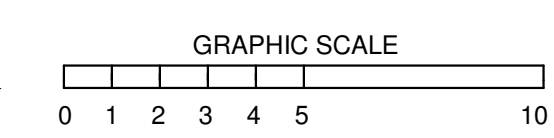
EXISTING & PROPOSED ELEVATIONS

2101

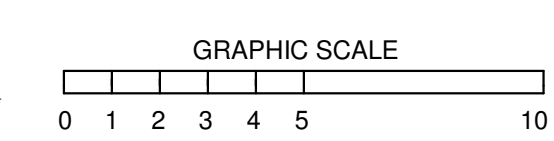
A6



② NORTH CASITA PROPOSED
1/4" = 1'-0"



① NORTH CASITA EXISTING
1/4" = 1'-0"



FLANAGAN RESIDENCE

925 ACEQUIA MADRE
SANTA FE, NM 87501

PROPOSED PORTAL

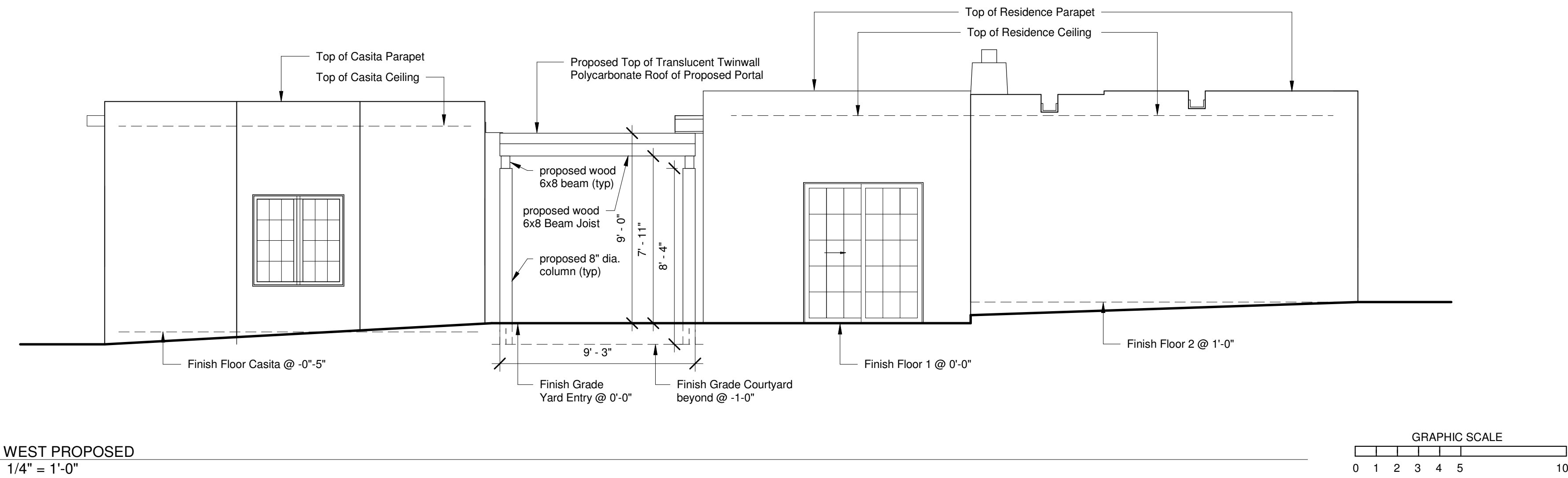
HDRB REVIEW

FEBRUARY 24, 2025

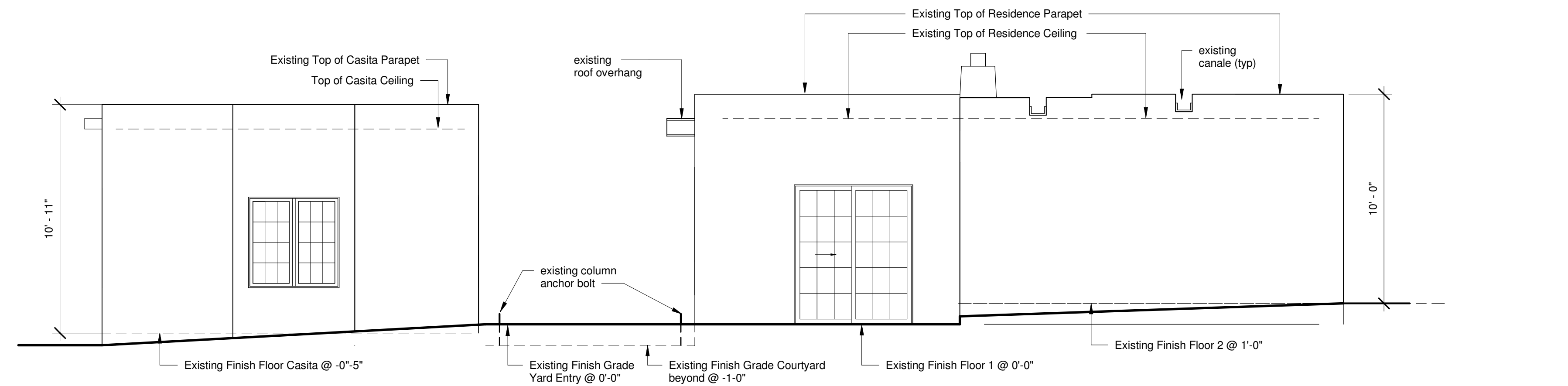
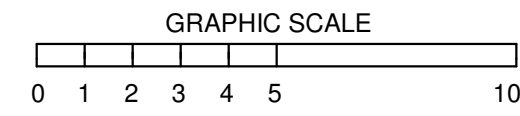
EXISTING & PROPOSED ELEVATIONS

2101

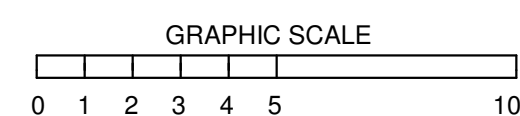
A7



② WEST PROPOSED
1/4" = 1'-0"



① WEST EXISTING
1/4" = 1'-0"





925 Residence and Casita Southwest Elevation from Street



925 Residence South Elevation



925 Residence and Casita West Elevation



925 Residence Northwest Elevation at Entry



925 Residence Northeast Elevation at Courtyard



925 Casita Southeast Elevation at Courtyard



925 Residence and Casita at Courtyard / Proposed Portal



925 Residence and Casita at Courtyard / Proposed Portal



925 Residence and Casita Northwest Elevation



925 Residence and Casita East Elevation with HVAC Units



925 Residence West Elevation Roof HVAC Line



925 Residence and Casita Roof

- [Distributor Locator](#)
- [Technical Documents](#)
- [Product Specifications](#)
- [Installation Instructions](#)
- [Warranty](#)
- [Support](#)
- [Literature](#)
- [Color Charts](#)
- [Resources](#)
- [Green Building/LEED](#)

Color Charts

Parex USA Color Collection

				
Oyster T010L (57)	Limestone 10402L (55)	Ivory 10444L (66)	Light T017L (57)	Rose T019L (55)
				
Clear Linen 10431L (64)	Moonstone 10446L (51)	Warm Sand 10432L (43)	Beach T013L (37)	Tumbleweed T014L (37)
				
Almond 10407L (58)	Bamboo 10425L (53)	Ochre 10433L (47)	Larkspur 3026L (48)	Italia 3023L (26)
				
Dry River 817L (34)	Rawhide T022L (34)	River Rock 1565L (34)	Pottery 1566L (31)	Sombrero T023L (23)
				
Tierra 272L (31)	Saddle T015L (29)	Café T016L (24)	Twig 3021L (21)	Laredo 3020L (17)
				
Buckskin T020L (45)	Quarry 3035L (49)	Moondance 3027L (66)	Mission 3036L (50)	Sonata 3005L (64)

City of Santa Fe, New Mexico

memo

DATE: March 25, 2025
TO: Historic Districts Review Board
VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director *MM*
Gary Moquino, Historic Preservation Division Manager
FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

2025-009946-HDRB, 329 Otero St., Downtown and Eastside Historic District, Contributing. Lisa Martinez, agent for Mike and Christine Foster, owners, propose to replace all doors and windows and requests an exception to 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored whenever possible.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall & fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: Façade Diagram

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: PNM Utility Bills and Previous Administrative Approval Documentation

STAFF RECOMMENDATION:

Staff finds that the exception criteria have not been met and recommends denial of an exception to replace historic windows on the primary facades of the contributing structure.

Sample motions:

- a. Approve, conditionally approve, or deny Case #2025-009946 to allow the proposed alterations to 329 Otero Street.

- b. Approve, conditionally approve, or deny the exception to 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored whenever possible.

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

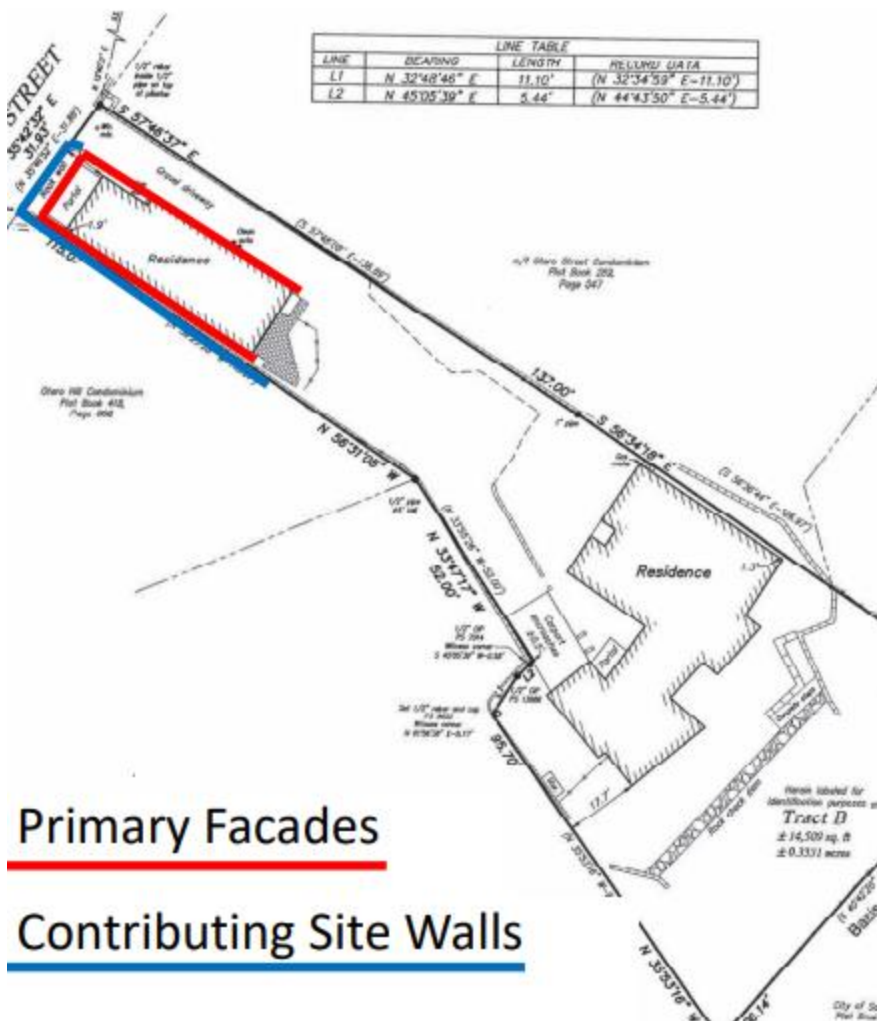
BACKGROUND & SUMMARY:

The single-family residence and site walls at 329 Otero Street are listed as contributing to the Downtown and Eastside Historic District with the north, south and west facades designated as primary. The structure is a modest 1,048 sq. ft. and constructed between 1935-36 in the Territorial Revival architectural design style as seen by the adobe block construction material, brick coping (stretcher, dentil, stretcher courses) and an entry porch facing Otero Street to the west. There was an addition to the southern portion of the structure in 1945.

On September 10, 2024, Case No. 2024-008868-HDRB, the Board adopted staff's recommendation that the exception criteria has not been met for replacement of historic windows and that the request is therefore denied on the primary façades, but that all other aspects to the application be approved with a friendly amendment to the non-historic non-primary façade windows that to clarify replacement of windows shall not be vinyl as it says in this packet and that the windows will be wood windows, and is accepted. The motion passed unanimously.

On February 27, 2024, Case No. 2024-007886-HDRB, the Board adopted staff's recommendation that the historic status of the structure be maintained as contributing; the north, south, and west facades be designated as primary; and that the river stone retaining sidewall along the west and south be designated contributing. The motion passed by (3-2) roll call vote with Members Valdo, Aguilar-Medrano and Bienvenu voting in favor and Members Biedscheid and Guida voting against.

Recently the property received two Administrative Approvals for solar panels (2021-004566-Admin) and for a vehicle gate, stucco, and parapet repair (2023-007664-Admin).



Primary Facades

Contributing Site Walls

APPLICANT’S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Installation of new doors and windows for which an exception is requested. Cut sheets that have been provided illustrate the applicant is proposing an Anderson vinyl window, which received negative feedback by the HDRB when the last case was denied. It was suggested that for those windows considered as not repairable or needing better egress, that a wood clad or wooden window should be chosen.

A window assessment has been provided by Ra Patterson. In short, most historic windows were listed as in “fair” condition. A classification of fair is determined by having the following characteristics: exterior finishes have cracked and peeled, putty glazing cracking and missing in 30-40% of the sashes, and frames and casings have some members 30-40% deterioration. In general, the HDRB only considers replacement when more than 60% of the window is deteriorated. In 2022, the HDRB adopted guidance as to the consideration of whether windows could be repaired or replaced. Please see the guidance included as part of this staff report packet.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(a)(i): Staff requested an exception for removal of historic windows and doors on a primary façade.

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

Applicant Response: The proposed replacement windows will not damage the character of the Downtown and Eastside Historic District in that they will reproduce the true-divided lite patterns of all existing windows (and lite structure of historic windows conforming to district standards) and the color (white - new wood (interior), w/white metal exterior cladding), so the public visibility of the residence will not look different from today's street view. Therefore, the current streetscape will remain unchanged, thus, preserving the aesthetics of Territorial Revival buildings with the most common use of white or cream trim color. We would, however, request to replace the North-B window (Non-Historic) with a replacement window to match the other true-divided lite patterns. The proposed replacement doors will not damage the character of the Downtown and Eastside Historic District in that they will reproduce the wood + true-divided lite pattern of the door on the west, street facing façade. The proposed natural wood stain color will support Santa Fe style design which utilizes exposed natural wood colors, both inside and outside of structures.

Staff Response: Staff finds that the exception criteria has been considered but not addressed. The current windows and doors in the window assessment identified as windows C, D, E, G, H and I are all historic windows and can be restored. Removing repairable and restorable windows damages the character of the historic district by replacing them with metal clad windows. Staff recommends the windows be repaired and restored in-kind keeping the integrity of the structure and providing the insulation needed for the future. As for the non-historic windows and doors, staff recommends they be repaired or replaced with windows and doors in the same character as the historic windows and doors. This will provide uniformity and enhance the aesthetics as well as the needed upgrade the applicant is requesting.

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

Applicant Response: The requirement to repair and retain the historic windows that are not in premium condition will require additional cost and effort through the years to restore and maintain the aging wood. The window assessment identifies four historic windows that are only in fair condition and need a lot of specialized expert workmanship, i.e., the exterior finishes are cracked and peeled, putty glazing is cracking and missing in 30% - 40% of the sashes, and all sashes, frames, and casings have some members that are 30% - 40% completely deteriorated. The proposed new metal-clad wood windows will present less of a hardship to the applicant with easier maintenance (if the wood interior, metal clad option is approved) and longer durability especially because half of the building's windows are located on a south-facing façade where wood preservation and maintenance is very challenging due to the intense sunlight which is a major source of damage to wood. Further, they will reduce climate control costs by providing better seals. This will follow the City of Santa Fe's sustainability programs, including the Climate Action Plan.

Staff Response: Staff finds that the criterion has not been met. The term “Public Welfare” is not defined in Chapter 14; however, the Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and development. The window assessment clearly states that windows C, D, E, G, H and I are all historic windows, are in satisfactory or fair condition and can be restored. Staff also understands that the proposed metal clad windows will provide less maintenance however if the historic windows are properly restored they will also need less maintenance and provide the insulation desired.

(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 request to replace historic windows with new windows that require less monitoring and maintenance will allow residents to live comfortably in the house without needing to have the specialized knowledge of the effects of deterioration and methods of preservation. Citizens of the 21st century may not be as versatile as the jack of-all-trades from previous centuries, and they may not have the financial resources that old wood windows can require. As described, the proposed new windows are wood w/metal cladding on the exterior. This is especially important for the south elevation with intense sunlight that will dry out wooden surfaces leading to cracking and warping. The use of metal cladding is a design option that addresses the importance of sustainability in the 21st century. The Downtown and Eastside Historic District design standards generally do not discourage nor disallow the use of metal cladding on new windows.

Staff Response: Staff finds that the criteria has not been addressed. Removing repairable and restorable historic windows including all historic construction material, architectural features and elements is the owner’s responsibility living in the historic districts. Staff understands the time and cost that goes into living and owning a contributing structure in the historic districts, and it is important to maintain the structures integrity for future generations.

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.

(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.

DEFINITIONS

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that

are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

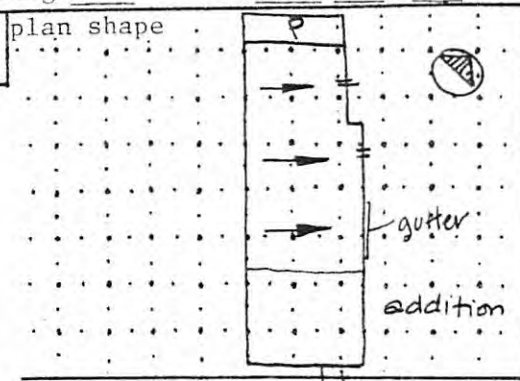
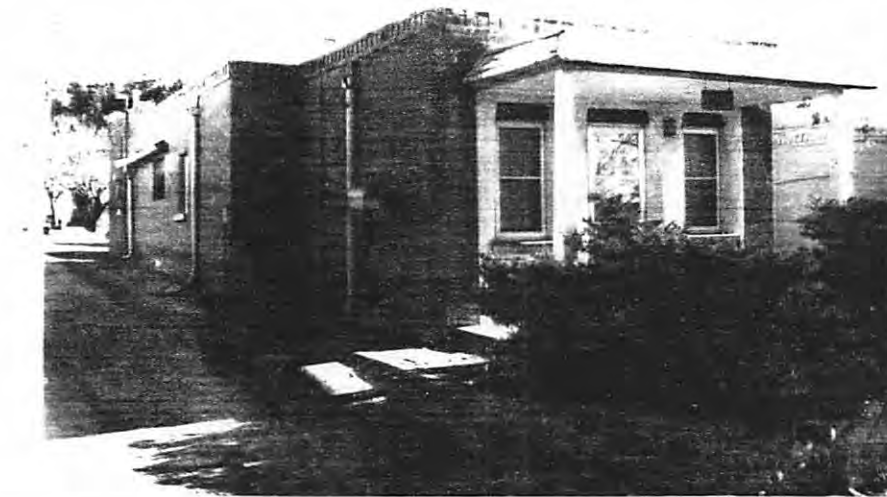
14-12 Primary Façade:

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 2832

building threatened? yes	surveyed date 11/5/84 by SL	county SANTA FE	ID no. 051612063
field map SFHD #2	number 2063	UTM reference zone 12 13	easting northing
location description 329 OTERO ST.		city/town SANTA FE	
		land grant/reservation na	
building name N.A.		legal description tnsp N S range E W sec OTERO 1/2 1/2	
film roll by SL no. 37	negative nos. 12	loc. of neg. HPB	plan shape



date of construction
~1935-³⁶ estimate _____ actual _____
source JOSE
OWNER: ANTONIO & ISABEL DOMINGUEZ
use
present residential
other _____
historic residential
other _____
condition
_____ excellent good
_____ fair _____ deteriorating

TR	CONC. wall material/surface ADOBES/STUCCO
----	-------------------------------------------------

degree of remodeling
 minor moderate _____ major
describe:
same addition '45
surroundings
yes.
relationship to surroundings
 similar _____ not similar
district potential
 yes _____ no
significance
_____ eligible of _____ none
if eligible, interest
why?
contrib.
associated buildings? _____ yes
what type?
if inventoried, list ID nos.
see back? _____ yes

architectural features
flat parapet w/ brick coping (fr. top: stretcher,
dentil, stretcher)
w: slidg. alum w/ wd. lintel + brick sill, 2/2 dbh placed
horizontally, 3/1 dbh single w/ brick lug sill (w + w/out
wd lintel)
comments
d: solid w/ 1 lrg. pane w/ wd lintel, solid w/ 6 lit



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

PROJECT 2024-007886-HDRB. 329 Otero St. Downtown & Eastside Historic District. Contributing. Lisa
DESC: Martinez, agent for Mike & Christine Foster, owner, request status review and primary façade designations

CASE NUMBER: 2024-007886--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 329 OTERO ST
Santa Fe, NM 87501

CONTACTS: Applicant

LISA MARTINEZ

3201 C ZAFARANO DR 111
SANTA FE, NM 87507

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Feb 27, 2024. The decision of the Board was to retain the status of the structure as contributing with the north, south and west facades designated as primary and that the river stone retaining sidewall along the west and south be designated contributing.

For further information please call 505-955-6605.

Sincerely,

Ramon Sarason

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



City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

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

Date: January 04, 2024

To: Building Permit Division

From:

A handwritten signature in black ink, appearing to read "R. Sarason".

Ramon Sarason

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

Project Address: 329 OTERO ST, Santa Fe, NM 87501

Case Number: 2023-007664--ADMIN

Contact Name: LISA MARTINEZ

Phone Number: 505-470-7888

Email: lisadmartinezdesign@gmail.com

Approved Scope of Work: *New 4'-6" high x 12'-0" wide single gate as indicated on the attached plans. Patch and repair stucco and brick parapets to match existing.*

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

Future window and door replacements to be approved by the Historic District Review Board prior to any installation.

FURTHER ACTIONS REQUIRED: PERMIT or PERMIT REVISION

FINAL HISTORIC INSPECTION

B CONSTRUCTIV LLC

3201- C Zafarano Dr. #111
Santa Fe, NM 87507
Phone: (505) 470-7888
lmartinez@bconstructiv.com



LISA D. MARTINEZ
P.O. BOX 446 CHIMAYO, NM 87522

**HISTORIC DESIGN REVIEW BOARD
PROPOSAL FOR
329 OTERO ST.
SANTA FE, NM 87501**

MIKE AND CHRISTINE FOSTER

Initial Request: September 2024; New Request: February 2025

Initial Request: September 2024; New Request: February 13, 2025

Ms. Cecilia Rios, Chair & HDRB Members
Historic Preservation Division
200 Lincoln Avenue
PO Box 909
Santa Fe, NM 87504-0909

Re: 329 Otero Street, Santa Fe, NM 87501 – Mike & Christine Foster - Request for HDRB Approval to replace Casita Windows/Doors + Stucco Patching

Chair Rios and HDRB Members,

Please accept this request/application for remodeling at the Casita at 329 Otero Street. The residence is a Territorial Revival contributing historic structure in the Downtown and Eastside Historic District with the north, south and west elevations designated as primary facades, per HDRB action on February 27, 2024. (See Attached Board Action Letter). The attached drawings further reference a New 4'-6" high x 12'-0" wide single driveway gate, as well as stucco repair/patching and brick parapet maintenance/repair. An Administrative Approval for the gate, stucco and parapet work was granted on January 4, 2024 by the Historic Preservation Division. (See Attached Administrative Approval Letter, signed by Ramon Sarason.) A subsequent building permit was issued in August 2024 for the work.

In addition to the Administrative Approval granted, on behalf of the Applicant we request approval (based on Exception Criteria defined in this letter), to replace all existing windows and doors on the Casita to address egress concerns as well as air leaks and drafts that are resulting in exorbitant energy bills, despite the installation of storm windows that were designed to improve energy costs for the residents. Further, as a part of the window/door replacement, the Applicant plans to make minor stucco repairs. The proposal is as follows:

- At the Casita, the proposal includes the replacement of existing inoperable windows that are required by code to allow for an exit in case of an emergency, and to provide access for a firefighter to gain entrance. Egress windows (or doors) are required in every habitable space, especially in any room used for sleeping purposes, and requires its own egress window. In the Casita at 329 Otero Street, many of the windows are inoperable, or are very difficult to open, creating a significant safety concern in terms of meeting exit requirements in case of emergency.
- In addition to the safety concerns associated with egress, the request for replacement of existing windows and doors extends to improving energy efficiency and reducing the cost of current utility bills. The Owners are aware of the City's sustainability programs and the adopted climate action plan. Their goal is to comply with Historic provisions as well as to ensure energy savings per the plan to reduce residential energy CO2 emissions. Their desire to update the window and doors is critical so less energy is consumed. It is critical to update the building infrastructure for a 90-year old structure so that it is sustainable for the next 50 years. It is not sustainable to pay \$1,000. over a 3-month period to heat a 1000 sq. ft. casita (see attached PNM electric bills.) We are hopeful the Historic Division will not be contrary to City climate and sustainability initiatives as the proposed project is in keeping with the historic look of the immediate area and surrounding Historic District.
- As part of the window/door replacement, the current exterior window colors will be retained (white) and the new doors will be stained in a natural wood color. Stucco repair will match existing stucco color.

GENERAL DESIGN STANDARDS EXCEPTION REQUEST:

The General Design Standards for ALL H Districts call for the following:

14-5-2(D)(5)(a)(i)

(D) General Design Standards for ALL H Districts

(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.

A Window/Door Historic Assessment from Ra Patterson, RPA & Associates identifies all three doors and three of nine windows as non-historic with the remaining six windows as having a historic date of manufacture. His rating system for the state of preservation is premium, satisfactory, fair, and unsatisfactory. In his opinion, all three non-historic doors are in satisfactory condition; the two historic windows on the west, street-facing elevation are in satisfactory condition; while the one historic window on the north elevation and the three historic windows on the south elevation are in fair condition.

As described, the Historic Window/Door Assessment describes various conditions associated with the integrity of the windows and doors. In lieu of the recommended restoration, we respectfully request HDRB review of the following Request for an Exception to the General Design Standards for All H Districts... to replace, rather than restore, as follows:

- To replace historic windows that are not beyond repair and;
- To replace historic true-divided-lite wood windows with metal-clad true-divided-lite wood windows.
- Replace non-historic doors with doors to match west, street-facing elevation. Instead of white, proposal would include a request to stain the doors a natural, wood color.

JUSTIFICATION FOR EXCEPTION REQUEST to Replace Historic Windows/Doors on Primary Facades with Window Materials Not In-Kind:

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

- The proposed replacement windows will not damage the character of the Downtown and Eastside Historic District in that they will reproduce the true-divided lite patterns of all existing windows (and lite structure of historic windows conforming to district standards) and the color (white - new wood (interior), w/white metal exterior cladding), so the public visibility of the residence will not look different from today's street view. Therefore, the current streetscape will remain unchanged, thus, preserving the aesthetics of Territorial Revival buildings with the most common use of white or cream trim color. We would, however, request to replace the North-B window (Non-Historic) with a replacement window to match the other true-divided lite patterns.
- The proposed replacement doors will not damage the character of the Downtown and Eastside Historic District in that they will reproduce the wood + true-divided lite pattern of the door on the west, street facing façade. The proposed natural wood stain color will support Santa Fe style design which utilizes exposed natural wood colors, both inside and outside of structures.

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

- The requirement to repair and retain the historic windows that are not in premium condition will require additional cost and effort through the years to restore and maintain the aging wood. The window assessment identifies four historic windows that are only in fair condition and need a lot of specialized expert workmanship, i.e., the exterior finishes are cracked and peeled, putty glazing is cracking and missing in 30% - 40% of the

sashes, and all sashes, frames, and casings have some members that are 30% - 40% completely deteriorated. The proposed new metal-clad wood windows will present less of a hardship to the applicant with easier maintenance (if the wood interior, metal clad option is approved) and longer durability especially because half of the building's windows are located on a south-facing façade where wood preservation and maintenance is very challenging due to the intense sunlight which is a major source of damage to wood. Further, they will reduce climate control costs by providing better seals. This will follow the City of Santa Fe's sustainability programs, including the Climate Action Plan.

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

- The request to replace historic windows with new windows that require less monitoring and maintenance will allow residents to live comfortably in the house without needing to have the specialized knowledge of the effects of deterioration and methods of preservation. Citizens of the 21st century may not be as versatile as the jack-of-all-trades from previous centuries and they may not have the financial resources that old wood windows can require. As described, the proposed new windows are wood w/metal cladding on the exterior. This is especially important for the south elevation with intense sunlight that will dry out wooden surfaces leading to cracking and warping. The use of metal cladding is a design option that addresses the importance of sustainability in the 21st century. The Downtown and Eastside Historic District design standards generally do not discourage nor disallow the use of metal cladding on new windows.

For additional details pertaining to the proposed window and door replacement, see attached drawings.

Thank you for your attention to this important request. If you have any questions or need additional information, do not hesitate to contact me.

Sincerely,

Lisa D. Martínez

Lisa D. Martinez, Principal Owner, B Constructiv LLC
(505) 470-7888 lmartinez@bconstructiv.com

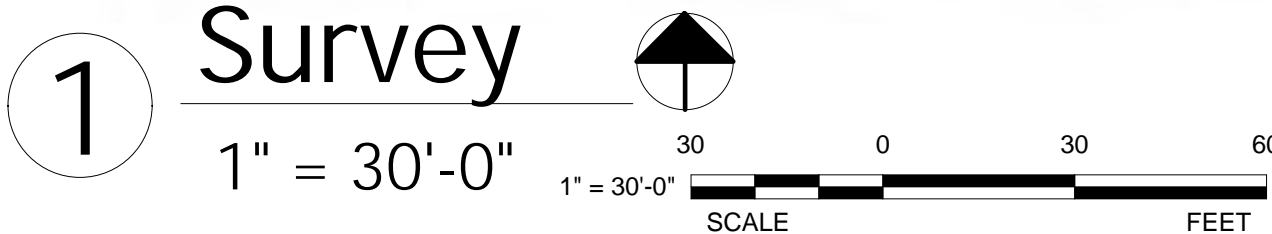
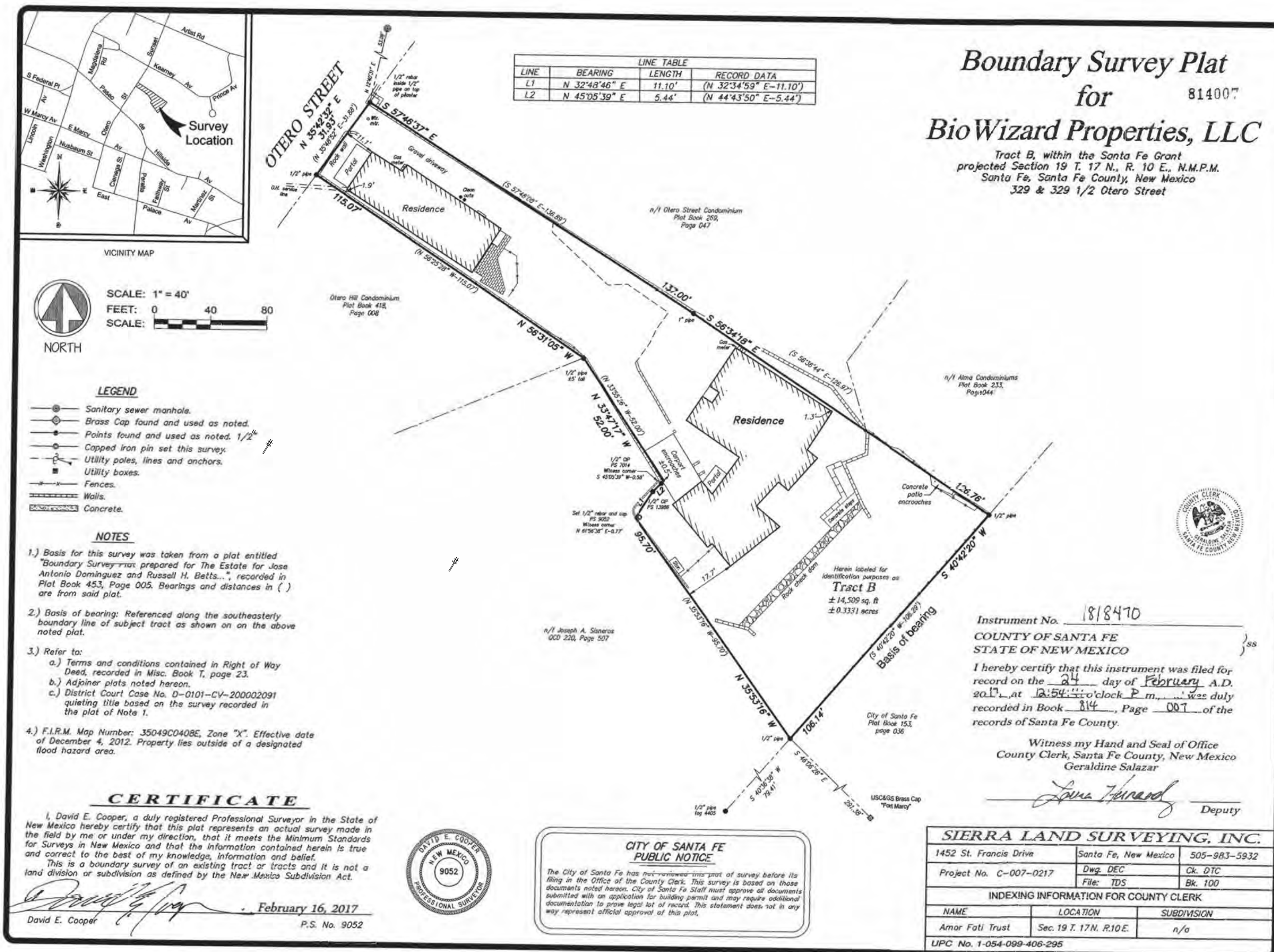
Attachments: Property Survey + Site Plan
Existing/Proposed Casita Floor Plan(s) + Elevation(s), Window/Door Specifications, Gate Details, Exterior Stucco + Lighting Details
City of Santa Fe Historic Preservation Division Historic Districts Application
Building Permit Application
HDRB Board Action Letter – Status Review + Primary Façade designation(s) for Casita
RPA & Associates Final Window & Door Assessment – 329 Otero St. Santa Fe, NM 87501
PNM Electric Bills – 329 Otero Street, Santa Fe, NM 87501:
 2023: February 21, 2023 (\$521.74), March 23, 2023 (\$306.87),
 2024: February 20, 2024 (\$412.32)
City of Santa Fe Historic Preservation Division Administrative Approval Letter for “New 4’-6” high x 12’-0” wide single gate as indicted on the attached plans. Patch and repair stucco and brick parapets to match existing.”

PROJECT SCOPE

- STUCCO PATCHING AS REQUIRING, REPAIR TO MATCH EXISTING COLOR AND TEXTURE.
- *REPAIR AND MAINTAIN BRICK PARAPET.
- REMOVE AND REPLACE EXISTING WINDOWS AND DOORS WITH MATCHING WINDOWS AND DOORS, PER ELEVATIONS
- *INSTALL NEW 12' WIDE x 4'-6" HIGH SINGLE GATE AT DRIVEWAY.
- *PROVIDE AUTOMATIC GATE OPENER
- *PROVIDE A KNOX BOX FOR CITY OF SANTA FE FIRE DEPARTMENT. PROVIDE COMPATIBLE LOCKS.
- ALL OTHER EXISTING FENCE + YARD WALLS TO REMAIN AS IS.

*NOTE:

- PARAPET MAINTENANCE & REPAIRS APPROVED ADMINISTRATIVELY, SEPARATE BUILDING PERMIT.
- GATE APPROVED ADMINISTRATIVELY, SEPARATE BUILDING PERMIT.



A0.0 COVER
Scale 1" = 30'-0"

PERMIT SET

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DESIGN AND CONSTRUCTION

Lisa D. Martinez | **Designs**
New Mexico 505.470.7888

in Collaboration with

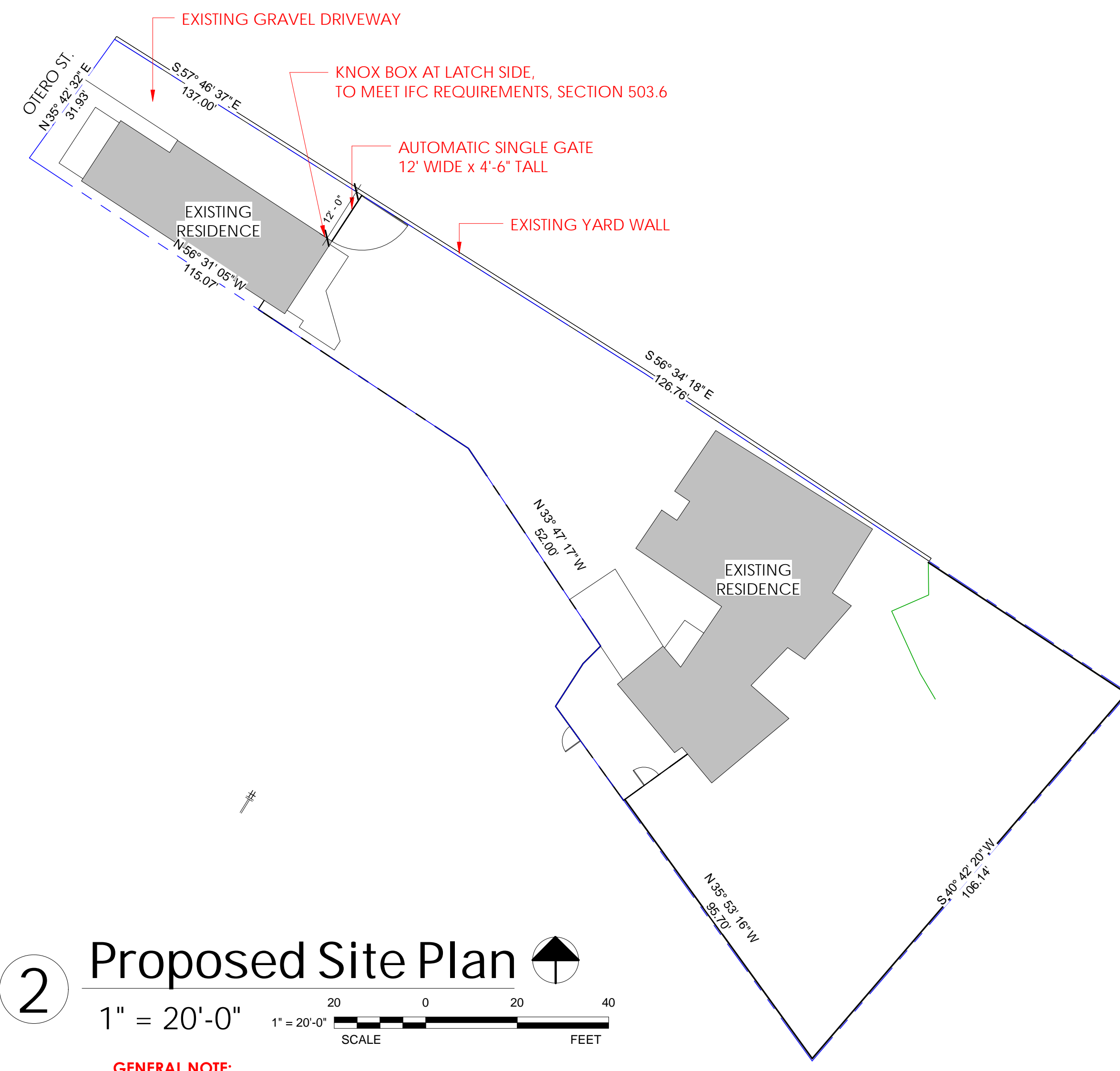
Martinez Design Group

Foster Residence

329 Otero St.
Santa Fe, New Mexico 87501

Project Number

Date **02/13/2025**



GENERAL NOTE:
 -NO PROPOSED CHANGES
 -GATE APPROVED ADMINISTRATIVELY, SEPARATE BUILDING PERMIT.

A0.1	SITE PLAN
Scale	1" = 20'-0"

PERMIT SET

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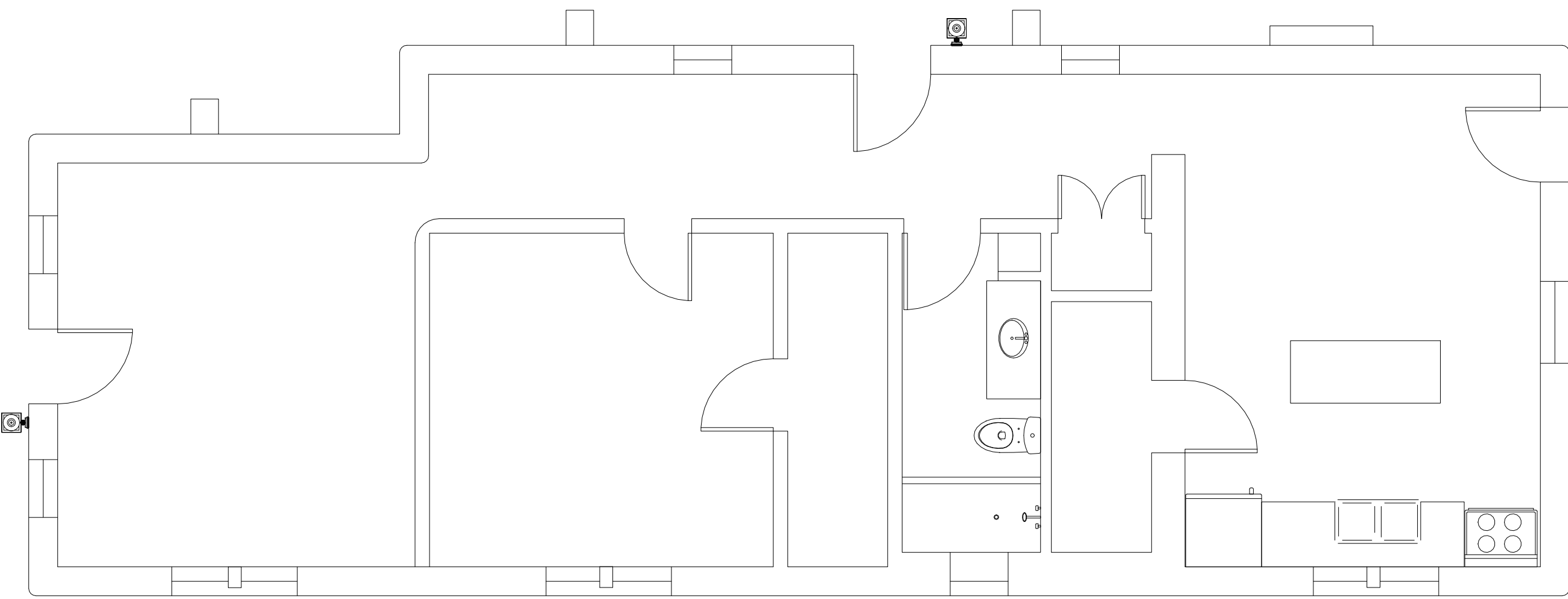

 Martinez Design Group



Foster Residence

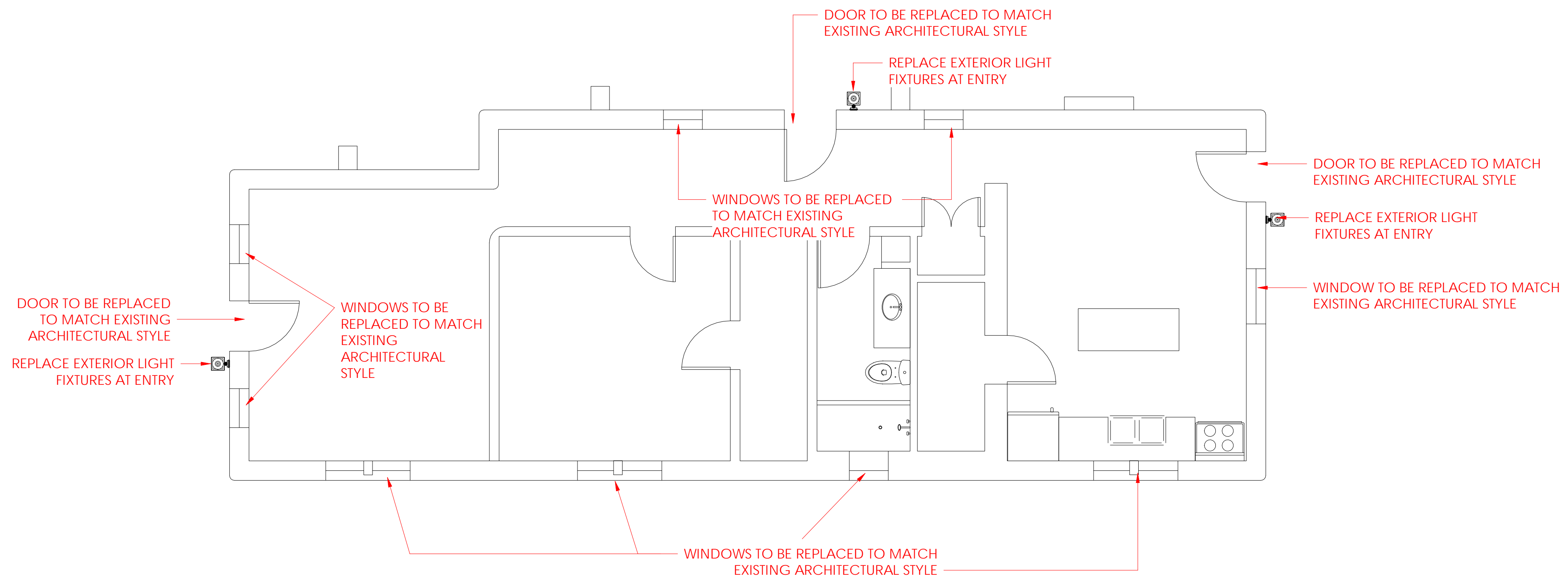
329 Otero St.
 Santa Fe, New Mexico 87501


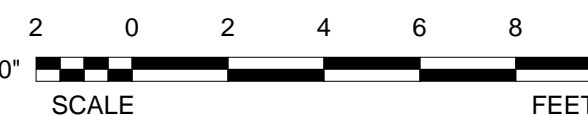
Project Number

Date **02/13/2025**




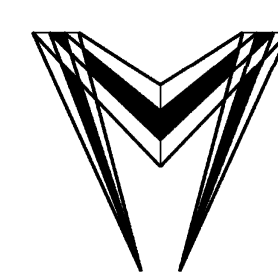
1 Existing Floor Plan 
 1/4" = 1'-0" 
 SCALE FEET

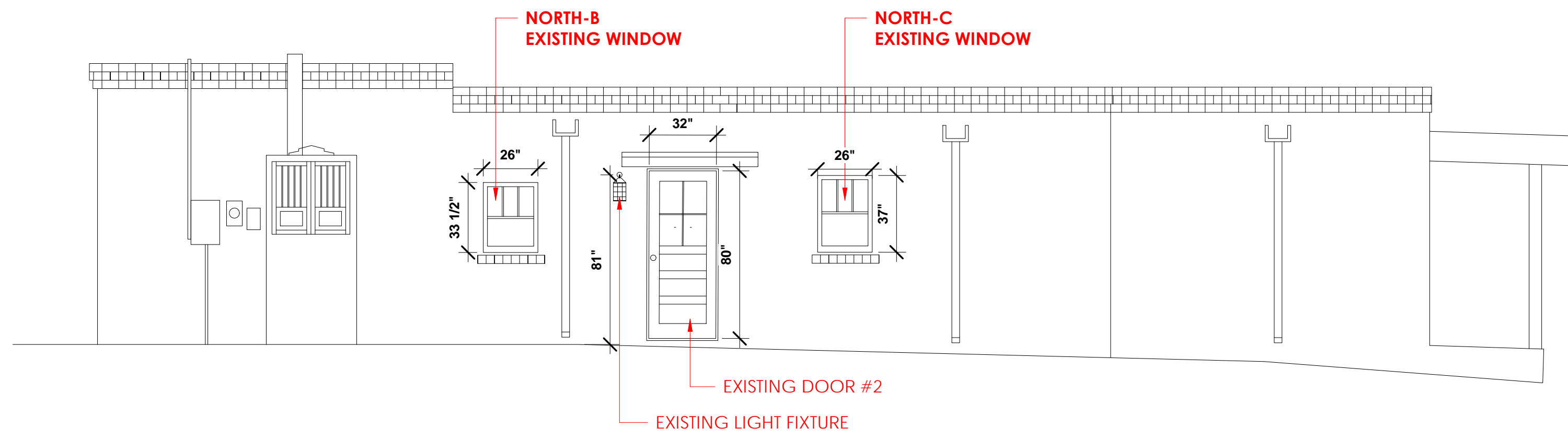


2 Proposed Floor Plan 
 1/4" = 1'-0" 
 SCALE FEET

GENERAL NOTE:
 NO PROPOSED CHANGES TO LAYOUT

A1.0	FLOOR PLAN
Scale	1/4" = 1'-0"

PERMIT SET
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in Collaboration with  Martinez Design Group
Foster Residence 329 Otero St. Santa Fe, New Mexico 87501 Project Number Date 02/13/2025

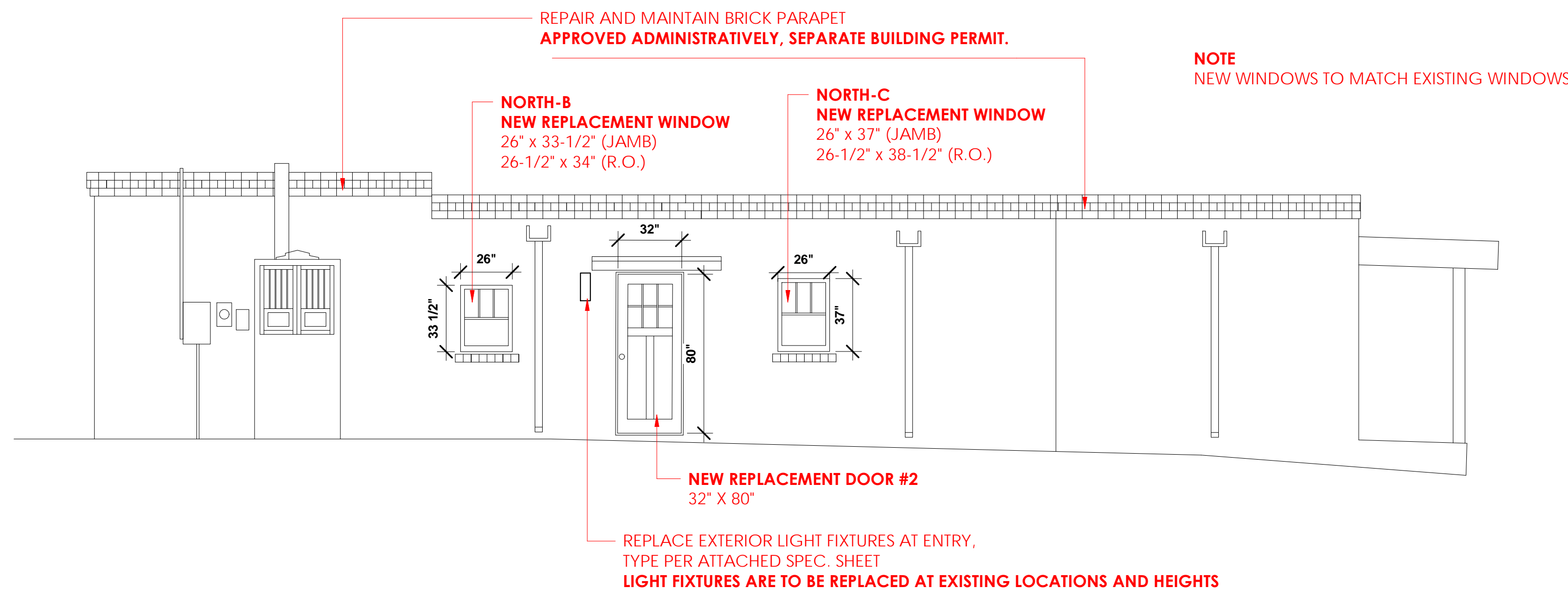


1 Existing North Elevation
 1/4" = 1'-0"
 SCALE FEET

GENERAL NOTES:

- WINDOWS + DOORS TO BE REPLACED TO MATCH EXISTING ARCHITECTURAL STYLE. SEE ATTACHED WINDOW REPLACEMENT AGREEMENT QUOTE.
- WINDOW + DOOR COLOR TO MATCH PROVIDED COLOR SAMPLES
- STUCCO PATCHING AROUND WINDOWS + DOORS AND OTHER AREAS REQUIRING REPAIR TO MATCH EXISTING COLOR AND TEXTURE
- REPLACE EXTERIOR LIGHT FIXTURES AT EACH ENTRY DOORWAY. SEE ATTACHED CUT-SHEETS. LIGHT FIXTURES ARE TO BE REPLACED AT EXISTING LOCATIONS AND HEIGHTS

NOTE:
 WINDOW/DOOR LABELS MATCH RPA & ASSOCIATES HISTORIC WINDOW + DOOR ASSESSMENT.



2 Proposed North Elevation
 1/4" = 1'-0"
 SCALE FEET

PERMIT SET

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329 Otero St.
 Santa Fe, New Mexico 87501

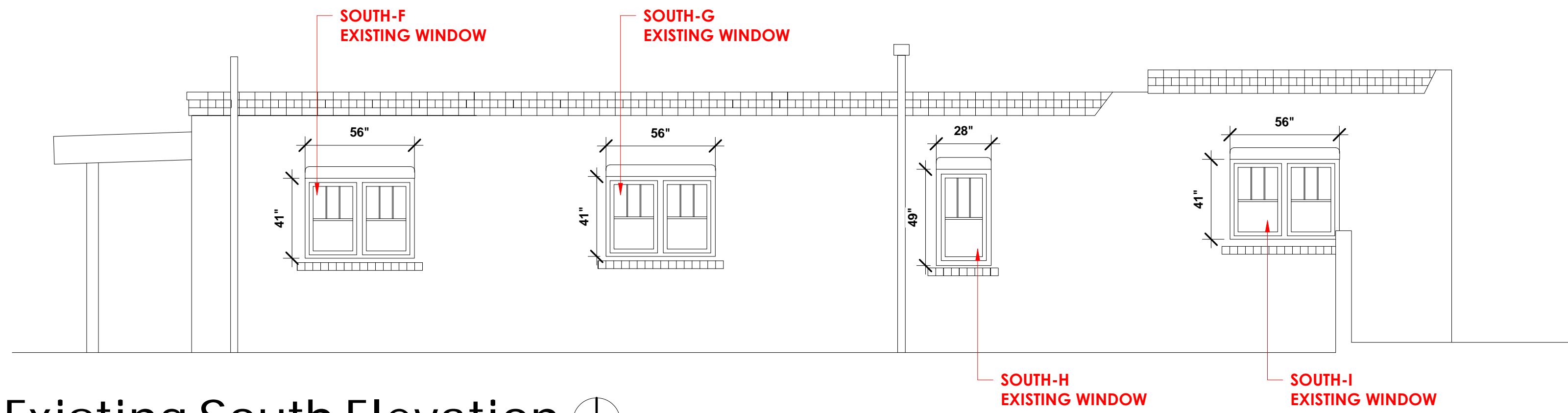
Project Number


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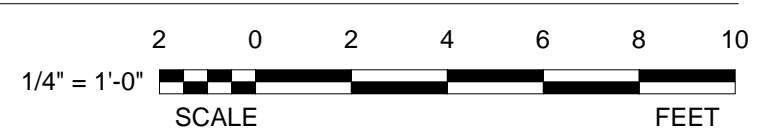
Date: 02/13/2025

A2.0 NORTH ELEVATION

Scale: As indicated



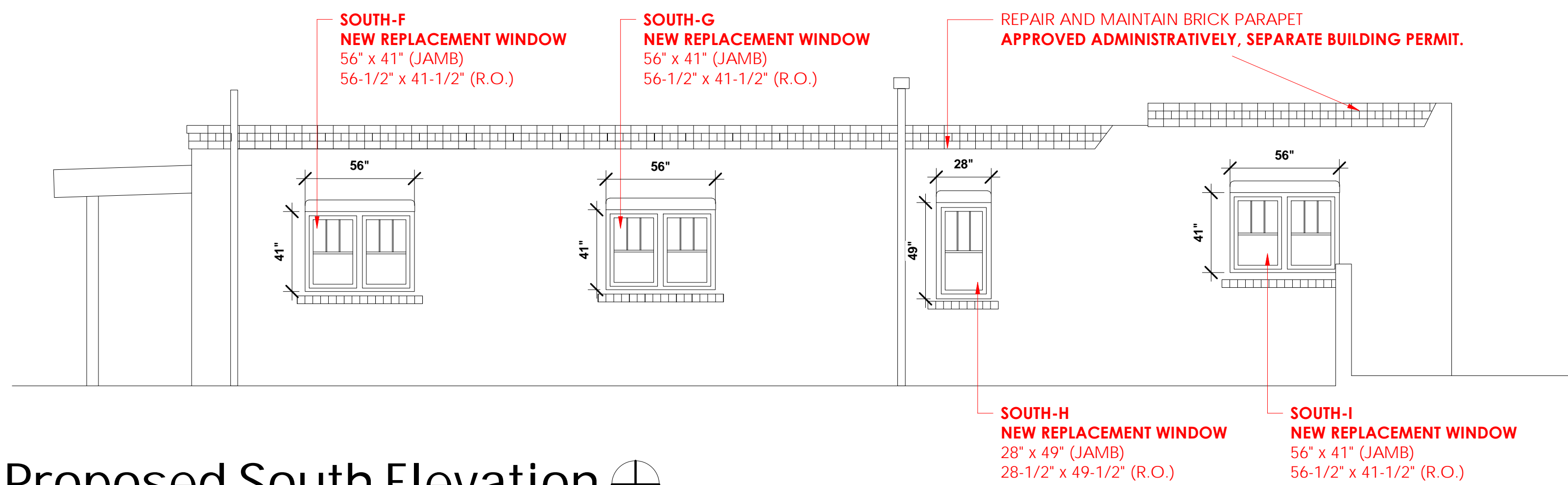
1 Existing South Elevation 


1/4" = 1'-0" 

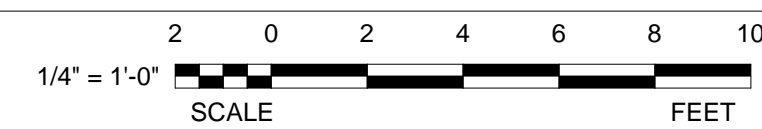
GENERAL NOTES:

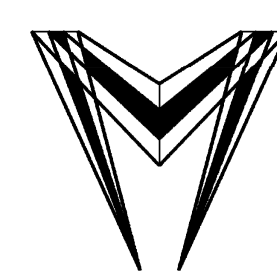
- WINDOWS + DOORS TO BE REPLACED TO MATCH EXISTING ARCHITECTURAL STYLE. SEE ATTACHED WINDOW REPLACEMENT AGREEMENT QUOTE.
- WINDOW + DOOR COLOR TO MATCH PROVIDED COLOR SAMPLES
- STUCCO PATCHING AROUND WINDOWS + DOORS AND OTHER AREAS REQUIRING REPAIR TO MATCH EXISTING COLOR AND TEXTURE
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NOTE:
WINDOW/DOOR LABELS MATCH RPA & ASSOCIATES HISTORIC WINDOW + DOOR ASSESSMENT.

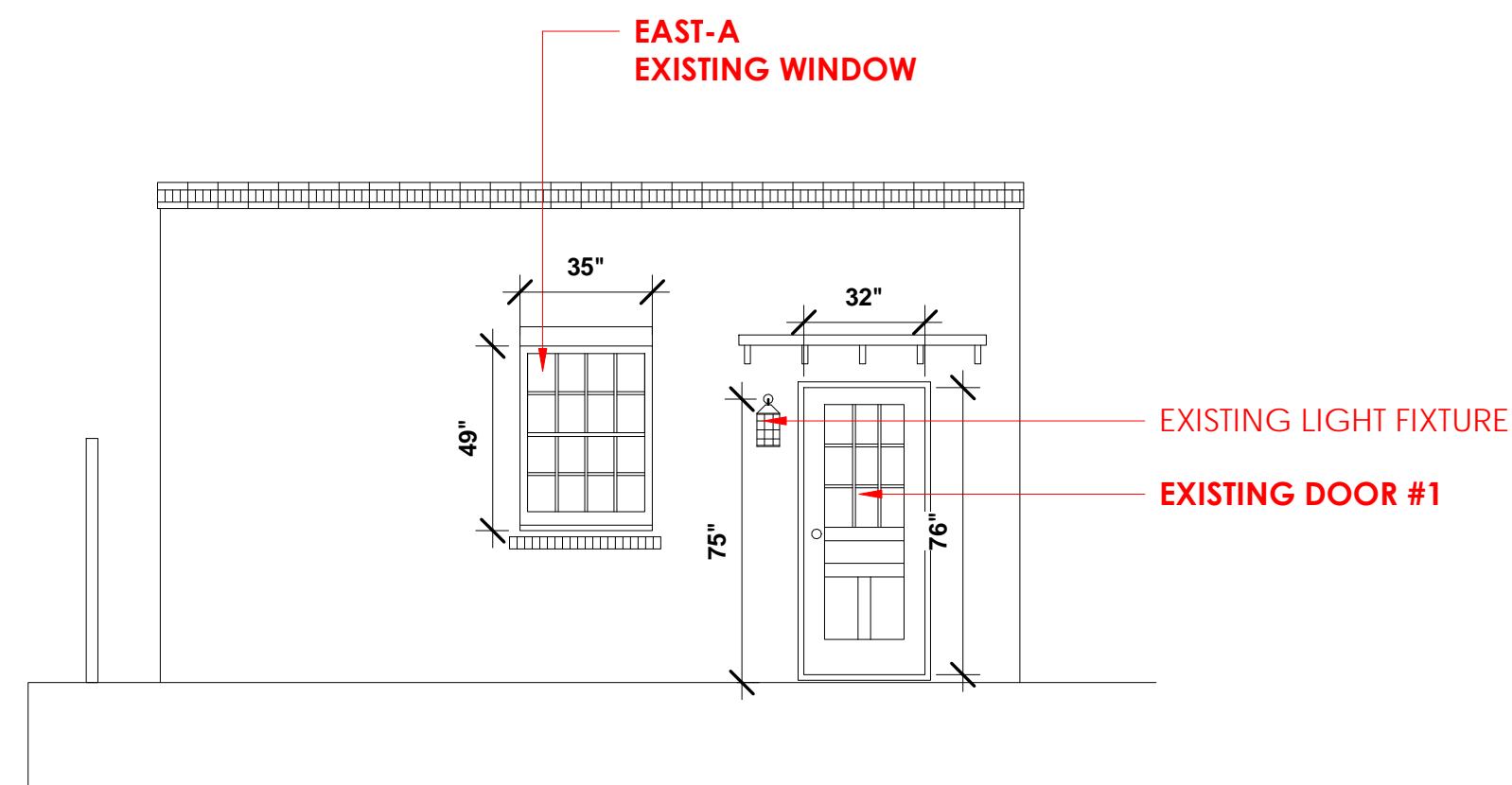


2 Proposed South Elevation 

1/4" = 1'-0" 

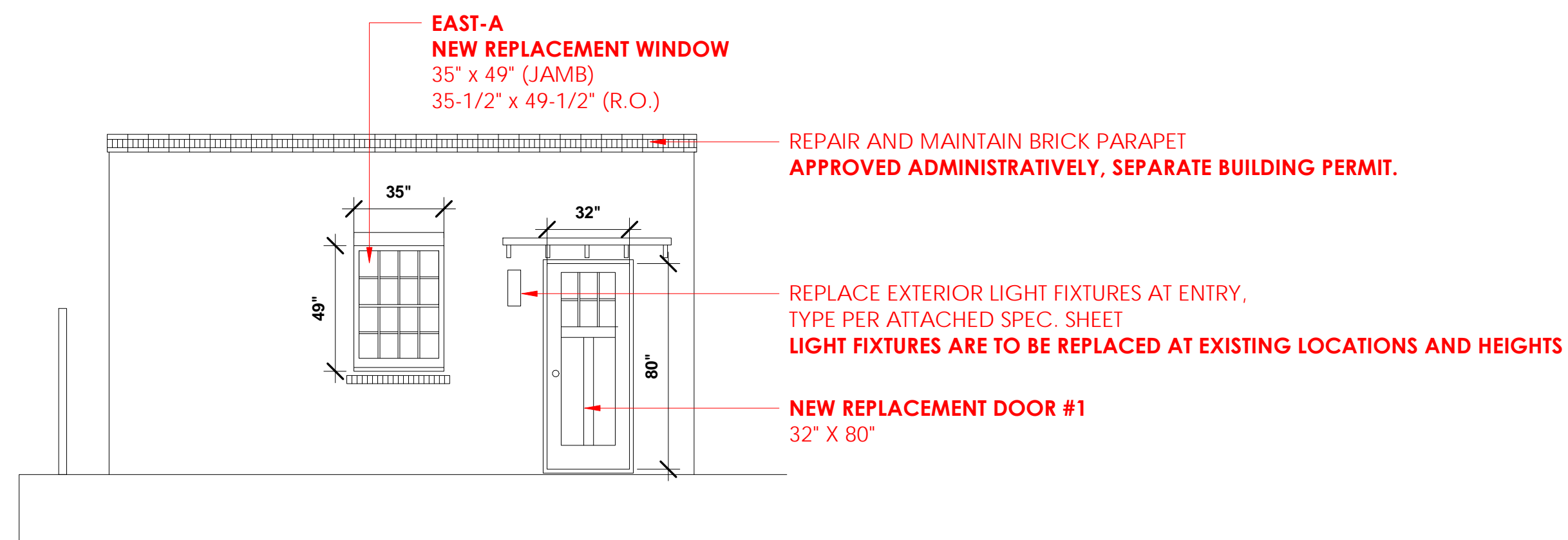
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BROUGHT TO YOU BY: B^(E) CONSTRUCTIV DESIGN AND CONSTRUCTION	
Lisa D. Martinez Designs New Mexico 505.470.7888	
in Collaboration with	
 Martinez Design Group	
Foster Residence	
329 Otero St. Santa Fe, New Mexico 87501	
Project Number	
Scale	As indicated
Date	02/13/2025

A2.1	SOUTH ELEVATION
Scale	As indicated



1 Existing East Elevation

1/4" = 1'-0"



2 Proposed East Elevation

1/4" = 1'-0"

GENERAL NOTES:

- WINDOWS + DOORS TO BE REPLACED TO MATCH EXISTING ARCHITECTURAL STYLE. SEE ATTACHED WINDOW REPLACEMENT AGREEMENT QUOTE.
- WINDOW + DOOR COLOR TO MATCH PROVIDED COLOR SAMPLES
- STUCCO PATCHING AROUND WINDOWS + DOORS AND OTHER AREAS REQUIRING REPAIR TO MATCH EXISTING COLOR AND TEXTURE
- REPLACE EXTERIOR LIGHT FIXTURES AT EACH ENTRY DOORWAY. SEE ATTACHED CUT-SHEETS. LIGHT FIXTURES ARE TO BE REPLACED AT EXISTING LOCATIONS AND HEIGHTS

NOTE:
WINDOW/DOOR LABELS MATCH RPA & ASSOCIATES HISTORIC WINDOW + DOOR ASSESSMENT.

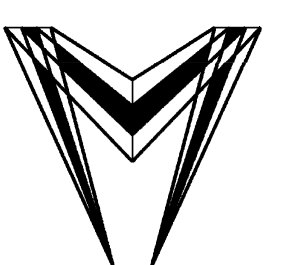
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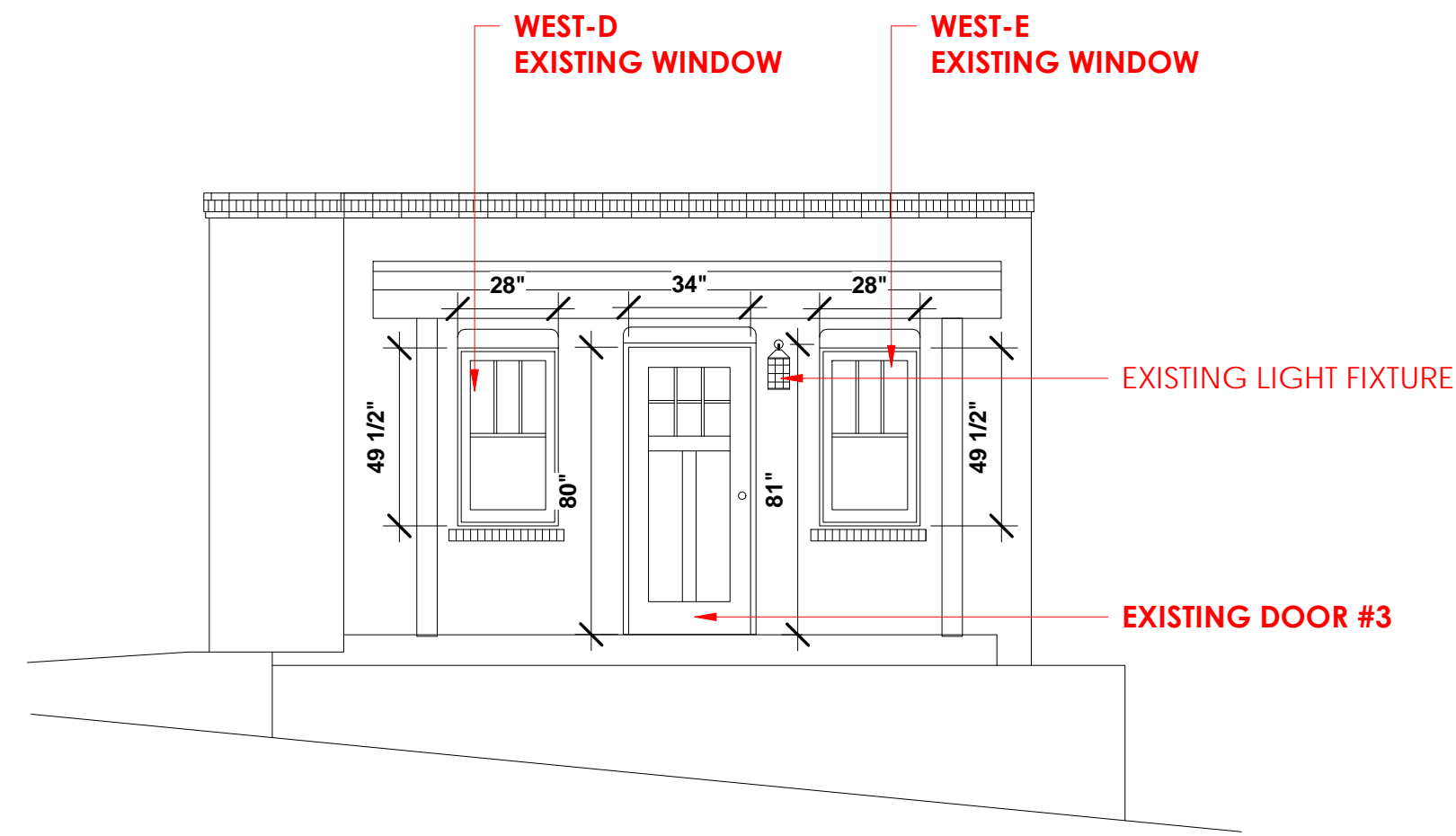
329 Otero St.
Santa Fe, New Mexico 87501

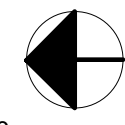
Project Number

Date **02/13/2025**

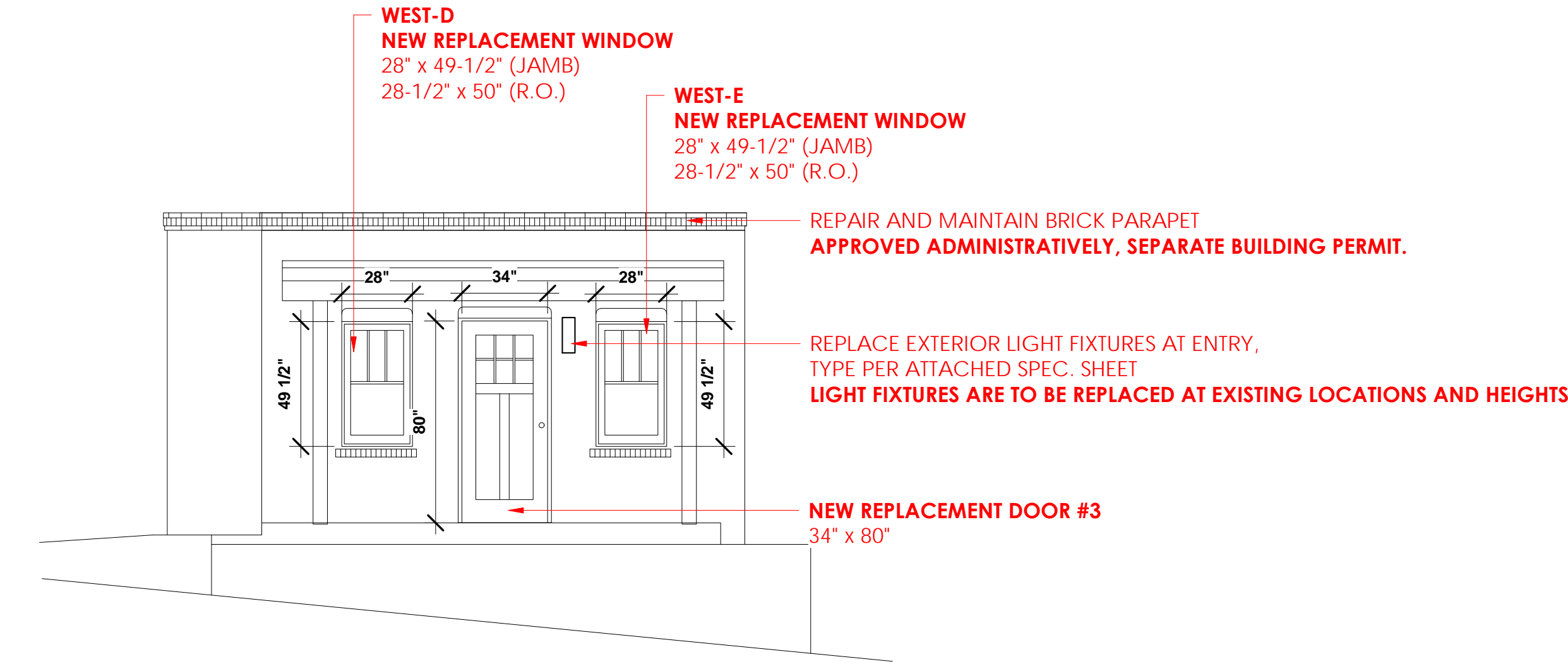
A2.2 EAST ELEVATION

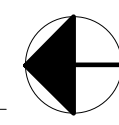
Scale **As indicated**



1 Existing West Elevation 

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



2 Proposed West Elevation 

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

GENERAL NOTES:

-WINDOWS + DOORS TO BE REPLACED TO MATCH EXISTING ARCHITECTURAL STYLE. SEE ATTACHED WINDOW REPLACEMENT AGREEMENT QUOTE.

-WINDOW + DOOR COLOR TO MATCH PROVIDED COLOR SAMPLES

-STUCCO PATCHING AROUND WINDOWS + DOORS AND OTHER AREAS REQUIRING REPAIR TO MATCH EXISTING COLOR AND TEXTURE

-REPLACE EXTERIOR LIGHT FIXTURES AT EACH ENTRY DOORWAY. SEE ATTACHED CUT-SHEETS. LIGHT FIXTURES ARE TO BE REPLACED AT EXISTING LOCATIONS AND HEIGHTS

NOTE:

WINDOW/DOOR LABELS MATCH RPA & ASSOCIATES HISTORIC WINDOW + DOOR ASSESSMENT.

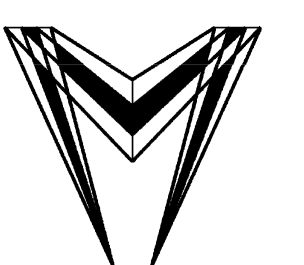
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Lisa D. Martinez | **Designs**
 New Mexico 505.470.7888

in Collaboration with



Martinez Design Group

Foster Residence

329 Otero St.
 Santa Fe, New Mexico 87501

Project Number

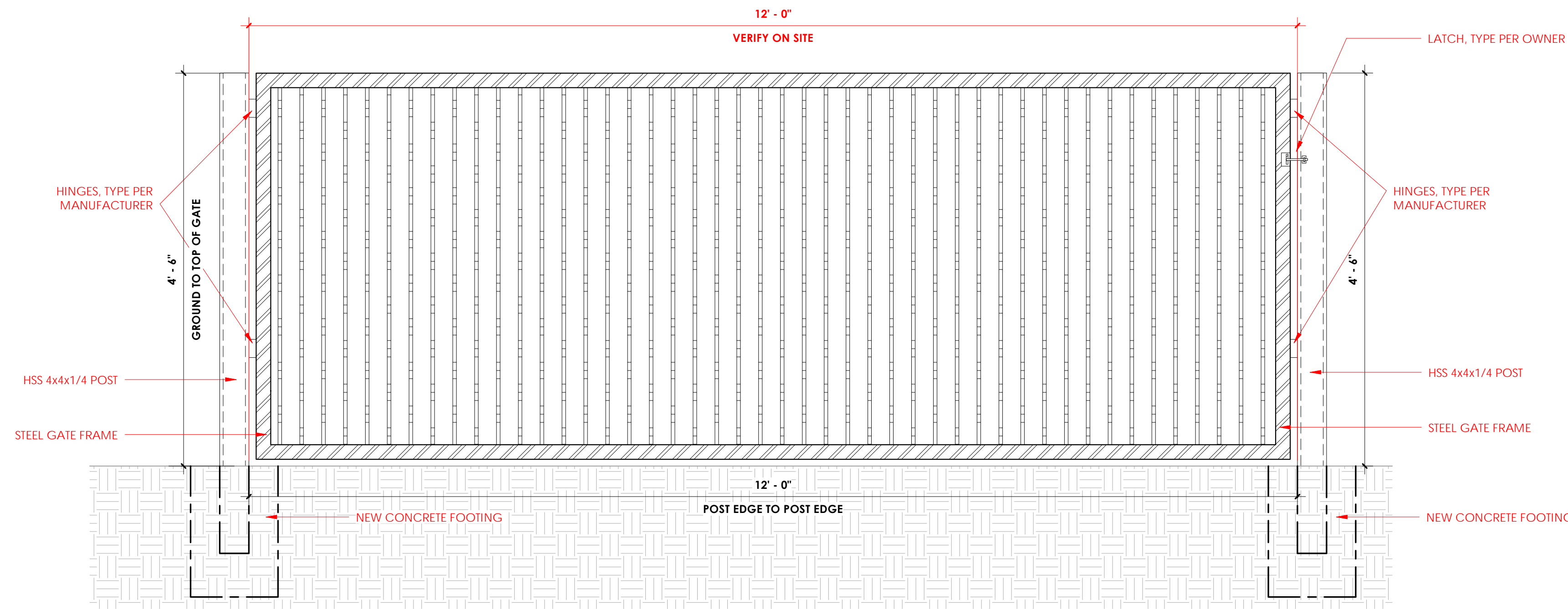
Date **02/13/2025**

A2.3

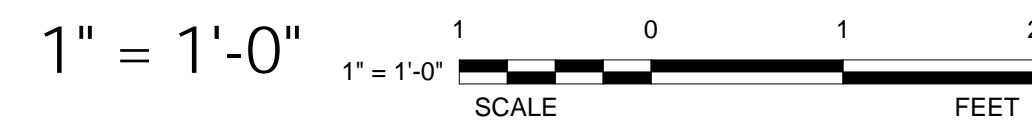
WEST ELEVATION

Scale

As indicated



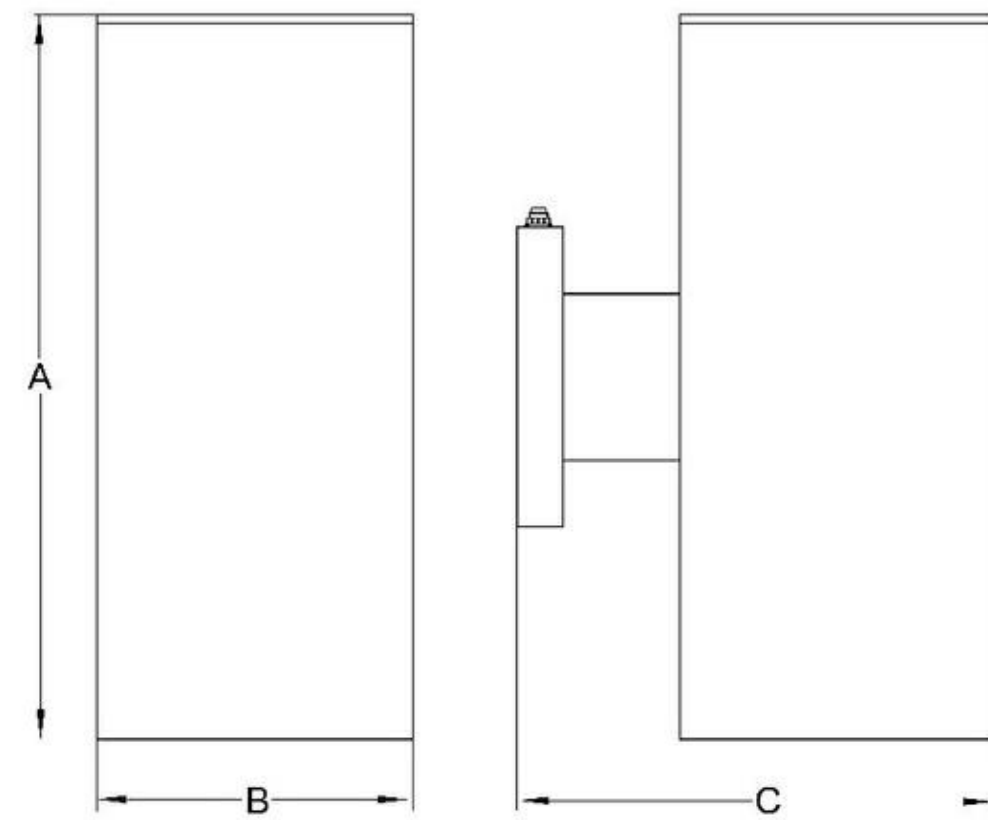
1 Gate Elevation



GENERAL NOTE:
 *GATE APPROVED ADMINISTRATIVELY, SEPARATE BUILDING PERMIT.
 -GATE HARDWARE DETERMINED BY OWNER
 -PROVIDE AUTOMATIC GATE OPENER, TYPE PER OWNER

503.6 Security gates.

The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200



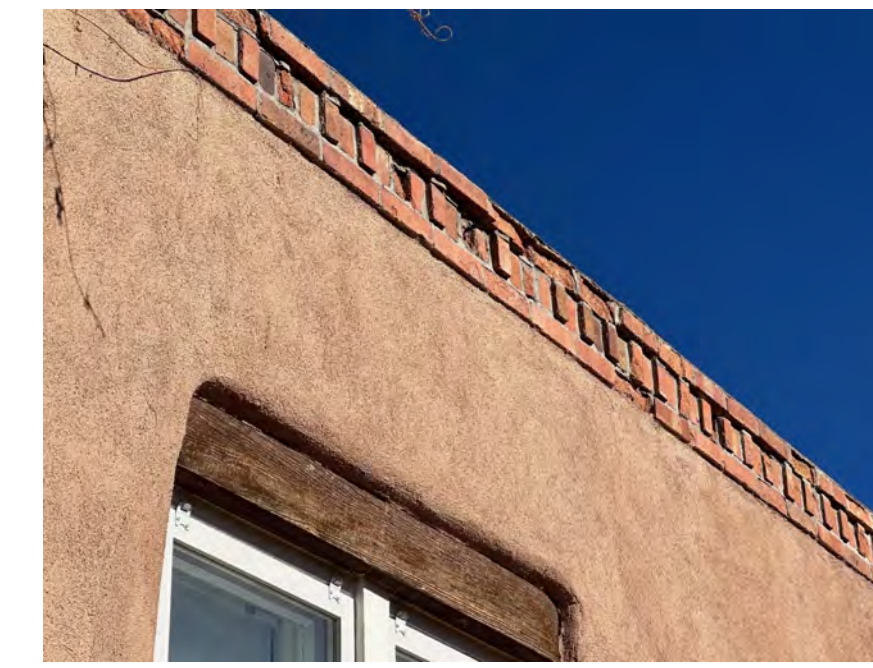
A: 14-1/4"
B: 5"
C: 7-1/2"

MANUFACTURER: VAXCEL
MODEL: # T0653 Chiasso 2 Light 14.25-in.H Dusk to Dawn Outdoor Wall Light
COLOR: Textured Black

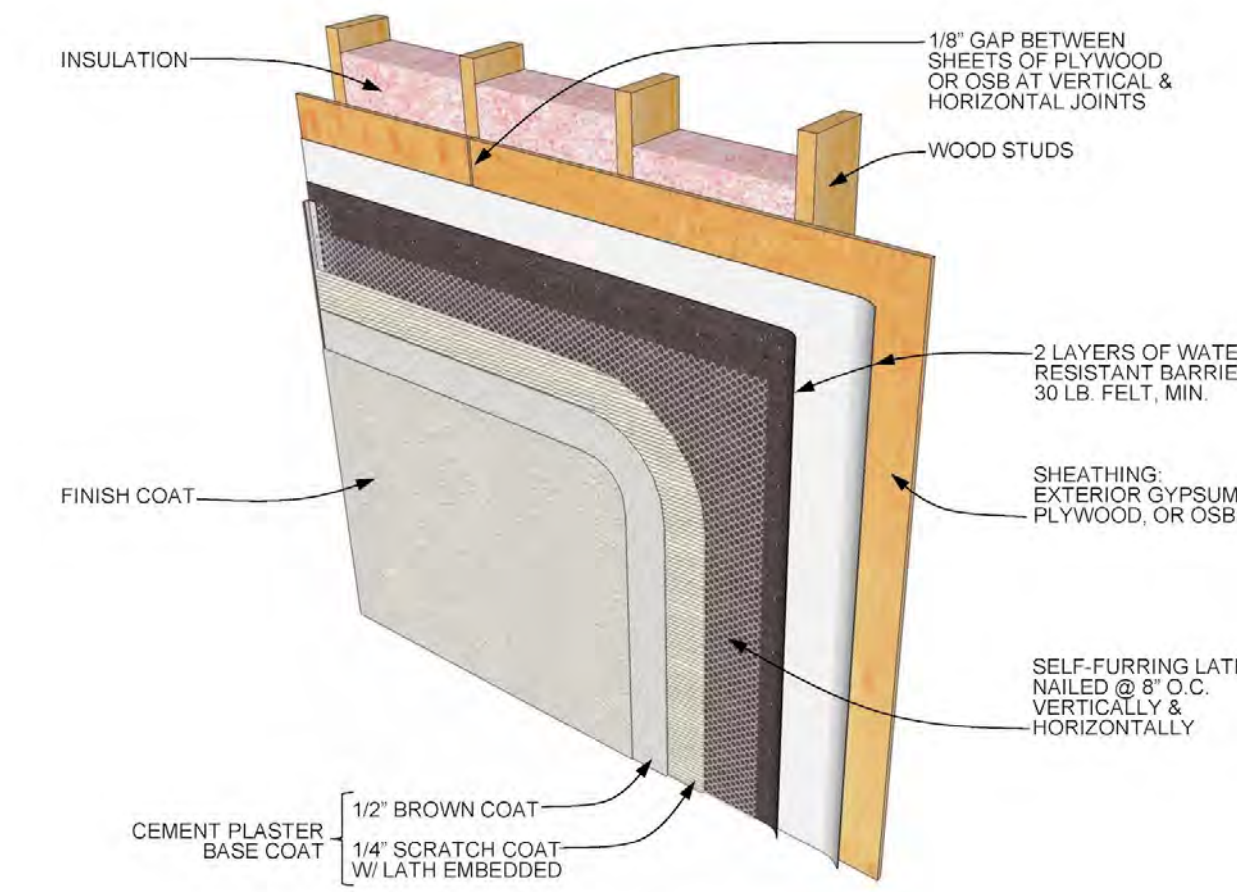
2 Exterior Light Fixture



GENERAL NOTE:
 LIGHT FIXTURES ARE TO BE REPLACED AT EXISTING LOCATIONS AND HEIGHTS.
 HEIGHT ELEVATION VARIES FROM 75'-81", PER ELEVATIONS.



NOTES:
 -STUCCO COLOR: LA HABRA MOCHA (COLOR 338)
 -SPECIAL COLOR MATCHING MAY BE REQUIRED TO MATCH EXISTING.
 -STUCCO TO BE TRADITIONAL 3 COAT STUCCO
 *REPAIR AND MAINTAIN BRICK PARAPET APPROVED ADMINISTRATIVELY, SEPARATE BUILDING PERMIT.



3 Stucco

NOT TO SCALE

Finish: Textured Black	Finish Color: Black
Dimmable: Yes	Style: Contemporary
Rating: Wet	Width Range: 0.00-6
Backplate Width: 4.25	Shade Material: Aluminum
ETL: 7	Backplate Height: 4.25
Outdoor Listed: Yes	Qty of Bulbs 1: 2
Motion Sensor: No	Photo Cell: Yes
Item Height: 14.25	Item Width: 5
Item Weight: 2.75	Item Depth: 7.5
Shade Name: Textured Black Metal Shade	Keywords: illumination ultra bright dark bronze matte installation home décor led brass rustic custom light fixture adjustable energy efficient outdoor deck patio water resistant walkway path way circular lamp
Shade Height: 14.25	Shade Width: 5
Wire Length: 6	Backplate Depth: 2.5
Edison Bulb Requir: NO	Power Source: Hardwired
Bulb Included 1: No	LED Compatible: Yes
Bulb Base 1: E26 Medium	Type of Bulb 1: LED Compatible
Max Wattage per Bulb 1: 60	Bulb Shape 1: A19
Safety Rating CA: C ETL	Safety Rating USA: ETL
Title 20: NA	Dark Sky: NO
Warranty: 5 Year Limited Warranty	Energy Star: NO
Mounting: Wall Mount	Open Bottom: Yes
	Light Direction: Up and Down (at same time)

A3.0 DETAILS
 Scale As indicated

PERMIT SET

BROUGHT TO YOU BY:
B^(E)
CONSTRUCTIV
 DESIGN AND CONSTRUCTION

Lisa D. Martinez | **Designs**
 New Mexico 505.470.7888

In Collaboration with

 Martinez Design Group

Foster Residence

329 Otero St.
 Santa Fe, New Mexico 87501

Project Number
 Date 02/13/2025



CHRISTINE FOSTER
329 1/2 OTERO STREET
SANTA FE NM 87501



P: 17888 - 000100

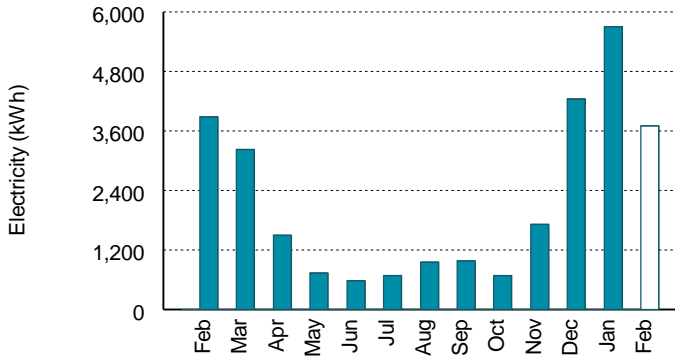
DUE DATE	AMOUNT DUE
03/13/2024	\$412.32
ACCOUNT NUMBER	
116042761 - 0436193 - 4	

Service Address: CHRISTINE FOSTER
 329 OTERO ST
 SANTA FE, NM

Bill Issued: 02/20/2024

Page: 1 of 2

YOUR ELECTRICITY USAGE



This graph shows your electricity usage

■ Previous 12 months □ This Bill

HOW TO REACH US

Online: PNM.com

Phone: 1-888-DIAL-PNM (1-888-342-5766), M-F 7:30AM-6PM

Payment: 1-844-PNM-PYMT (1-844-766-7968) , 24/7

YOUR TOTAL CHARGES

Amount Of Your Last Bill	-\$9.47
Payments Received	\$0.00
Balance Before Current Bill	-\$9.47
Your Current Electricity Charges	\$424.86
Your Current Renewable Energy Credit	-\$3.07

Total Amount Due **\$412.32**

\$412.32 will be drafted on MAR. 13, 2024

Please return this portion with payment

Service Address: CHRISTINE FOSTER
 329 OTERO ST
 SANTA FE, NM

DUE DATE	AMOUNT DUE
03/13/2024	\$412.32
ACCOUNT NUMBER	
116042761 - 0436193 - 4	

\$412.32 will be drafted on MAR. 13, 2024

PNM
 PO Box 27900
 Albuquerque, NM 87125-7900



0 0 1160427610436193 4 00000041232 4 1



CHRISTINE FOSTER
329 1/2 Otero St
Santa Fe NM 87501-1905



P: 9034 - 000100

DUE DATE	AMOUNT DUE
03/15/2023	\$521.74
ACCOUNT NUMBER	
116042761 - 0436193 - 4	

Service Address: CHRISTINE FOSTER
 329 OTERO ST
 SANTA FE, NM

Bill Issued: 02/21/2023

Page: 1 of 2

YOUR ELECTRICITY USAGE



This graph shows your electricity usage

■ Previous 12 months □ This Bill

HOW TO REACH US

Online: PNM.com

Phone: 1-888-DIAL-PNM (1-888-342-5766), M-F 7:30AM-6PM

Payment: 1-844-PNM-PYMT (1-844-766-7968) , 24/7

YOUR TOTAL CHARGES

Amount Of Your Last Bill	\$0.00
Payments Received	\$0.00
Balance Before Current Bill	\$0.00
Your Current Electricity Charges	\$510.23
Your Current Renewable Energy Credit	-\$2.49
Other Charges and Credits	\$14.00
Total Amount Due	\$521.74

\$521.74 will be drafted on MAR. 15, 2023

Please return this portion with payment

Service Address: CHRISTINE FOSTER
 329 OTERO ST
 SANTA FE, NM

DUE DATE	AMOUNT DUE
03/15/2023	\$521.74
ACCOUNT NUMBER	
116042761 - 0436193 - 4	

\$521.74 will be drafted on MAR. 15, 2023

PNM
 PO Box 27900
 Albuquerque, NM 87125-7900



0 0 1160427610436193 4 00000052174 1 4

YOUR CURRENT ELECTRICITY CHARGES

Meter Read	Meter Read Date	Days Billed	Meter Present	Meter 1101446 Previous	Meter Constant	Total kWh	Rate
Actual	02/21/2023	27	8291	- 5395	X 1.000	= 2896.000	1A
Electricity You Used			Block 1		450.000 kWh @ \$ 0.0779432		\$35.07
			Block 2		450.000 kWh @ \$ 0.1070240		\$48.16
			Block 3		1,996.000 kWh @ \$ 0.1217077		\$242.93
Fuel Cost Adjustment:							
Non-Renewable: 78.3% of kWh					2,267.568 kWh @ \$ 0.0379854		\$86.13
Renewable: 21.7% of kWh					628.432 kWh @ \$ 0.0000000		\$0.00
Renewable Energy Rider					2,896.000 kWh @ \$ 0.0075619		\$21.90
Customer Charge							\$7.11
Cost-Effective Energy Saving Prog.			3.396%				\$14.99
City/County Franchise Fee			3.000%				\$13.69
Gross Receipts Tax							
State			5.0000%				\$23.85
County			1.5000%				\$7.16
City			1.8125%				\$8.65

Current Electricity Charges \$509.64

YOUR CURRENT RENEWABLE ENERGY CREDIT







Meter Read	Meter Read Date	Days Billed	Meter Present	Meter 5540317 Previous	Meter Constant	Total kWh	Rate
Actual	02/21/2023	27	20747	- 19753	X 1.000	= 994.000	32
Electricity You Produced - PV1N							
Solar Energy, REC Generation and Rate					994.000 kWh @ -\$ 0.0025000		-\$2.49
Gross Receipts Tax							
State			5.0000%				\$0.35
County			1.5000%				\$0.11
City			1.8125%				\$0.13

Current Renewable Energy Credit -\$1.90

OTHER CHARGES AND CREDITS

Connect Charge (Read Only)	\$14.00
Other Charges and Credits	\$14.00

WAYS TO PAY YOUR BILL

-  **Free Paperless Bill:** Save paper & reduce clutter. Sign up at PNM.com/paperless. Then you can choose how you would like to pay.
-  **Free Online Click-to-Pay:** Pay from your checking, savings or money market account. Sign up at PNM.com/pay.
-  **Free Automatic Payment:** Recurring payments from your checking or savings account with a paper bill or an email bill, your choice. Sign up for Automatic Payment at PNM.com/pay.
-  **Online Banking:** pay your PNM bill online at your bank's website. Visit your bank website for more information.
-  **Pay in person:** Visit dozens of participating Western Union offices. See PNM.com/wu for current locations. \$1.00 fee applies.
-  **Pay by Credit, Debit Card or Electronic Check:** Make one-time payments with Visa, MasterCard & Discover online at PNM.com/pay or by calling 1-844-PNM-PYMT (844-766-7968). A \$2.00 processing fee applies. PNM does not receive any portion of this fee.

Visit PNM.com/paybill for more information on these and other bill options available to you.

DUE DATE **AMOUNT DUE**

03/15/2023 **\$521.74**

ACCOUNT NUMBER

116042761 - 0436193 - 4

Service Address: CHRISTINE FOSTER
329 OTERO ST
SANTA FE, NM

Page: 2 of 2

MESSAGE CENTER

Customer rights and responsibilities are available in the PNM Customer Service Guide. The information is available any time at PNM.com/guide. Los derechos y responsabilidades del cliente est: n disponibles en la Guía de Servicio al Cliente de PNM. La informaciUn est: disponible a cualquier hora en PNM.com/espanol.

Welcome to PNM! We're glad to have you as a customer. We would like to let you know about a few things that might be useful to you. You can choose to get your bill via email or a traditional paper bill, then you can choose how to pay including your bank's web site, free online click to pay at PNM.com, and others. You can also set up free recurring payments from your checking or savings account with Automatic Bank Draft, and you can see your bill online any time. For details, go to PNM.com/paybill. Budget billing evens out your bill so it's the same amount each month. To sign up, go to PNM.com/budgetbilling. Save energy and money with PNM energy efficiency programs for home and business. Find out more at PNM.com/rebates. Questions? Contact us at PNM.com/contact. For the PNM Customer Service Guide, visit PNM.com/guide.

You will receive a check from PNM when a combination of your usage and generation results in a credit of \$20 or more.

If you need help paying your PNM bill, we may be able to help pay down, or possibly pay off, your balance. Visit PNM.com/help to learn more and apply for help today.

Is your account information current? Update any changes to your contact information with your online account at PNM.com or by calling 888-DIAL-PNM.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer (EFT) from your account or to process the payment as a check. When we make an EFT, funds may be withdrawn from your account the same day we receive your payment, and your check will not be returned to you from your financial institution.



CHRISTINE FOSTER
329 1/2 Otero St
Santa Fe NM 87501-1905



P: 8944 - 000100

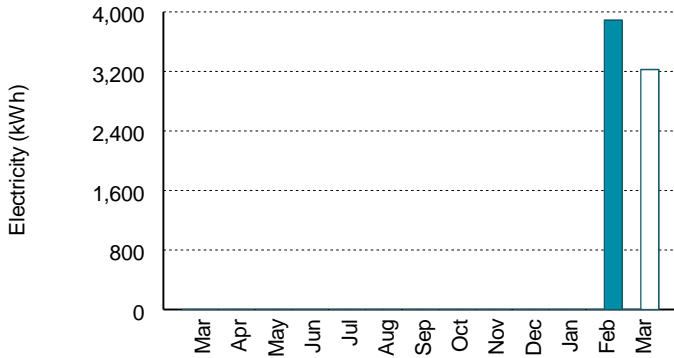
DUE DATE	AMOUNT DUE
04/14/2023	\$306.87
ACCOUNT NUMBER	
116042761 - 0436193 - 4	

Service Address: CHRISTINE FOSTER
 329 OTERO ST
 SANTA FE, NM

Bill Issued: 03/23/2023

Page: 1 of 2

YOUR ELECTRICITY USAGE



This graph shows your electricity usage

■ Previous 12 months □ This Bill

HOW TO REACH US

Online: PNM.com

Phone: 1-888-DIAL-PNM (1-888-342-5766), M-F 7:30AM-6PM

Payment: 1-844-PNM-PYMT (1-844-766-7968) , 24/7

YOUR TOTAL CHARGES

Amount Of Your Last Bill	\$521.74
Payments Received (Thank You)	-\$521.74
Balance Before Current Bill	\$0.00
Your Current Electricity Charges	\$310.40
Your Current Renewable Energy Credit	-\$3.53
Total Amount Due	\$306.87

\$306.87 will be drafted on APR. 14, 2023

Please return this portion with payment

Service Address: CHRISTINE FOSTER
 329 OTERO ST
 SANTA FE, NM

DUE DATE	AMOUNT DUE
04/14/2023	\$306.87
ACCOUNT NUMBER	
116042761 - 0436193 - 4	

\$306.87 will be drafted on APR. 14, 2023

PNM
 PO Box 27900
 Albuquerque, NM 87125-7900



0 0 1160427610436193 4 00000030687 7 6

YOUR CURRENT ELECTRICITY CHARGES

Meter Read	Meter Read Date	Days Billed	Meter Present	Meter 1101446 Previous	Meter Constant	Total kWh	Rate
Actual	03/23/2023	30	10104	- 8291	X 1.000	= 1813.000	1A
Electricity You Used			Block 1			450.000 kWh @ \$ 0.0779432	\$35.07
			Block 2			450.000 kWh @ \$ 0.1070240	\$48.16
			Block 3			913.000 kWh @ \$ 0.1217077	\$111.12
Fuel Cost Adjustment:							
Non-Renewable: 78.3% of kWh						1,419.579 kWh @ \$ 0.0379854	\$53.92
Renewable: 21.7% of kWh						393.421 kWh @ \$ 0.0000000	\$0.00
Renewable Energy Rider						1,813.000 kWh @ \$ 0.0075619	\$13.71
Customer Charge							\$7.11
Cost-Effective Energy Saving Prog.			3.396%				\$9.14
City/County Franchise Fee			3.000%				\$8.35
Gross Receipts Tax							
State			5.0000%				\$14.33
County			1.5000%				\$4.30
City			1.8125%				\$5.19

Current Electricity Charges \$310.40

YOUR CURRENT RENEWABLE ENERGY CREDIT

Meter Read	Meter Read Date	Days Billed	Meter Present	Meter 5540317 Previous	Meter Constant	Total kWh	Rate
Actual	03/23/2023	30	22160	- 20747	X 1.000	= 1413.000	32
Electricity You Produced - PV1N							
Solar Energy, REC Generation and Rate						1,413.000 kWh @ -\$ 0.0025000	-\$3.53

Current Renewable Energy Credit -\$3.53

DUE DATE

AMOUNT DUE

04/14/2023

\$306.87

ACCOUNT NUMBER

116042761 - 0436193 - 4

Service Address: CHRISTINE FOSTER
329 OTERO ST
SANTA FE, NM

Page: 2 of 2







MESSAGE CENTER

You will receive a check from PNM when a combination of your usage and generation results in a credit of \$20 or more.

Is your account information current? Update any changes to your contact information with your online account at PNM.com or by calling 888-DIAL-PNM.

Windy season is approaching. Always fly kites, drones and model aircraft in open areas, away from power poles, overhead power lines and substations.

WAYS TO PAY YOUR BILL

-  **Free Paperless Bill:** Save paper & reduce clutter. Sign up at PNM.com/paperless. Then you can choose how you would like to pay.
-  **Free Online Click-to-Pay:** Pay from your checking, savings or money market account. Sign up at PNM.com/pay.
-  **Free Automatic Payment:** Recurring payments from your checking or savings account with a paper bill or an email bill, your choice. Sign up for Automatic Payment at PNM.com/pay.
-  **Online Banking:** pay your PNM bill online at your bank's website. Visit your bank website for more information.
-  **Pay in person:** Visit dozens of participating Western Union offices. See PNM.com/wu for current locations. \$1.00 fee applies.
-  **Pay by Credit, Debit Card or Electronic Check:** Make one-time payments with Visa, MasterCard & Discover online at PNM.com/pay or by calling 1-844-PNM-PYMT (844-766-7968). A \$2.00 processing fee applies. PNM does not receive any portion of this fee.

Visit PNM.com/paybill for more information on these and other bill options available to you.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer (EFT) from your account or to process the payment as a check. When we make an EFT, funds may be withdrawn from your account the same day we receive your payment, and your check will not be returned to you from your financial institution.

In closing, my professional opinion is Windows C, D, E, G, H & I are all historic windows and the windows can be restored.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: *Re N. Patterson*

RPA & ASSOCIATES | 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:

RPA & ASSOCIATES | 329 OTERO STREET

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
EAST – DR #1	32 x 76 RH DOOR	S	NON-HISTORIC – SIMPSON CUT DOWN DOOR WIDE 1990's MUTTON
EAST – A	36 x 49 DOUBLE HUNG 8/8 INSULATED GLASS	S	NON-HISTORIC – JELDWEN (2001)
NORTH – B	26 x 33 DOUBLE HUNG 1/1	S	NON-HISTORIC – SHOP MADE SASHES 1-LT WITH MECHANICAL NAILS (1990's)
NORTH – DR # 2	32 x 80 RH DOOR 4-LT/3-PANEL WOOD STOP – PLYWOOD PANEL	S	NON-HISTORIC – SIMPSON DOOR (1990's)
NORTH – C	25 x 37 DOUBLE HUNG 3W1H/1-LT	F	HISTORIC
WEST – D	25 x 49 ½ DOUBLE HUNG 3W1H/1-LT	S	HISTORIC
WEST – DR #3	34 x 78 LH 3W2H/2-PANEL	S	NON-HISTORIC – SIMPSON DOOR (1990's)
WEST – E	25 x 49 ½ DOUBLE HUNG 3W1H/1-LT	S	HISTORIC
SOUTH – F	54 x 42 TWIN DOUBLE HUNG 1/1-LT	F	NON-HISTORIC – SHOP MADE SASHES (1990's)
SOUTH – G	54 x 42 TWIN DOUBLE HUNG 3W1H/1-LT	F	HISTORIC
SOUTH – H	26 x 49 ½ DOUBLE HUNG 3W1H/1-LT	F	HISTORIC
SOUTH – I	54 x 42 TWIN DOUBLE HUNG 3W1H/1-LT	F	HISTORIC

NOTES:

ALL THE STORMS ARE NON-HISTORIC AND THEY WERE MADE IN THE LATE 1990's TO 2000's ERA.

EAST
DR#1





EAST
WINDOW A



NORTH
WINDOW B

NORTH
DR#2



NORTH
WINDOW C

WEST
WINDOW D

WEST
DR#3



**WEST
WINDOW E**



SOUTH
WINDOW F



**SOUTH
WINDOW G**



**SOUTH
WINDOW H**



SOUTH
Text
WINDOW I

SOLD BY:

Chaparral Materials Inc. Rio Rancho
 PO Box 1719
 Bernalillo, NM 87004-1719
 Fax: 505-771-7757

SOLD TO:

15b Emblem Rd
 Santa Fe, NM 87507-4465

CREATED DATE
4/26/2024

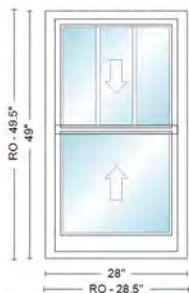
LATEST UPDATE
2/21/2025

OWNER
Chris Briggs

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
329 otero, clad wood	The Glass Act	5692205		241832

ORDER NOTES: DELIVERY NOTES:



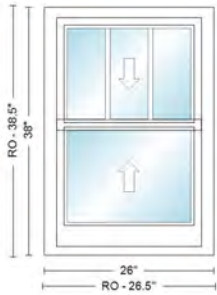
Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Active/Active	SOUTH	\$1,276.93	\$1,276.93

RO Size: 28 1/2" x 49 1/2" Unit Size: 28" x 49"

TCLDH 2' 4"X4' 1", Unit, E-Series Double-Hung, Equal Sash, 4 9/16" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Air Fill w/Breather Tubes, Contour Finelight Grilles-Between-the-Glass Division, 3 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks White, WhiteJamb Liner, PlasticJamb Liner Inserts, White, 2604, Full, Fiberglass

Insect Screen 1: E-Series Double-Hung, TCLDH 28 x 49 Full Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.34	0.27	NO	A1	23.6875	18.2500	3.00210



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	Active/Active	NORTH	\$1,093.53	\$1,093.53

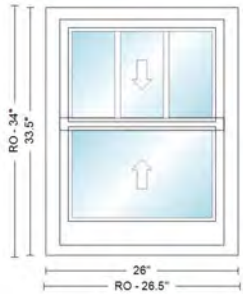
RO Size: 26 1/2" x 38 1/2"

Unit Size: 26" x 38"

TCLDH 2' 2"X3' 2", Unit, E-Series Double-Hung, Equal Sash, 4 9/16" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Air Fill w/Breather Tubes, Contour Finelight Grilles-Between-the-Glass Division, 3 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks White, WhiteJamb Liner, PlasticJamb Liner Inserts, White, 2604, Full, Fiberglass

Insect Screen 1: E-Series Double-Hung, TCLDH 26 x 38 Full Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.34	0.27	NO	A1	21.6875	12.7500	1.92020



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	1	Active/Active	NORTH	\$1,029.98	\$1,029.98

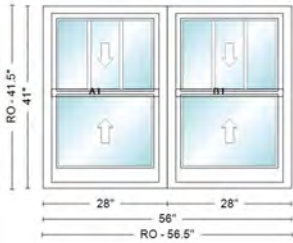
RO Size: 26 1/2" x 34"

Unit Size: 26" x 33 1/2"

TCLDH 2' 2"X2' 9 1/2", Unit, E-Series Double-Hung, Equal Sash, 4 9/16" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Air Fill w/Breather Tubes, Contour Finelight Grilles-Between-the-Glass Division, 3 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks White, WhiteJamb Liner, PlasticJamb Liner Inserts, White, 2604, Full, Fiberglass

Insect Screen 1: E-Series Double-Hung, TCLDH 26 x 33.5 Full Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.34	0.27	NO	A1	21.6875	10.5000	1.58140



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
400	3	Active/Active-Active/Active	SOUTH	\$2,366.59	\$7,099.77

RO Size: 56 1/2" x 41 1/2"

Unit Size: 56" x 41"

Mull: Factory Mull, Andersen Ribbon Mull, Zero Mull Material
 TCLDH 2' 4"X3' 5"-TCLDH 2' 4"X3' 5", Unit, E-Series Double-Hung, Equal Sash, 4 9/16" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Air Fill w/Breather Tubes, Contour Finelight Grilles-Between-the-Glass Division, 3 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks White, WhiteJamb Liner, PlasticJamb Liner Inserts, White, 2604, Full, Fiberglass

Insect Screen 1: E-Series Double-Hung, TCLDH 28 x 41 Full Fiberglass White 2604

Insect Screen 1: E-Series Double-Hung, TCLDH 28 x 41 Full Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.34	0.27	NO	A1	23.6875	14.2500	2.34410
B1	0.34	0.27		B1	23.6875	14.2500	2.34410

SUB-TOTAL:	\$10,500.21
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$0.00
TOTAL:	\$10,500.21

CUSTOMER SIGNATURE _____ DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

City of Santa Fe, New Mexico

memo

DATE: March 25, 2025

TO: Historic Districts Review Board

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

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

2025-009947-HDRB, 214 Old Santa Fe Trl., Downtown and Eastside Historic District, Contributing. John Padilla, agent for Mark Suleiman, owner, requests approval for non-permitted alterations including replacement of doors and windows, installation of a metal fence and gate on the publicly visible east façade, construction of a landscape planter on the north primary façade, and requests two exceptions to 14-5.2(D)(5)(b) architectural features and 14-5.2(E) Downtown and Eastside Design Standards.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: Primary Façade Diagram and
Previous Case Documents

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff finds that all the exception criteria have not been met and recommends denial 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.

Sample motions:

- a. Approve, conditionally approve, or deny Case #2025-009947 to allow these alterations to 214 Old Santa Fe Trail.
- b. Approve or deny the exceptions to 14-5.2(D)(5)(b) architectural features and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

The former single-family residence and current commercial structure at 214 Old Santa Fe Trail is listed as a contributing structure to the Downtown and Eastside Historic District.. The original structure was built post-1912 in the vernacular architectural design style as seen by the wood frame and stucco construction materials, recessed doors and windows, and four over one historic windows. The original structure was a modest residential home and converted into a commercial storefront in the 1940s. A two-story apartment addition was added to the structure in the early 1970s. The structure was given contributing status in 1984 with primary façade designation in 2021. The structure has undergone several additions to the eastern and western facades, changing the original design. However, the structure’s northern and southern facades are relatively intact showing the original fenestration and construction materials, and architectural style of the structure.

Previous cases include:

On August 25, 2009, Case No. H-09-055, the Board approved the construction of three 3-foot-tall pilasters in front of the structure at the eastern façade, with the condition that they be stuccoed with cementitious stucco and confirmed by staff.

Administrative Approval Application No. 2020-001812-ADMIN, for an amendment for a re-roofing project with the installation of skylights, wooden handrail on the south façade, and replace wood deck. Administrative approval was granted on February 27, 2020.

On July 27, 2021, Case No. 2021-003908-HDRB, the Board maintained the contributing status of the structure and designated the north façade as primary noting the character defining elements of the historic windows, stepped parapet and chimney mass. The motion passed by unanimous vote.

The property owner was issued a notice of violation and a citation for construction on the structure without City approvals or building permits, including removal of historic materials, installation of new open bay windows on the eastern façade, installation of black steel gates on the southeast façade, and construction of a stuccoed planter on the north façade.

APPLICANT’S REQUEST:

The applicant requests approval for the following exterior alterations that have already been made to the structure:

- 1) Addition of a non-permitted low landscape planter wall (1’-4” to 2’-7”) along a portion (36’-0”) of the north primary façade for which an exception is requested.

- 2) Removal of two existing windows and double doors on the east facade and illegally installing a new storefront window and a pair of doors on the east façade for which an exception is requested.
- 3) Installation of a new black metal gate to the height of 6'-0" tall at the southeastern facade portal to secure the passageway to the rear structure for which an exception is requested.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(b) architectural features: The applicant requests an exception for the addition of a low landscape planter on the north primary façade.

(i) Do not damage the character of the district

Applicant Response: The addition of the low landscape planter along the primary façade does not significantly damage the character of the district as the significant architectural features (fireplace, two small windows, and two larger windows) remain unobstructed and publicly visible.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The addition of the low landscape planter along the primary façade must be reviewed and approved by the Board prior to obtaining a construction permit for which the owner (applicant) did not obtain. On July 27, 2021, the Board designated the north façade as primary noting the character defining elements of the historic windows, stepped parapet and chimney mass. The motion passed unanimously. Given the Board's motion, historic architectural elements should be preserved. The landscape wall should not impede on what the Board motioned to preserve.

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

Applicant Response: The addition of the low landscape planter will provide the Owner with an area to allow for landscaping that enhances the primary façade and will allow for the display of artwork of the business. The low landscape planter also provides controlled pedestrian access to the west end of the gallery display and sales area.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The addition of the low landscape planter along the primary façade must be reviewed and approved by the Board prior to obtaining a construction permit for which the owner (applicant) did not obtain. The landscape planter's use since inception is not for planting but for displaying artwork. Given that the use of the planter has been for display similar to that of a podium or raised area for public view and not for planting should not be permitted. Furthermore, the displayed elements interfere with the architectural features of primary facade, which is a traditional bungalow design that communicates the original residential character of the building. The sum total of all the changes is erasing the residential 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 low landscape planter works to strengthen the unique heterogeneous character of the streetscape. The proposed planter reflects low walls and planters along the streetscape that work for public access and preserve the historic elements of the north façade.

Staff Response: Staff has evaluated the applicant’s response and finds that the criterion has not been met. The addition of the low landscape planter along the primary façade must be reviewed and approved by the Board prior to obtaining a construction permit for which the owner (applicant) did not obtain. The landscape planter does not reflect the Board’s motion of preserving the architectural elements on the north façade.

Exception to 14-5.2(E) Downtown and Eastside Design Standards to “Santa Fe Style”: The applicant requests an exception to the metal gate to the southeast façade and the installation of the storefront windows and door on the east façade.

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

Applicant Response: The proposed fence and gate will not damage the character of the district. The new fence and gate will secure the south side of the retail business in this historic building. This will save the area from access by the homeless who have broken into the rear of the building and started a fire in the existing structure causing significant damage. This request, when approved, will allow the Owner to secure his building within the historic district, and in the Historic BCD of Santa Fe.

The alterations will not damage the character of the district. The new storefront allows for a cleaner and updated presentation to the public view of the retail business in this historic structure. This will enhance the streetscape and preserve the historic North façade. This request, when approved, will allow the Owner to continue to provide equal services to all customers within this historic district, and in the Historic BCD of Santa Fe.

Staff Response: Staff has evaluated the applicant’s response for the metal gate and the windows and door and finds that the criterion has not been met. The installation of a black metal gate and storefront windows and door must be reviewed and approved by the Board prior to obtaining a construction permit for which the owner (applicant) did not obtain.

These two significant details; the metal fence and gate and storefront windows and door along the streetscape need thoughtful consideration as their presence changes the historic dynamic of the Loretto Chapel and small business along Old Santa Fe Trail. These elements change the historic presence in which the Board and City staff work to preserve. Metal gates and fences are not a material approved in the Downtown and Eastside Historic District and need Board approval and approval of an exception to the ordinance. The storefront windows and doors are not approved in the Downtown and Eastside Historic District and do not meet the public visibility requirements.

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

Applicant Response: The alterations will provide the Owner with greater security at the south side of the building which has been the target of vandalism by the homeless in the past. The new fence and gate will work to protect the existing structure.

The alterations will provide the Owner with a greater area for the public to visually connect to the elements of the store's interior therefore welcoming clients into the business. The original elements were heavy, small, and limited the public a visual connection to the business.

Staff Response: Staff has evaluated the applicant's response for the metal gate and storefront windows and door and finds that the criterion has not been met. The installation of a black metal gate and open storefront windows and door must be reviewed and approved by the Board prior to obtaining a construction permit for which the owner (applicant) did not obtain.

These two significant details; the metal fence and gate and storefront windows and door along the streetscape need thoughtful consideration as their presence changes the historic dynamic of the Loretto Chapel and small business along Old Santa Fe Trail. These elements change the historic presence in which the Board and City staff work to preserve. Metal gates and fences are not a material approved in the Downtown and Eastside Historic District and need Board approval. The storefront windows and doors are not approved in the Downtown and Eastside Historic District and do not meet the public visibility requirements.

Furthermore, there is no hardship to the applicant by reestablishing the historic character of the building (financial hardship is not able to be considered per Code standards). The term "Public Interest" is not defined in Chapter 14; however, the Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and development. Staff has reviewed the proposed application in accordance with Chapter 14. The proposed windows, metal gate, and loss of the "Santa Fe Style" architectural elements degrades the overall historic streetscape and impacts the character of the district, which is a major economic driver for the city and puts other businesses at a disadvantage as that character is lost.

(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 alteration works to strengthen the unique heterogeneous character of the streetscape. The modern materials secure the south side of the building and are minimal in the amount visible to the public. A metal fence and gate exist in the current streetscape at Santa Fe Trails Fine Art to the north and the Loretto Chapel to the east. This request, when approved, will allow the Owner to continue to operate within this historic district, and in the Historic BCD of Santa Fe.

The alterations to the East non-primary façade are within the area of the existing openings and are allowed in the design criteria of the Downtown and Eastside historic district. The horizontal dimensions for the openings are located 3'-0" or greater from the outside corners and are within

the vertical and horizontal dimensions of the original openings. The proposed glazing that is greater than 36” in any direction is allowed when located under a portal. The use of larger glazed openings (windows and doors) is seen in the existing streetscape without divisions of the glazing within the existing openings and is not located under a portal. The existing alterations located under the portal provide the Owner with a greater area for the public to visually connect to the elements of the store’s interior therefore welcoming clients into the business. The changes allow the owner to continue to locate the business and to be successful in the district.

Staff Response: Staff has evaluated the applicant’s response for the metal gate and the storefront windows and door and finds that the criterion has not been met. The installation of a black metal gate and storefront windows and door must be reviewed and approved by the Board prior to obtaining a construction permit for which the owner (applicant) did not obtain.

These two significant details; the metal fence and gate and storefront windows and door along the streetscape need thoughtful consideration as their presence changes the historic dynamic of the Loretto Chapel and small business along Old Santa Fe Trail. These elements change the historic presence in which the Board and City staff work to preserve. Metal gates and fences are not a material approved in the Downtown and Eastside Historic District and need Board approval. The storefront windows and doors are not approved in the Downtown and Eastside Historic District and do not meet the public visibility requirements.

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.
- (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.

(5) Exceptions

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

(a) Height

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

(b) Design Standards and Signage

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

- (i) Do not damage the character of the district;
- (ii) Are required to prevent a hardship to the *applicant* or an injury to the public welfare; and
- (iii) Strengthen the unique heterogeneous character of the *City* by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

(D) General Design Standards for All H Districts

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

(1) General

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

(2) Additions

- (a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.
- (b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.
- (c) Additions are not permitted to *primary façades*.
- (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.
- (e) The height of additions:
 - (i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.
 - (ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

- (a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)
 - (b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.
- (4) Porches and Portals
- Existing *porches* or *portals* shall not be enclosed.
- (5) Windows, Doors, and Other Architectural Features
- (a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:
 - (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
 - (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - (iii) No existing opening shall be closed.
 - (b) For all façades of significant, contributing and *landmark structures*, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.
- (6) Roofs
- The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.
- (8) Archaeological Resources
- Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.
- (9) Height, Pitch, Scale, Massing and Floor Stepbacks
- The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.
- (a) Applicability

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

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

(c) Height

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

- A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.
- B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.
- C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.
- D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)
- E. The height and dimension of signage are as set forth in Section 14-8.10(H).
- F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* setbacks from the *street*.

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Stepbacks

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

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

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

(1) Old Santa Fe Style

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

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

- (c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;
- (e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible; provided, that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and
- (f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.

(2) Recent Santa Fe Style

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

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

DEFINITIONS:

14-12 Contributing Structure:

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

14-12 Primary Façade:


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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: May 27, 2024

For HPD Office use only: HCPI No. _____ District No. _____ NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
1. Name of property: Former Charles and Florence Rising House/ Former El Plato Sabroso and Stewart House Tourist Retail Shop	2. Location: 214 Old Santa Fe Trail Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051610364 4. County: Santa Fe Parcel # 16010253
5. Property Type: <input checked="" type="checkbox"/> Buildings: 2 <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: May 22, 2024		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: December 20, 1984, Harry Weiss <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6855974,-105.9406332		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation, facing west.		
11. Brief Description of the Property: Erected in the 1910s as a one-story brick house, the building was converted in the 1940s to mixed residential and commercial use. It kept its original footprint and residential appearance over the decades. As recently as the 1980s, it read mostly like a residence (Fig. 1). At some point after the 1984 HBI, the porch was reworked and extended. Additional changes have involved rear additions and a back building which may have started as a shed. The shed and an attached structure were increased in height, creating a second story. The former house has recently received a modern storefront, altering earlier fenestration (Photo 1) (Fig. 2). There is little left of the original house except for a few side elevation windows. <i>Continued on Page 5.</i>		
12. Who uses the property? Commercial/Retail		
13. Construction Date: Date: c.1915-19, with recent significant alterations, including additions and changes of fenestration <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: aerial photographs		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input checked="" type="checkbox"/> Urban If Urban: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

<p>16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)</p>  <p>Source: Office of the Santa Fe County Assessor <i>parcel lines are not accurate</i></p>	<p>17. Surveyor: (your name, address, telephone number, and any group affiliation)</p> <p>John W. Murphey Architectural Historian Architectural History Services 505-577-7593/707-583-7819 John@archhistoryservices.com w/ Giulia Caporuscio</p> <p>For: Mark Suleiman, LLC, via John A. Padilla, AIA</p>
<p>18. Owner (if known) and other knowledgeable people:</p> <p>Current owner: Mark Suleiman, LLC</p> <p>N/A</p>	
<p>19. Is Property Endangered? <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes How?</p>	
<p>20. Significance to Current Community: <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High Describe: Unknown</p>	
<p>21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.) See Historical Overview.</p>	
<p>22. National or State Register:</p> <p>Is this property individually listed on a historic register? <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: <input type="checkbox"/> State <input type="checkbox"/> National</p> <p>If 'no' or unknown, do you think this property is eligible for listing? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Why? See Evaluation of Historical Status</p>	
<p>23. National or State Historic District: City of Santa Fe</p> <p>Is this property in a historic district? <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: <input type="checkbox"/> Significant <input checked="" type="checkbox"/> Contributing: Front Building <input checked="" type="checkbox"/> Non-contributing: Back Building</p> <p>If 'yes', what is the name of the district? <input type="checkbox"/> State <input type="checkbox"/> National <input checked="" type="checkbox"/> City of Santa Fe: Downtown and Eastside Historic District</p>	
<p>24. Supplemental Forms:</p> <p><input type="checkbox"/> None <input checked="" type="checkbox"/> HCPI Detail Form (FORM 2) <input type="checkbox"/> Continuation Sheets, # pages: _____</p>	

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

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ARCHITECTURAL AND CONSTRUCTION DETAILS:																																																							
6. Visible Construction Material: <input type="checkbox"/> Adobe <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar Stone: <input type="checkbox"/> Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten Wood: <input type="checkbox"/> Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input checked="" type="checkbox"/> Other: Frame		7. Number of Stories: <input type="checkbox"/> N/A Number: <input type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes 9. Roof: <input type="checkbox"/> N/A Shape: <input type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:																																																					
10. Window Types Front Building <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Sash</td> <td>Wood</td> <td>8 or 8/1</td> <td>8</td> </tr> <tr> <td>Single-Hung</td> <td>Wood</td> <td>1/1</td> <td>1</td> </tr> <tr> <td>Fixed – Display</td> <td>Metal</td> <td>1</td> <td>1</td> </tr> </tbody> </table> Back Building *Based on visibility and access during survey <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Casement (?)</td> <td>Wood</td> <td>1</td> <td>8 (?)</td> </tr> <tr> <td>Casement</td> <td>Wood</td> <td>2-6</td> <td>2</td> </tr> </tbody> </table>	Operation	Material	Glazing	Number	Sash	Wood	8 or 8/1	8	Single-Hung	Wood	1/1	1	Fixed – Display	Metal	1	1	Operation	Material	Glazing	Number	Casement (?)	Wood	1	8 (?)	Casement	Wood	2-6	2	11. Door Types Front Building <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>Flush</td> <td>Steel</td> <td>1</td> </tr> <tr> <td>Double</td> <td>Pivot</td> <td>Glass</td> <td>1</td> </tr> </tbody> </table> Back Building *Based on visibility and access during survey <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>Decorative Panel</td> <td>1</td> <td>1</td> </tr> <tr> <td>Double</td> <td>Commercial</td> <td>Glass</td> <td>1</td> </tr> </tbody> </table>			Type	Style	Material	Number	Single-Leaf	Flush	Steel	1	Double	Pivot	Glass	1	Type	Style	Material	Number	Single-Leaf	Decorative Panel	1	1	Double	Commercial	Glass	1
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12. Chimneys <input checked="" type="checkbox"/> exterior, shaped, northeast corner		13. Porches <input checked="" type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input checked="" type="checkbox"/> Full-Width + <input type="checkbox"/> Wrap																																																					
14. Other Significant Features N/A																																																							
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications Front Building only #1 Date: c.1943, change to mix residential/commercial use; newspaper accounts; unclear of physical changes #2 Date: 1940s; probable enclosure of southeast porch; 1948 Sanborn map and physical evidence #3 Date: pre-1973; construction of northwest addition; 1973 aerial #4: Date: post-1973; removal of south elevation window; 1973 aerial #5: Date: post-1978, north and south extension of front porch; 1978 aerial #6 Date: pre-1984; installation of double door and display at façade; 1984 HBI text #7: Date: post-1984, construction of north elevation raised planters; 1984 HBI photo #8: Date: post-2022; change fenestration; Google Street View																																																							

16. Primary Architectural Style Not Applicable

- | | | | | |
|------------------------------------------------------|-----------------------------------------|------------------------------------------|-------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes: Other: Vernacular

17. Documents Available and Their Locations

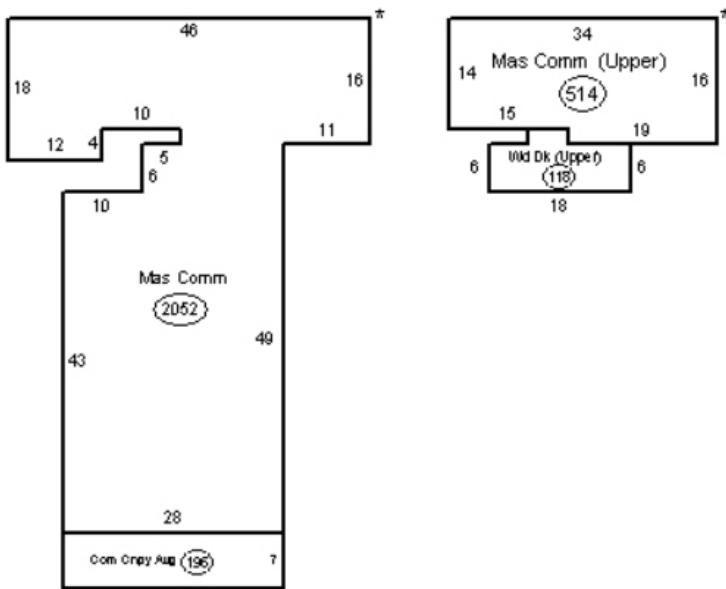
Historic Preservation Division Land Use Department City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87504 (505) 955-6605 https://www.santafenm.gov/land-use/historic-preservation	Archaeological Records Management Section Laboratory of Anthropology 708 Camino Lejo Santa Fe, NM 87501 (505) 476-1320 https://nmhistoricpreservation.org/arms.html
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: N/A. Santa Fe County Assessor field sketch.



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Architectural Description Continued

Front Building (Former House)

East – Front Façade

Positioned on the west side of Old Santa Fe Trail, the former Rising House faces Loretto Chapel. It was constructed in the late 1910s as one of four nearly identical brick cottages arranged between College and Shelby streets. Concrete paving surrounds the front property, which hosts a menagerie of tourist sculptures (Photo 1).

The east façade has been modified several times. It is dominated by a hipped roof porch, held by up poles that look like they may have come from the Seret and Sons lot (Photo 2). The porch has been extended to the north and south. It shelters an altered façade of double glass pivot doors and a large display window. Both were recently installed. The contours of the original brick building — though covered by stucco — are visible above the porch. The brick coping and corner points are discernable, with some imagination.

North

The north elevation has a relic of the building’s original design. Like other buildings of its era, the roof steps down with 8”-high firewalls (Photo 3). The brick coping, now stuccoed, follows this path. Complicating the comprehension of the house’s era is a knee-high stucco planter running its length. The elevation has four openings, holding what appear to be vintage windows. They consist of 8-light sash in different configurations (Photos 4 & 5). A salad dressing bottle-shaped chimney rises at the northeast corner. The form of the chimney suggests a later period, and it is likely the original brick chimney was stuccoed to form this shape. The west end consists of an addition topped with railing connecting to the back building (Photo 6).

South

The south elevation has four openings concentrated near the rear of the building (Photos 7 & 8). These hold two weathered 8/1 hung wood sash (Photo 9) and a non-original door and window. The small number of windows suggests that the openings,

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typical of this type of house, have been filled in. This is confirmed by a 1973 aerial (Fig. 7).

West

The west elevation consists of a conglomeration of extensions and newer construction. Historically, it was the back side of the house, which included an open wood frame at the southeast corner. The porch covered half of the façade. This is evident in Sanborn Fire Insurance maps (Figs. 4-6). The open porch persisted through at least the late 1940s. An extension came to the northwest corner before 1973.

Back Building

Behind the commercial building is a narrow, two-story volume that may have started as a shed. The structure connects to the front building but without passage between them. The building, which once served as an apartment, now works as storage for the commercial structure. The building is entered at the northeast corner through a set of glass doors (Photo 10).

The majority of fenestration is at the second level on the east elevation. The façade has single-light wood casements topped with recessed wood lintels, indicative of 1970s construction. Similar windows are found on the south elevation; the north side has no openings (Photo 11). The west elevation, facing the former Petroleum Building, has no fenestration (Photo 12). A two-story chimney rises near the northeast corner.

The building may have started as an outbuilding. Its southeast corner has openings like a shed (Photo 13). The structure is evident as a smaller, one-story form on a 1973 aerial (Fig. 8). After this flight, a second story was added, and its footprint was extended northward. Whatever its origin, it is a modern building.

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Historical Overview

Block 33/Lot 2 – Four Brick Houses

The subject lot is associated with land owned by August Reingardt, a German-born homebuilder who erected brick cottages and Craftsman bungalows throughout Santa Fe. August’s wife Ella gained title to the property in 1914 with a deed from Cartwright and Brother, a prominent wholesale grocery business co-owned by brothers Samuel and H. B. Cartwright.¹

After immigrating to the United States in 1871, Reingardt moved to Sierra County, establishing a business in the mining town of Kingston.² In 1892, he constructed the Jesse Wheelock-designed Sierra County Courthouse (demolished) in Hillsboro; he would build the first Tarrant County Courthouse. He served as a county commissioner and later was elected the sheriff of Sierra County. He relocated to the capital in the early 20th century while working as a bridge builder for the Santa Fe Central Railway. Beginning in 1910, newspaper accounts describe Reingardt constructing brick “cottages” — otherwise known as bungalows — along Marcy Street and other developing areas in the downtown area.³

Based on succeeding deeds, Reingardt built the subject building and three other brick cottages between 1915 and 1919. The homes appear on the 1921 Sanborn Fire Insurance Company map as nearly identical square brick cottages with front and back porches (Fig. 5). Reingardt sold the subject house and property in 1920 to Elizabeth Hill and her husband, Benjamin F. Hill, who owned the local newspaper printing plant.⁴ They held on to it for less than a year before deeding it to Charles and Florence Rising.⁵

¹ Quitclaim Deed, Ella Reingardt to August Reingardt, recorded June 22, 1915, Book P-1/Page 228, Instrument # 1915000592, Santa Fe County, New Mexico.

² Reingardt’s biography is informed by various newspaper accounts, census records, and other public documents.

³ “Big Building Boom is Here,” *Santa Fe New Mexican*, June 22, 1911, 6.

⁴ Warranty Deed, August Reingardt to Elizabeth and B. F. Hill, recorded March 30, 1920, Book M-3/Page 364, Instrument # 1920000175, Santa Fe County, New Mexico.

⁵ Warranty Deed, Elizabeth and B. F. Hill to Charles and Florence Rising, recorded December 21, 1920, Book M-3/Page 516, Instrument # 1920000325, Santa Fe County, New Mexico.

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A Michigan native, Charles Rising was the town’s only undertaker, operating an embalming parlor out of a building on East Palace Avenue now holding The Shop – A Christmas Store. By all accounts, Charles and Florence were prominent in social circles, with the house frequently the site of church and business association events.⁶

While the Risings kept the property until the 1940s, they moved to a home on Galisteo Street. The College Street brick building became a rental. The 1930 city directory shows that three families occupied it, all headed by males with jobs in transportation. They included David Benedetti, a chief clerk at the Atchison, Topeka & Santa Fe Railway, and his wife, Ida.⁷ This pattern continued through the 1930s.

The Tasty Dish

The Risings sold the property in 1943 to Eloisa Stewart.⁸ Her husband, Thomas Stewart, had died the same year. Born in Santa Fe as Eloisa Delgado, Stewart lived on the property with several other women, who, according to city directories, were also widows.

Stewart was a cook, and in the late 1930s she opened El Plato Sabroso (The Tasty Dish) adjacent to El Fidel Hotel on Galisteo Street. Soon after purchasing the College Street home, she moved the café there. The building later included a photography studio along with her restaurant and home. Still, the 1948 Sanborn shows it with the same footprint as in the 1920s (Fig. 6)

After a few of her recipes were printed in the *New York Herald-Tribune*, Stewart published a booklet of her tasty dishes in 1949 (Fig. 7). In the early 1950s, Doña Eloisa Delgado de Stewart, as she liked to be called, started El Pueblo Restaurant in the College Street building. A 1955 city directory shows that she still lived in the home with a tenant, Ignacita Tenorio, who was also a widow.⁹

⁶ This is based on notices printed in *Santa Fe New Mexican*.

⁷ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1930* (El Paso: Hudspeth Directory Company, 1930), 54.

⁸ Warranty Deed, Charles A. and Florence E. Rising to Eloisa D. Stewart, recorded October 13, 1943, Book 26/Page 185, Instrument # 72227, Santa Fe County, New Mexico.

⁹ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory (1955)*, 312 and 318.

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Oil Offices and Tourist Goods

Stewart sold the property in 1957 to the Ortiz family.¹⁰ Soon after, the residential component was removed. Subsequent city directories show it used as an office for attorneys, land lease agents, and other oil and gas-related businesses. This was undoubtedly in response to the recently constructed Petroleum Building on Shelby Street, which sat behind it. By 1958, as shown on an aerial, the former house had gained a small addition at the northeast corner.

The former house continued to work as an office for oil and gas concerns — the last being Steven’s Oil Company — until the late 1970s.

The building changed function after the completion of the Inn at Loretto, from offices to tourist-oriented jewelry shops. Jewelry shops continued there into the 1980s until the building became the second location of Santa Fe Interiors — high-end purveyors of stamped tin lanterns, handspun wool blankets, and rustic willow furniture.

After the interior furnishings shop left in the early 2000s, the building again held a jewelry store. It is currently Wildhorse of Santa Fe.

¹⁰ Warranty Deed, Eloisa D. Stewart to Guilifredo J. Ortiz et al, March 4, 1957, Book 132/Page 61, Instrument # 221325, Santa Fe County, New Mexico.

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Evaluation of Historical Status

Given the significant alterations to the front building, it is a prime candidate for a downgrade, illustrating how cumulative changes can impact a building's historical appearance and ability to communicate its history and context. There is no side of the building that has not been impacted by an addition and/or alteration, and in most instances, both. The four north elevation windows are likely original and hold older windows, but this is insufficient justification to maintain Contributing status. If they were alive today, neither Charles and Florence Rising nor Doña Eloisa Delgado de Stewart would recognize it as their home.

The recommendation is to downgrade the front building to Non-contributing status, and to have the back building remain with the same designation.

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Illustrations



**Figure 1: December 20, 1984, HBI survey photo. Harry Weiss.
Note possible residential windows on the left.
Courtesy NMCRIIS.**

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Figure 2: Google Street View image of east façade. Note smaller double wood doors and smaller two wood windows.

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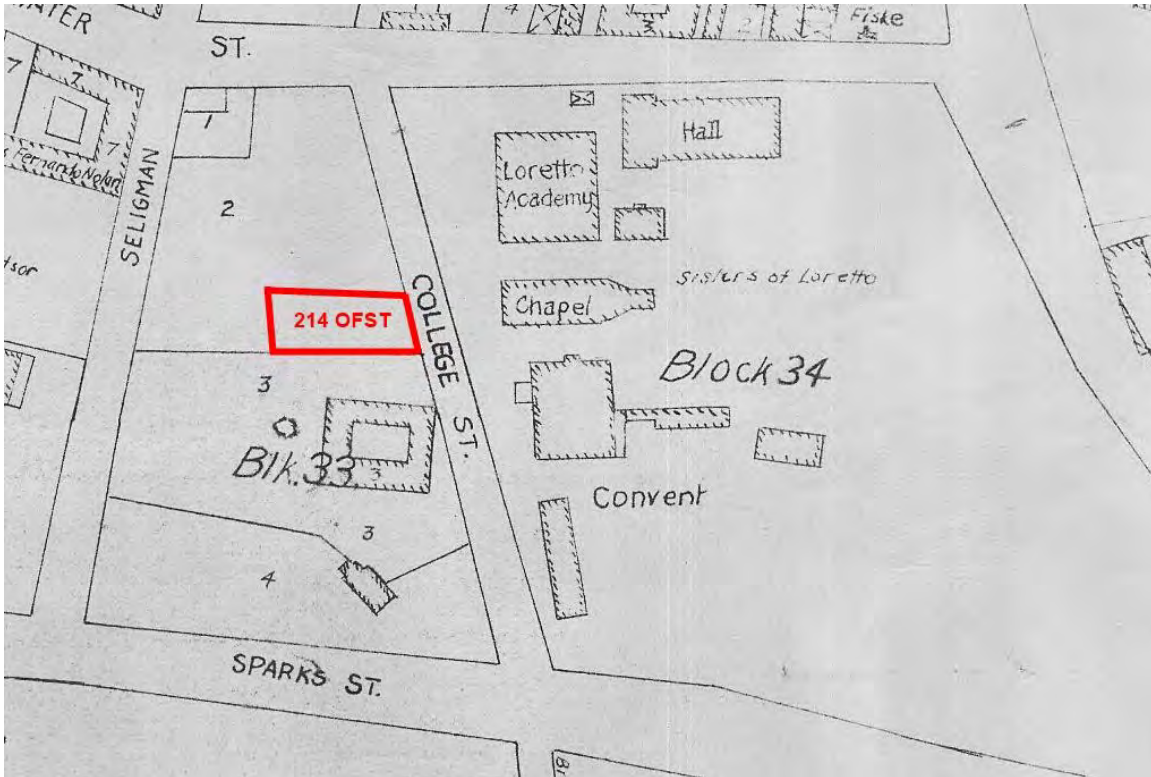


Figure 3: N. L. King, "Official Map of the City of Santa Fe," 1912. Approximate outline of future subject lot.

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Figure 4: 1913 Sanborn Fire Insurance Company map. Note absence of house.

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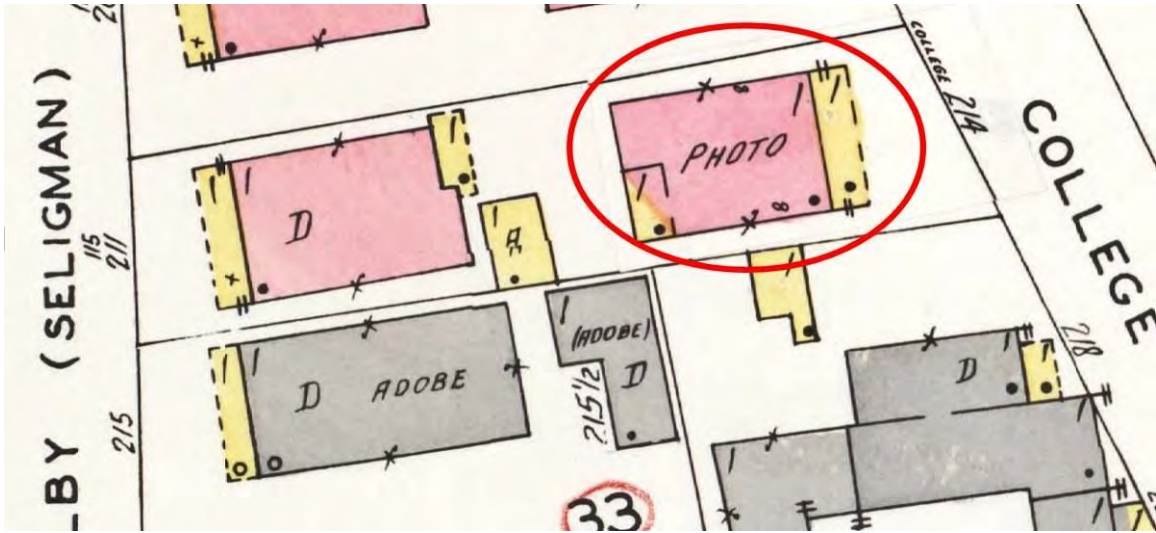


Figure 5: 1921 Sanborn Fire Insurance Company map. Subject building circled.

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 <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Former Charles and Florence Rising House/ Former El Plato Sabroso and Stewart House Tourist Retail Shop	2. Location: 214 Old Santa Fe Trail Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: 4. County: Santa Fe 5. Date of Survey: May 22, 2024



**Photo 6: 1948 Sanborn Fire Insurance Company map. Subject building circled.
 Note southeast porch had been enclosed by this time.**

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: Former Charles and Florence Rising House/ Former El Plato Sabroso and Stewart House Tourist Retail Shop	2. Location: 214 Old Santa Fe Trail Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID:	
		4. County: Santa Fe	
		5. Date of Survey: May 22, 2024	

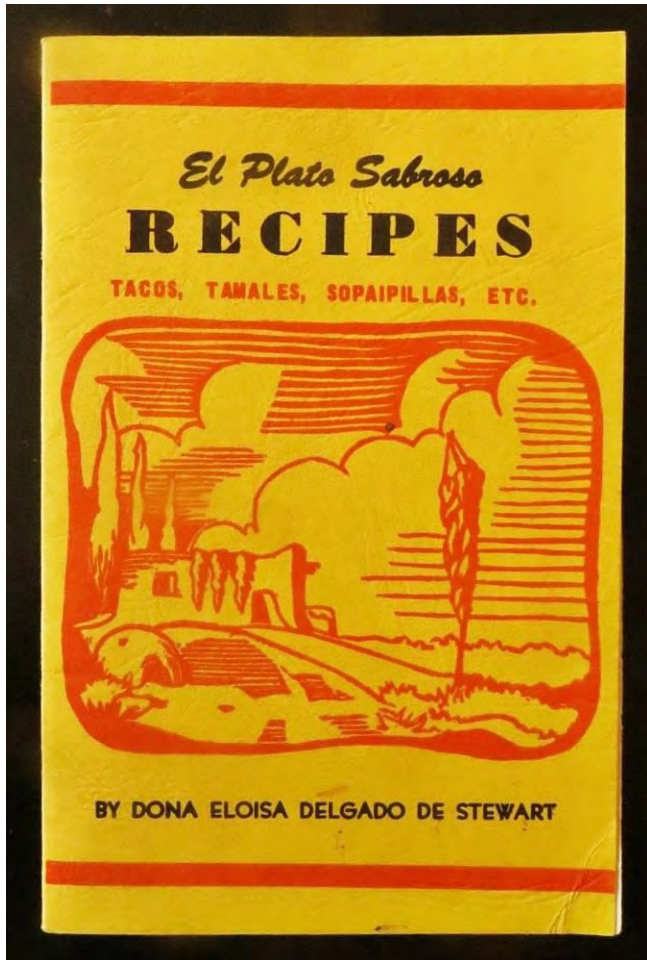


Figure 7: Cover of reprint of 1949 recipe book.

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. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i> District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
1. Name of property: Former Charles and Florence Rising House/ Former El Plato Sabroso and Stewart House Tourist Retail Shop	2. Location: 214 Old Santa Fe Trail Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: 4. County: Santa Fe 5. Date of Survey: May 22, 2024		



Figure 8: May 7, 1973, aerial photograph. Note additional window opening on south elevation and lower height and shorter length of back building.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No. _____	District No. _____ <u> </u> NRHP <u> </u> SRCP Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Former Charles and Florence Rising House/ Former El Plato Sabroso and Stewart House Tourist Retail Shop	2. Location: 214 Old Santa Fe Trail Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: 4. County: Santa Fe 5. Date of Survey: May 22, 2024



Figure 9: c.1975 snow scene. Note absence of north elevation planters.
Negative Number HP.2014.14.824
Courtesy Palace of the Governors Photo Archives, New Mexico History Museum, Santa Fe.

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 <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Former Charles and Florence Rising House/ Former El Plato Sabroso and Stewart House Tourist Retail Shop	2. Location: 214 Old Santa Fe Trail Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: 4. County: Santa Fe 5. Date of Survey: May 22, 2024	



Figure 10: September 11, 1978, aerial photograph.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Former Charles and Florence Rising House/ Former El Plato Sabroso and Stewart House Tourist Retail Shop	2. Location: 214 Old Santa Fe Trail Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID:		4. County: Santa Fe		5. Date of Survey: May 22, 2024	

Survey Photographs

(All images taken by Giulia Caporuscio on May 22, 2024).



Photo 2: East façade, new porch support. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: May 22, 2024			



**Photo 3: North elevation oblique. Camera facing southwest.
Attached back building at right.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Former Charles and Florence Rising House/ Former El Plato Sabroso and Stewart House Tourist Retail Shop	2. Location: 214 Old Santa Fe Trail Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID:		
		4. County: Santa Fe		
		5. Date of Survey: May 22, 2024		



Photo 4: North elevation. Window #1. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Former Charles and Florence Rising House/ Former El Plato Sabroso and Stewart House Tourist Retail Shop	2. Location: 214 Old Santa Fe Trail Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID:	4. County: Santa Fe		
		5. Date of Survey: May 22, 2024			



Photo 5: North elevation. Window # 3. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: May 22, 2024			



**Photo 6: North elevation oblique. Addition with railing at right.
Camera facing northeast.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Former Charles and Florence Rising House/ Former El Plato Sabroso and Stewart House Tourist Retail Shop	2. Location: 214 Old Santa Fe Trail Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID:		
		4. County: Santa Fe		
		5. Date of Survey: May 22, 2024		



Photo 7: South elevation oblique, east end. 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: <i>Please complete HCPI FORM 1 before completing FORM 2</i>	
HCPI No. _____	District No. _____ NRHP SRCP Criteria A B C D
1. Name of property: Former Charles and Florence Rising House/ Former El Plato Sabroso and Stewart House Tourist Retail Shop	2. Location: 214 Old Santa Fe Trail Downtown and Eastside Historic District -Santa Fe
	3. Local Reference Number: Santa Fe ID:
	4. County: Santa Fe
	5. Date of Survey: May 22, 2024



Photo 8: South elevation oblique. Enclosed porch or non-historic addition at left. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Former Charles and Florence Rising House/ Former El Plato Sabroso and Stewart House Tourist Retail Shop	2. Location: 214 Old Santa Fe Trail Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: 4. County: Santa Fe 5. Date of Survey: May 22, 2024



Photo 9: South elevation. Original 8/1 window. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: May 22, 2024			



Photo 10: Back building, east elevation, north end. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 11: Back building, north elevation. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 12: Back building, west elevation at left; Petroleum Building at right. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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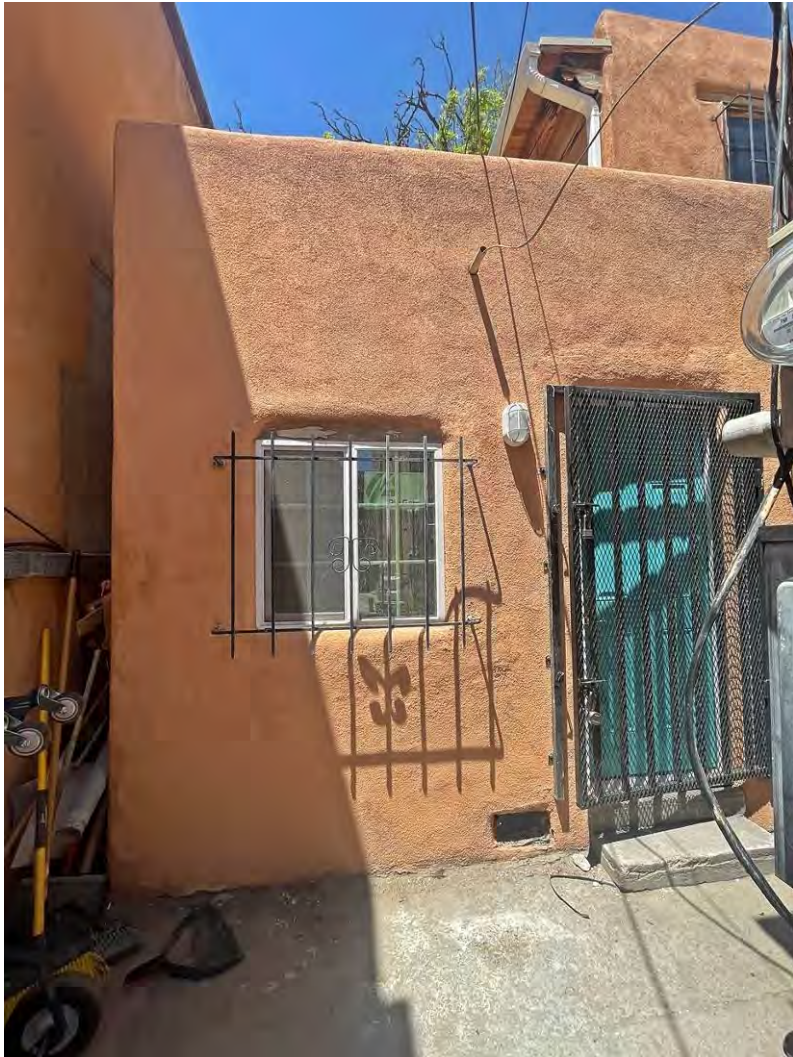


Photo 13: Back building, central east elevation. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe		
		5. Date of Survey: May 22, 2024		



**Photo 14: Back building, east elevation, south end.
 This section may represent an earlier shed.
 Camera facing northwest.**



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:
Date Submitted: 01/06/2025		214 OLD SANTA FE TRAIL
Property Owner of Record: MARK Suleiman		Proposed Construction Description:
Applicant/Agent Name: JOHN A. PADILLA		LANDSCAPE PLANTERS NORTH AND SOUTH SIDE
Contact Person Phone Number: 505 660-1682		TOTAL ROOF AREA: NA.
Zoning District: BLD00D		Lot Coverage: 55 %
Overlay: <input type="checkbox"/> Escarpment <input checked="" type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____		<input type="checkbox"/> Open Space Required: -
Submittals Reviewed with PZR:		Setbacks:
<input type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations		Proposed Front: 10' Minimum: _____
Supplemental Zoning Submittals Required for Building Permit:		2 nd Front? -
<input type="checkbox"/> Zero Lot Line Affidavit		Proposed Rear: 0'0" Minimum: -
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required NA.		Proposed Sides: L ___ R ___ Minimum: _____
Use of Structure: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial Type of Use: RETAIL/coolery		Height: Proposed 24'-4"
Terrain: <input type="checkbox"/> 30% slopes -		Maximum Height: _____ or
		<input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance
		<input type="checkbox"/> Regulated by Escarpment District
		Parking Spaces:
		Proposed _____ 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.

JOHN A. PADILLA

PRINT NAME

[OWNER APPLICANT AGENT]

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

SIGNATURE

[Signature]

DATE

01/06/24

To Be Completed By City Staff:		2025-009844PAR
Additional Agency Review if Applicable:		
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___		
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___		
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___		
Notes: _____		
Zoning Approval:		
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected		
Comments/Conditions: Legal lot of record provided, no parking required per 14-8.6(B)(3)		
REVIEWER: Rebekah Clouser		DATE: 1 / 31 / 2025

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

Revised 20 November 2020



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

PROJECT DESC: Case 2021-003908-HDRB. 214 Old Santa Fe Trail. Downtown and Eastside Historic District. John Padilla, agent for Mark Suleiman, owner, requests primary facade designation for a contributing structure. (Daniel Schwab)

CASE NUMBER: 2021-003908--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 214 OLD SANTA FE TRL
Santa Fe, NM 87501

CONTACTS: Applicant	JOHN A PADILLA	PO Box 22986 SANTA FE , NM 87502
Property Owner	Mark Suleiman LLC	214 Old Santa Fe Trail Santa Fe, NM 87501

BOARD ACTION

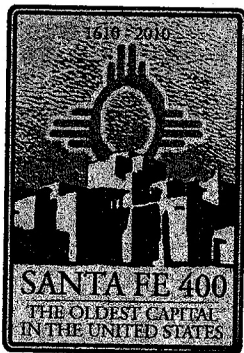
This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jul 27, 2021. The decision of the Board was to designate the north facade as primary.

For further information please call 505-955-6605.

Sincerely,

Daniel Schwab

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



City of Santa Fe, New Mexico

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

David Coss, Mayor

Councilors:

Rebecca Wurzbarger, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Chris Calvert, Dist. 1

Rosemary Romero, Dist. 2

Miguel M. Chavez, Dist. 3

Carmichael A. Dominguez, Dist. 3

Matthew E. Ortiz, Dist. 4

Ronald S. Trujillo, Dist. 4

Project description: Construct three 3' high stuccoed pilasters on a contributing property.

Project number: 09-10100055

Case number: H-09-055

Project type: HDRB

PROJECT LOCATION (S): 214 Old Santa Fe Trail

PROJECT NAMES:

OW - Charles Barnett
Santa Fe, NM 87501

214 Old Santa Fe Trail
505-982-1634

AP - Mark Shaw
Santa Fe, NM 87501

214 Old Santa Fe Trail
505-982-1634

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, August 25, 2009, acted on the above referenced case. The decision of the board was to approve the application on the condition that the stucco be cementitious and that the color be confirmed with staff before a building permit application is submitted.

For further information please call 955-6605.

Sincerely,

Marissa C. Barrett

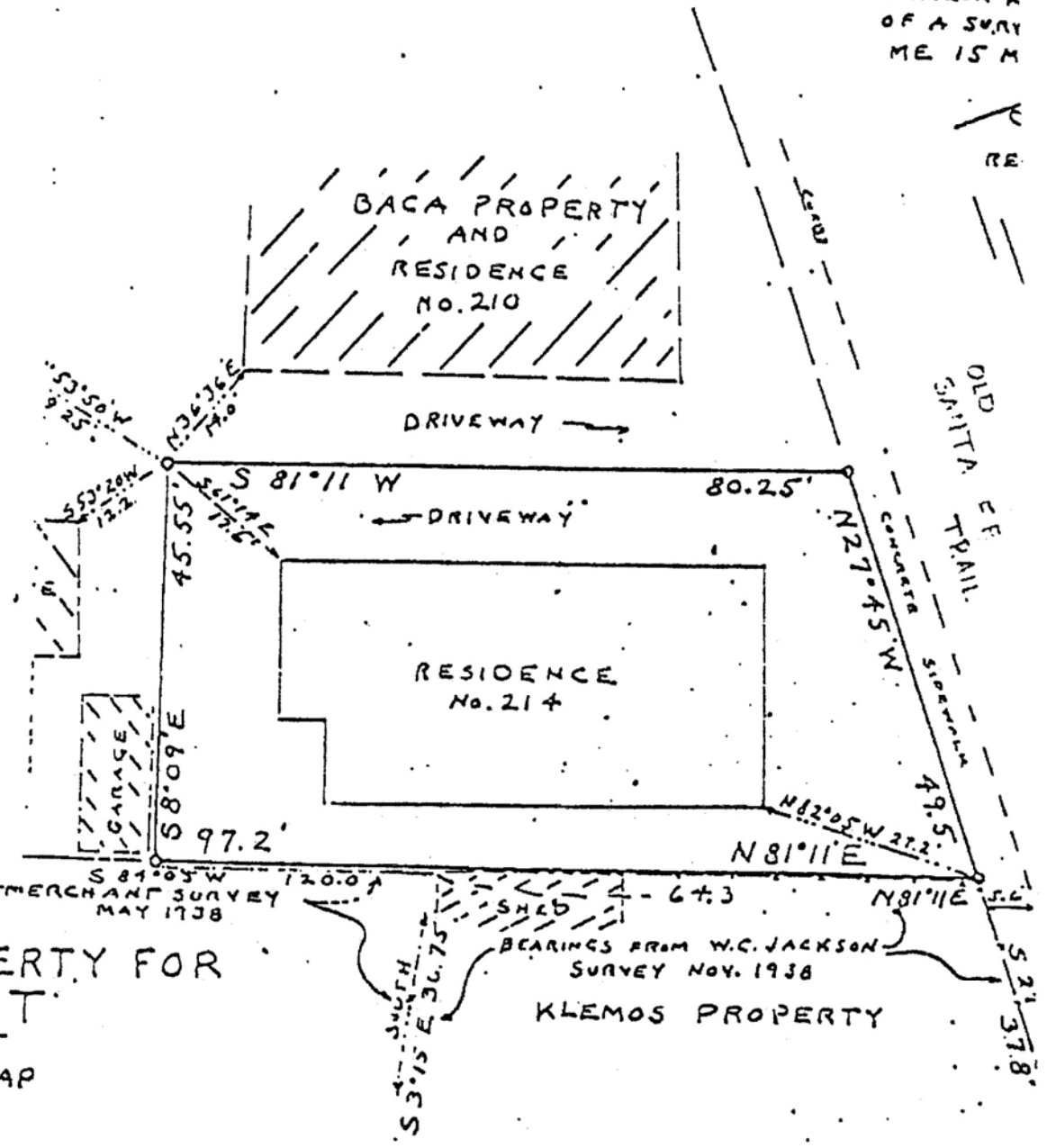
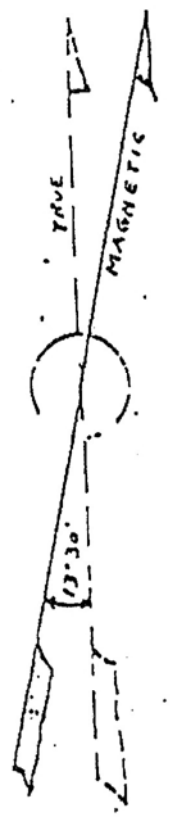
Senior Planner Historic Preservation Division

NOTE: Applicant can not apply for building permit until after the 7-day appeal period is completed beginning on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). HDRB approvals expire one (1) year after the date of their decision. Renewals of such decisions are available for one (1) additional year upon request. Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. Please attach copies of this letter to all sets when submitting for building permit. Building Permit will not be approved through Historic Preservation until the Findings and Conclusions and appeal period is complete.



PROPERTY CORNERS

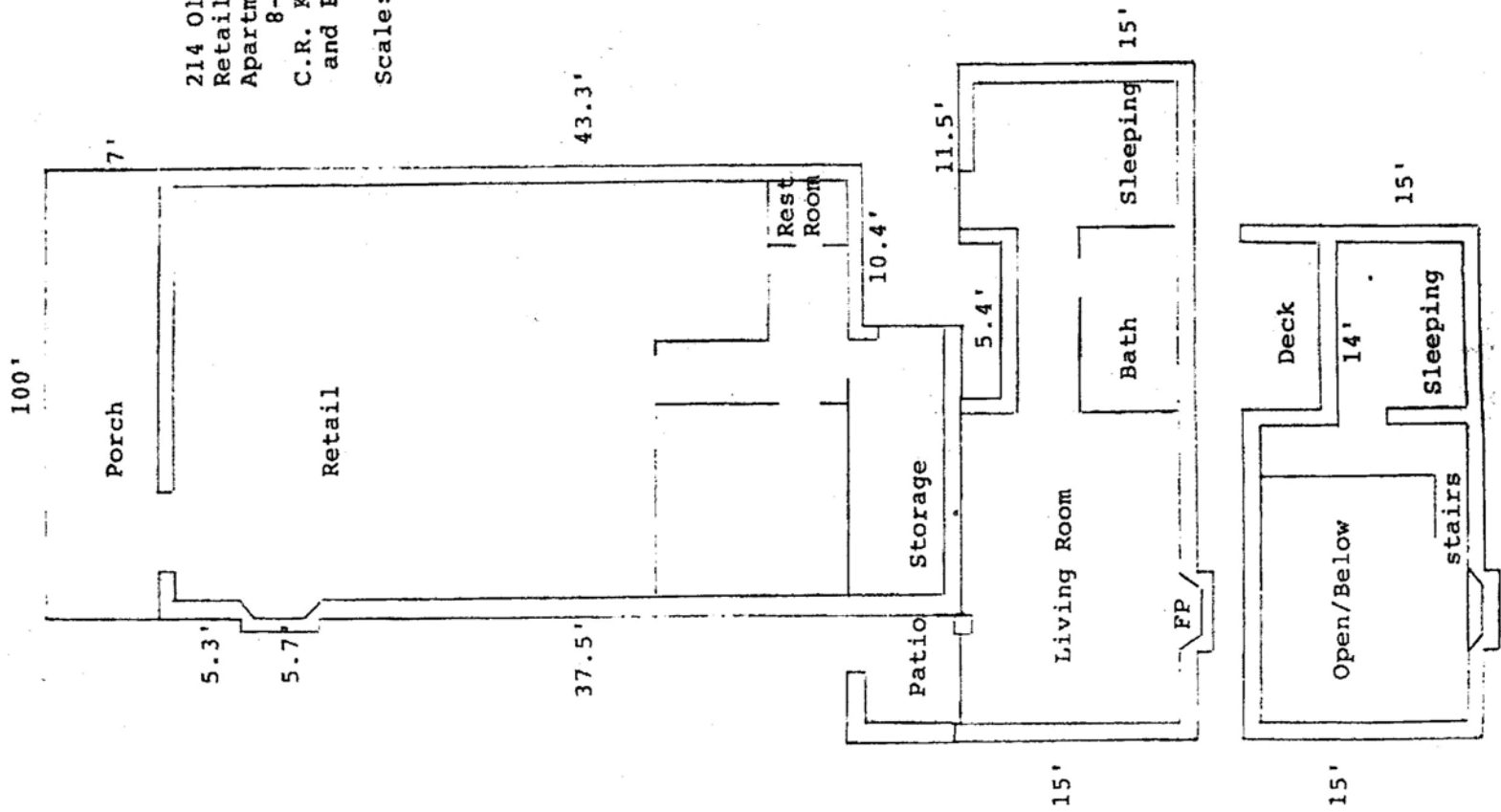
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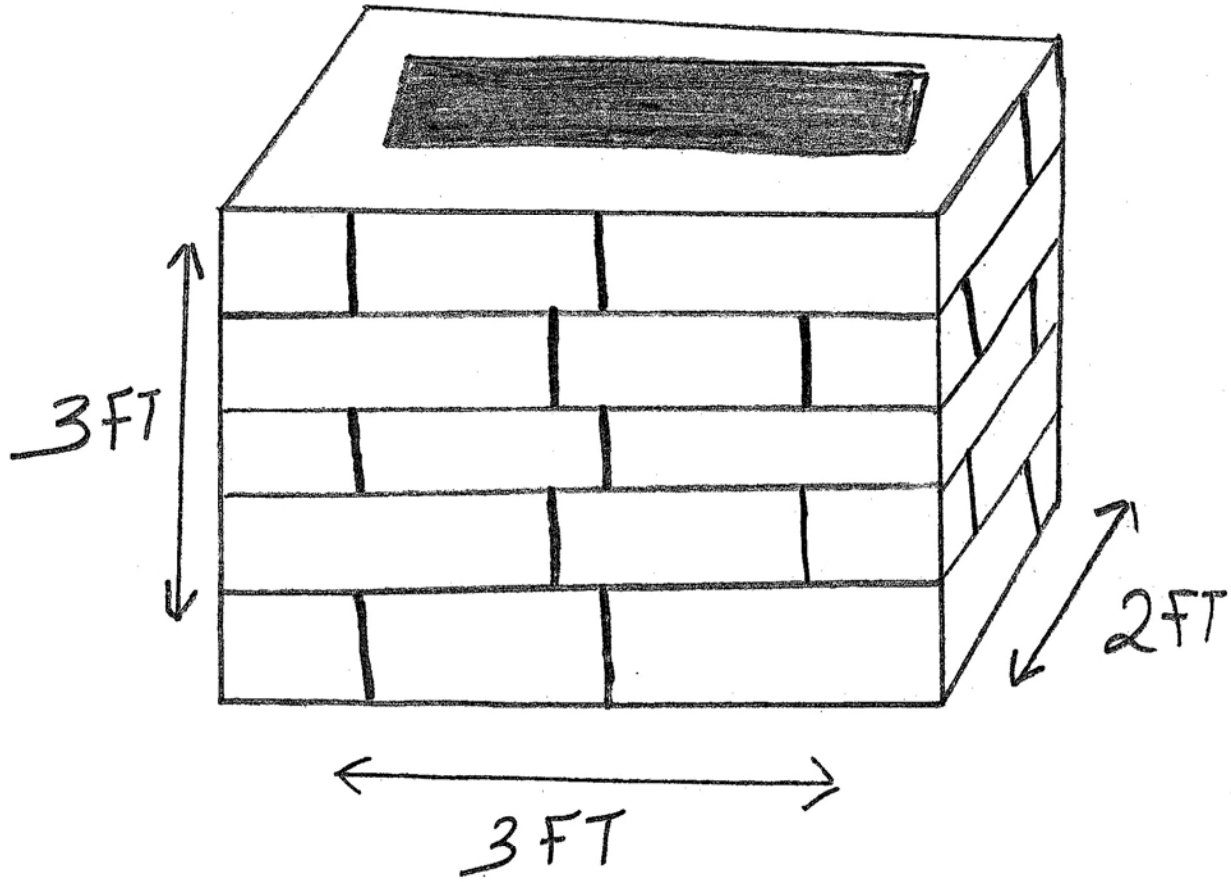
CEDARIO ORTIZ PR

PLAT
SHOWING SURVEY OF PROPERTY FOR
ELOISA D. STEWART
NO. 214 COLLEGE STREET
PORTION LOT 2, BLK 33, KINGS MAP
SANTA FE, NEW MEXICO
SCALE 1" = 20 FT.

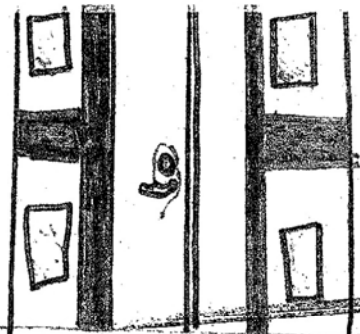
Exhibit RA



214 Old Santa Fe Trail
Retail - 1,348+- s.f.
Apartment - 1,027+- s.f.
8-3-88
C.R. Keever
and Paul Hewett
Scale: 1" = 10'+-



Building



PLANNING & LAND USE

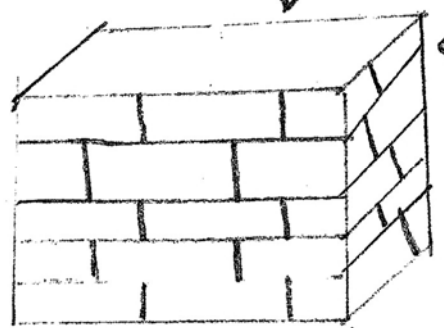
- HISTORIC DESIGN REVIEW
- LANDSCAPE REVIEW
- ESCARPMENT ARCH. REVIEW
- APPROVAL
- CONDITIONAL APPROVAL
- REJECT

REMARKS
 Given to
 Matt
 Concept

NAME Cecilia Rios for Sharon Woods DATE 8-25-09
8 1/2 FT.

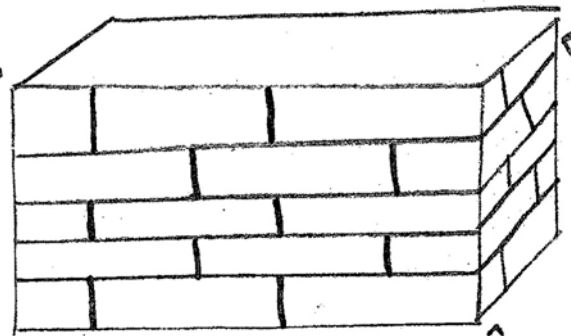
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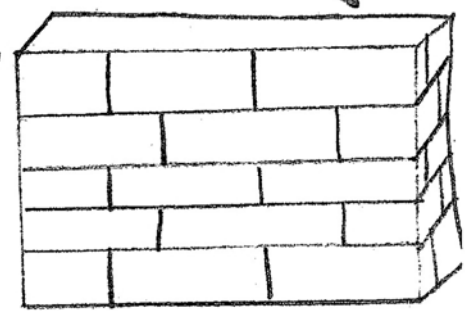
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← 14 ft →

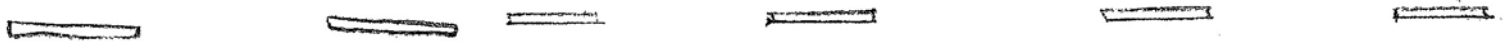
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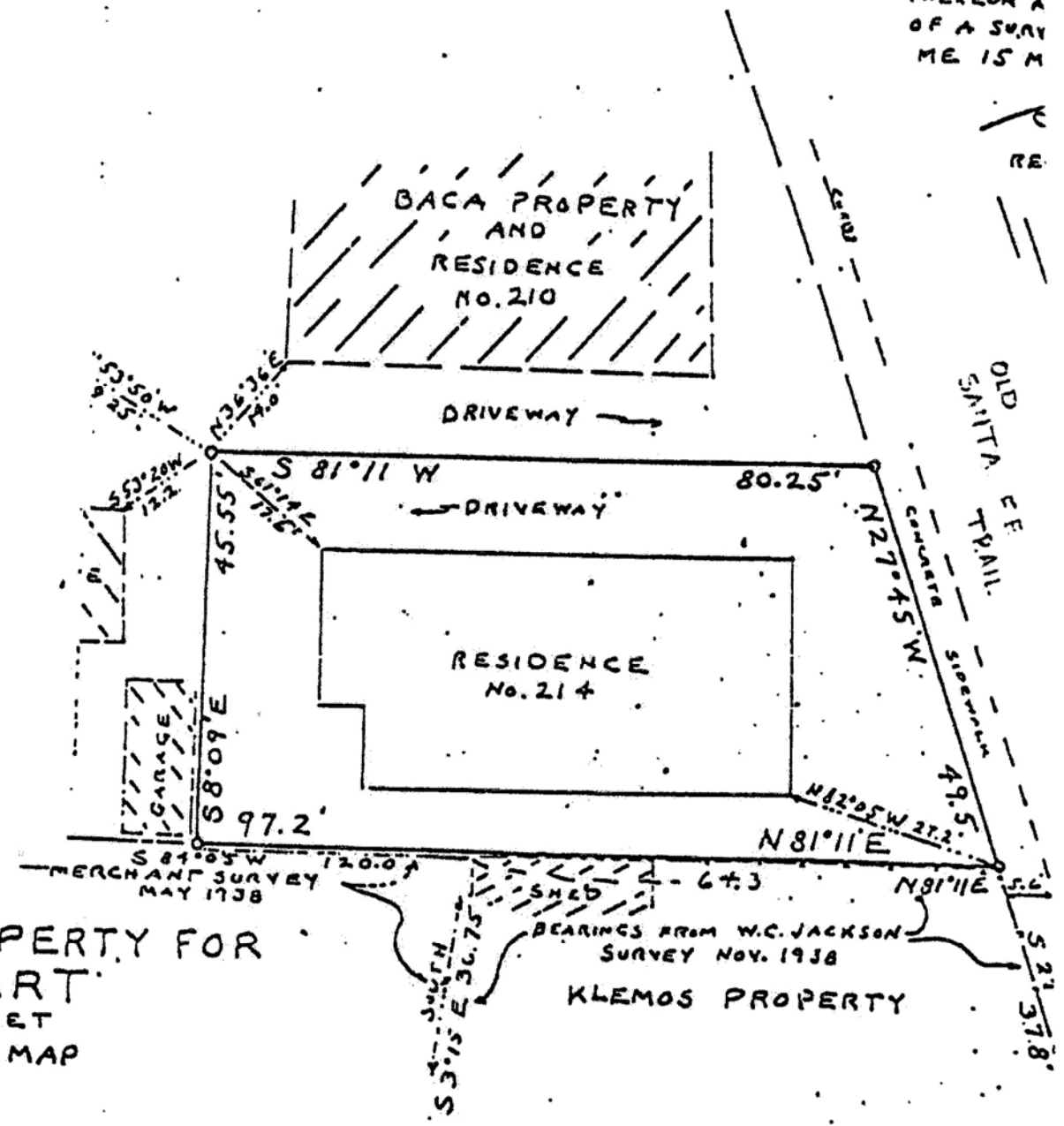
Sidewalk

Street



PROPERTY CORNERS

I CERTIFY
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CESARIO ORTIZ PR

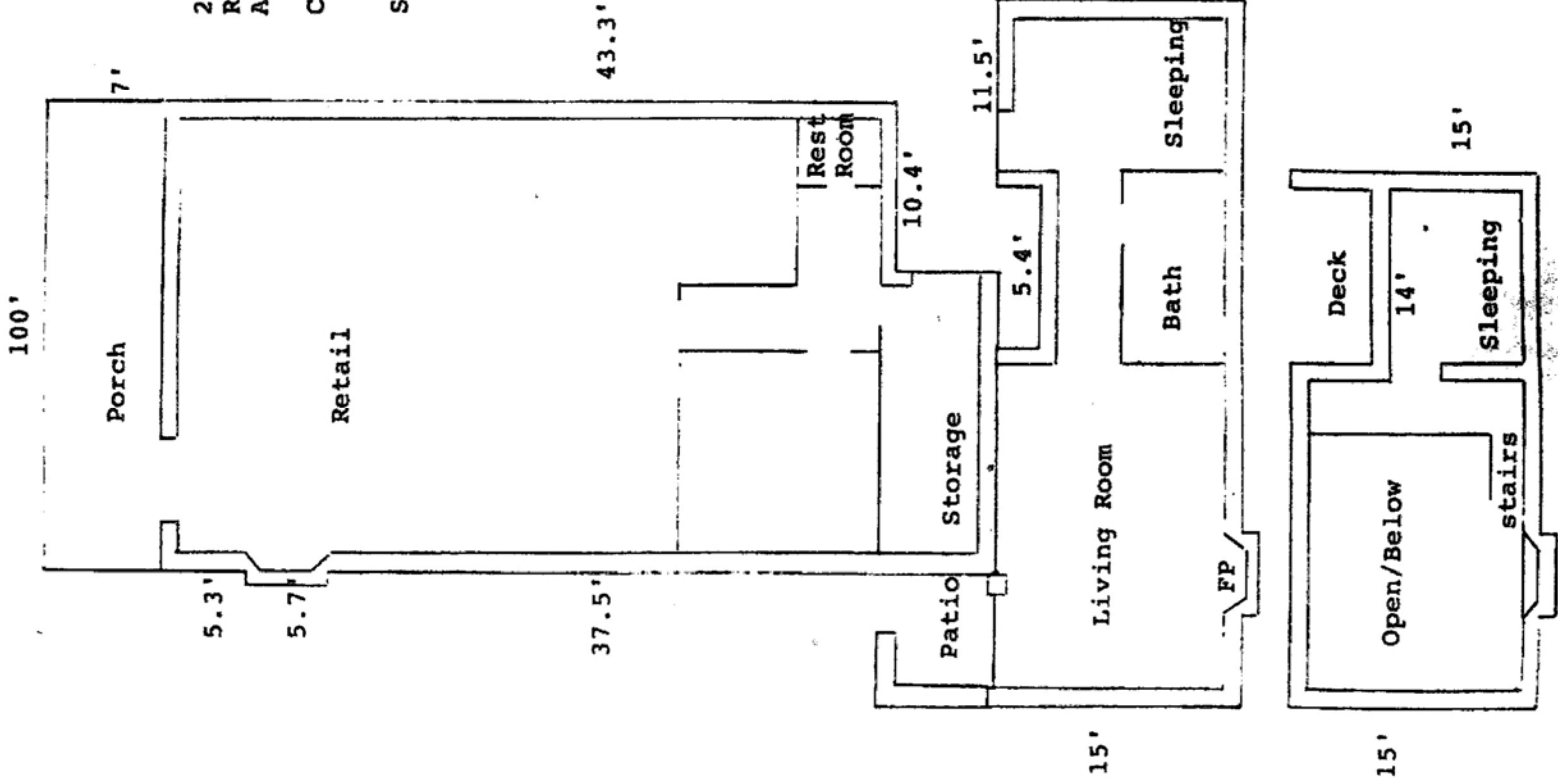
PLAT
SHOWING SURVEY OF PROPERTY FOR
ELOISA D. STEWART
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PORTION LOT 2, BLK 33, KINGS MAP
SANTA FE, NEW MEXICO
SCALE 1" = 20 FT.

MERCHANT SURVEY
MAY 1938

BEARINGS FROM W.C. JACKSON
SURVEY NOV. 1938

KLEPOS PROPERTY

Exhibit RR



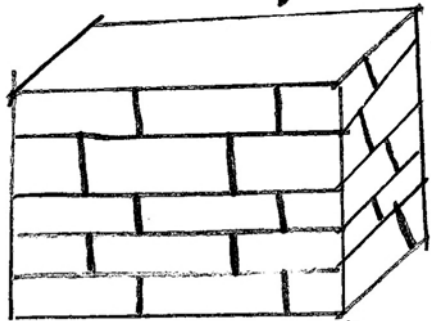
214 Old Santa Fe Trail
Retail - 1,348+- s.f.
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8-3-88
C.R. Keever
and Paul Hewett
Scale: 1" = 10'+-

Building

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18 ft

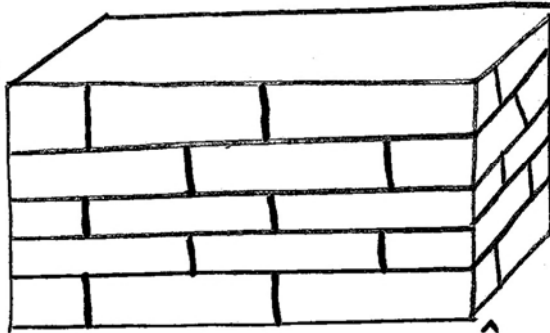
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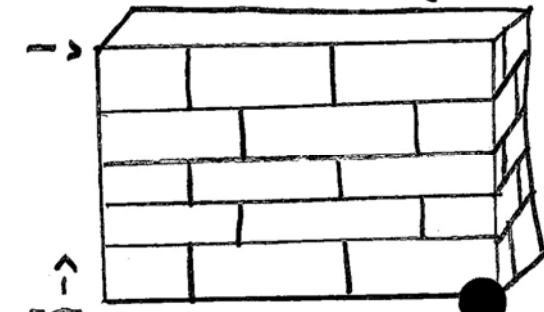
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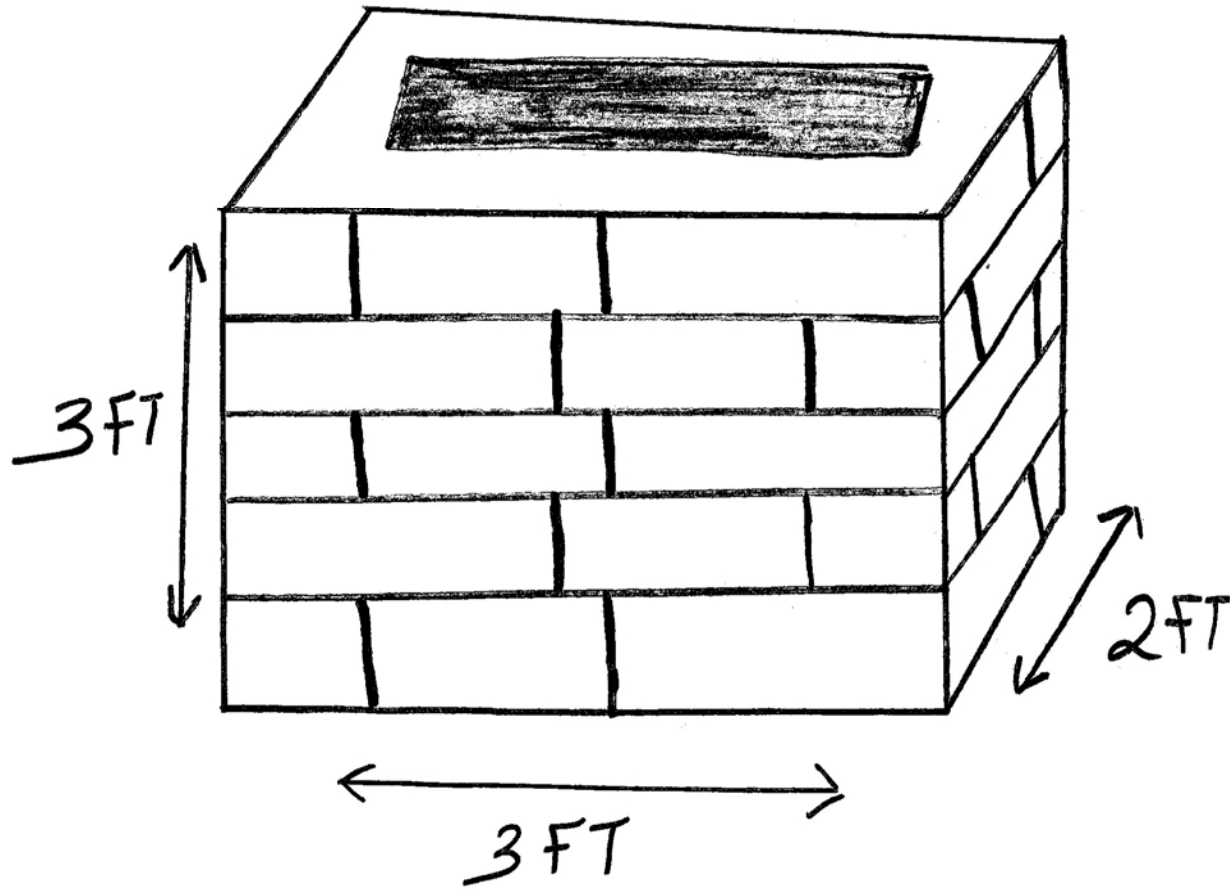
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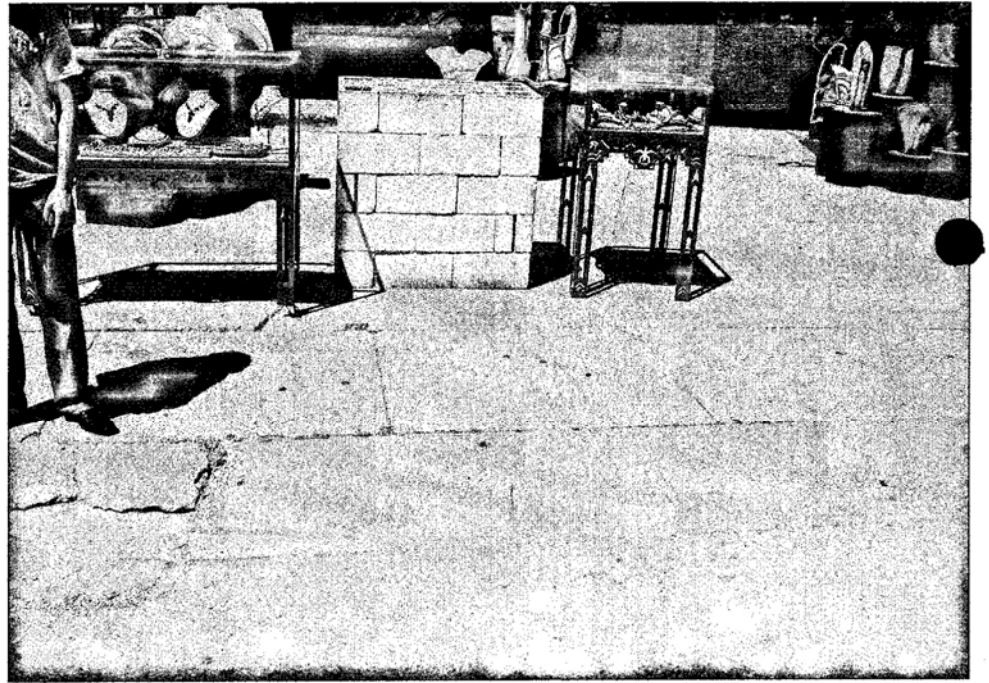
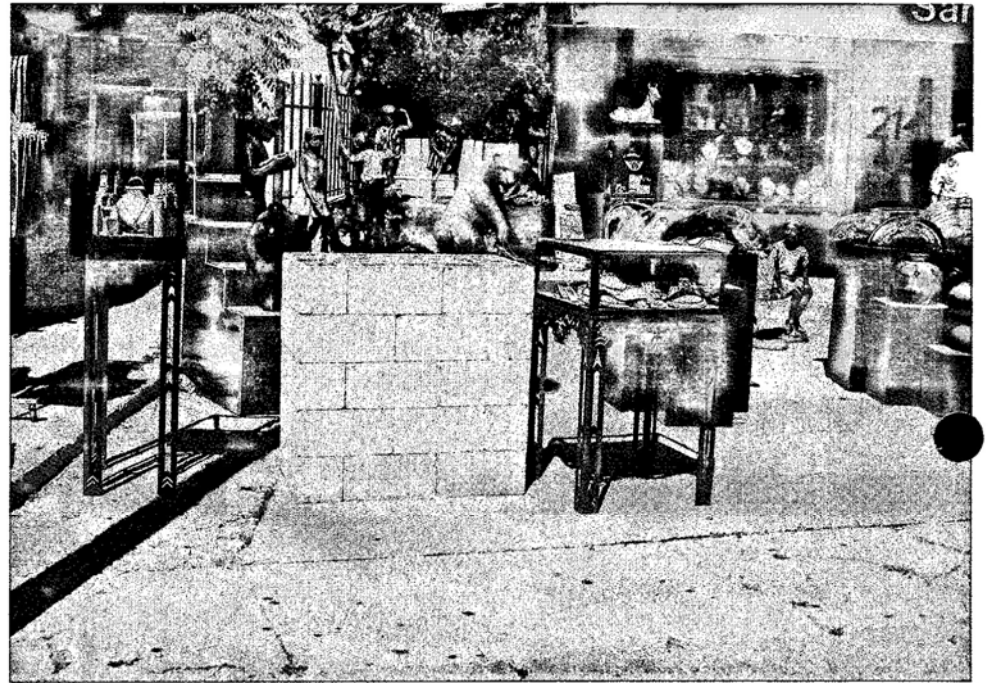


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1 ft 8 inches

Sidewalk

Street








Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department - Building Permit Division

To Be Completed By Applicant:

Date Submitted: 8/3/09	Site Address: 214 Old Santa Fe Trail
Property Owner of Record:	Proposed Construction: construction of pillars for showing of merchandise
Applicant Name: Villa de San Ignacio	TOTAL ROOF AREA:
Phone Number:	Agent Phone Number:
Agent Information:	

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. **BASED ON INFORMATION PRESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF BUILDING PERMIT. FINAL ZONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET.**

APPLICANT/AGENT:  DATE: 8/3/09

To Be Completed By Staff:

Zoning District Overlay: BCD Historic

Subdivision: Lot: Block: Permitted Use:

Accessory Use:

Special Exception:

Variance:

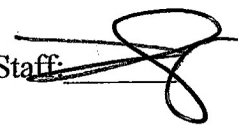
Prohibited Use:

- Historic Escarpment Flood Zone

ZONING SUBMITTALS:

Item	Required	Use	Complete
Proof of Legal Lot of Record	Yes		YR
Approved Development Plan(s)	Yes		N/A
Existing Drawing Site Plan*	Yes	ALL	YR
Proposed Drawing Site Plan*	Yes	ALL	N/S
Copy of Recorded Accessory Structure Affidavit	Yes	ALL	N/A
Approval Letters	Yes	ALL	Provide
Accessory Structure Affidavit	Yes	ALL	N/A
Zero Lot Line Affidavit	when 0 lot line exists		N/A

* 1":100' or larger or as approved by staff

Staff: 

Setbacks:

Front: Provided OK Required OK 2nd Front Provided OK Required OK
 Left Side: Provided OK Required OK Right Side: Provided OK Required OK

ZONING SITE PLAN REQUIREMENTS:

ITEM	Complete
Address of Property	YPR
North Arrow	YPR
Graphic Scale	YPR
Information Table (upper right hand corner of site plan)	
a. Zoning: <u>BCD</u>	<u>OK</u>
b. Overlay Districts: <u>Historic</u>	<u>OK</u>
c. Flood Zone: <u>NA</u>	
d. Use of buildings: <u>Commo</u>	
e. Number of parking spaces Provided _____ Required _____	<u>NA OK BCD</u>
f. Parking and isle dimension	<u>OK</u>
g. All building separation(s) on and off the property (10' separation required for all structures.	<u>OK</u>
h. All Setbacks from property lines	<u>OK</u>
i. Height of Structures Proposed <u>2</u> Required <u>OK</u>	
j. Lot Coverage Proposed _____ Required <u>BCD</u>	<u>OK</u>
k. Open Space and square footage (if required)	<u>OK</u>
l. Access on and off the property	
m. Driveway and visibility Triangle Dimensions	
n. Bicycle Parking Requirement Provided _____ Required _____	<u>OK.</u>
Graphic representation of items a. thru n.	
Location of proposed structures including walls and/or fences and all other elements of the drawing	
Any existing easements of record	
Street names	
Vicinity Map	

Preliminary Approval:

Preliminary Approval with conditions: Provide docs to BP. Submitted

COMMENTS:

REVIEWER: [Signature] DATE: 8/3/07

Staff: [Signature]

City of Santa Fe, New Mexico

memo

DATE: August 25, 2009
TO: Historic Design Review Board Members
VIA: David Rasch, Supervising Planner Historic Preservation Division DR
FROM: Marissa C Barrett, Historic Preservation Planner Senior MCB

CASE # H-09-055

ADDRESS: 214 Old Santa Fe Trail
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall & fence standards.
- Historic Survey Form
- Zoning Review Sheet
- Other:

APPLICANT SUBMITTALS

- Proposed Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATIONS:

Staff recommends approval of the pillars as they comply with Section 14-5.2 (C) Regulations for Contributing Structures, Section 14-5.2 (D) General Design Standards, and Section 14- 5.2 (E) Downtown and Eastside Historic District Design Standards.

BACKGROUND AND SUMMARY:

The Vernacular style commercial building located at 214 Old Santa Fe Trail was built from 1912-1921 and has received minor alterations which includes a 1945 addition to the rear of the building. The Official Map lists the building as Contributing to the Downtown and Eastside Historic District.

On July 28, 2009 the owner was issued a red tag for building CMU pilasters without HDRB approval or a building permit. The owner stopped work immediately and contact City staff.

The applicant proposes construction of three pilasters to a height of 3'. The 2x3x3 pilasters will be located along Old Santa Fe Trail and will be stuccoed to match the contributing building stucco color. The applicant states, in the application letter, that glass cases may be placed on the pilasters at the open of the store to display items such as jewelry or sculptures and will be removed at the store's close in the evening.

07/28/09

FOR THE SITE 214 OLD SANTA FE TRAIL, NAME OF BUSINESS SANTA FE JEWELS.

CONSTRUCTING THREE PILLARS , SIZE 2X3X3.

MATERIALS: CEMENT BLOCKS, PLASTER, STUCCO, COLOR SANTA FE STUCCO .

THE REASONS IS TO DISPLAY SCULPTORS, OR SMALL GLASS CASES FOR JEWELRY.

WE WERE NOT AWARE OF THE LAWS FOR THE HISTORICAL PRESERVATION .

AS FOR THE SCULPTORS AND OR GLASS CASES WILL BE REMOVED EVERY TIME AT CLOSING.

WE HAVE BEEN IN BUSINESS OVER 25 YEARS VERY SATISFIED ARE WILLING TO FOLLOW ALL LAWS.

Beginning at the northeast corner, a point on the west side of Old Santa Fe Trail, formerly College Street, from which the center of the sewer manhole bears N. 19° 15' E., 18.45 feet distant; thence S. 81° 11' W., 80.25 feet to the northwest corner; thence S. 8° 09' E., 45.55 feet to the southwest corner of the tract herein described; thence N. 81° 11' E., 97.2 feet to the southeast corner of the tract herein described; thence N. 27° 45' W., 49.5 feet to the point and place of beginning.

All as shown upon plat of survey made by Samuel P. Davalos, licensed surveyor, May 15, 1948, entitled "Plat Showing Survey of Property for Eloisa D. Stewart, No. 214 College Street, Portion Lot 2, Block 33, King's Map, Santa Fe, New Mexico".

Subject to easements of record.

14-3.10 BUILDING PERMIT
STOP WORK Copy No. 1 Permit No. NO PERMIT
Location 214 OLD SANTA FE TRAIL
SANTA FE NM
Date 7/28/09 Inspector [Signature]



HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 214 Old Santa Fe Trail

HISTORIC DISTRICT: Downtown & Eastside Don Gaspar Westside-Guadalupe
(Please see attached map) Transition Historic Review
Historic Landmark (outside of historic districts)

PROJECT PROPOSAL: 3 Pillars 2x3x3

CONSTRUCTION COST: \$ 600~~00~~ FEE: \$ 250 + \$20 Poster Cost = \$ 275

OWNER: Charles Barnett PHONE#: 505-982-1634

OWNER ADDRESS: 214 Old Santa Fe Trail

CITY, STATE, ZIP CODE: Santa Fe NM 87501

APPLICANT: Mark Shaw PHONE #: 505-986-8096

ADDRESS: 214 Old Santa Fe Trail

CITY, STATE, ZIP CODE: Santa Fe NM 87501

NEW CONSTRUCTION:

Single-Family Residence Commercial Multi-Family Residence

OTHER CONSTRUCTION:

Demolition Remodel Addition Residential Signs Wall/Fence
Antenna

PREAPPLICATION MEETING: Date: Aug 3, 2009 Case Planner: [Signature]

PRELIMINARY ZONING REVIEW: Date: August 3, 2009 Planner: [Signature]

(You must schedule a meeting with Zoning Planner @ 955-6585 prior to the HDRB submittal deadline date. Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION

Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?

YES NO Pillars

If yes, please provide a written request for an updated maximum allowable height calculation.

What is the proposed height of your project? 2x3x3

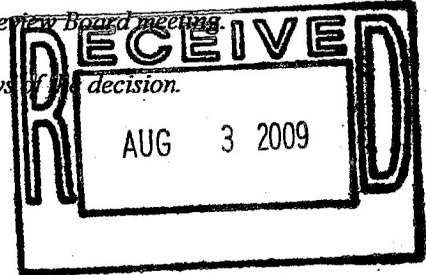
I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-5.2 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

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

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

[Signature]
Signature of Applicant/Owner

8/3/09
Date





March 11, 2025

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

RE: Historic Districts Review Board
Alterations to a Contribution Structure
214 Old Santa Fe Trail

Dear Paul,

On behalf of the Owner, who I am representing before the Historic Preservation Division we request a review of the proposed alterations to 214 Old Santa Fe Trail.

The structure is designated as "Contributing" with the North façade given "Primary Façade" designation. The East façade is given a "Non-Primary" designation. The attached south structure is designated as "Non-Contributing" per the historic survey mapping.

My client presents the executed improvements for the property located at 214 Old Santa Fe Trail.

Improvements include:

- Addition of a low landscape planter wall (1'-4" to 2'-7") along a portion (36'-0") of the north façade.
- Removal of two existing windows and double doors in the East elevation of a non-primary façade.
- Install a new storefront window and storefront window and a pair of doors in the East elevation of a non-primary façade.
- Install a new metal gate (black and 6'-0" tall) at the south side of the East elevation portal to secure the passageway to the rear structure.

Request for an exception per Section 14-5.2 (D) (5) (b) of the SF Land Development Code.

The addition of the low landscape planter on the north side of a primary façade requires an exception.

For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows: (i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

- **An exception for the addition of a low landscape planter** on the north side of a primary façade is requested for 214 Old Santa Fe Trail.

Criteria for approval:

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

The addition of the low landscape planter along the primary façade does not significantly damage the character of the district as the significant architectural features (fireplace, two small windows, and two larger windows) remain unobstructed and publicly visible.

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

The addition of the low landscape planter will provide the Owner with an area to allow for landscaping that enhances the primary façade and will allow for the display of artwork of the business. The low landscape planter also provides controlled pedestrian access to the west end of the gallery display and sales area.

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

The low landscape planter works to strengthen the unique heterogeneous character of the streetscape. The proposed planter reflects low walls and planters along the streetscape that work for public access and preserve the historic elements of the north façade.

Requests for an exception per Section 14-5.2 (E) of the SF Land Development Code.

The proposed metal gate to the south of the East non-primary façade and the proposed storefront window and door revisions in the East non-primary façade require an exception.

For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows: (i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

- **An exception for the new gate and fence** to the south of the East elevation a non-primary façade is requested to address the need for securing the south side of the existing building.

Criteria for approval:

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

The proposed fence and gate will not damage the character of the district. The new fence and gate will secure the south side of the retail business in this historic building. This will save the area from access by the homeless who have broken into the rear of the building and started a fire in the existing structure causing significant damage. This request, when approved, will allow the Owner to secure his building within the historic district, and in the Historic BCD of Santa Fe.

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

The alterations will provide the Owner with greater security at the south side of the building which has been the target of vandalism by the homeless in the past. The new fence and gate will work to protect the existing structure.

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

The alteration works to strengthen the unique heterogeneous character of the streetscape. The modern materials secure the south side of the building and are minimal in the amount visible to the public. A metal fence and gate exist in the current streetscape at Santa Fe Trails Fine Art to the north and the Loretto Chapel to the east. This request, when approved, will allow the Owner to continue to operate within this historic district, and in the Historic BCD of Santa Fe.

- **An exception for the storefront window and door renovation** to the East elevation a non-primary façade is requested to address the need to improve the street presence to the public and to allow for an ADA-compliant entryway for the retail business.

Criteria for approval:

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

The alterations will not damage the character of the district. The new storefront allows for a cleaner and updated presentation to the public view of the retail business in this historic structure. This will enhance the streetscape and preserve the historic North façade. This request, when approved, will allow the Owner to continue to provide equal services to all customers within this historic district, and in the Historic BCD of Santa Fe.

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

The alterations will provide the Owner with a greater area for the public to visually connect to the elements of the store's interior therefore welcoming clients into the business. The original elements were heavy, small, and limited the public a visual connection to the business.

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

The alterations to the East non-primary façade are within the area of the existing openings and are allowed in the design criteria of the Downtown and Eastside historic district. The horizontal dimensions for the openings are located 3'-0" or greater from the outside corners and are within the vertical and horizontal dimensions of the original openings. The proposed glazing that is greater than 36" in any direction is allowed when located under a portal. The use of larger glazed openings (windows and doors) is seen in the existing streetscape without divisions of the glazing within the existing openings and is not located under a portal. The existing alterations located under the portal provide the Owner with a greater area for the public to visually connect to the elements of the store's interior therefore welcoming clients into the business. The changes allow the owner to continue to locate the business and to be successful in the district.

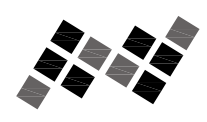
We desire the Historic Districts Review Board (HDRB) to determine the submission meets the standards of the district.

Thank you for your consideration of our request and please let me know if you require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'J.A. Padilla', with a horizontal line extending to the right.

John A. Padilla, AIA
Architect



RENOVATIONS
 214 OLD SANTA FE TRAIL
 SANTA FE, N.M.

PROJECT NO.: 2140STGALLREV
 ISSUE DATE: 02/19/2025
 DRAWN BY: RDE
 CHECKED BY: JAP

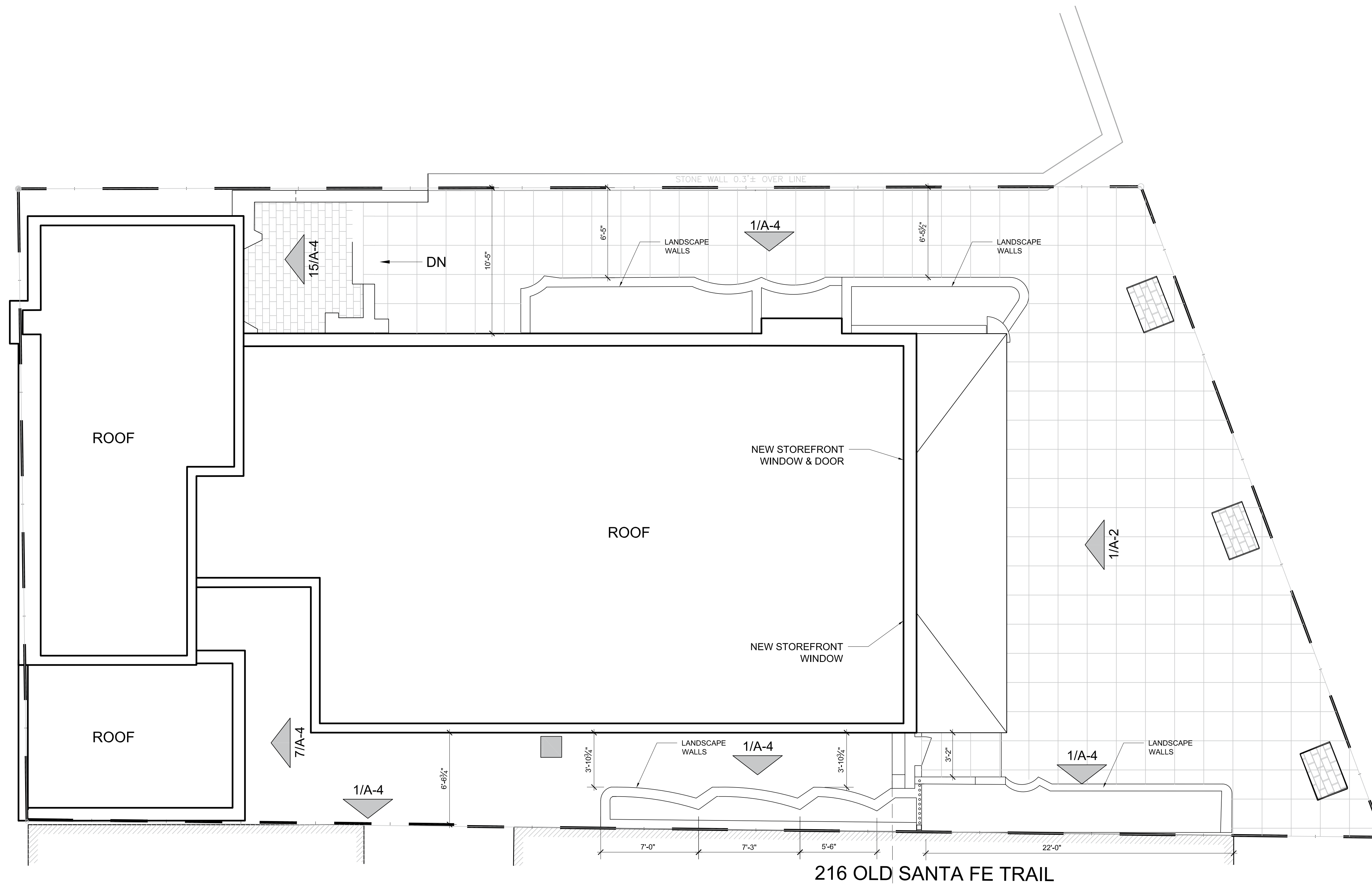
REVISIONS:
 NO: DATE: DETAIL:

SHEET TITLE:

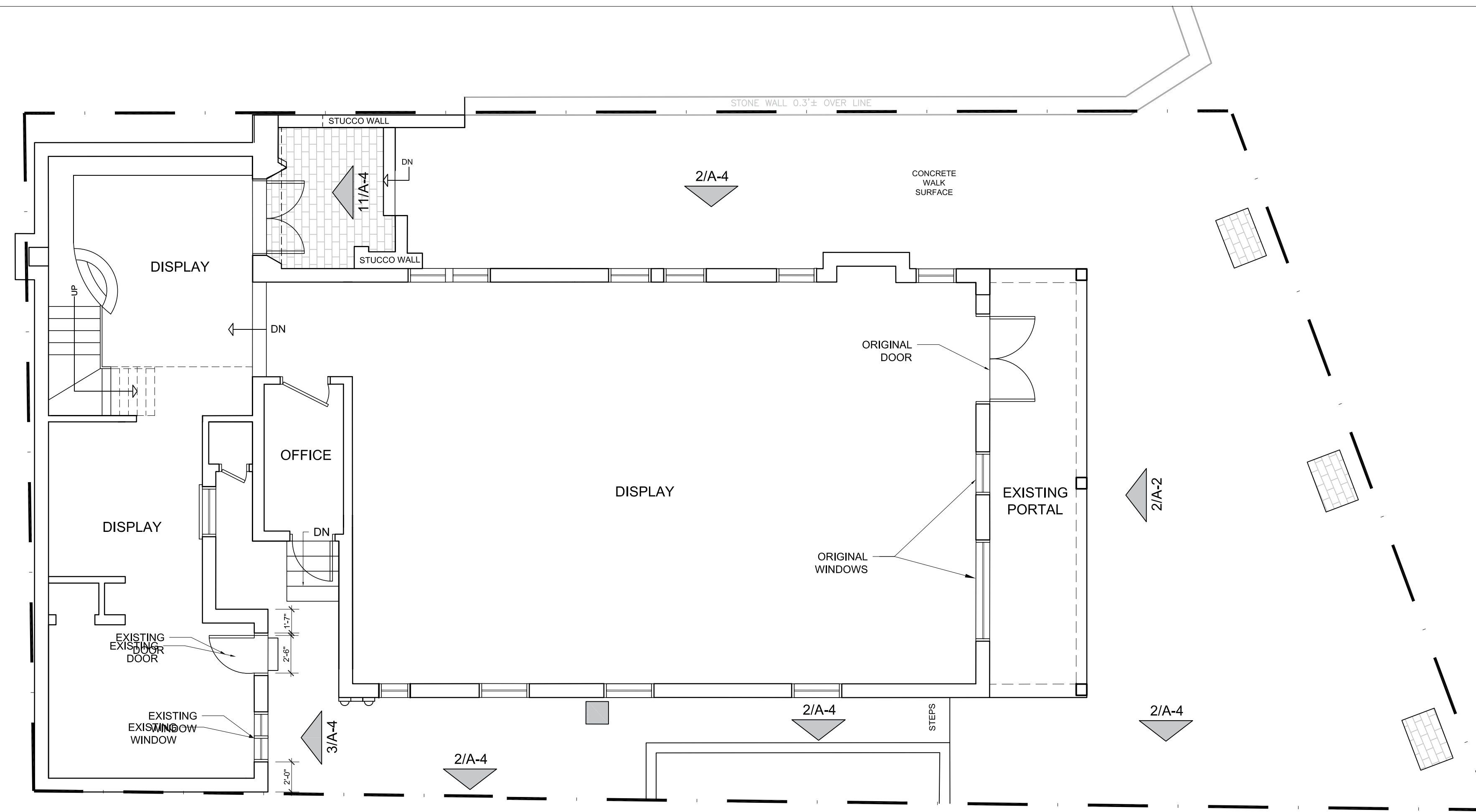
**AS - BUILT
 SITE
 PLAN**

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 JOHN A. PADILLA AIA
 SHEET NO:

SP-2



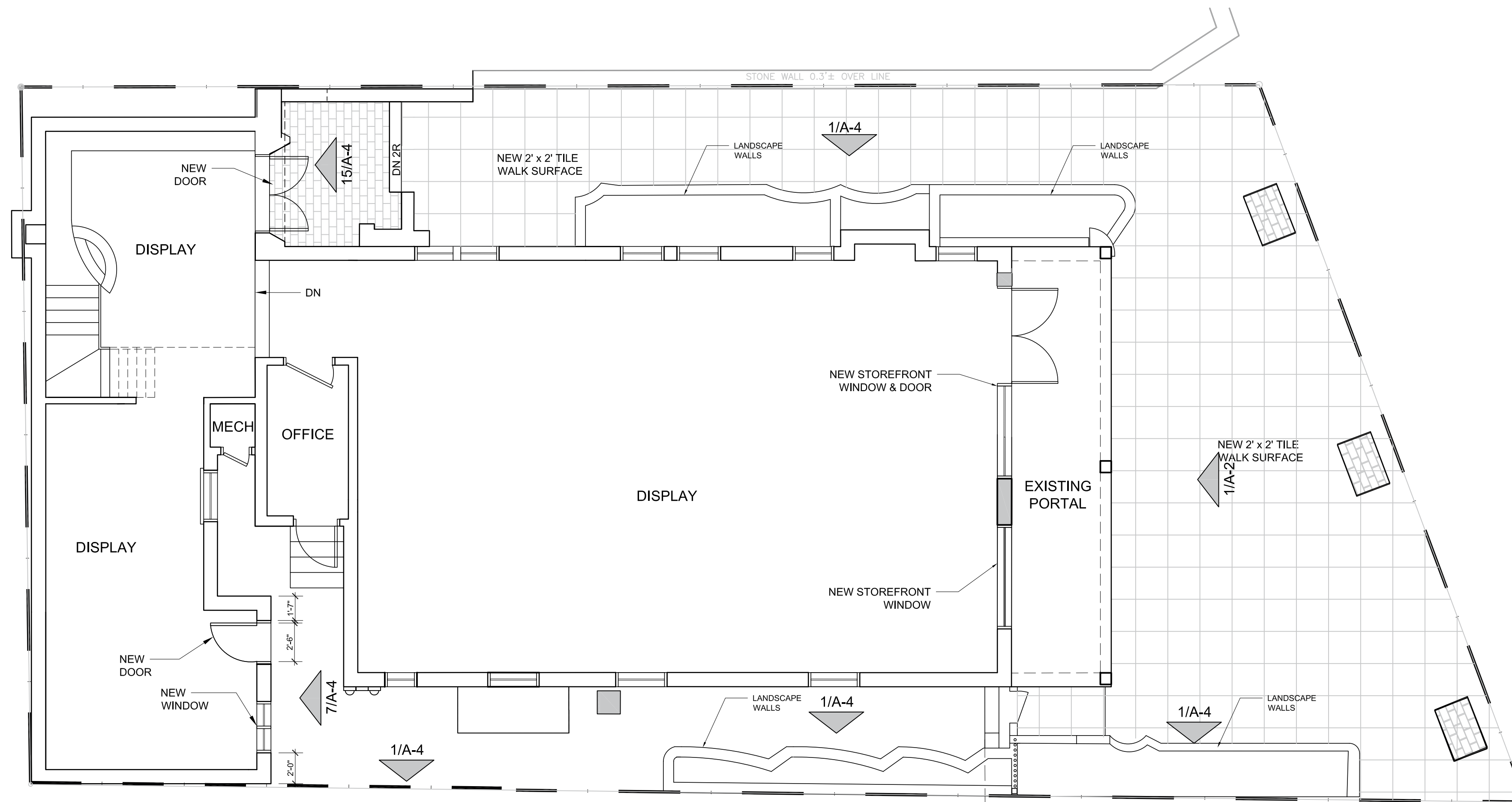
RENOVATIONS
 214 OLD SANTA FE TRAIL
 SANTA FE, N.M.



ORIGINAL FIRST FLOOR PLAN

SCALE: $\frac{3}{16}'' = 1'-0''$

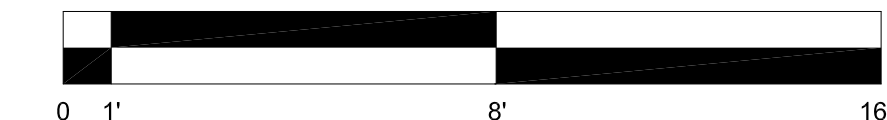
9



216 OLD SANTA FE TRAIL

AS - BUILT FIRST FLOOR PLAN

GRAPHIC SCALE



SCALE: $\frac{3}{16}'' = 1'-0''$

1

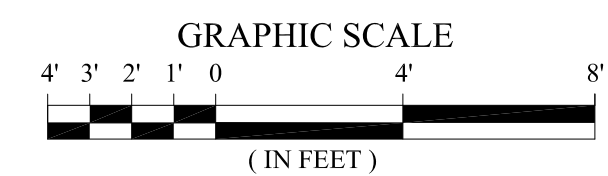
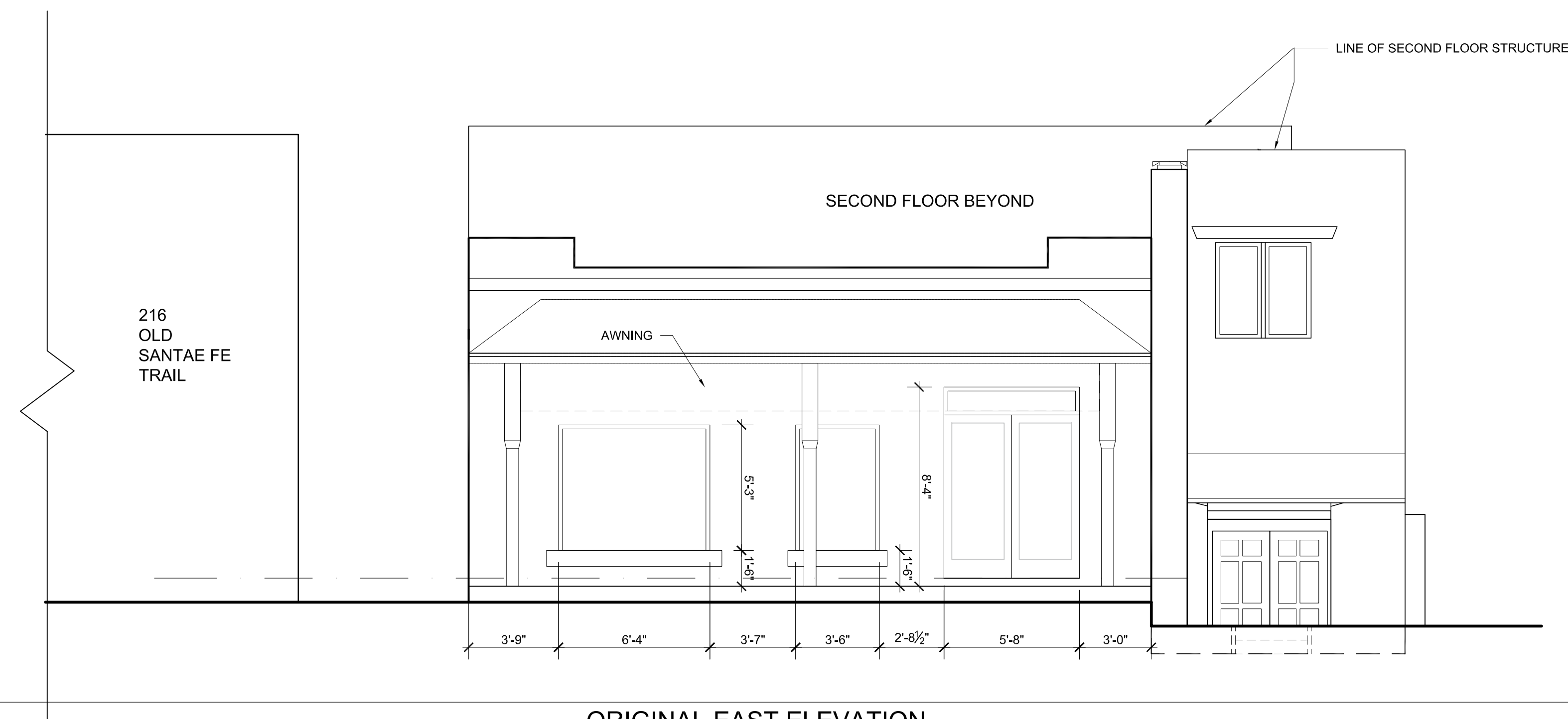
PROJECT NO.: 2140STGALLREV
 ISSUE DATE: 02/19/2025
 DRAWN BY: RDE
 CHECKED BY: JAP

REVISIONS:
 NO: DATE: DETAIL:

SHEET TITLE:
**ORIGINAL
 & AS - BUILT
 FIRST
 FLOOR PLAN**

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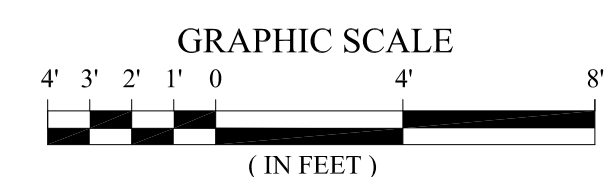
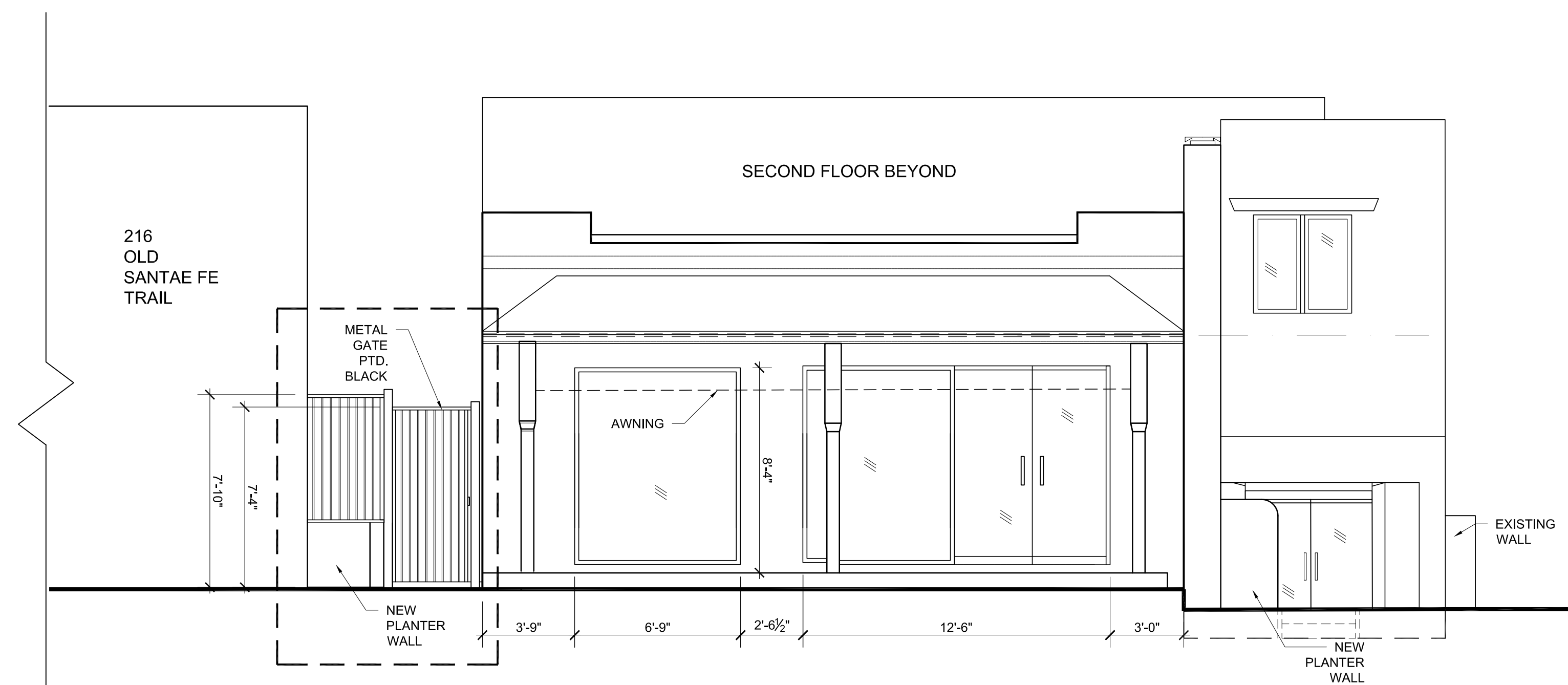
A-1



ORIGINAL EAST ELEVATION

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

2



AS - BUILT EAST ELEVATION

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

1

PROJECT NO.: 214OSTGALLREV
 ISSUE DATE: 02/19/2025
 DRAWN BY: RDE
 CHECKED BY: JAP

REVISIONS:
 NO: DATE: DETAIL:

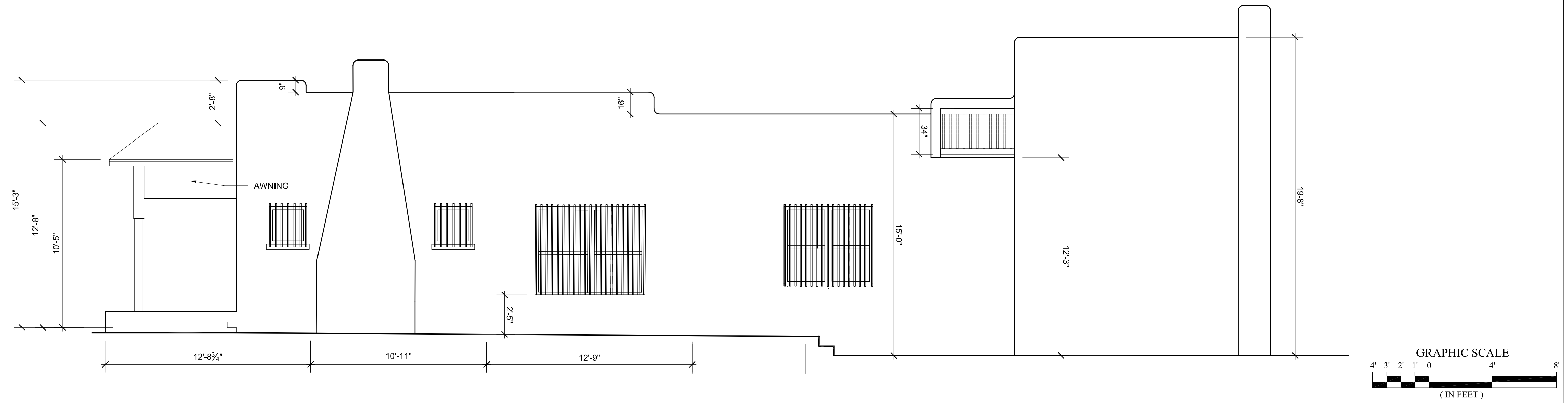
SHEET TITLE:
**ORIGINAL &
 AS - BUILT
 CONDITION
 EAST
 ELEVATIONS**

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SHEET NO:
A-2



RENOVATIONS
 214 OLD SANTA FE TRAIL
 SANTA FE, N.M.



ORIGINAL NORTH ELEVATION

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

2

PROJECT NO.: 2140STGALLREV
 ISSUE DATE: 02/19/2025
 DRAWN BY: RDE
 CHECKED BY: JAP

REVISIONS:
 NO: DATE: DETAIL:

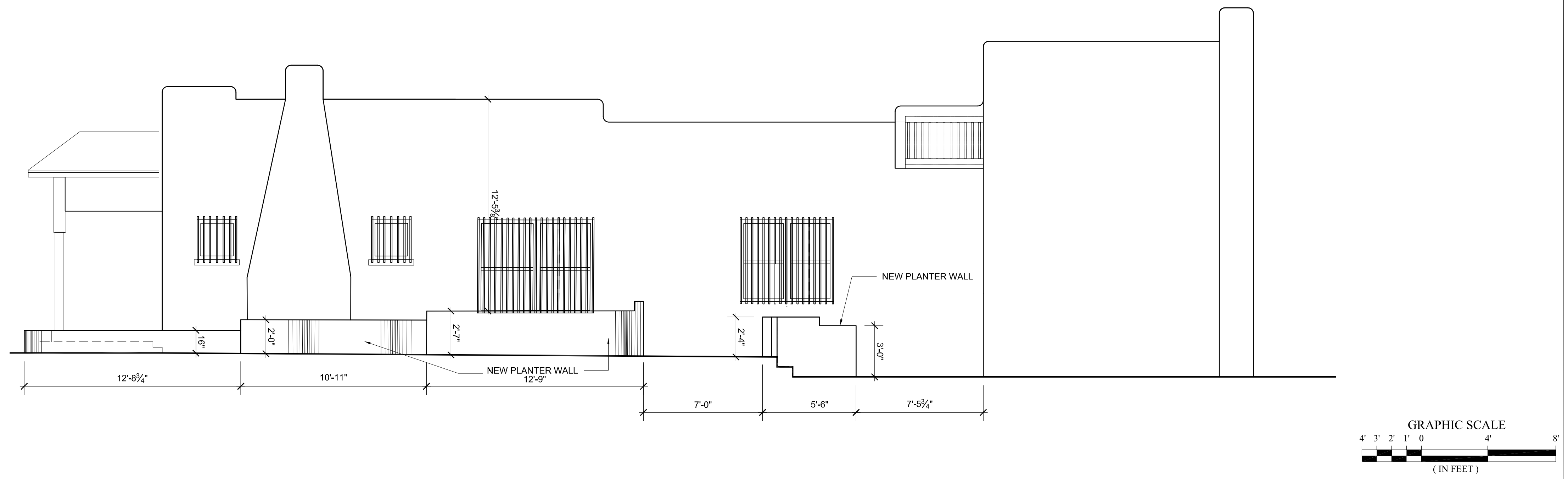
SHEET TITLE:

**ORIGINAL &
 AS - BUILT
 NORTH
 ELEVATIONS**

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SHEET NO:

A-3

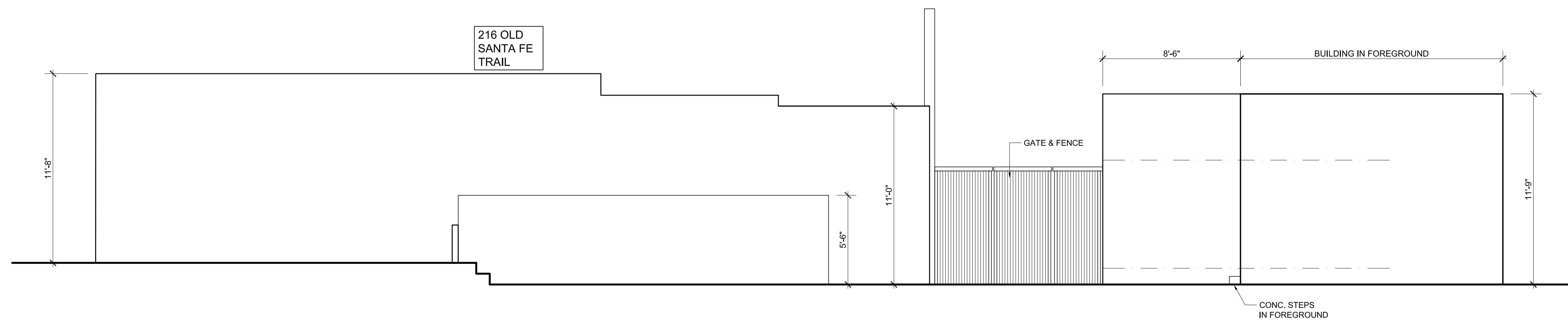


AS - BUILT NORTH ELEVATION

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

1

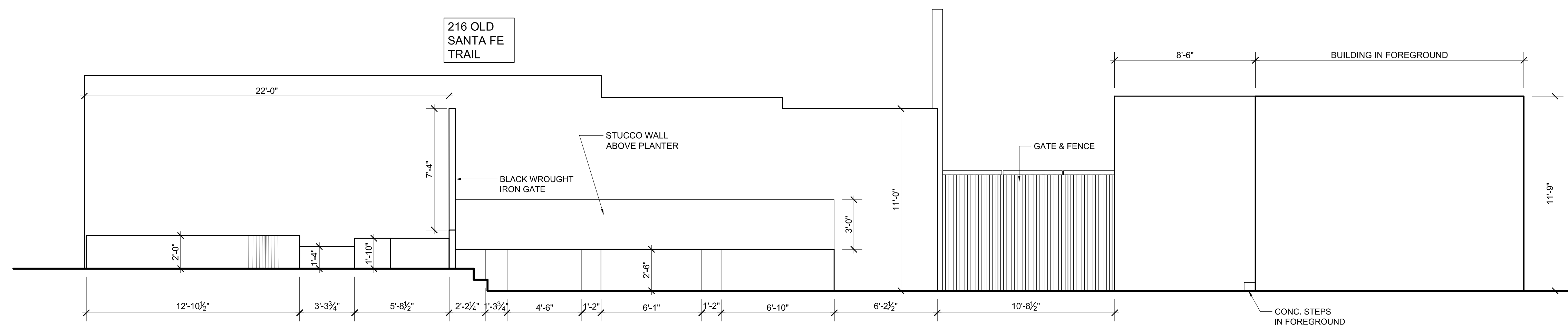
PROJECT NO.:	2140STGALLREV
ISSUE DATE:	02/19/2025
DRAWN BY:	RDE
CHECKED BY:	JAP
REVISIONS:	
NO:	DATE: DETAIL:



ORIGINAL CONDITION REAR (216) NORTH ELEVATION

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

2



AS - BUILT CONDITION REAR (216) NORTH ELEVATION

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

1

SHEET TITLE:

ORIGINAL &
 AS-BUILT
 NORTH
 ELEVATIONS

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SHEET NO:

A-4

RENOVATIONS
 214 OLD SANTA FE TRAIL
 SANTA FE, N.M.

PROJECT NO.: 2140STGALLREV
 ISSUE DATE: 02/19/2025
 DRAWN BY: RDE
 CHECKED BY: JAP

REVISIONS:
 NO: DATE: DETAIL:

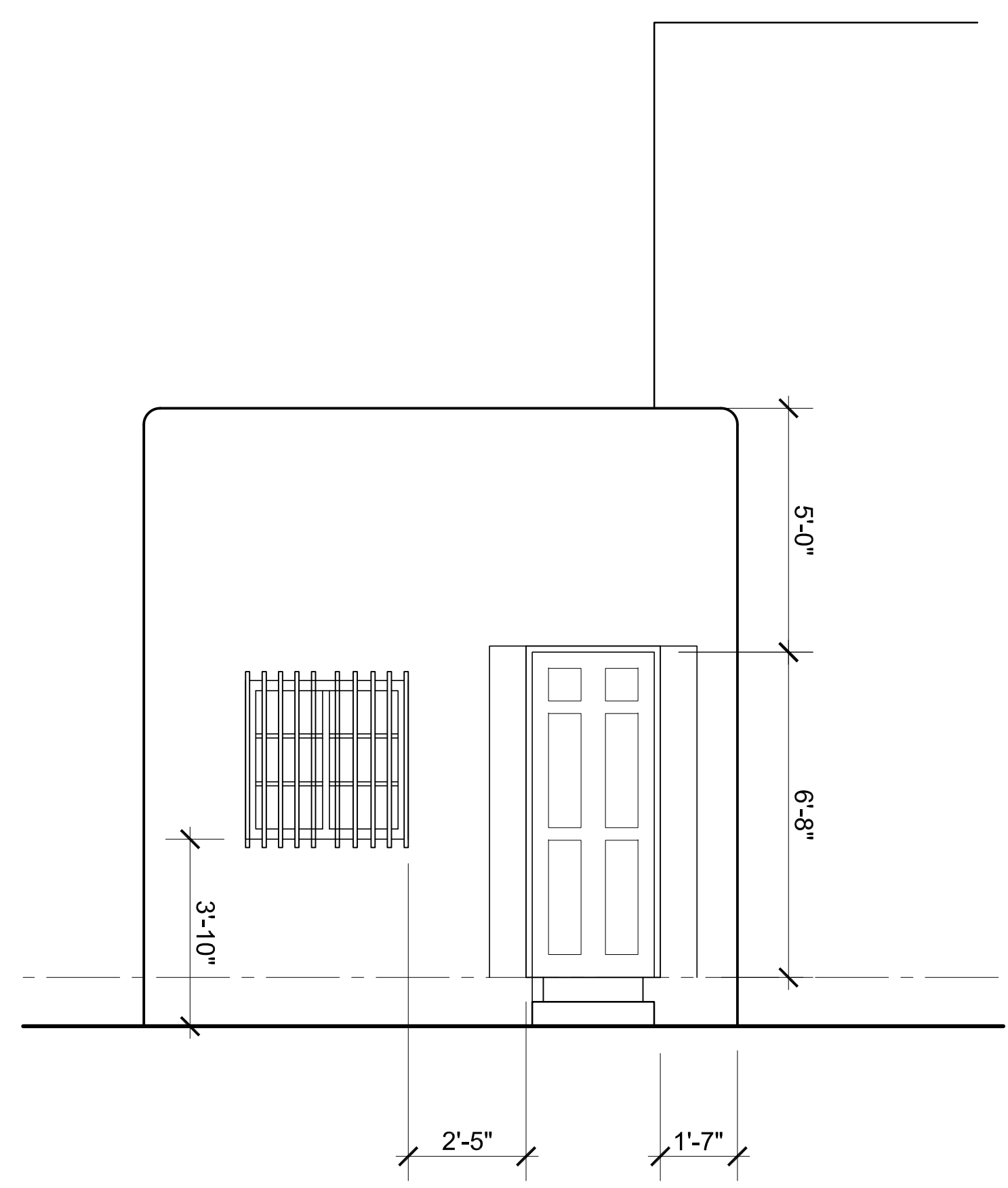
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ORIGINAL &
 AS-BUILT
 EAST - SOUTH
 SIDE ELEVATIONS

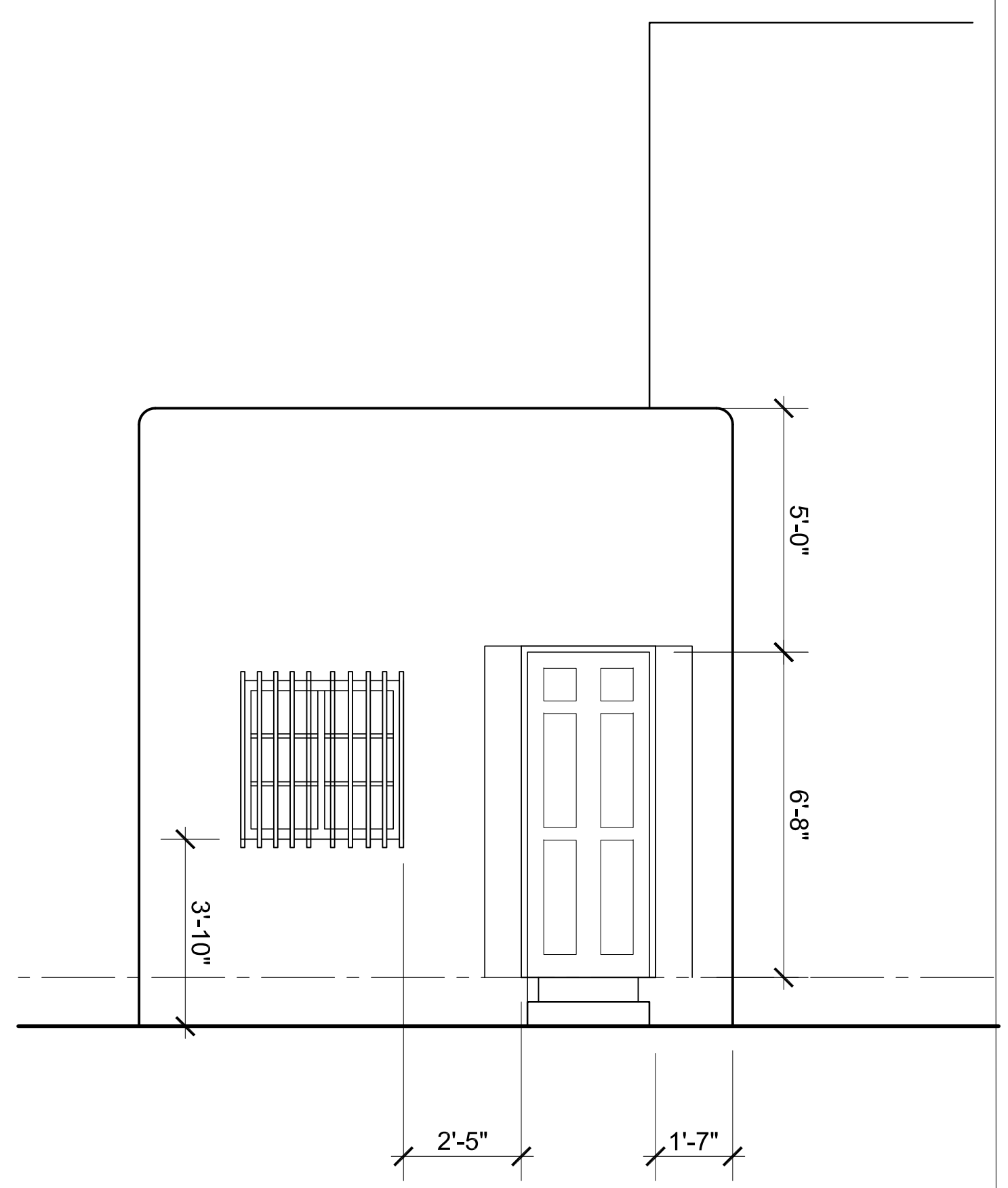
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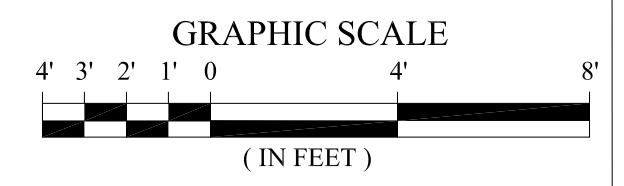
A-5



AS - BUILT EAST REAR SOUTH ELEVATION SCALE: $\frac{3}{8}'' = 1'-0''$ 9



ORIGINAL EAST REAR SOUTH ELEVATION SCALE: $\frac{1}{4}'' = 1'-0''$ 5



RENOVATIONS
 214 OLD SANTA FE TRAIL
 SANTA FE, N.M.

PROJECT NO.: 2140STGALLREV
 ISSUE DATE: 02/19/2025
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REVISIONS:
 NO: DATE: DETAIL:

SHEET TITLE:

**ORIGINAL &
 AS-BUILT
 EAST - NORTH
 SIDE ELEVATIONS**

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SHEET NO:

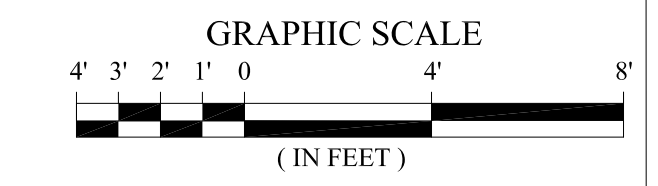
A-6



AS - BUILT EAST REAR NORTH ELEVATION SCALE: $\frac{3}{8}'' = 1'-0''$ 9



ORIGINAL EAST REAR NORTH ELEVATION SCALE: $\frac{3}{8}'' = 1'-0''$ 5





ORIGINAL FRONT EAST ELEVATION



ORIGINAL FRONT EAST ELEVATION



ORIGINAL FRONT PARTIAL EAST ELEVATIONS





EAST ELEVATION AS BUILT - STOREFRONT



EAST ELEVATION AS BUILT - STOREFRONT



ORIGINAL NORTH ELEVATION - LOW PLANTER WALL



EXISTING EAST ELEVATION REAR
NORTH PORTION OF THE BUILDING
(BEFORE FIRE DAMAGE)



EXISTING EAST ELEVATION AS BUILT
REAR NORTH PORTION OF THE BUILDING
(POST FIRE DAMAGE)



NORTH ELEVATION EXISTING - LOW PLANTER WALL



NORTH ELEVATION AS BUILT - LOW PLANTER WALL
2'X2' TILE WALKING SURFACE COVERING



EXISTING GATE TO THE SOUTH ACCESS AREA AND
SOUTH PROPERTY LINE WALL



AS BUILT LOW PLANTER WALL AT SOUTH PROPERTY LINE



AS BUILT GATE TO THE SOUTH ACCESS AREA



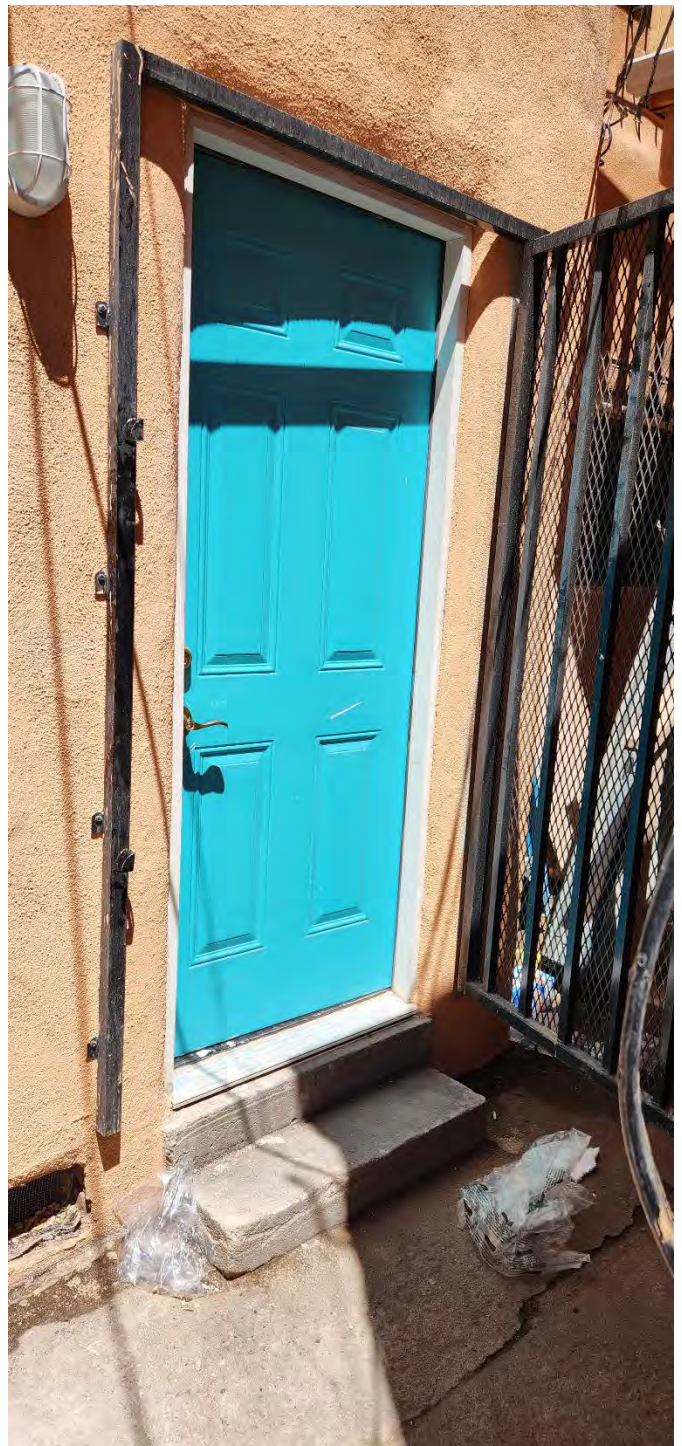
AS BUILT LOW PLANTER WALL AT SOUTH PROPERTY LINE



AS BUILT LOW PLANTER WALL AT SOUTH PROPERTY LINE



EXISTING EAST ELEVATION REAR
SOUTH PORTION OF THE BUILDING
(BEFORE FIRE DAMAGE)



AS-BUILT EAST ELEVATION REAR SOUTH PORTION OF THE BUILDING
(POST-FIRE DAMAGE)